

Applicant contact details

Title	
First given name	Megan
Other given name/s	
Family name	Yates
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	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	One Funds Management Limited ACN 117 797 403 in its capacity as trustee for the IHA Asset SPV Fund
ABN / ACN	

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.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	31A RICHMOND STREET CASINO 2470
Local government area	RICHMOND VALLEY

Lot / Section Number / Plan	3/54/DP758236	<input checked="" type="checkbox"/>
	6/54/DP758236	<input checked="" type="checkbox"/>
	8/54/DP758236	<input checked="" type="checkbox"/>
	4/54/DP758236	<input checked="" type="checkbox"/>
	9/54/DP758236	<input checked="" type="checkbox"/>
	7/54/DP758236	<input checked="" type="checkbox"/>
	5/54/DP758236	<input checked="" type="checkbox"/>
Primary address?	Yes	
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 600 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Riparian Lands and Watercourses Riparian Lands and Waterways	

Proposed development

Proposed type of development	Subdivision of land Group homes
Description of development	Subdivision to create four lots and construction of two (2) group homes.
Dwelling count details	
Number of dwellings / units proposed	2
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)	\$2,580,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1362686M_02
Subdivision	
Number of existing lots	7
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	4

Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
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?	No
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
Is this application for biodiversity compliant development?	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 Planning Agreement ?	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	Removal of 24 trees, 1 being native.
Number of trees to be impacted by the proposed work	25
Land area to be impacted by the proposed work	250
Units	Square metres
Approximate area of canopy REQUESTED to be removed	250
Units	Square metres
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?	No
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 two years?	No
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 2021* 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	Inclusive Housing Australia P/L 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
Access report	Attachment 13 - Accessibility Compliance Report - Site 2 Attachment 13 - Accessibility Compliance Report - Site 1
Acoustic report	Attachment 9 - Noise Impact Assessment
Arborists report	Attachment 8 - Arboricultural Impact Assessment_REV Attachment 8 - Arboricultural Impact Assessment Report
Architectural Plans	Attachment 2 - Architectural Design Plans Attachment 5 - Architectural Description of Group Homes Attachment 5 - Architectural Design Statement
BASIX certificate	Attachment 14 - BASIX Certificate_REV Attachment 14 - BASIX Certificate
BCA Performance Requirements Compliance Statement	Attachment 12 - Section J Report
Contamination / remediation action plan	Attachment 6 - Detailed Site Investigation Attachment 6 - Contamination Report Summary Table
Cost estimate report	Estimate Cost of Development_REV Estimated Cost of Development
Design verification statement	Attachment 5 - Architectural Design Statement_REV
Digitised Plans	Attachment 4 - Proposed Subdivision Plan_REV_PAN-293589_Proposed Subdivision plan.xml Attachment 4 - Proposed Subdivision Plan_PAN-293589_Proposed

	Subdivision plan.xml
Generated Pre-DA form	Pre-DA form_1671542103.pdf
Heritage impact statement	Attachment 11 - Heritage Impact Assessment_REV Attachment 11 - Heritage Impact Assessment
Landscape plan	Attachment 3 - Landscape Plans_REV Attachment 3 - Landscape Plans
Liquid Trade Waste details	Attachment 12 - Section J Report_REV
Other	DA Fee Receipt Invoice - PAN-293589 Attachment 15 - Geotechnical Investigation Report Attachment 9 - Noise Impact Assessment_REV Attachment 10 - LUCRA_REV Attachment 2 - Architectural Design Plans_REV Attachment 6 - Detailed Site Investigation_REV Attachment 7 - Engineering Services Report_REV Attachment 13 - Accessibility Compliance Report - Site 2_REV Attachment 13 - Accessibility Compliance Report - Site 1_REV Property Report Attachment 5 - Architectural Description of Group Homes_REV 23.01.30 - RFI Response Attachment 10 - LUCRA Attachment 7 - Engineering Services Report Attachment 1 - Prelodgement Minutes
Owner's consent	Registered Power of Attorney Landowner Authority
Proposed Subdivision plan	Attachment 4 - Proposed Subdivision Plan_REV Attachment 4 - Proposed Subdivision Plan
Statement of environmental effects	Statement of Environmental Effects

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 agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	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	\$6,157.20
Council unique identification number	DA2023/0133
Date on which the application was lodged into Council's system	2/02/2023