



Development Application Form

Portal Application number: PAN-116135
Council Application number: 10.2021.370.1

Applicant contact details

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| 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

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| 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 | Byron Shire Council |
| ABN / ACN | 14 472 131 473 |

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.

Developer details

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| ABN | |
| ACN | |
| Name | |
| Trading name | |
| Address | |
| Email Address | |

Development details

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|-----------------------------|-------------------------------------|
| Application type | Development Application |
| Site address # | 1 |
| Street address | 10-12 SHIRLEY STREET BYRON BAY 2481 |
| Local government area | BYRON |
| Lot / Section Number / Plan | 1 / - / DP847910 |
| Primary address? | Yes |
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| Planning controls affecting property | 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 | Shirley Street, Byron Bay Significance: Local |
| | Land Reservation Acquisition | NA |
| | Foreshore Building Line | NA |
| | Acid Sulfate Soils | Class 3 |
| | Additional Permitted Uses | Refer to Schedule 1 |
| | Bushfire Prone Land | Vegetation Buffer |
| | 1.5 m Buffer around Classified Roads | Classified Road Adjacent |
| | 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

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| Proposed type of development | Change of use |
| Description of development | Proposed change of use to Community Hub. |
| 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 | |
| Estimated cost of work / development (including GST) | \$4,181,668.00 |
| Do you have one or more BASIX certificates? | No |
| Subdivision | |
| Number of existing lots | |
| Is subdivision 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? | No |
| 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? | 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? | Yes |
| Please provide a description of the proposed tree removal and/or pruning work | Cluster of Coco Palms |
| Number of trees to be impacted by the proposed work | |
| Land area to be impacted by the proposed work | 10 |
| Units | Square metres |
| Approximate area of canopy REQUESTED to be removed | 10 |
| Units | Square metres |
| 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? | Yes |
| Description provided | Applicant is jointly Byron Shire Council and the owners consent has been signed by Mark Arnold - Byron Shire Council General Manager. |
| 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:

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|-----------------|---|
| Company Name | BKA Architecture / Byron Shire Council 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 |
|---|--|
| Access report | Attachment 10 - Access Design Assessment Report |
| Acoustic report | Attachment 8 - Noise Impact Assessment |
| Architectural Plans | Attachment 2 - Architectural Design Plans |
| BCA Performance Requirements Compliance Statement | Attachment 13 - BCA Design Report |
| Bushfire report | Attachment 5 - Bushfire Assessment |
| Contamination / remediation action plan | Attachment 6 - Contaminated Land Remediation Validation Report |
| Cost estimate report | Estimated Cost of Works |
| Fire safety upgrade report | Attachment 12 - Fire Engineering Report |
| Generated Pre-DA form | Pre-DA form_1625305909.pdf |
| Heritage impact statement | Attachment 4 - Heritage Impact Statement |
| Landscape plan | Attachment 3 - Landscape Concept Plans |
| Other | Attachment 11 - Section J Report Council Letter |
| Owner's consent | Owners Consent |
| Statement of environmental effects | Statement of Environmental Effects |
| Survey plan | Attachment 1 - Detail Survey |
| Traffic report | Attachment 7 - Traffic Impact Assessment |
| Waste management plan | Attachment 9 - Waste Management Plan |

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 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 | |

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| 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

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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 | 10.2021.370.1 |
| Date on which the application was lodged into Council's system | 13/07/2021 |