

Applicant contact details

Title	Mr
First given name	Robert
Other given name/s	
Family name	Hayes
Contact number	0415620220
Email	hayesbuilding@hotmail.com
Address	2 Seamist Lane, Evans Head NSW 2473
Application on behalf of a company, business or body corporate	Yes
ABN	28097900126
ACN	097900126
Name	ROD & REEL PTY LIMITED
Trading name	ROD & REEL PTY LIMITED
Is the nominated company the applicant for this application	No

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	Rod and Reel Pty Limited
ABN / ACN	662 429 398

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	99-103 RIVER STREET WOODBURN 2472
Local government area	RICHMOND VALLEY

Lot / Section Number / Plan	4/14/DP759110 <input checked="" type="checkbox"/> 1/-/DP361175 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning RU5: Village Height of Building 8.5 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 Riparian Lands and Watercourses Riparian Lands and Waterways Terrestrial Biodiversity Biodiversity

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Ancillary commercial development
Description of development	This development application is for approval to establish a new Micro Brewery into the existing hotel and associated works. This is a desired addition to the standard pub operations at the Rod N Reel Hotel in Woodburn.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	10:00 AM - 11:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	10:00 AM - 11:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	10:00 AM - 11:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	10:00 AM - 11:00 PM
Proposed to operate 24 hours on Friday	No
Friday	10:00 AM - 11:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	10:00 AM - 11:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	10:00 AM - 11:00 PM
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	1

Existing gross floor area (m2)	400
Proposed gross floor area (m2)	400
Total site area (m2)	1,600
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$273,286.00
Capital Investment Value (CIV)	\$273,286.00
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 additional jobs that are proposed to be generated through the operation of the development	2
Number of staff/employees on the site	2

Number of parking spaces

Number of loading bays	0
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)?	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?	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.	No
Are works proposed to any heritage listed buildings?	
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?	Yes
Description provided	applicant is a councilor on RVC
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:	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	Rod and Reel Pty Limited
ABN	
ACN	662 429 398
Trading Name	Rod and Reel Hotel
Email address	manager@rodnreel.com.au
Billing address	PO Box 97 Woodburn 2472

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	12 Cost Of Works Estimate
Floor plans	2 Plan Of Brewery Area
Generated Pre-DA form	Pre-DA form_1708167875.pdf
Other	Invoice - PAN-412424 10 Description Of Works 4 floor set out for brewery compoments 3 Brewery fitout details
Owner's consent	11 Owners Consent 6 Company Doc Rod N Reel Pty Ltd
Site Plans	1 Site Plan
Statement of environmental effects	5 Statement Of Evironmental Effects
Waste management plan	9 Capacity Calculator 8 Trade waste Management Plan with Calculations

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	\$1,754.16
Council unique identification number	DA2024/0112
Date on which the application was lodged into Council's system	4/03/2024