

Development Application Form

Portal Application number: PAN-115255
Council Application number: 10.2014.743.5

Applicant contact details

Title	Mr
First given name	Adam Michael
Other given name/s	Alexander
Family name	Smith
Contact number	0419327861
Email	adam@thenorthpointadvisory.com.au
Address	91 CYLINDERS DRIVE KINGSCLIFF 2487
Application on behalf of a company, business or body corporate	No

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	Mr
First given name	callum
Other given name/s	
Family name	sked
Contact number	0419327861
Email	adam@thenorthpointadvisory.com.au
Address	91 CYLINDERS DRIVE KINGSCLIFF 2487

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.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Modification Application
On what date was the development application to be notified determined	23/08/2017
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	10.2014.743

Description of the proposed modification	see attached report																											
Was the DA applied for via the NSW Planning Portal?	No																											
Site address #	1																											
Street address	2 KULGUN COURT OCEAN SHORES 2483																											
Local government area	BYRON																											
Lot / Section Number / Plan	2 / - / SP102058 5 / - / SP102058 9 / - / SP102058 6 / - / SP102058 3 / - / SP102058 8 / - / SP102058 CP / - / SP102058 7 / - / SP102058 4 / - / SP102058 11 / - / SP102058 1 / - / SP102058 10 / - / SP102058																											
Primary address?	Yes																											
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Byron Local Environmental Plan 2014</td> </tr> <tr> <td>Land Zoning</td> <td>RU2: Rural Landscape</td> </tr> <tr> <td>Height of Building</td> <td>9 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>0.5:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>600 m²</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Acid Sulfate Soils</td> <td>Class 5</td> </tr> <tr> <td>Greenfield Housing Code Area</td> <td>State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Greenfield Housing Code) 2017</td> </tr> <tr> <td>Bushfire Prone Land</td> <td>Vegetation Category 2</td> </tr> <tr> <td>1.5 m Buffer around Classified Roads</td> <td>Classified Road Adjacent</td> </tr> <tr> <td>Land near Electrical Infrastructure</td> <td>This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.</td> </tr> </table>		Land Application LEP	Byron Local Environmental Plan 2014	Land Zoning	RU2: Rural Landscape	Height of Building	9 m	Floor Space Ratio (n:1)	0.5:1	Minimum Lot Size	600 m ²	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Acid Sulfate Soils	Class 5	Greenfield Housing Code Area	State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Greenfield Housing Code) 2017	Bushfire Prone Land	Vegetation Category 2	1.5 m Buffer around Classified Roads	Classified Road Adjacent	Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.
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Proposed development

Proposed type of development	Multi-dwelling housing
Description of development	see attached report
Dwelling count details	
Number of dwellings / units proposed	32
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	

Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	\$2,000,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1174262M
Subdivision	
Number of existing lots	
Is subdivision proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	32
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?	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
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 voluntary planning agreement (VPA) ?	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?	No
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	

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	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 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	Adam Michael
Other given name(s)	Alexander
Family name	Smith
Contact number	0419327861
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Billing address	91 CYLINDERS DRIVE KINGSCLIFF 2487

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	STAGE 4
BASIX certificate	Stage 4 - 43 Matong Drive OCEAN SHORES - Draft BASIX
Bushfire report	Bushfire Assessment as submit
Civil Engineering Plan	16553_ENG REPORT_Stage 4_B
Generated Pre-DA form	Pre-DA form_1625144549.pdf
Other	Signed Determination of Consent and Stamped Plans - 10.2014.743.
Owner's consent	Owners Consent Owners consent - Kulgun.Matong Owners Consent Owners consent - Kulgun.Matong
Statement of environmental effects	mod report s4552 june 21 as submitted

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
If the consent authority is a Council, that Council 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 the Council's Customer Service areas and on the Council's website.	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 have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	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	
Council unique identification number	10.2014.743.5
Date on which the application was lodged into Council's system	9/08/2021