

Development Application Form

Portal Application number: PAN-84738
Council Application number: 10.2021.205.1

Applicant contact details

Title	
First given name	Mathew
Other given name/s	James
Family name	Lute C/- Certifiers 2U
Contact number	66805424
Email	office@certifiers2u.com.au
Address	PO Box 7, New Brighton NSW 2483
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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Development details

Application type	Development Application																			
Site address #	1																			
Street address	8 ALOOTA CRESCENT OCEAN SHORES 2483																			
Local government area	BYRON																			
Lot / Section Number / Plan	664 / - / DP240398																			
Primary address?	Yes																			
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Byron Local Environmental Plan 2014</td> </tr> <tr> <td>Land Zoning</td> <td>R2: Low Density Residential</td> </tr> <tr> <td>Height of Building</td> <td>9 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>0.5:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>600 m²</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Land near Electrical Infrastructure</td> <td>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.</td> </tr> </table>		Land Application LEP	Byron Local Environmental Plan 2014	Land Zoning	R2: Low Density Residential	Height of Building	9 m	Floor Space Ratio (n:1)	0.5:1	Minimum Lot Size	600 m ²	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	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.
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Proposed development

Proposed type of development	Dual occupancy
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Description of development	Proposed construction of additional dwelling to create Dual Occupancy Detached
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	170
Number of existing site area	997
Cost of development	
Estimated cost of work / development (including GST)	\$0.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1183374S
Subdivision	
Number of existing lots	1
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	
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

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
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	No

the Local Government Act?	
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

Provide the details of the person / entity that will make the fee payment for the assessment.

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: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Mathew
Other given name(s)	James
Family name	Lute
Contact number	0481310899
Email address	mattlute@hotmail.com
Billing address	8 ALOOTA CRESCENT OCEAN SHORES 2483

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Basix - 8 Alooata Cr
Generated Pre-DA form	Pre-DA form_1618061151.pdf

Geotechnical report	H20-1952 Report 18-12-20
Other	SEWER LOCATION AS BUILT ALOOTA AVE (1) Waste minimisation plan - 8 Alooata Cr SEWER LOCATION AS BUILT ALOOTA AVE (1)
Owner's consent	8 Alooata Crescent, Ocean Shores - NSW Title - 664 240398 Letter of Authorisation - 8 Alooata Crescent, Ocean Shores
Site plans	Site Plans 21012021
Statement of environmental effects	Statement of Environmental Effects - 8 Alooata Crescent, Ocean Sh
Survey plan	Survey Plans

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	\$1,679.00
Council unique identification number	10.2021.205.1
Date on which the application was lodged into Council's system	25/05/2021