

Development Application Form

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

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	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

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

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

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

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.

Crown development	
Is this a proposed Crown development?	No

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?	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:

Company Name	BJA 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

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