

Applicant contact details

Title	
First given name	Damian
Other given name/s	
Family name	Chapelle
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	76003815174
ACN	003815174
Name	NEWTON DENNY CHAPELLE PTY LTD
Trading name	NEWTON DENNY CHAPELLE PTY LTD
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	Third Sector Australia Ltd
ABN / ACN	136 602 376

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	146-152 JOHNSTON STREET CASINO 2470
Local government area	RICHMOND VALLEY

Lot / Section Number / Plan	155/-/DP834821 <input checked="" type="checkbox"/>
	156/-/DP834821 <input checked="" type="checkbox"/>
	158/-/DP834821 <input checked="" type="checkbox"/>
	157/-/DP834821 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning E1: Local Centre Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 400 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Advertising and signage Erection of a new structure
Selected development types	Shop Top Housing Group home Garage, carport or carparking space Earthworks, retaining walls and structural support Office Premise Business identification sign Multi-dwelling housing
Description of development	Proposed construction of a shop top housing development, group home, and infill affordable housing. The project is inclusive of parking, waste management, landscaping, associated civil works and removal of existing vegetation.
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	-
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	Yes

Is the application for infill affordable housing?	Yes
Provide the name of the registered community housing provider that will be managing the affordable housing component of the site.	Third Sector Australia LTD T/A Momentum Collective
Dwelling count details	
Number of dwellings / units proposed	13
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$8,530,662.00
Capital Investment Value (CIV)	\$8,530,662.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1731235M
Climate Zone	
What climate zone/s is the development in?	Climate zone 2 - warm humid summer, mild winter
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
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?	
Concept development	
Is the development to be staged?	
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?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	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 1 Forest Red Gum
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	10
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	

Sustainable Buildings

Is the development exempt from the State	
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Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

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	Momentum Collective 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
Acoustic report	Attachment 6 - Noise Impact Assessment
Air Quality Assessment	Attachment 9 - Air Quality Report
Architectural Plans	Attachment 2 - Architectural Design Plans Attachment 2 - Architectural Design Plans - CHIFF Attachment 2 - Architectural Design Plans - CORE Attachment 2 - Architectural Design Plans - CLUSTER
BASIX certificate	Attachment 12 - Energy Efficiency Report Attachment 12 - NatHERS Stamped Plans Attachment 12 - NatHERs Certificate Clusters 1 Attachment 12 - NatHERs Certificate Shop Top 1 Attachment 12 - BASIX Certificate
Biodiversity - Test of Significance	Attachment 10 - Ecological assessment
Civil Engineering Plan	Attachment 8 - Civil Engineering Plans
Contamination and/or remediation action plan	Attachment 5 - Detailed Site Investigation Attachment 5 - Contamination Report Summary Table
Cost estimate report	Cost of Works Estimate
Design statement for compliance with low rise housing design	Attachment 3 - Design Verification Statement
Fee estimate	Application InvEPlanPy 667372.pdf
Generated Pre-DA form	Pre-DA form_1706188744.pdf
Other	Attachment 1 - Council minutes from pre-lodgement meeting 31.10.23 Attachment 4 - Low Rise Housing Diversity Design Guide Review Attachment 1 - Council minutes from pre-lodgement meeting 23.05.23
Owner's consent	ASIC Company Extract Owners Consent
Site Plans	Site Plan
Statement of environmental effects	Statement of Environmental Effects
Traffic Impact Assessment	Attachment 7 - Traffic Engineering Report

Variations to Controls in the Development Control Plan	Attachment 13 - Request to Vary Development Control Plan
Waste management plan	Attachment 11 - Waste Management Plan

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	\$0.00
Council unique identification number	DA2024/0096
Date on which the application was lodged into Council's system	15/02/2024