



## Development Application Form

Portal Application number: PAN-8446  
Council Application number: 10.2020.86.1

### Applicant contact details

Title	Mr
First given name	Eddie
Other given name/s	
Family name	Brook
Contact number	0424349259
Email	eddie@capebyrondistillery.com
Address	80 ST HELENA ROAD MCLEODS SHOOT 2479
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	Martin and Pam
Other given name/s	
Family name	Brook
Contact number	0417393168
Email	pam@brookfarm.com.au
Address	80 ST HELENA ROAD MCLEODS SHOOT 2479

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	80 ST HELENA ROAD MCLEODS SHOOT 2479	
Local government area	BYRON	
Lot / Section Number / Plan	5 / - / DP594645	
Primary address?	Yes	
	Land Application LEP	Byron Local Environmental Plan 2014
	Land Zoning	RU2: Rural Landscape
	Height of Building	9 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	40 ha

Planning controls affecting property	Heritage	NA
	Drinking Water Catchment	Drinking Water Catchment
	Bushfire Prone Land	Vegetation Category 1
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

### Proposed development

Proposed type of development	Other
Description of development	Erection of 2 storage sheds (in stages) ancillary to an existing approved micro distillery
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	1
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	
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$546,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	1
Number of parking spaces	2
Number of loading bays	2
Is a new road proposed?	Yes
Description of the proposed roadworks	Up-grade of an existing privately owned farm track
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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	No

their habitats, or is it located on land identified as critical habitat?	
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	approval of an onsite waster system
<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	

### 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	Eddie
Other given name(s)	
Family name	Brook
Contact number	0424349259
Email address	eddie@capebyrondistillery.com
Billing address	80 ST HELENA ROAD MCLEODS SHOOT 2479

### Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	AGS-quote for sheds

Floor plans	Attach1-2-DASEE-development plansSK2c
Generated Pre-DA form	Pre-DA form_1580567071.pdf
Owner's consent	Owners consent P&M Brook
Site plans	Attach1-1-DASEE-development plansSK1d
Statement of environmental effects	DASEE & bushfire report-final
Stormwater drainage plan	Attach4-DASEE-civil engineer plans
Survey plan	Attach2-DASEE-survey
Waste management plan	Attach3-DASEE-waste report

#### 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

#### Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$2,933.00
Council unique identification number	10.2020.86.1
Date on which the application was lodged into Council's system	24/02/2020