

Applicant contact details

Title	
First given name	Hayley and Phillip
Other given name/s	
Family name	McCaughey
Contact number	0457472576
Email	borisa.m@hpcplanning.com.au
Address	PO BOX 15038, City East QLD 4002
Application on behalf of a company, business or body corporate	Yes
ABN	93670815022
ACN	670815022
Name	HPC PLANNING AUSTRALIA PTY LTD
Trading name	HPC PLANNING AUSTRALIA PTY LTD
Is the nominated company the applicant for this application	No

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	
First given name	Hayley
Other given name/s	Erin
Family name	McCaughey
Contact number	0457472576
Email	borisa.m@hpcplanning.com.au
Address	PO BOX 15038, City East QLD 4002
Owner #	2
Title	
First given name	Phillip
Other given name/s	William
Family name	McCaughey
Contact number	0457472576
Email	borisa.m@hpcplanning.com.au
Address	PO Box 15038, City East QLD 4002

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	35 CASSINO DRIVE CASINO 2470
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	50/-/DP1281364 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Richmond Valley Local Environmental Plan 2012 Land Zoning CA: Complex Area IN1: General Industrial Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 750 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Advertising and signage Erection of a new structure
Selected development types	Warehouse or Distribution Centre Transport depot
Description of development	Construction of a Transport Depot, Warehouse (cold storage) and Distribution Centre and Signage to be delivered in three (3) stages. Refer to SEE for detailed description.
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	20
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	5,532
Total site area (m2)	12,034
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$16,244,800.00
Estimated development cost	\$14,768,000.00
Do you have one or more BASIX certificates?	
Climate Zone	

What climate zone/s is the development in?	Climate zone 8 - alpine
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
Industry	58	0	0
Total	58	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Is it a concept only application?	No
Description of the proposed staging of the development	Three stages are proposed. Refer to SEE for details about staging.
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	Richmond Valley Local Environmental Plan 2012
What is the zone of the land?	
Address	35 CASSINO DRIVE CASINO 2470
Zone	CA
What are the objectives of the zone(s) ?	Refer to Clause 4.6 Variation Request (Appendix D)
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	4.3
Numeric value of the standard being varied	8.5
Numeric value of the development against	

this standard	12.3
Percentage value of the proposed variation	44.7
What are the objectives of the development standard(s) ?	Refer to Clause 4.6 Variation Request (Appendix D)
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	Refer to Clause 4.6 Variation Request (Appendix D)
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	Refer to Clause 4.6 Variation Request (Appendix D)
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	Refer to Clause 4.6 Variation Request (Appendix D)
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?	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?	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?	<p>The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials</p> <p>A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design</p> <p>The metering and monitoring of energy consumption</p> <p>The minimisation of the consumption of potable water</p>

Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	Refer to section 4.3.3 of the SEE report and supporting documentation for further details.
Is the development seeking certification from a sustainability rating system?	No
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	Justin
Family Name	Mendiolea
Professional Qualification	Engineer
Registration Details	Chief Engineer
Business Name	SPACEFRAME BUILDINGS PTY. LTD.
ABN	42009930554
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	Refer to NABERS form (Appendix F).
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?	Yes
Provide details	Refer to Site Waste Minimisation Plan (Appendix H)
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
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:

First name	Hayley and Phillip
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Other given name(s)	
Family name	McCaughey
Contact number	0457472576
Email address	borisa.m@hpcplanning.com.au
Billing address	PO BOX 15038, City East QLD 4002

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Appendix C - Noise Impact Assessment Report
Clause 4.6 variation request	Appendix D - Clause 4.6 Variation Request
Cost estimate report	Appendix E - Quantity Surveyors Report for Cost of Works
Fee estimate	Application InvEPlanPy 678492.pdf
Generated Pre-DA form	Pre-DA form_1714027873.pdf
NABERS Embodied Emissions Materials Form	Appendix F - NABERS
Other	rvc Response Letter Application DAePIInfRI 678973.pdf Further Clarification Response Appendix G - Fire Safety Schedule
Owner's consent	Appendix J - Land Owners Consent
Site Plans	Appendix A - Arhitectural Plans
Statement of environmental effects	Statement of Environmental Effects - AMENDED v2 Statement of Environmental Effects
Stormwater Management Plan	Appendix B - Stormwater Management Plan
Title Documentation / Certificate of Title	Appendix I - Land Titles
Waste management plan	Appendix H - Site Waste Minimisation Plan

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	DA2024/0158
Date on which the application was lodged into Council's system	10/05/2024