

## Applicant contact details

|  |                                  |
|--|----------------------------------|
| Title  |                                  |
| First given name   | Jennifer                         |
| Other given name/s   | Lea                              |
| 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 | No                               |

## Owner/s of the development site

|                                 |   |
|---------------------------------|---|
| Owner/s of the development site | I am the only owner of the development site |
|---------------------------------|---|

## 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 |
|---|----|

## Developer details

|               |  |
|---------------|--|
| ABN           |  |
| ACN           |  |
| Name          |  |
| Trading name  |  |
| Address       |  |
| Email Address |  |

## Development details

|                                      |  |
|--------------------------------------|--|
| Application type                     | Development Application  |
| Site address #                       | 1  |
| Street address                       | 7 DYRAABA STREET CASINO 2470   |
| Local government area                | RICHMOND VALLEY  |
| Lot / Section Number / Plan          | 1/-/DP1265471 <input checked="" type="checkbox"/>  |
| Primary address?                     | Yes  |
| Planning controls affecting property | <p>Land Application LEP<br/>Richmond Valley Local Environmental Plan 2012</p> <p>Land Zoning<br/>E4: General Industrial</p> <p>Height of Building<br/>8.5 m</p> <p>Floor Space Ratio (n:1)<br/>NA</p> <p>Minimum Lot Size<br/>750 m<sup>2</sup></p> <p>Heritage<br/>NA</p> |

|                                      |  |
|--------------------------------------|--|
|                                      | Land Reservation Acquisition<br>NA<br>Foreshore Building Line<br>NA  |
| Site address #                       | 2  |
| Street address                       | 9 DYRAABA STREET CASINO 2470   |
| Local government area                | RICHMOND VALLEY  |
| Lot / Section Number / Plan          | 50/-/DP1269942 <input checked="" type="checkbox"/>   |
| Primary address?                     | No   |
| Planning controls affecting property | Land Application LEP<br>Richmond Valley Local Environmental Plan 2012<br>Land Zoning<br>E4: General Industrial<br>Height of Building<br>8.5 m<br>Floor Space Ratio (n:1)<br>NA<br>Minimum Lot Size<br>750 m <sup>2</sup><br>Heritage<br>NA<br>Land Reservation Acquisition<br>NA<br>Foreshore Building Line<br>NA  |
| Site address #                       | 3  |
| Street address                       | 90-94 COLCHES STREET CASINO 2470   |
| Local government area                | RICHMOND VALLEY  |
| Lot / Section Number / Plan          | 2/-/DP111679 <input checked="" type="checkbox"/><br>1/-/DP118459 <input checked="" type="checkbox"/><br>92/-/DP1230955 <input checked="" type="checkbox"/><br>3/-/DP111679 <input checked="" type="checkbox"/>   |
| Primary address?                     | No   |
| Planning controls affecting property | Land Application LEP<br>Richmond Valley Local Environmental Plan 2012<br>Land Zoning<br>R1: General Residential<br>Height of Building<br>8.5 m<br>Floor Space Ratio (n:1)<br>NA<br>Minimum Lot Size<br>600 m <sup>2</sup><br>Heritage<br>NA<br>Land Reservation Acquisition<br>NA<br>Foreshore Building Line<br>NA |

**Proposed development**

|                                   |   |
|-----------------------------------|---|
| Selected common application types | Advertising and signage<br>Alterations or additions to an existing building or structure<br>Erection of a new structure |
|-----------------------------------|---|

|  |  |
|--|--|
| Selected development types   | Warehouse or Distribution Centre<br>Business identification sign<br>Car park   |
| Description of development   | Development Application for Development Consent for extension to General Industry (staff amenities block, store and plant room), Warehouse (cold storage) and Distribution Centre, Car Park and Signage. |
| <b>Provide the proposed hours of operation</b>   |  |
| Proposed to operate 24 hours on Monday   |  |
| Monday   | -  |
| Proposed to operate 24 hours on Tuesday  |  |
| Tuesday  | -  |
| Proposed to operate 24 hours on Wednesday  |  |
| Wednesday  | -  |
| Proposed to operate 24 hours on Thursday   |  |
| Thursday   | -  |
| Proposed to operate 24 hours on Friday   |  |
| Friday   | -  |
| Proposed to operate 24 hours on Saturday   |  |
| Saturday   | -  |
| Proposed to operate 24 hours on Sunday   |  |
| Sunday   | -  |
|  |  |
| <b>Dwelling count details</b>  |  |
| 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   | 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?   | \$7,617,500.00   |
| Estimated development cost   | \$6,925,000.00   |
| Do you have one or more BASIX certificates?  |  |
|  |  |
| <b>Climate Zone</b>  |  |
| What climate zone/s is the development in?   | Climate zone 8 - alpine  |
| Has the climate zone impacted the design of the development?   | No   |
|  |  |
| <b>Subdivision</b>   |  |
| Number of existing lots  |  |
|  |  |
| <b>Proposed operating details</b>  |  |
| Number of additional jobs that are proposed to be generated through the operation of the development |  |
| 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?                       | 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 | Stage 1 (Sites 1 and 2) – Extension of existing General Industry (food processing facility), including construction of waste / store, staff amenities block and plant room on the western side of the building over the existing bitumen hardstand carpark. The extension of the GFA as part of Stage 1 is 260m2. Stage 2 (Site 1) – Construction of new purpose built partial two (2) storey Warehouse (cold storage) and Distribution Centre facility over the previously constructed 45 parking spaces. Refer to SEE. |
|  |  |
| 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  | 7 DYRAABA STREET CASINO 2470                  |
| Zone   | E4  |
| What is the zone of the land?  |   |
| Address  | 9 DYRAABA STREET CASINO 2470                  |
| Zone   | E4  |
| What is the zone of the land?  |   |
| Address  | 90-94 COLCHES STREET CASINO 2470              |
| Zone   | R1  |
| What are the objectives of the zone(s) ?   |   |
| Development Standard Variation details   |   |
| Name of the development standard being varied  | Height  |
| Clause name  | 4.6   |
| Numeric value of the standard being varied   | 8.5m  |
| Numeric value of the development against this standard   | 10.16m  |
| Percentage value of the proposed variation   | 19.5  |
| What are the objectives of the development standard(s) ?   |   |
| How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?  |   |
| Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?  |   |
| Is there any other relevant information to be  |   |

|  |    |
|--|----|
| considered to justify variation of the development standard(s) ?   |    |
| 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?   | 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:   | 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:

|                     |                                  |
|---------------------|----------------------------------|
| First name          | Jennifer                         |
| Other given name(s) | Lea                              |
| Family name         | McCaughey                        |
| Contact number      | 0457472576                       |
| Email address       | Borisa.M@hpcplanning.com.au      |
| Billing address     | PO Box 15038, City East 4002 QLD |

**Application documents**

The following documents support the application.

| Document type                              | Document file name   |
|--|--|
| Acoustic report                            | Appendix D - Acoustic Report   |
| Architectural Plans                        | Appendix A - Architectural Plans   |
| Clause 4.6 variation request               | Appendix E - Clause 4.6 Variation Request  |
| Cost estimate report                       | Appendix F - Quantity Surveyors Report for Cost of Works   |
| Fee estimate                               | Application InvEPlanPy 683383.pdf  |
| Generated Pre-DA form                      | Pre-DA form_1717146532.pdf   |
| NABERS Embodied Emissions Materials Form   | Appendix G - NABERS  |
| Other                                      | Appendix H - Fire Safety Schedule<br>PAN-440166 - Response Letter<br>Application DAePIInfRI 683369.pdf<br>Appendix H - Fire Safety Schedule<br>Appendix J - Ammonia System Inventory |
| Owner's consent                            | ASIC Company Statement<br>Appendix L - Owners Consent  |
| Site Plans                                 | Appendix A - Architectural Plans   |
| Statement of environmental effects         | Statement of Environmental Effects   |
| Stormwater Management Plan                 | Appendix B - Stormwater Management Plan  |
| Title Documentation / Certificate of Title | Appendix K - Land Titles   |
| Traffic Impact Assessment                  | Appendix C - Traffic Impact Assessment   |
| Waste management plan                      | Appendix I - 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                           | DA2024/0176            |
| Date on which the application was lodged into Council's system | 3/06/2024              |