



Development Application Form

Portal Application number: PAN-25631
Council Application number: 10.2020.414.1

Applicant contact details

Title	Mr
First given name	Alan
Other given name/s	
Family name	Kennedy
Contact number	0407900607
Email	info@tricend.com.au
Address	8/74 Centennial Circuit, Byron Bay
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 multiple owners of the development site and I am NOT one of them
Owner #	1
Title	Mr
First given name	Mark & Simone
Other given name/s	
Family name	Hussey
Contact number	0407900607
Email	info@tricend.com.au
Address	28 CAVVANBAH STREET BYRON BAY 2481

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.

Development details

Application type	Development Application										
Site address #	1										
Street address	28 CAVVANBAH STREET BYRON BAY 2481										
Local government area	BYRON										
Lot / Section Number / Plan	4 / 54 / DP758207										
Primary address?	Yes										
	<table><tr><td>Land Application LEP</td><td>Byron Local Environmental Plan 2014</td></tr><tr><td>Land Zoning</td><td>R3: Medium Density Residential</td></tr><tr><td>Height of Building</td><td>9 m</td></tr><tr><td>Floor Space Ratio (n:1)</td><td>0.6:1</td></tr><tr><td>Minimum Lot Size</td><td>4000 m²</td></tr></table>	Land Application LEP	Byron Local Environmental Plan 2014	Land Zoning	R3: Medium Density Residential	Height of Building	9 m	Floor Space Ratio (n:1)	0.6:1	Minimum Lot Size	4000 m ²
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Minimum Lot Size	4000 m ²										

Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 5
	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.

Proposed development

Proposed type of development	Alterations and additions to residential development
Description of development	Extension of ground floor building to increase the kitchen/ dining area, minor additions & alterations to first floor area, change to part of existing roof
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	0
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	
Cost of development	
Please provide the estimated cost of the development	\$45,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	2
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

Registered practitioner details

Engineer #	1 (CURRENT)
Type Of Engineer	Structural
Title	Mr
First given name	Alan

Other given name/s	
Family name	Kennedy
Contact number	0407900607
Email	info@tricend.com.au
Address	8 74 CENTENNIAL CIRCUIT BYRON BAY 2481
Company Name	Tricend Design & Engineering
Licence number or Permit number	MIE Aust 232362

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
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
Is approval under s68 of the Local Government Act 1993 required?	Yes
Description of the required approval	Alteration to existing domestic cold & hot water service associated with changes to the kitchen layout
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

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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	Mark
Other given name(s)	
Family name	Hussey
Contact number	0407900607
Email address	info@tricend.com.au
Billing address	8/74 Centennial Circuit, Byron Bay

Application documents

The following documents support the application.

Document type	Document file name
Elevations and sections	2004-28 CAVVANBAH AMMENDMENTS 6 2004-28 CAVVANBAH AMMENDMENTS 5
Floor plans	2004-28 CAVVANBAH AMMENDMENTS 4
Generated Pre-DA form	Pre-DA form_1597748572.pdf
Owner's consent	Owners Consent Letter - M & S Hussey
Shadow diagrams	28 CAVVANBAH ST SHADOW DIAGRAM 2 28 CAVVANBAH ST SHADOW DIAGRAM
Statement of environmental effects	SOE - 28 Cavanbah st, Byron Bay

Applicant declarations

I declare that all the information in my development 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 NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$567.00
Council unique identification number	10.2020.414.1

Date on which the application was
lodged into Council's system

28/08/2020