

## Applicant contact details

Title	
First given name	Adrian
Other given name/s	
Family name	Zakaras
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	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	Suellen
Other given name/s	
Family name	Thompson
Contact number	
Email	suellen@feildandflower.com.au
Address	PO Box 122, Coraki NSW 2471
Owner #	2
Title	
First given name	Gray
Other given name/s	
Family name	Pritchett
Contact number	
Email	suellen@feildandflower.com.au
Address	PO Box 122, Coraki NSW 2471

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	945 Woodburn -Coraki Road, Bungawalbin - 2/809736
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	
Primary address?	Yes
Planning controls affecting property	Land Application LEP NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dual occupancy (detached)
Description of development	Erection of dwelling to form a detached dual occupancy with the existing dwelling.
Is the development proposed to be build-to-rent housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	
Number of pre-existing dwellings on site	1
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
What is the estimated development cost, including GST?	\$330,000.00
Estimated development cost	\$330,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1731814S
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

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)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	RVLEP 2012
What is the zone of the land?	
Address	945 Woodburn -Coraki Road, Bungawalbin - 2/809736
Zone	RU1
What are the objectives of the zone(s) ?	Refer to application to vary LEP
Development Standard Variation details	
Name of the development standard being varied	Other
Clause name	4.2B(4)(c)
Numeric value of the standard being varied	100
Numeric value of the development against this standard	175
Percentage value of the proposed variation	75
What are the objectives of the development standard(s) ?	Refer to application to vary LEP
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	Refer to application to vary LEP

Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	Refer to application to vary LEP
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	Refer to application to vary LEP
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?	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
<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.	No
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 wholly residential

### 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	Suellen Thompson 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
Architectural Plans	Attachment 1 - Design Plans_Full Revision Attachment 1 - Design Plans_REV 2 Attachment 1 - Design Plans_REV Attachment 1 - Design Plans
BASIX certificate	Attachment 4 - BASIX Certificate_REV Attachment 4 - BASIX Certificate
Clause 4.6 variation request	Attachment 5 - Variation to Development Standard (Dwelling Separation)
Cost estimate report	Cost of Works_REV 2 Cost of Works_REV Cost of Works
Fee estimate	Application InvEPlanPy 673586.pdf
Generated Pre-DA form	Pre-DA form_1709987957.pdf
Other	Application DAePIInfR2 672416.pdf 24.03.14 - RFI Response Application DAePIInfRI 671797.pdf Attachment 3 - Wastewater Management Report Attachment 2 - Preliminary Contaminated Land Assessment
Owner's consent	Owners Consent
Site Plans	Overall Site Plan Site 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	\$0.00
Council unique identification number	DA2024/0129
Date on which the application was lodged into Council's system	27/03/2024