

Applicant contact details

Title	
First given name	Dwayne
Other given name/s	
Family name	Roberts
Contact number	0266863280
Email	info@ardillpayne.com.au
Address	45 RIVER STREET BALLINA 2478
Application on behalf of a company, business or body corporate	Yes
ABN	51808558977
ACN	
Name	The Trustee for Cromack Family Trust & Others
Trading name	The Trustee for Cromack Family Trust & Others
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	Brody
Other given name/s	
Family name	Aleckson
Contact number	
Email	brodyaleckson@hotmail.com
Address	51 BEECH STREET EVANS HEAD 2473

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	51 BEECH STREET EVANS HEAD 2473
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	10/33/DP758403 <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 9.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 600 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Acid Sulfate Soils Class 3

Proposed development

Selected common application types	Demolition Erection of a new structure Subdivision Temporary building, structure or use
Selected development types	Dual occupancy (detached) Swimming pool
A pool or spa of 40,000 litres or greater proposed	No
Description of development	To undertake the construction of a dwelling to create a detached dual occupancy (including Strata Title subdivision, construction of 1 x in-ground swimming pool and the demolition of 2 x sheds)
Is the development proposed to be build-to-rent housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
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?	\$599,500.00
Estimated development cost	\$599,500.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1737642S
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	1
Type of subdivision proposed	Strata Title
Number of proposed lots	2
Proposed operating details	
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?	

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
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?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
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?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a	

heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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?	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	Ardill Payne and Partners
ABN	
ACN	
Trading Name	
Email address	info@ardillpayne.com.au
Billing address	145 RIVER STREET BALLINA 2478

Application documents

The following documents support the application.

Document type	Document file name
Acid sulfate soils report	12061 - Appendix E - Acid sulfate soils management plan
Architectural Plans	B- ALECKSON (RES-) B- ALECKSON (RES-)

	12061 - Appendix C - Plans of proposed development
BASIX certificate	12061 - Appendix D2 - BASIX stamped plans 12061 - Appendix D1 BASIX
Building code of australia report	12061 - SEE - 51 Beech St, Evans Head
Bushfire Assessment Report	12061 - Appendix F - Bushfire assessment
Cost estimate report	12061 - Estimated Cost
Digitised Plans	B- ALECKSON (RES-)_PAN-419316_Architectural Plans.gpkg 12061 - Appendix C - Plans of proposed development_PAN-419316_Architectural Plans.gpkg
Fee estimate	Application InvEPlanPy 674606.pdf
Generated Pre-DA form	Pre-DA form_1710403697.pdf
Other	Application DAePIInfRI 673103.pdf Application DAePIInfR2 673687.pdf 12061 - Pool Pump details RAI - PAN-419316 - 51 Beech Street Evans Head
Owner's consent	12061 - updated owners consent 12061 - Landowner Authority
Preliminary Engineering Drawings	12061 - Appendix C - Plans of proposed development
Site Plans	12061 - Appendix C - Plans of proposed development
Statement of environmental effects	12061 - Appendix A - Locality plan 12061 - SEE - 51 Beech St, Evans Head
Survey plan	12061 - Appendix B - Contour and detail survey
Variations to Controls in the Development Control Plan	12061 - Appendix G - DCP variations

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	DA2024/0130
Date on which the application was lodged into Council's system	4/04/2024