

## Applicant contact details

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Title	Ms
First given name	Kate
Other given name/s	
Family name	Singleton
Contact number	0438803021
Email	kate@plannersnorth.com.au
Address	PO Box 538 LENNOX HEAD NSW 2478
Application on behalf of a company, business or body corporate	Yes
ABN	56291496553
ACN	
Name	KATE SINGLETON PTY LTD & S J CONNELLY CPP PTY LTD
Trading name	
Is the nominated company the applicant for this applica	
ABN	56291496553
ACN	
Name	KATE SINGLETON PTY LTD & S J CONNELLY CPP PTY LTD
Trading name	
Is the nominated company the applicant for this application?	Yes
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	AIDOP NO 5 Pty Ltd ATF AIDOP NO 5 UNIT TRUST & AIDOP NO 6 PTY LTD ATF AIDOP NO 6 UNIT TRUST
ABN / ACN	

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	Modification Application
On what date was the development application to be notified determined	4/11/2021
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved

Development Application number of the consent to be modified	DA10.2021.291.1
Description of the proposed modification	Delete Deferred Commencement Condition in relation to stormwater management & amend Condition 27 in relation to stormwater management.
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-101826
Site address #	1
Street address	116 JONSON STREET BYRON BAY 2481
Local government area	BYRON
Lot / Section Number / Plan	1/-/DP258385 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Byron Local Environmental Plan 2014 Land Zoning B2: Local Centre Height of Building 11.5 m Floor Space Ratio (n:1) 1.3:1 Minimum Lot Size 200 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Acid Sulfate Soils Class 3 Local Provisions Building Height Allowance Map Design Excellence Map
Site address #	2
Street address	118 JONSON STREET BYRON BAY 2481
Local government area	BYRON
Lot / Section Number / Plan	2/-/DP258385 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	Land Application LEP Byron Local Environmental Plan 2014 Land Zoning B2: Local Centre Height of Building 11.5 m Floor Space Ratio (n:1) 1.3:1 Minimum Lot Size 200 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Acid Sulfate Soils Class 3 Local Provisions

## Proposed development

Proposed type of development	Demolition Mixed use development Retail premises Other
Description of development	Demolition of the existing approved backpacker's hostel, tree removal and the construction of a mixed use development comprising basement parking, ground floor retail premises and serviced apartments, two levels of serviced apartments above and provision of guest facilities on the roof including a private swimming pool. The proposed development provides a total of 41 serviced apartments.
<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	3
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	4,282
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$27,661,305.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1194522M
<b>Subdivision</b>	
Number of existing lots	
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	119
Number of loading bays	1
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.
Crown development	
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 Water Management Act 2000
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)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	Byron Local Environmental Plan 2014
What is the zone of the land?	
Address	116 JONSON STREET BYRON BAY 2481
Zone	B2
What is the zone of the land?	
Address	118 JONSON STREET BYRON BAY 2481
Zone	B2
What are the objectives of the zone(s) ?	
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	4.3
Numeric value of the standard being varied	11.5
Numeric value of the development against this standard	14.1
Percentage value of the proposed variation	22.6
What are the objectives of the development standard(s) ?	
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	20201080 and 20201081

<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	Kate
Other given name(s)	
Family name	Singleton
Contact number	0438803021
Email address	kate@plannersnorth.com.au
Billing address	PO Box 538 LENNOX HEAD NSW 2478

### Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	31 Avocado Crescent Ewingsdale_Submission plans_Issue A 31 Avocado Crescent Ewingsdale_basix report_03 116-118 Jonson St - BASIX Stamped Drawings 116-118 Jonson St - BASIX Obligation Report 116-118 Jonson St - BASIX Certificate
Clause 4.6 variation request	210520 116-118 Jonson St SEE Appendix A Clause 4.6 Variation
Fee estimate	Fee Estimate_1649755225.pdf
Generated Pre-DA form	Pre-DA form_1648830261.pdf
Section 10.7 Planning Certificate (formerly Section 149)	Pages from Contract - 116 Jonson Street - Sale to AIDOP 5 & 6 - V5 02.02.2021 FINAL
Statement of environmental effects	220331 MOD #2 DA 10.2021.291.1 1720.3995
Stormwater drainage plan	7054-116-118_Jonson_St_SWMP_MOD

### 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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	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	10.2021.291.3
Date on which the application was lodged into Council's system	6/04/2022