



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

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	<table><tr><td>Land Application LEP</td><td>NA</td></tr><tr><td>Land Zoning</td><td>NA</td></tr><tr><td>Height of Building</td><td>NA</td></tr><tr><td>Floor Space Ratio (n:1)</td><td>NA</td></tr><tr><td>Minimum Lot Size</td><td>NA</td></tr><tr><td>Heritage</td><td>NA</td></tr></table>	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 Zoning	NA												
Height of Building	NA												
Floor Space Ratio (n:1)	NA												
Minimum Lot Size	NA												
Heritage	NA												

	Land Reservation Acquisition	NA
	Foreshore Building Line	NA

Proposed development

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 subdivision proposed?	No
Proposed operating details	
Number of additional jobs that are	

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.
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?	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

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

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 ASSESSMENT 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

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	
Council unique identification number	10.2021.170.1
Date on which the application was lodged into Council's system	13/04/2021