

Applicant contact details

Title	Miss
First given name	Stephanie
Other given name/s	
Family name	Ganis
Contact number	0410276760
Email	sganis@adcoconstruct.com.au
Address	7-9 West Street, North Sydney 2060
Application on behalf of a company, business or body corporate	Yes
ABN	46001044391
ACN	001044391
Name	ADCO CONSTRUCTIONS PTY LTD
Trading name	ADCO CONSTRUCTIONS 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	Department of Education
ABN / ACN	40 300 173 822

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	40 300 173 822
ACN	
Name	DEPARTMENT OF EDUCATION
Trading name	Department of Education
Address	Level 8, 259 George Street, Sydney, NSW 2000
Email Address	Martyn.Charlett@det.nsw.edu.au

Development details

Application type	Development Application
Site address #	1
Street address	9 BYRNES STREET BROADWATER 2472
Local government area	RICHMOND VALLEY

Lot / Section Number / Plan	4-/DP1043232 <input checked="" type="checkbox"/> 5-/DP1043232 <input checked="" type="checkbox"/> 501-/DP755624 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning RU1: Primary Production 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 Acid Sulfate Soils Class 3 Local Provisions Dwelling Opportunity Map Riparian Lands and Watercourses Riparian Lands and Waterways Terrestrial Biodiversity Biodiversity

Proposed development

Selected common application types	Demolition Erection of a new structure
Selected development types	School
Description of development	Demolition of existing buildings, demolition of ancillary structures such as COLA, playing courts, covered walkways, and construction of a new elevated school building with at grade (undercroft) amenities and storage, and new hard and soft landscaping including replacement playing field and playground.
Dwelling count details	
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	64
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	756
Total site area (m2)	8,838
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$18,821,741.00
Capital Investment Value (CIV)	\$18,821,741.00
Do you have one or more BASIX certificates?	
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 staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Other for example rural/extractive industry	0	0	16
Total	0	0	16

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?	Yes
Please identify NSW government agency	Department of Education, School Infrastructure

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	A total of 28 trees are proposed to be removed.
Number of trees to be impacted by the proposed work	28
Land area to be impacted by the proposed work	

Units	
Approximate area of canopy REQUESTED to be removed	0.034
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?	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 Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	Other
Provide details	The project will implement several sustainable design initiatives designed to mitigate the environmental impacts of the following areas: - Resilience - including a site specific climate change risk assessment and adaptation plan. - Energy & Carbon - energy efficiency across the buildings and use of on-site renewable energy. - Water Management - water efficient fixtures and fittings, collection and reuse of water and improved stormwater quality. - Health & Wellbeing - maximising daylight and improving indoor air quality through the use of low emissions materials. - Materials - consideration of the whole of life impact of materials and selection to minimise harm to the environment and efficient construction methods.
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	
Is the development seeking certification from a sustainability rating system?	Yes
Which sustainability rating/s will the development achieve?	Other
Provide details	4 Star Green Star & As Built v1.3 equivalency rating
What star rating or sustainability level will be achieved by the development?	4 Star Green Star & As Built v1.3 equivalency rating
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	Yes

Provide details of the qualified person certifying the embodied emission amounts disclosed in the form	
First Name	Adrian
Family Name	Budiono
Professional Qualification	Quantity surveyor
Registration Details	BCMP&P (QS), MAIQS
Business Name	GENUS ADVISORY PTY LTD
ABN	98619032165
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	This development includes modular construction technologies.
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	Yes
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

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	ADCO Constructions Pty Ltd
ABN	46 001 044 391
ACN	001 044 391
Trading Name	ADCO CONSTRUCTIONS PTY LIMITED
Email address	sganis@adcoconstruct.com.au
Billing address	7-9 West Street, North Sydney 2060

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage or Assessment Report	Appendix K - Aboriginal Cultural Heritage Assessment - 30 October 2023

Access report	Appendix S - Accessibility Assessment - 30 October 2023
Acid sulfate soils report	Appendix O - Acid Sulfate Soils Management Plan - 30 October 2023
Acoustic & Vibration Assessment	Appendix FF - Construction Noise & Vibration Management Plan - 30 October 2023
Acoustic report	Appendix X - Acoustic Assessment - 30 October 2023
Arborists report	Appendix Y - Arboricultural Impact Assessment - 30 October 2023
Archaeological Assessment	Appendix L - Archaeological Advice Letter - 30 October 2023
Architectural Plans	Appendix B - Architectural Design Statement & Report - 30 October 2023 Appendix A - Architectural Drawings - 8 January 2024
BCA Performance Requirements Compliance Statement	Appendix R - BCA Report - 30 October 2023
Bushfire report	Appendix W - Bushfire Hazard Assessment - 30 October 2023
Civil Engineering Plan	240214 Civil Engineering Drawings Rev 2 Appendix G - Civil Plans and Report - 30 October 2023
Construction Management Plan	Appendix DD - Construction Management Plan - 30 October 2023
Cost estimate report	Broadwater CIV Report Broadwater Estimated Cost of Works Cost Estimate Report - Broadwater
Flora and Fauna Assessment	Appendix Z - Flora and Fauna Assessment - 10 November 2023
Generated Pre-DA form	Pre-DA form_1704811269.pdf
Geotechnical report	Appendix M - Geotechnical Investigations Report - 30 October 2023
Landscape plan	Appendix F - Landscape Plans - 30 October 2023 Appendix E - Landscape Report - 30 October 2023
NABERS Embodied Emissions Materials Form	Embodied Emissions Materials Form (NSW SEPP)_Broadwater
Other	Remittance Advice Invoice - DA2024 0087 - Broadwater Public School 9 Byrnes Street Broadwater 240221_Broadwater_CIV_V04 240215_Broadwater_CIV_V03_PAN-403335 240215_Broadwater_CIV_V03 240214 Civil Engineering Report v5.0 240129_Broadwater_CIV_V02 Application DAePIInfR2 665151.pdf Application DAePIInfRI 664670.pdf Appendix U - Environmentally Sustainable Design Report - 8 January 2024 Appendix T - FEBQ - 30 October 2023 Appendix Q - Hazardous Chemicals Assessment - 30 October 2023 Appendix P - Hazardous Materials Survey - 30 October 2023 Appendix N - Contamination Investigation Report - 30 October 2023 Appendix J - Flood Emergency Response Plan - 30 October 2023 Appendix I - Site Flood Assessment - 8 January 2024 Appendix GG - SES Consultation Documents and Responses - 8 January 2024 Appendix BB - Infrastructure Services Statement - 30 October 2023
Owner's consent	Broadwater PS - Signed Owners Consent
Section J report	Appendix V - Section J Report - 8 January 2024
Site Plans	Appendix A - Architectural Drawings - 8 January 2024
Statement of environmental effects	240214 Statement of Environmental Effects Rev E 00 - Broadwater Statement of Environmental Effects V5
Structural engineers report	Appendix H - Structural Engineering Plans - 8 January 2024
Survey plan	Appendix D - Site Survey - 30 October 2023
Title Documentation / Certificate of Title	Appendix C - Property Documents - 30 October 2023
Traffic Impact Assessment	Appendix AA - Traffic & Transport Assessment - 30 October 2023
Traffic Management Plan	Appendix EE - Construction Traffic Management Plan - 30 October 2023
Waste management plan	Appendix CC - Waste Management Plan - 30 October 2023

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	\$30,673.18
Council unique identification number	DA2024/0087
Date on which the application was lodged into Council's system	26/02/2024