

Applicant contact details

Title	
First given name	Luke
Other given name/s	
Family name	Fittock
Contact number	02 6622 1011
Email	csmith@ndc.com.au
Address	PO Box 1138, Lismore NSW 2480
Application on behalf of a company, business or body corporate	Yes
ABN	18094689845
ACN	
Name	The Trustee for NEWTON DENNY CHAPELLE UNIT TRUST
Trading name	The Trustee for NEWTON DENNY CHAPELLE UNIT TRUST
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	Donald
Other given name/s	
Family name	Bennett
Contact number	
Email	admin@ndc.com.au
Address	950 BENNS ROAD SHANNON BROOK 2470
Owner #	2
Title	
First given name	Brent John
Other given name/s	
Family name	Scott-Hall
Contact number	0413695735
Email	admin@ndc.com.au
Address	C/- PO Box 1138, Lismore NSW 2480
Owner #	3
Title	
First given name	David
Other given name/s	
Family name	Attewell
Contact number	
Email	the.attwells@bigpond.com
Address	1165 SPRING GROVE ROAD SPRING GROVE 2470
Owner #	4
Title	
First given name	Ruth
Other given name/s	
Family name	Attewell

Contact number	
Email	the.attwells@bigpond.com
Address	1165 SPRING GROVE ROAD SPRING GROVE 2470

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	75 GREGORS ROAD SPRING GROVE 2470
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	2/-/DP873198 <input type="checkbox"/> 1/-/DP873198 <input type="checkbox"/> 4/-/DP708496 <input checked="" type="checkbox"/> 1/-/DP1131021 <input type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning C2: Environmental Conservation R5: Large Lot Residential RU1: Primary Production Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 1 ha 2 ha 20 ha 40 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Dwelling Opportunity Map Riparian Lands and Watercourses Riparian Lands and Waterways Terrestrial Biodiversity Biodiversity

	Wetlands Wetland
Site address #	2
Street address	57 VERULAM VIEW SPRING GROVE 2470
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	13/-/DP1256394 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning R5: Large Lot Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 40 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Dwelling Opportunity Map
Site address #	3
Street address	1165 SPRING GROVE ROAD SPRING GROVE 2470
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	42/-/DP872890 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning RU1: Primary Production W1: Natural Waterways Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 40 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Dwelling Opportunity Map Riparian Lands and Watercourses Riparian Lands and Waterways Wetlands Wetland

Proposed development

Proposed type of development	Subdivision of land Earthworks / change in levels Other
Description of development	Development consent is sought to undertake a subdivision to create 19 lots with associated public roads, civil works, and vegetation removal.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$2,154,440.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	19
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	Yes
Description of the proposed roadworks	Refer to Section 3.2.3 Vehicular Access in the Statement of Environmental Effects.
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.

Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997 Water Management Act 2000
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	The application proposes the removal of 62 trees. Full reference of vegetation removal should be made to section 3.4 of the SEE.
Number of trees to be impacted by the proposed work	62
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	0.78
Units	Hectares
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	Yes
Description provided	David Attewell - Truck Driver
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last	No

two years?	
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	GLS Trust C/- Newton Denny Chapelle
ABN	
ACN	
Trading Name	
Email address	csmith@ndc.com.au
Billing address	PO Box 1138, Lismore NSW 2480

Application documents

The following documents support the application.

Document type	Document file name
Biodiversity Assessment Report	Attachment 2 - Biodiversity Assessment
Bushfire report	Attachment 4 - Bushfire Assessment Report
Contamination / remediation action plan	Attachment 3 - Preliminary Contaminated Land Assessment
Cost estimate report	Cost Indication
Generated Pre-DA form	Pre-DA form_1654241960.pdf
Other	Invoice - PAN-230431 Plan 1 - Location Attachment 6 - On-site Wastewater Feasibility Assessment Attachment 5 - Archaeological Report Plan 3 - Site Analysis Attachment 3 - Statutory Declarations Attachment 1 - DP Council Letter Attachment 5 - Boolangle LALC Correspondence
Owner's consent	Owners Consent - Lot 42 Owners Consent - Lot 13 Owners Consent - Bennett
Proposed Subdivision plan	Subdivision Design Plans
Statement of environmental effects	Statement of Environmental Effects
Survey plan	Plan 2 - Contour Survey

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$6,506.20
Council unique identification number	DA2022/0233
Date on which the application was lodged into Council's system	14/06/2022