

Development Application Form

Portal Application number: PAN-76902
Council Application number: 10.2021.170.1

Applicant contact details

| | |
|--|--------------------------------|
| Title | Mr |
| First given name | Stephen |
| Other given name/s | John |
| Family name | Connelly |
| Contact number | 0419237982 |
| Email | steve@plannersnorth.com.au |
| Address | 6 PORTER STREET BYRON BAY 2481 |
| Application on behalf of a company, business or body corporate | Yes |
| Company, business or body corporate name | PLANNERS NORTH |
| ABN / ACN | 56 291 496 553 |
| Is the nominated company the applicant for this application? | Yes |

Owner/s of the development site

| | |
|--|--|
| Owner/s of the development site | A company, business, government entity or other similar body owns the development site |
| Owner # | 1 |
| Company, business or body corporate name | BHCF PTY LTD as trustee for the BHCF UNIT TRUST |
| ABN / ACN | 23 817 029 805 |

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

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|--------------------------------------|--|----|
| Application type | Development Application | |
| Site address # | 1 | |
| Street address | LINNAEUS ESTATE Broken Head Road Broken Head | |
| Local government area | BYRON | |
| Lot / Section Number / Plan | | |
| Primary address? | Yes | |
| Planning controls affecting property | Land Application LEP | NA |
| | Land Zoning | NA |
| | Height of Building | NA |
| | Floor Space Ratio (n:1) | NA |
| | Minimum Lot Size | NA |
| | Heritage | NA |

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| | Land Reservation Acquisition | NA |
| | Foreshore Building Line | NA |

Proposed development

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| Proposed type of development | Other |
| Description of development | Consent is sought to for a Mixed Use Development of the Linnaeus property permitting certain of the existing facilities to continue to be used for Private Education; allowing the remaining existing facilities to also be used for eco-tourism and providing further new facilities for Eco Tourism purposes. |
| Provide the proposed hours of operation | |
| Proposed to operate 24 hours on Monday | No |
| Monday | - |
| Proposed to operate 24 hours on Tuesday | No |
| Tuesday | - |
| Proposed to operate 24 hours on Wednesday | No |
| Wednesday | - |
| Proposed to operate 24 hours on Thursday | No |
| Thursday | - |
| Proposed to operate 24 hours on Friday | No |
| Friday | - |
| Proposed to operate 24 hours on Saturday | No |
| Saturday | - |
| Proposed to operate 24 hours on Sunday | No |
| Sunday | - |
| | |
| Dwelling count details | |
| Number of dwellings / units proposed | 27 |
| 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 | |
| | |
| Cost of development | |
| Please provide the estimated cost of the development | \$9,036,000.00 |
| Do you have one or more BASIX certificates? | Yes |
| BASIX Certificate Number | 1055410M_03 |
| | |
| Subdivision | |
| Number of existing lots | 1 |
| Is subdivison proposed? | No |
| | |
| Proposed operating details | |
| Number of additional jobs that are | |

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| proposed to be generated through the operation of the development | 121 |
| Number of staff/employees on the site | 75 |
| Number of parking spaces | 99 |
| Number of loading bays | 0 |
| Is a new road proposed? | Yes |
| Description of the proposed roadworks | Internal access to service Eco-Tourism units. |
| | |
| Concept development | |
| Is the development to be staged? | No, this application is not for concept or staged development. |
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| Crown development | |
| Is this a proposed Crown development? | No |

Related planning information

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| 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? | Yes |
| Please provide a description of the proposed tree removal and/or pruning work | The site contains areas of land mapped as being of Biodiversity Value (as per the Biodiversity Values Map and Threshold Tool); however these areas will not be impacted by the proposal. Native vegetation loss for the proposal is relatively low (~0.44 ha) and the minimum clearing threshold of 1 ha will not be exceeded. On this basis the proposal does not impact on biodiversity value land or exceed clearing thresholds, therefore the Biodiversity Offsets Scheme (BOS) is not triggered. |
| Number of trees to be impacted by the proposed work | 167 |
| Land area to be impacted by the proposed work | 0.44 |
| Units | Hectares |
| Approximate area of canopy REQUESTED to be removed | 0.44 |
| Units | Hectares |
| | |
| Local heritage | |
| Does the development site include an item of environmental heritage or sit within a heritage conservation area. | No |

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| 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 | Stephen |
| Other given name(s) | John |
| Family name | Connelly |
| Contact number | 0419237982 |
| Email address | steve@plannersnorth.com.au |
| Billing address | 6 PORTER STREET BYRON BAY 2481 |

Application documents

The following documents support the application.

| Document type | Document file name |
|---|--|
| Access report | TR-E 210216 EXP FROM DAA RE ACCESSIBILITY DESIGN REPORT TR-D 210128 EXP BY ALDERSONS RE NOISE IMPACT ASSESSMENT |
| Architectural Plans | PART 1 210325 ARCH DRAWINGS BY HGA PART 1 210310 ARCH DRAWINGS BY HGA PART 1 210211 ARCH DRAWINGS BY HGA |
| BASIX certificate | TR-L3 191105 EXP BY SENICA RE BASIX NatHERS Stamped Plans TR-L2 210203 EXP BY SENICA RE BASIX CERTIFICATE TR-L1 191105 EXP BY SENICA RE NatHERS Certificates |
| BCA Performance Requirements Compliance Statement | TR-C 200622 EXP BY ECCG RE BCA ASSESSMENT |
| Biodiversity Assessment Report | TR-K 210212 EXP BY GEOLINK RE BIODIVERSITY ASSESSMENT |
| Bushfire report | TR-B 210215 EXP BY P THORNTON RE BUSHFIRE ASSESSMENT |
| Contamination / remediation action plan | TR-J 190926 EXP BY ENV RE SEPP 55 ASSESSMENT |
| Cost estimate report | TR-M 200424 EXP BY MITCHELL BRANDTMAN RE QS REPORT |
| Generated Pre-DA form | Pre-DA form_1614784454.pdf |
| Heritage impact statement | TR-I 210122 EXP BY EVERICK RE HERITAGE ASSESSMENT |
| Landscape plan | PART 3 280121 LANDSCAPE ARCH DRAWINGS BY PLUMMER AND SMITH |

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| Other | 210311 LET TO BYRON RE RFI RESPONSE pn id 1548.3583 TR-R 210209 EXP BY AWE RE TREATMENT PLANT AUGMENTATION ASSESS TR-Q 210128 EXP BY GEOLINK RE WATER AND WASTEWATER ASSESSMEN TR-P 200516 EXP BY C DESMOND RE COMMUNITY ENGAGEMENT REPORT TR-G 210212 EXP BY GEOLINK RE ENGINEERING ASSESMENT TR-F 210210 EXP BY HVH RE SUSTAINABILITY MANAGEMENT PLAN TR-A 210211 EXP BY HGA RE ARCHITECTURE |
| Site plans | PART 2 210128 CIVIL ENGINEERING DRAWINGS BY GEOLINK |
| Statement of environmental effects | 210219 SEE TO BYRON RE Eco Tourism_Mixed Use pn id 1548.3214 |
| Traffic report | TR-H 210212 EXP BY GEOLINK RE TRAFFIC ASSESSMENT |
| Waste management plan | TR-O 210128 EXP TO BYRON RE CONSTRUCTION WMP pn id 1548.325 TR-N 200406 EXP BY HGA RE WASTE MANAGEMENT |

Applicant declarations

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|---|-----|
| 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

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| Outcome of the pre-lodgement review | Application was lodged |
| Applicant paid the fees? | Yes |
| Total fee paid | |
| Council unique identification number | 10.2021.170.1 |
| Date on which the application was lodged into Council's system | 13/04/2021 |