



**BYRON SHIRE COUNCIL**

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\*\*\*Office Use Only\*\*\*

DA No: **10.2019.338.1** Date **25/6/2019**

Concurrent application/s  YES  NO see Step 5

Parcel No(s): **269449**

Zoning: **R2**

Notations: **FPL** DIP ASS BPL HCV **HER** (item / area)  
 PR123 (Precinct:.....)

Record No: #...../.....Container: .....

E2018/61985

# Development Application Form

Issued under Section 4.12 of the Environmental Planning and Assessment Act 1979

Use this form to apply for consent to carry out development. Please ensure you have submitted all relevant information to minimise delays. Once your application has been assessed the applicant will be advised in writing of Council's Determination.

**Step 1 Description of Land you propose to Develop**

Unit No.	House No. <b>1</b>	Street <b>PADDY'S COURT</b>
Suburb or Town <b>BANAGLOW</b>		
Lot / DP / SP No. / Sec No. <b>8 DP 1247689</b>		
Owner/s Name <b>LA + MC LE SUEUR</b>		
Owner/s Email <b>lyle@cedarcreekconstructions.com.au</b>		

**Step 2 Details of the Applicant/s**

Anyone can submit an application but if the applicant is not the owner of the land, the Owner(s) written consent to lodge the application is required. All correspondence will be sent to the applicant. It is important to notify Council of any change of address and/or telephone number if this occurs during the processing of the application.

Name/ Company Name <b>LYLE LE SUEUR</b>	
Contact Name (in the case of a Company)	
Postal address <b>28 OLD BYRON BAY ROAD NEWRYBAR 2479</b>	
Email <b>lyle@cedarcreekconstructions.com.au</b>	
Mobile <b>0418 432 947</b>	Daytime Telephone

**Step 3 Describe the Development you wish to carry out**

**You may select more than one - will this work involve:**

<input type="checkbox"/> New Construction (vacant)	<input type="checkbox"/> Fit-Out of Existing Building	<input type="checkbox"/> Change of Use – No Building Works
<input checked="" type="checkbox"/> Alterations and / or Additions	<input type="checkbox"/> Demolition of Existing Building	<input type="checkbox"/> Change of Use – Building Works
<input type="checkbox"/> Subdivision of Land	<input checked="" type="checkbox"/> Relocation of Existing Building	<input type="checkbox"/> Tree Removal
<input type="checkbox"/> Other .....		

**Description of Proposal:** Describe briefly everything you want approved by Council

**Relocated Queenslanders + minor additions**

**Genuine and accurate estimated cost of Development (inc GST)** \$ **150,000**

You must provide a cost summary report to lodge the DA depending on the estimated cost of works. For further information refer to the **Fact Sheet – Estimating the Cost of Development:**

\$0 - \$150,000 - a cost summary report prepared by the applicant or a suitably qualified person \*

> \$150,000 - \$3 million - cost summary report prepared by a suitably qualified person \*

> \$3 million - cost summary report prepared by a suitably qualified person \*

\* Refer Page 10

<b>Floor area of proposed development</b> <b>152m<sup>2</sup></b>	<b>m<sup>2</sup></b>	<b>Volume of pool where relevant</b>	<b>m<sup>2</sup></b>
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**Step 4 Concept Development Application**

Your development application can set out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications. Refer to section [4.4 of the Environmental Planning and Assessment Act 1979](#)

Are you lodging a Concept Development Application?

No  Go to next question

Yes  Please describe stages:

**Warning:** If "Yes" is ticked, then all stages might need to be the subject of a separate development application/s. If all stages are to be approved under one consent, then it might be more appropriate to tick "No" in answer to this question and simply describe the staging of the development in your SEE or EIS.

**Step 5 Other Approvals from Council**

Certain types of development may include activities that also require other approvals from Council in addition to development consent. These additional approvals are required by the Local Government Act 1993 and the Roads Act 1993. You can apply for consent as part of the DA process, or apply separately once your development has been approved. If you are applying for any other approval, you will need to supply additional documentation as outlined on the relevant forms below. Additional fees will also be required.

Are you applying for other approvals from Council as part of this DA?  Yes (refer to forms below)  No

- Please complete a separate [Activity\(s\) Approval Application Form](#).
- Where the approval is to install a new Onsite Sewage Management System (OSMS) or upgrade an existing system, a [On-Site Sewage Management System Application Form](#) is required

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<input checked="" type="checkbox"/>	Works in Council Road Reserve (ie. driveway) (Roads Act 1993)	51. 2019.1119.1
<input checked="" type="checkbox"/>	Plumbing, Water Supply, Trade Waste or Sewer Drainage Connected to Council Infrastructure (LGA 1993)	60. 2019.1204.1
<input type="checkbox"/>	Stormwater connected to Council Infrastructure or On-Site Detention (LGA 1993)	55.
<input type="checkbox"/>	Onsite Sewage Management System (LGA 1993)	70.
<input type="checkbox"/>	Other Local Government Act Approvals – Please Specify: .....	

**Step 6 Environmental Effects of your Development**

All applications are to be supported by a Statement of Environmental Effects (in some cases a more detailed Environmental Impact Statement may be required (see below).

6a A Statement of Environmental Effects is a report that details and explains the likely impacts of the development both during and after development, and the proposed measures that will mitigate impacts. It also includes a detailed assessment of the proposed development having regard to all the planning controls that apply to the land or type of development. Refer to Council's Fact Sheet 'Preparing a Statement of Environmental Effects'.

**I have prepared a Statement of Environmental Effects**

Yes

No The proposal is Designated Development or is part of Critical Habitat and requires detailed assessment. Go to Step 6B

6b **Designated Development** refers to developments that are high impact (eg likely to cause pollution) or are located in or near an environmentally sensitive area (eg wetland).

**Is your development Designated Development?**

Yes I have prepared an Environmental Impact Statement.

No

6c A Species Impact Statement is required where the development is proposed on land that is part of a **critical habitat**, or is likely to have significant impact on threatened species, populations, ecological communities or their habitats?

**Is the development on land that is part of a Critical Habitat or is it likely to have significant impact as above?**

Yes A Species Impact Statement has been prepared.

No

6d Does your proposal require works to a **heritage item**?

- Yes Please attach a **heritage impact statement**
- No

6e Does your proposal involve a variation to a development standard(s) (as contained within the Byron LEP 1988 or Byron LEP 2014) or a variation to a development control(s) (as contained within the Byron DCP 2014)?

- No
- Yes, variation to a development standard - attach a written application for variation to development standard
- Yes, variation to a development control - attach a written application for variation to development control(s)

### Step 7 Concurrence from State Agencies

Council may need the agreement or concurrence of a State Government Agency before it can give you a consent to carry out your development. The need for Council to obtain that agreement is specified in various regulations and environmental planning instruments affecting your land. Council can tell you whether it needs to refer your application to a Government Agency for concurrence.

Does the proposed development require Concurrence?

- No
- Yes - please indicate from whom Concurrence is required

<input type="checkbox"/> NSW Government Planning and Environment	<input type="checkbox"/> NSW Government Roads and Maritime Service
<input type="checkbox"/> NSW Government Environment and Heritage	<input type="checkbox"/> Other .....

*A cheque made payable to each agency for the applicable fees and additional copies of all supporting documents is required to be lodged.*

### Step 8 Approvals from State Agencies – Integrated Development

Integrated development is development that requires licences or approvals from a NSW Government agency. Council will refer the application to the necessary agency/ies so that there is an integrated assessment of the proposal. Most forms of development will not be “integrated”.

Does this proposal require additional approval as Integrated Development?

- No
- Yes - Please tick the relevant box

Fisheries Management Act	<input type="checkbox"/> s144	<input type="checkbox"/> s201	<input type="checkbox"/> s205	<input type="checkbox"/> s219
Heritage Act 1977	<input type="checkbox"/> s58			
Mine Subsidence Compensation Act 1961	<input type="checkbox"/> 1544			
Mining Act	<input type="checkbox"/> ss63, 64			
National Parks and Wildlife Act 1994	<input type="checkbox"/> s90			
Petroleum (Onshore) Act 1991	<input type="checkbox"/> s9			
Protection of the Environment Operations Act 1997	<input type="checkbox"/> ss43(a), 47, 55	<input type="checkbox"/> ss43(a), 47, 55	<input type="checkbox"/> ss43(a), 47, 55	
Roads Act 1993	<input type="checkbox"/> s138			
Rural Fires Act 1997	<input type="checkbox"/> s100B			
Water Management Act 2000	<input type="checkbox"/> ss89, 90, 91			

*For further information, refer to the [Integrated Development Checklist](#).*

*A cheque made payable to each agency for applicable fees and additional copies of the application and all supporting documentation is required.*

**Step 9 BASIX Certificate**

BASIX stands for Building Sustainability Index. BASIX is an initiative that was introduced by the NSW Government to ensure homes are designed to be more energy and water efficient. BASIX applies to:

- New residential dwellings with a total cost of \$50,000 or more.
- Alterations or additions to existing residential dwellings with a total cost of \$50,000 or more.
- Swimming pools with a capacity greater than 40,000 litres.

If your proposal falls into of the above three categories, then you will need to submit a BASIX Certificate with your Development Application or application for a Complying Development Certificate.

If a BASIX Certificate must be less than 3 months old at the date of DA lodgement. All details indicated on the BASIX Certificate as “show on DA plans” must be shown on the plans.

Is a **BASIX Certificate** required?

- No – Go to Step 8
- Yes - BASIX Certificate No: .....

**Step 10 Construction Certificate**

If your proposal involves construction or structural work, you may need a Construction Certificate. You can apply for a Construction Certificate now, or at a later date, either from Council’s Building and Construction Services Team or from a Private Certifier.

Is a **Construction Certificate** application to be lodged with Council at the same time as this application?

- No
- Yes *Please complete separate **Construction Approval Application Form** and submit along with the two (2) hardcopies of the associated plans/documentation, one digital copy and payment of the required fees.*

**Step 11 Privacy Policy**

The information you provide in this application will enable your application to be assessed by Council and any relevant state agency. If the information is not provided, Council can refuse the application. Your application may be notified or advertised to the public for comment. Council will keep the application in a Register that can be viewed by the public at any time. Please contact the Council if the information in your application is incorrect or if it changes. Information collected will be used in accordance with Council’s Privacy and Personal Information Management Plan.

**Step 12 Political Donations and Gifts**

Please be aware of the Statutory obligations to disclose **Political Donations and Gifts** that may apply to you or associated people if you are lodging a Development or S4.55 Application. A failure to meet your obligations is an offence. Links to information and resources on this topic are available from Council’s website. All Political Donations and Gifts Disclosure Statements will be public documents.

Does a **Political Donations and Gifts Disclosure Statement** accompany this application?

- No
- Yes – You will need to lodge a [Political Donations and Gifts Disclosure Statement](#)

**Step 13 Payment Options**

Council accepts payments by cash, cheque, money order, eftpos or credit card (Visa and Master only) at Council’s Administration Office. All cheques are to made payable to **Byron Shire Council**. Should you wish to mail your application package to Council and wish to use the credit card facility, please download an [Authority to Charge Credit Card](#) form which can be found on Councils website or alternatively enclose a cheque or money order.

**Step 14 Signature of all Owner/s**

**All owners of the land to be developed must sign the application prior to the application being submitted.**

- If you are not the owner of the land, you must have all the owner/s sign the application. You can only sign on behalf of the owner/s if you have power of attorney or a letter of authority. Refer to Council's **Factsheet regarding Owners Consent** for more information.
- If signing on behalf of a company, a statement beside each signature clearly identifying the position of the person signing is required. (If the signatures or seal as per the Fact Sheet in relation to corporation are NOT given on the Development Application form it MUST be given on a business letter (ie on a letterhead) that states the Australian Company Number (CAN) or if the last 9 digits of the CAN are the same, then the Australian Business Number (ABN)).
- If Council is the owner of the land, you will need to obtain owners consent prior to lodging the development application. Complete a [Request for owners consent to lodge an application on Council owned land](#) and submit it to Council with any of the required information. If owners consent is granted, this is to be attached to the development application on lodgement of the development application.

**As the owner/s of the above property, I/we consent to this application and consent to the Council, its servants or agents entering upon the property without first having given notice, for the purpose of carrying out all or any inspections which the Council may deem appropriate in connection with the processing of this application.**

**Conflict of Interest declaration**

To ensure transparency in Council's decision making process and to avoid potential conflicts of interest owners are to make a declaration as to whether they are a Council employee or Councillor or are a friend/relative/associate to a Council employee or Councillor.

I am a Council employee or Councillor

No

Yes

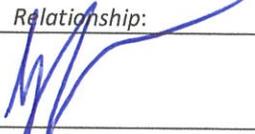
I am a friend, relative or associate to a Council employee or Councillor

No

Yes (state relationship below)

- Relationship:

**Signature**



**Signature**



**Name**

LYLE LE SUEUR

**Name**

Melanie Le Sueur

**Date**

24-6-19

**Date**

24-6-19

**Step 15 Signature of all Applicant/s**

By signing this application,

1. I confirm that the application form is completed and the information (e.g. Number and type of plans, etc) required by Council is attached.
2. I licence Council to make all documents lodged with this application of which I am the copyright owner publicly available on Council's website both during the assessment of this application and thereafter, and further licence Council to reproduce all such documents for any purpose associated with the exercise of its functions under the Environmental Planning & Assessment Act 1979 in respect of this application, and for the purpose of complying with its obligations under the Government Information (Public Access) Act 2009.
3. I warrant that to the extent that I do not own the copyright in any documents lodged with this application, the Council is licensed by the copyright owner to use the documents lodged with this application in accordance with paragraph 2 above.
4. I indemnify the Council against all claims and actions in respect of a breach of copyright arising from any unauthorised use of any documents lodged with this application."

**Note: ALL correspondence will be forwarded to the applicant, including the determination.**

**Conflict of Interest declaration**

To ensure transparency in Council's decision making process and to avoid potential conflicts of interest applicants are to make a declaration as to whether they are a Council employee or Councillor or are a friend/relative/associate to a Council employee or Councillor.

I am a Council employee or Councillor

No

Yes

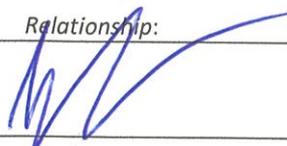
I am a friend, relative or associate to a Council employee or Councillor

No

Yes (state relationship below)

- Relationship:

**Signature**



**Signature**

**Name**

LYLE LE SUEUR

**Name**

**Date**

24-6-19

**Date**

## Application Requirements

The following matrix and checklist will assist you with the preparation of your application. In providing the information outlined below, you will be assisting Council staff to process your application in a timely manner.

The matrix identifies the **minimum** information (plans and supporting documents) required for common types of developments. Please note that if any other plans or documents relate to your proposal that are not listed in the matrix they may still be submitted to Council for assessment.

<b>Legend</b>		New Residential Dwellings	Alts / Adds to Residential Dwelling	Garage, Outbuilding, Awning, Carport, etc	Secondary Dwelling	Farm Building	Swimming Pool	Dual Occupancy	Multi Dwelling Housing	Commercial / Industrial Buildings	Subdivision
✓ Document required		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
● Document may be required		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
n/a Document not required		✓	✓	✓	✓	✓	✓	✓	✓	✓	●
	Statement of Environmental Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Site Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Floor Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	●
	Elevations	✓	✓	✓	✓	✓	●	✓	✓	✓	●
	Section Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	●
	BASIX (correct type of certificate)	✓	●	n/a	✓	n/a	●	✓	✓	n/a	n/a
	BASIX stamped plans & Certificate	✓	●	n/a	✓	n/a	●	✓	✓	n/a	n/a
	Landscaping Plan	●	●	●	●	●	●	●	●	●	●
	Erosion & Sediment Control	✓	●	●	✓	●	✓	✓	✓	✓	✓
	Driveway Plan & Section	✓	●	●	●	●	n/a	✓	✓	✓	✓
	Stormwater Plan & Calculations	●	●	●	✓	●	n/a	✓	✓	✓	●
	OSMS Report / Plans	●	●	●	●	●	n/a	●	●	●	●
	Waste Minimisation Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	External Finishes & Materials	✓	●	✓	✓	✓	✓	✓	✓	✓	●
	Heritage Management Document	●	●	●	●	●	●	●	●	●	●
	SEPP 55 Contamination Report	●	●	●	●	●	●	●	●	●	●
	Car parking Plan	✓	●	●	●	●	n/a	✓	✓	✓	●

<b>Environmental Impact Statement</b>	If the development was identified in Step 6c as requiring an Environmental Impact Statement (EIS), have the required copies been provided? <i>Note: For full details regarding the requirements for an EIS, please contact NSW Planning and Environment or see their website as follows: <a href="http://www.planningportal.nsw.gov.au/understanding-planning/assessment-systems/local-development">www.planningportal.nsw.gov.au/understanding-planning/assessment-systems/local-development</a>.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
<b>Species Impact Statement</b>	If the development was identified in Step 6 as requiring a Species Impact Statement, have the required copies been provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
<b>Site Plan</b>	a. Location, boundary dimensions, site area and north point clearly shown?	<input checked="" type="checkbox"/> Yes
	b. Existing vegetation and trees on the land indicated?	
	c. Location and uses of existing buildings on the land listed?	
	d. Existing levels of the land in relation to buildings and roads provided?	
	e. Location and uses of buildings on sites adjoining the land provided?	
	f. If the property is flood affected, are the existing contours or spot heights to be provided in A.H.D?	
<b>Plans / Sketches</b>	a. Floor plans of existing and proposed building indicating layout, partitioning, room sizes and intended uses of each part of the building provided?	<input checked="" type="checkbox"/> Yes
	b. Elevations and sections showing existing and proposed external finishes and heights of any proposed buildings provided?	
	c. Proposed finished levels of the land in relation to existing and proposed buildings and roads provided?	
	d. If the property is flood affected, are the existing and proposed finished floor levels provided in A.H.D?	
	e. Proposed parking arrangements, entry and exit points for vehicles and provision for movement of vehicles within the site provided, including dimensions?	
	f. Proposed landscaping and treatment of the land provided including plant type, height and maturity?	
	g. Proposed methods of draining the land provided?	
	h. For BASIX affected and BASIX optional development, are all BASIX requirements indicated on plans?	
	i. Do the plans contain details of existing and proposed subdivision pattern, including the number of lots and location of roads?	
	j. For proposals involving subdivision, have the appropriate engineering details and plans been provided?	
<b>BASIX Certificate</b>	A BASIX certificate is required for all new dwellings (including secondary dwellings), dwelling alterations and additions (where the cost of works exceeds \$50,000.00) and swimming pools over 40,000 litres.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
	a. For BASIX affected and BASIX optional development has certificate/s issued no earlier than 3 months before the date of lodgement has been provided? b. Have the required details been included on the plans?	
<b>Fire Safety Schedule</b>	a. If the proposal includes change of use of a building, has a list of category 1 fire safety provisions been provided for both current provisions and provisions that apply following the change of use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
	b. For commercial, retail and industrial development, has a list of category 1 fire safety provisions been provided?	
<b>Specific Use Requirements</b>	If the proposal involves the use of a building as an <b>entertainment venue or a function centre, pub, registered club or restaurant</b> , has a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies been provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
<b>Other Required Documents</b>	a. If applicable, have details regarding the access to and impact of the development upon infrastructure including water, sewerage, electricity, stormwater disposal and vehicular access, noting in particular the requirements of Council Policy 4.20 "Building over pipelines and other underground structures" been provided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
	b. If the property is not in a sewerage area, have details of the proposed on site sewage management system been provided?	
	c. If stormwater works are proposed, have engineer's plans and calculations been provided?	
	d. Where the property is identified as having contaminated soil, have details addressing the requirements of State Environmental Planning Policy 55 – Remediation of Contaminated Land been provided?	
	e. For residential building works, has a schedule of the building materials and colours, in accordance with the provisions of Chapter D1.2.4 of Council's Development Control Plan 2014 been provided?	
	f. For works in a Heritage Conservation Area or Heritage Item, has a Heritage Impact	

## Checklist of documentation to accompany your application

**This checklist will assist with the lodgement of your application by ensuring you have included all the necessary details. This will prevent delays in processing your application.**

- Please do not lodge your Development Application until you have checked each items on this checklist and indicated whether you have included the required information.
- All documentation, including plans, must be prepared to a scale which will enable easy assessment, A3 in size and a scale of 1:100 is generally preferred.
- The following information should be included on all plans and documents:
  - Applicant name, block / house / shop / flat number, street / road name, town or locality.
  - Lot number, section number, DP number.
  - Measurements in metric.
  - The position of true north.
  - Building or parts of building to be demolished to be indicated in outline.
  - Author name and date of plan
- Two (o) copies of the application form, all plans and supporting documents are required to be provided, along with a digital copy (preferably on CD or USB drive) in accordance with Council’s digital requirements. All documents should be labelled correctly to reflect the type of documentation submitted.
- Be aware that if the required information is not provided, your application will not be accepted by Council.

	REQUIRED INFORMATION	SUPPLIED
<b>Application form</b>	a. Have mobile phone numbers and email addresses been provided for the Applicant at Step 2?	<input checked="" type="checkbox"/> Yes
	b. Has the proposed development been adequately described and the cost of works provided at Step 3?	
	c. Is Concurrence from State Agencies noted at Step 9? If so please ensure that the application fee to each of the relevant State Authorities has been provided and the required administration fee/s paid.	
	d. Is the application Integrated Development as noted at Step 10? If so please ensure that the application fee to each of the relevant State Authorities has been provided and the required administration fee/s paid.	
	e. Have ALL owner/s provided consent at Step 13? <i>Note if owner is a company then two (2) directors or one (1) director and one (1) company secretary must sign. If the owner is a Strata then a Strata Seal is required.</i>	
	f. Have ALL applicant/s provided consent at Step 14? <i>Note if applicant is a company then two (2) directors or one (1) director and one (1) company secretary must sign.</i>	
	g. Estimating the cost of development The following people are recognised as suitably qualified persons: <ul style="list-style-type: none"> <li>– a builder who is licensed to undertake the proposed building works</li> <li>– a registered quantity surveyor</li> <li>– a registered land surveyor</li> <li>– a registered architect</li> <li>– a practising qualified building estimator</li> <li>– a qualified and accredited building designer</li> <li>– a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.</li> </ul>	
	<b>Statement of Environmental Effects</b>	a. Environmental impacts of the development described?
	b. Have the environmental impacts of the development have been identified?	
	c. Have the steps to be taken to protect the environment or to lessen the expected harm to the environment been described?	
	d. Relevant provisions of the following addressed: <ol style="list-style-type: none"> <li>1. Environmental Planning and Assessment Regulation 2000</li> <li>2. State Environmental Planning Policies</li> <li>3. Byron Local Environmental Plan (LEP 1988 and / or LEP 2014)</li> <li>4. Byron Shire Development Control Plan (DCP 2010 and / or DCP 2014)</li> </ol>	
	e. If the proposal relates to residential flat developments to which State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development, have all details as described in the State Policy been provided?	

	Statement addressing the requirements of Chapter C1 of Council's Development Control Plan 2014 been provided?	
	g. Has a Site Waste Minimisation Plan been provided?	
	h. Where the property is identified as being bushfire effected, have bushfire requirements been addressed in accordance with NSW Rural Fire Service?	
	i. Stormwater Concept Plan checklist (see below)	
<b>Documents Provided</b>	a. Have TWO (2) copies of the SEE, all plans and all supporting documents been provided? It is preferred that plans and supporting documents are not bound and that all documents are stapled / bundled as required.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
	b. Has an digital copy of the application form, SEE, all plans and all supporting documents been provided? Additional fees will apply if not.	
	c. Have additional copies of the application form, SEE, all plans and all supporting documents been provided for any referral bodies noted at Steps 8 and 9.	

## ESTIMATED COST OF WORKS

The genuine cost of the development proposed in a development application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST. If the estimate is understated, the figure will need to be adjusted. Additional application fees may then be incurred.

Various commercial entities publish building and construction cost guides/calculators which can be referenced. The Australian Institute of Quantity Surveyors provides technical guidance on estimating costs and methods of measurement in the Australian Cost Management Manuals.

## GENERAL PROJECT INFORMATION

APPLICANT'S NAME	LYLE LE SVEUR	
APPLICANT'S ADDRESS	28 OLD BYRON BAY ROAD NEWRYBAR	
DATE:	24-6-19	
DEVELOPMENT NAME	LOT 8 No 2 PADDYS COURT	
DEVELOPMENT ADDRESS	AS ABOVE	
DESCRIPTION OF WORKS	Relocated QLDer + minor adds	
TOTAL SITE AREA	Gross floor area (commercial)	m <sup>2</sup>
	Gross floor area (residential)	152 m <sup>2</sup>
	Gross floor area (retail)	m <sup>2</sup>
	Gross floor area (industrial)	m <sup>2</sup>
	Gross floor area (other)	m <sup>2</sup>
PARKING	Gross floor area (parking)	m <sup>2</sup>
	Number of parking spaces	
DEMOLITION WORKS		0 m <sup>2</sup>
OTHER WORKS		

## ESTIMATED COST OF WORKS

Please attach the table below. If the development is over \$3,000,000, a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.

## CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- the estimated costs have been prepared having regard to the matters set out in clause 255 of the

*Environmental Planning and Assessment Regulation 2000*

Signed:  Contact No. 0418 432 947  
 Name: LYLE LE SVEUR Contact Address: 28 OLD BYRON BAY ROAD  
 Position: Date: 24-6-19 NEWRYBAR

**ESTIMATED COST OF WORKS – Development less than \$3,000,000**

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$ 0
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ 0
Excavation or dredging including shoring, tanking, filling and waterproofing	\$ 0
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$
Building construction and engineering costs <ul style="list-style-type: none"> <li>▪ concrete, brickwork, plastering</li> <li>▪ steelwork/metal works</li> <li>▪ carpentry/joinery</li> <li>▪ windows and doors</li> <li>▪ roofing</li> </ul>	\$ 52,000
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ 25,000
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$ 25,000
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ 10,000
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 2,000
Professional fees (e.g. architects and consultant fees, excluding fees associated with non- construction components)	\$ 1,000
Other (specify)	\$
Parking / garaging area	\$ 20,000
GST	\$ 15,000
TOTAL	\$ 150,000

## Stormwater Concept Plan

Council's Comprehensive Guidelines for Stormwater Management can be found on Council's website. Section 3.4 of Council's [Comprehensive Guidelines for Stormwater Management](#) is reproduced below:

Development applications **not** seeking concurrent approvals for the stormwater management system must be supported by a Stormwater Concept Plan generally containing the following information:

1. Existing and proposed finished surface contours at relevant intervals (i.e. 0.1m for flat sites to 1.0m for sloping sites) and spot levels.
2. Proposed and existing building locations and floor levels.
3. Street levels including gutter.
4. Proposed infiltration measures (e.g. soakage trenches, swales, landscaping, permeable pavements, etc.). Where infiltration failure will affect a neighbouring property and the development involves more than a single dwelling (e.g. multi unit residential, commercial, industrial etc) then detailed infiltration test results and detailed designs are required.
5. Proposed discharge points to the public stormwater drainage system (show levels at these locations).
6. Site constraints such as trees, services or structures that may affect the drainage system.
7. Existing or proposed drainage easements.
8. Any surface flow paths or flood-affected areas.
9. Conceptual location and levels of proposed stormwater pipes and drainage pits.
10. Conceptual location and approximate area of proposed on-site detention facilities.
11. Proposed on-site detention stored water invert levels and emergency spillways.
12. Proposed management controls for flows entering, within and leaving the site.
13. Preliminary on-site detention calculations.
14. Justification that the proposed design measures will not cause adverse stormwater impacts on adjoining properties

Copies of Deposited Plan(s) and section 88B Instruments, showing details of easements over downstream properties, must also be submitted with the development application.

## Stormwater Concept Plan Checklist

The following checklist is required to demonstrate that the development application provides a method of draining the land.

Requirements	Applicant		Council	
	Y	N	Y	N
<p>1. Does your development application include a stormwater concept plan? IF NO, WHY NOT?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Do the proposed design measures provide a lawful point of discharge in accordance with section 4.1 of Council's Comprehensive Guidelines for Stormwater Management?  IF YES, WHICH METHOD?</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Street drainage system.</li> <li><input type="checkbox"/> Public drainage system within the development site.</li> <li><input type="checkbox"/> Private drainage easement across neighbouring properties.</li> <li><input type="checkbox"/> Charged system – Single dwelling ONLY.</li> <li><input type="checkbox"/> Dispersion trench – Single dwelling ONLY.</li> <li><input type="checkbox"/> Infiltration system.</li> <li><input type="checkbox"/> Pump-out system – basement car park ONLY.</li> </ul> <p>IF NO, WHY NOT?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Do the proposed design measures provide on-site stormwater detention (OSD) in accordance with section 6.1 of Council's Comprehensive Guidelines for Stormwater Management?  IF NO, WHY NOT?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The total net increase in impervious area is less than 150 m2.</li> <li><input type="checkbox"/> The application relates to a single dwelling with no restriction on title requiring OSD.</li> <li><input type="checkbox"/> Land is zoned rural or large lot residential.</li> <li><input type="checkbox"/> The site drains directly to a trunk drainage system within the tidal reach of a river or stream.</li> <li><input type="checkbox"/> The site is located within a catchment within which a regional detention structure has been provided for the ultimate development of the catchment.</li> <li><input type="checkbox"/> Infiltration is used as the means of stormwater discharge from the site.</li> <li><input type="checkbox"/> A Consulting Engineer has demonstrated by appropriate drainage analysis that OSD will provide no benefit to any downstream drainage system for all storm frequencies up to 100 year ARI.</li> <li><input type="checkbox"/> Other _____</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Does the stormwater concept plan show the information required by section 3.4 of Council's Comprehensive Guidelines for Stormwater Management (see over)? IF NO, WHY NOT?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Office use only

Is additional information required for this application?

No  Yes

HAVE ADVISED LYLE SEE MAY NOT BE ADEQUATE  
HAVE ALSO ADVISED ADVERTISING MAY BE REQUIRED

Advertising level

Level 0

Level 1

Level 2

Development Support Officer

HONOR

Date

25/6/19