



Development Application Form

Portal Application number: PAN-99934
Council Application number: 10.2021.342.1

Applicant contact details

Title	
First given name	Karina
Other given name/s	
Family name	Vikstrom
Contact number	02 6622 1011
Email	csmith@ndc.com.au
Address	PO Box 1138, Lismore NSW 2480
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Newton Denny Chapelle
ABN / ACN	18 094 689 845
Is the nominated company the applicant for this application?	Yes

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	
First given name	Ian
Other given name/s	Athol
Family name	Heanes
Contact number	0412189533
Email	info@heanesbuilt.com.au
Address	PO Box 5207, South Murwillumbah

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	28 CARLYLE STREET BYRON BAY 2481
Local government area	BYRON
Lot / Section Number / Plan	B / - / DP325904
Primary address?	Yes
	Land Application LEP Byron Local Environmental Plan 2014
	Land Zoning R2: Low Density Residential
	Height of Building 9 m

Planning controls affecting property	Floor Space Ratio (n:1)	0.5:1
	Minimum Lot Size	600 m ²
	Heritage	Kingsley Street, Byron Bay Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 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	Dual occupancy Pools / decks / fencing Alterations and additions to residential development
A pool or spa of 40,000 litres or greater proposed	No
Description of development	Alterations and additions to a dwelling to form part of a dual occupancy including swimming pool and associated fencing.
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	2
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	\$355,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A333899_02
Subdivision	
Number of existing lots	
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?	No
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.	Yes
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:

Company Name	I & L Heanes C/- Newton Denny Chapelle
ABN	
ACN	
Trading Name	
Email address	csmith@ndc.com.au
Billing address	PO Box 1138, Lismore NSW 2480

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Attachment 2 - Architectural Design Plans
BASIX certificate	Attachment 4 - BASIX Certificate
Cost estimate report	Estimated Cost of Works_V2 Estimated Cost of Work
Generated Pre-DA form	Pre-DA form_1621080608.pdf
Heritage impact statement	Attachment 3 - Heritage Impact Statement
Other	Attachment 1 - BSC Prelodgement Discussions Council Letter Attachment 5 - DCP Variation Request
Owner's consent	Signed Landowner Authority
Statement of environmental effects	Statement of Environmental Effects

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 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 Privacy Notice	Yes
I agree to 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	10.2021.342.1
Date on which the application was lodged into Council's system	18/06/2021