

Development Application Form

Portal Application number: PAN-50776
Council Application number: 10.2021.116.1

Applicant contact details

Title	Mr
First given name	josh
Other given name/s	
Family name	Glennon
Contact number	0403746645
Email	info@greencoastplanning.com
Address	20 MURRABA CRESCENT TWEED HEADS 2485
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	Phil
Other given name/s	
Family name	Johson
Contact number	
Email	phil@brunsrivercamp.com
Address	43 SYNOTTS LANE OCEAN SHORES 2483

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	43 SYNOTTS LANE OCEAN SHORES 2483	
Local government area	BYRON	
Lot / Section Number / Plan	3 / - / DP710680	
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
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 3
	Bushfire Prone Land	Vegetation Category 3
	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	Other
Description of development	The proposal seeks to gain development consent for an eco-tourism facility and camping ground comprising 10 primitive camp sites and amenities at lot 3 DP 710680. No 43 Synotts Lane, Ocean Shores.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Saturday	Yes
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
Dwelling count details	
Number of dwellings / units proposed	0
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	
Please provide the estimated cost of the development	\$45,000.00
Do you have one or more BASIX	No

certificates?	
Subdivision	
Number of existing lots	
Is subdivison proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	1
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?	No
Is your proposal categorised as designated development?	Yes
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?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
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	
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	josh
Other given name(s)	
Family name	Glennon
Contact number	0403746645
Email address	info@greencoastplanning.com
Billing address	20 MURRABA CRESCENT TWEED HEADS 2485

Application documents

The following documents support the application.

Document type	Document file name
Biodiversity Assessment Report	Annexure C-Ecological Constraints Report
Bushfire report	Annexure A-Bushfire Report
Environmental impact statement	Statement Of Environmental Effects (Synotts)
Floor plans	ROI Elevations
Generated Pre-DA form	Pre-DA form_1606294644.pdf
Other	SOE.Updated Amended Plans 43 Synotts Lane ROI Reply.2 ROI clause 5.13. Eco-tourist facility Annexure L- Sustainable Policy Annexure K AHIMS Annexure J -Management strategy Annexure H- Assesment OF Local Government Regulation Assesments_ Annexure G- CONFLICT RISK ASSESSMENT Annexure B-Effluent Waste Report
Photomontage	Annexure E Photographs of Environmental Features of Lot 3 in Dep
Public Submissions	Annexure F-Statutory decorrelations
Site plans	Annexure M- Site plans & Drawings
Statement of environmental effects	Statement Of Environmental Effects (Synotts)
Traffic report	Annexure D- Traffic Saftey Report
Waste management plan	Annexure N Waste Location Map Annexure I -Site-waste-minimisation-and-management-plan-SWMMP

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 application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	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).	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 the 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	\$1,252.00
Council unique identification number	10.2021.116.1
Date on which the application was lodged into Council's system	4/03/2021