

Applicant contact details

Title	Ms
First given name	Rachel
Other given name/s	
Family name	Norman
Contact number	0413375307
Email	rachel@rachelnormanarchitect.com.au
Address	21 Neptune Court Surfers Paradise QLD 4217
Application on behalf of a company, business or body corporate	No

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	Rangegrove Pty Ltd ATF Ward Bertrand Trust
ABN / ACN	131 821 380

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
---	----

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	14 CASONS ROAD NEW BRIGHTON 2483
Local government area	BYRON
Lot / Section Number / Plan	1/-/DP1207731 <input checked="" type="checkbox"/> 361/-/DP755687 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Byron Local Environmental Plan 2014

Planning controls affecting property	Land Zoning C2: Environmental Conservation DM: Deferred Matter R2: Low Density Residential Height of Building 9 m Floor Space Ratio (n:1) 0.2:1 Minimum Lot Size 1000 m2 Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Acid Sulfate Soils Class 3
--------------------------------------	---

Proposed development

Proposed type of development	Dwelling Balconies, decks, patios, terraces or verandahs Demolition
Description of development	Demolition of existing single storey dwelling, construction of proposed two storey dwelling, detached deck and additions/modifications to existing shed to create expanded dwelling
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Existing gross floor area (m2)	200
Proposed gross floor area (m2)	343
Total site area (m2)	1,133
Cost of development	
Estimated cost of work / development (including GST)	\$580,855.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1344190S
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?	
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
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 Planning Agreement ?	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?	
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.	No
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?	No
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 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:

Company Name	Rangegrove Pty Ltd ATF Ward Bertrand Trust
ABN	131821380
ACN	
Trading Name	
Email address	wardgm@bigpond.net.au
Billing address	68 Berry St, Sherwood, QLD 4075

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Floor Plans - 14 Casons Lane New Brighton
BASIX certificate	BASIX Certificate ABSA Stamped Plans - 14 Casons Lane New Brighton BASIX certificate - 14 Casons Lane New Brighton
Bushfire report	Bushfire Report - 14 Casons Lane New Brighton
Cost estimate report	Cost of Development Report - 14 Casons Lane New Brighton
Generated Pre-DA form	Pre-DA form_1674312563.pdf
Other	Letter of Support - 14 Cason Lane New Brighton Flood Information Certificate - 14 Casons Road NEW BRIGHTON Cover Letter - 14 Casons Lane New Brighton
Owner's consent	Owners Consent - 14 Casons Lane New Brighton
Statement of environmental effects	Statement of Environmental Effects - 14 Casons Lane New Brighton
Waste management plan	Waste Management Plan - 14 Casons Lane New Brighton

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	10.2023.14.1
Date on which the application was lodged into Council's system	21/02/2023