

## Initiator details

Title	
First given name	Land Development
Family name	Solutions
Contact number	0249635520
Email	admin@lds.net.au

## Applicant contact details

Title	
First given name	Land Development
Other given name/s	
Family name	Solutions
Contact number	0249635520
Email	admin@lds.net.au
Address	79 BROADMEADOW ROAD BROADMEADOW 2292
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 or business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	JBC Family Nominees Pty Ltd
ABN / ACN	609 852 164

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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## Development details

Application type	Development Application
Which Environmental Planning Instrument (EPI) applies to your development application?	State Environmental Planning Policy (Three Ports) 2013.
Site address #	1
Street address	20 SELWYN STREET MAYFIELD EAST 2304
Local government area	NEWCASTLE
Lot / Section Number / Plan	1/-/DP581002 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP

Planning controls affecting property	Land Zoning
	Height of Building
	Floor Space Ratio (n:1)
	Minimum Lot Size
	Heritage
	Land Reservation Acquisition
	Foreshore Building Line
	1.5 m Buffer around Classified Roads

#### Proposed development

Selected common application types	Change of use of land or a building or the classification of a building under the Building Code of Australia
Selected development types	Depot
Description of development	Change of use to Depot.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	-
Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	No
Saturday	-
Proposed to operate 24 hours on Sunday	No
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	
What is the estimated development cost, including GST?	\$477,400.00
Do you have one or more BASIX certificates?	No
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No

Subdivision	
Number of existing lots	
Is subdivison proposed?	
Proposed project details	
Number of additional jobs that are proposed to be generated through the operation of the development	
Proposed construction staff/employees	
Proposed operational staff/employees	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Are you intending to submit a concept application?	No
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 of the organisation assessing the application?	No
Does the applicant or owner have a relationship with any staff of the organisation 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	

#### Fee estimates

Works	
What is the estimated development cost, including GST?	\$477,400.00
Staged DAs: What is the estimated cost of any staged DA component?	
The DA is to be referred to a SEPP65 design review panel	No
The DA is Designated Development	No
Subdivision	
The DA proposes subdivision	
Does the DA involve the opening of a new road?	No
Advertisement	
The DA is for an advertisement (e.g. signage)	No
Concurrence	
Number of concurrence authorities	
Integrated Development	
Number of integrated approval agencies	
Other Development	
The development does not involve the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a building or work	No
Total Fee Payable to the Department	\$3,480.52

#### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	Other
Provide details	NA
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	
Is the development seeking certification from a sustainability rating system?	No
<b>Embodied emissions for non-residential developments</b>	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
<b>Low Emissions Construction Technologies</b>	
Describe any low emissions construction technologies incorporated in the development	na
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

#### Payer details

The *Environmental Planning and Assessment Regulation 2021* and consent authority'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 consent authority's adopted fees and charges. If your development needs to be advertised, the consent authority may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the consent authority for lodgement, at which time the fees will be calculated. The consent authority will contact you to obtain payment. Note that the application may be rejected if the fees are not paid.

Fee payment will be made by:

Company Name	JBC Family Nominees Pty Ltd
ABN	
ACN	
Trading Name	
Contact Name	Adam Jordan
Contact Number	0413039514
Email address	claims@scaffconnect.com.au
Billing address	PO Box 95, Carrington NSW 2294

#### Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Acoustic Report -20 Selwyn St Mayfield East
Architectural Plans	Architecturals - C - 20 Selwyn Street Mayfield East
Category 1 Fire Safety Provisions	SoEE -20 Selwyn Street, Mayfield East
Cost estimate report	Cost Estimate Report-addendum - 20 Selwyn Street, Mayfield East Cost Estimate Report - 20 Selwyn Street, Mayfield East
Generated Pre-DA form	Pre-DA form_1727505228.pdf
Landscape plan	DA - Landscape Concept Plan - 20 Selwyn Street MAYFIELD EAST (issue A) DA - Landscape Design Report - 20 Selwyn Street MAYFIELD EAST (issue A)
NABERS Embodied Emissions Materials Form	SoEE -20 Selwyn Street, Mayfield East
Other	Modular Buildings Quality Management systems Arbicultural Impact Assessment report - 20 Selwyn Street Mayfield East 2304 HWC Stamped Plans - 20 Selwyn Street, Mayfield East Specs 6 x 3m modular building Planning Certificate - 20 Selwyn Street, Mayfield East AHIMS Search - 20 Selwyn Street, Mayfield East 6x3 office A modular building
Owner's consent	Signed Authority Form - 20 Selwyn Street, Mayfield East
Statement of environmental effects	SoEE -20 Selwyn Street, Mayfield East
Stormwater drainage plan	Stormwater Management Plan-2 - 20 Selwyn Street, Mayfield East Stormwater Management Plan -2 -20 Selwyn Street, Mayfield East
Structural engineers report	Structural Certification Letter - LDS (Modular Office) Engineer Certification Letter - 20 Selwyn Street, Mayfield East
Survey plan	Detail Survey - 20 Selwyn Street Mayfield East

#### 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
Description provided for return reason	
Date on which the application was returned	1/01/1970
Applicant paid the fees?	No
Total fee paid	
Invoice number	
Date of payment	
Consent authority's unique identification number	DA24/14866
Date the application was accepted by the consent authority	4/10/2024