

## Applicant contact details

Title	Mr
First given name	Luke
Other given name/s	
Family name	Houghton
Contact number	0428895301
Email	planners@balancedsystems.com.au
Address	PO BOX 36 BANGALOW NSW 2479
Application on behalf of a company, business or body corporate	Yes
ABN	39123360818
ACN	
Name	LUKE
Trading name	Balanced Systems Planning Consultants
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	Ricky
Other given name/s	
Family name	Singh
Contact number	0428895301
Email	planners@balancedsystems.com.au
Address	PO BOX 36 BANGALOW NSW 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.

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	18 ALIDENES ROAD WILSONS CREEK 2482
Local government area	BYRON
Lot / Section Number / Plan	14/-/DP755722 <input checked="" type="checkbox"/> 3/-/DP115913 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Byron Local Environmental Plan 2014 Land Zoning C2: Environmental Conservation DM: Deferred Matter RU1: Primary Production RU2: Rural Landscape Height of Building 9 m Floor Space Ratio (n:1) NA Minimum Lot Size 40 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

#### Proposed development

Proposed type of development	Other
Description of development	Stage 1: Driveway Works for Dwelling Site Stage 2: Four (4) Rural Tourist Cabins
<b>Provide the proposed hours of operation</b>	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0

Total site area (m2)	0
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$643,390.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1347937M
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	Yes
Description of the proposed roadworks	Stage 1 comprises a driveway access to the future dwelling site. Stage 2 comprises rural tourist facility including 4 cabins, ecological works and other associated works
<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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
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
Is this application for biodiversity compliant development?	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?	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?	No

<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<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 2021* 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	Ricky
Other given name(s)	
Family name	Singh
Contact number	0428895301
Email address	planners@balancedsystems.com.au
Billing address	PO BOX 36 BANGALOW NSW 2479

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	18 AlidenesRoad, Wilsons Creek_Appendix A_Architectural Plan Set
BASIX certificate	18 AlidenesRoad, Wilsons Creek_Appendix B_Cabin 2 - HERS Certificate
	18 AlidenesRoad, Wilsons Creek_Appendix B_Cabin 4 - HERS Certificate
	18 AlidenesRoad, Wilsons Creek_Appendix B_Cabin 1 - HERS Certificate
	18 AlidenesRoad, Wilsons Creek_Appendix B_Cabin 3 - HERS Certificate

	18 AlidenesRoad, Wilsons Creek_Appendix B_Summary HERS Certificate 18 AlidenesRoad, Wilsons Creek_Appendix B_BASIX Certificate
Bushfire report	18 AlidenesRoad, Wilsons Creek_Appendix C_Bushfire Assessment
Civil Engineering Plan	18 AlidenesRoad, Wilsons Creek_Appendix F_Engineering Services Report
Contamination / remediation action plan	18 AlidenesRoad, Wilsons Creek_Appendix E_Land Use History
Cost estimate report	18 AlidenesRoad, Wilsons Creek_Cost of Works
Generated Pre-DA form	Pre-DA form_1668943833.pdf
Other	18 AlidenesRoad, Wilsons Creek_Appendix G_Vegetation Management Plan
Owner's consent	18 AlidenesRoad, Wilsons Creek_Owners Consent
Statement of environmental effects	18 AlidenesRoad, Wilsons Creek_SEE Report
Waste management plan	18 AlidenesRoad, Wilsons Creek_Appendix D_On-site Wastewater Management Report

#### 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 agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	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	10.2022.509.1
Date on which the application was lodged into Council's system	24/11/2022