



## Development Application Form

Portal Application number: PAN-181609  
Council Application number: 10.2021.855.1

### Applicant contact details

Title	Mr
First given name	Joe
Other given name/s	
Family name	Davidson
Contact number	0402405555
Email	joe@jdtownplanning.com.au
Address	PO Box 238, Brunswick Heads NSW 2483
Application on behalf of a company, business or body corporate	Yes
ABN	46617015479
ACN	617015479
Name	TOWN PLANNING STUDIO PTY LTD
Trading name	
Is the nominated company the applicant for this application?	Yes

### Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Matt
Other given name/s	
Family name	Stone
Contact number	0412175147
Email	mnskjs27@gmail.com
Address	305 COOPERS SHOOT ROAD COOPERS SHOOT 2479
Owner #	2
Title	Mrs
First given name	Kylie
Other given name/s	
Family name	Seaton-Stone
Contact number	0412175147
Email	mnskjs27@gmail.com
Address	305 COOPERS SHOOT ROAD COOPERS SHOOT 2479

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	305 COOPERS SHOOT ROAD COOPERS SHOOT 2479
Local government area	BYRON
Lot / Section Number / Plan	2/-/DP1007210 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Byron Local Environmental Plan 2014</p> <p>Land Zoning RU2: Rural Landscape</p> <p>Height of Building 9 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 40 ha</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Drinking Water Catchment Drinking Water Catchment</p>

#### Proposed development

Proposed type of development	Dwelling
Description of development	Proposed demolition of an existing dwelling and construction of a new single storey dwelling
<b>Dwelling count details</b>	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	220
Number of existing site area	8,297
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$598,300.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1261489S
<b>Subdivision</b>	
Number of existing lots	1

Is subdivison proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	0
Number of parking spaces	2
Number of loading bays	0
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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	Matt
Other given name(s)	
Family name	Stone
Contact number	0412175147
Email address	mnskjs27@gmail.com
Billing address	305 COOPERS SHOOT ROAD COOPERS SHOOT 2479

## Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Revised BASIX Certificate - 305 Coopers Shoot Road, Coopers Shoot BASIX Certificate - 305 Coopers Shoot Road, Coopers Shoot
Cost estimate report	Cost Estimate - 305 Coopers Shoot Road, Coopers Shoot
Generated Pre-DA form	Pre-DA form_1640078175.pdf
Owner's consent	Owners Consent - 305 Coopers Shoot Road, Coopers Shoot
Site plans	Modified Plans for 10.2020.3.2 - 305 Cooper Shoot Road, Coopers Shoot Development Plans - 305 Coopers Shoot Road, Coopers Shoot
Statement of environmental effects	Town Planning Report - 305 Coopers Shoot Road, Coopers Shoot
Waste management plan	Site Waste Management Plan - 305 Coopers Shoot Road, Coopers Shoot

## 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
I understand that the consent authority 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 its Offices and on its website and/or the NSW Planning Portal	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	Yes

information which you provide to it.	
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	10.2021.855.1
Date on which the application was lodged into Council's system	7/01/2022