

## Applicant contact details

Title	Mr
First given name	Jeremy Hopkins
Other given name/s	
Family name	of PPlan
Contact number	0737076675
Email	town.planning@pplan.com.au
Address	PO Box 340 Hamilton Central QLD 4007
Application on behalf of a company, business or body corporate	Yes
ABN	65601207961
ACN	601207961
Name	PROFESSIONAL PLANNING GROUP PTY LTD
Trading name	PROFESSIONAL PLANNING GROUP PTY LTD
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	Mr
First given name	Christian
Other given name/s	
Family name	Dujmovic
Contact number	0737076675
Email	town.planning@pplan.com.au
Address	PO Box 340 Hamilton Central QLD 4007
Owner #	2
Title	Mrs
First given name	Esmeralda
Other given name/s	
Family name	Dujmovic
Contact number	0737076675
Email	town.planning@pplan.com.au
Address	PO Box 340 Hamilton Central QLD 4007

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	
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ACN	
Name	
Trading name	
Address	
Email Address	

#### Development details

Application type	Development Application
Site address #	1
Street address	84 CURRAJONG STREET EVANS HEAD 2473
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	19-/DP1248978 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Richmond Valley Local Environmental Plan 2012</p> <p>Land Zoning R1: General Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 9 ha</p> <p>Heritage Evans Head Memorial Aerodrome (including Runways, Bellman Hangar, Machine Gun Pit, and Timber Huts) Significance: State</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Acid Sulfate Soils Class 3</p> <p>Riparian Lands and Watercourses Riparian Lands and Waterways</p>

#### Proposed development

Selected common application types	Subdivision
Description of development	Two lot strata subdivision of existing dual occupancy (detached)
<b>Dwelling count details</b>	
Number of dwellings / units proposed	
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
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$0.00
Capital Investment Value (CIV)	\$0.00
Do you have one or more BASIX certificates?	

<b>Climate Zone</b>	
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
<b>Subdivision</b>	
Number of existing lots	1
Type of subdivision proposed	Strata Title
Number of proposed lots	2
<b>Proposed operating details</b>	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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	Heritage Act 1977
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes

Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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 <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is permitted with or without consent or is exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

### 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:

First name	Tracy Ryan
Other given name(s)	
Family name	of PPlan
Contact number	0737076675
Email address	town.planning@pplan.com.au
Billing address	PO Box 340 Hamilton Central QLD 4007

### Application documents

The following documents support the application.

Document type	Document file name
Council DA Checklist	Richmond Valley - DA Application Form & Checklist
Generated Pre-DA form	Pre-DA form_1708150479.pdf
Heritage impact statement	Heritage Impact Statement

Other	RVC Receipt DA2024-0109 Invoice - PAN-412284 Development Consent and stamped plans Cover Letter
Owner's consent	Signed owners consent
Preliminary Engineering Drawings	Draft Strata Plan Administration Sheet
Statement of environmental effects	Statement of Environmental Effects
Subdivision Plan	Subdivision Plan
Title Documentation / Certificate of Title	Deposited Plan 88B

#### 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	\$883.00
Council unique identification number	DA2024/0109
Date on which the application was lodged into Council's system	23/02/2024