

Applicant contact details

Title	
First given name	Nick
Other given name/s	
Family name	Folkers
Contact number	0755231344
Email	admin@evolveps.com.au
Address	PO Box 241 Banora Point NSW 2486
Application on behalf of a company, business or body corporate	Yes
ABN	96627081574
ACN	627081574
Name	EVOLVE PLANNING SERVICES PTY LTD
Trading name	EVOLVE PLANNING SERVICES PTY LTD
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	
First given name	Yuki
Other given name/s	
Family name	Koresawa
Contact number	
Email	koresawayuki@gmail.com
Address	2 1 LUAN COURT BYRON BAY 2481
Owner #	2
Title	
First given name	Takayo
Other given name/s	
Family name	Otsu
Contact number	
Email	koresawayuki@gmail.com
Address	2 1 LUAN COURT BYRON BAY 2481

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	2 1 LUAN COURT BYRON BAY 2481
Local government area	BYRON
Lot / Section Number / Plan	<div>1/-/SP57243 <input type="checkbox"/></div> <div>2/-/SP57243 <input checked="" type="checkbox"/></div> <div>CP/-/SP57243 <input type="checkbox"/></div>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Byron Local Environmental Plan 2014 Land Zoning DM: Deferred Matter R2: Low Density Residential Height of Building 9 m Floor Space Ratio (n:1) 0.3:1 Minimum Lot Size 600 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Acid Sulfate Soils Class 2

Proposed development

Proposed type of development	Dual occupancy
Description of development	Construction of a single dwelling to create a detached dual occupancy.
Dwelling count details	
Number of dwellings / units proposed	1
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)	\$501,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1229381S_03
Subdivision	
Number of existing lots	
Is subdivision proposed?	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces	
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Number of parking spaces

Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	

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 the Local Government Act?	No
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?	
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.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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	No

council assessing the application?	
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	Frase Contructions Pty Ltd
ABN	
ACN	
Trading Name	
Email address	admin@evolveps.com.au
Billing address	PO Box 241 Banora Point NSW 2486

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Nathers & Basix
Bushfire report	Bushfire Report
Cost estimate report	Estimated Cost of Works Contract - Cost of Works
Generated Pre-DA form	Pre-DA form_1652950892.pdf
Owner's consent	Owners Consent
Site plans	DA Plans_Issue_C
Statement of environmental effects	Statement of Environmental Effects - 2_1 Luan Court, Byron Bay

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 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	10.2022.215.1
Date on which the application was lodged into Council's system	30/05/2022