



## Development Application Form

Portal Application number: PAN-155393  
Council Application number: 10.2021.352.1

### Applicant contact details

Title	
First given name	Claire
Other given name/s	
Family name	Tunbridge
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	
ACN	
Name	
Trading name	
Is the nominated company the applicant for this application?	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	Rich River Golf Club
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	Development Application
Site address #	1
Street address	Lot 2 (part)/-DP1191295
Local government area	MURRAY RIVER
Lot / Section Number / Plan	
Primary address?	Yes

Planning controls affecting property	Land Application LEP NA
	Land Zoning NA
	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size NA
	Heritage NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA

**Proposed development**

Proposed type of development	Demolition Stratum / community title subdivision Other
Description of development	51-Lot Residential Community Title Subdivision with Common Property driveway, Demolition works, and Vegetation Removal
Provide the proposed hours of operation	
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	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
<b>Cost of development</b>	

Estimated cost of work / development (including GST)	\$220,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Community Title
Number of proposed lots	52
<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?	No
<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?	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
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?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Removal of native (7) and exotic/planted(126) vegetation in accordance with attached Test of Significance
Number of trees to be impacted by the proposed work	7
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be	50

removed	
Units	Square metres
<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:

Company Name	Rich River Golf Club
ABN	
ACN	
Trading Name	
Email address	
Billing address	

#### Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	S7310 - MLALC Report & AHIMS
Biodiversity Assessment Report	ToS Rich River Golf Club Moama v2
Bushfire report	S7310 - Bushfire Assessment 51-lot
Civil Engineering Plan	S7310_S1_ED V1
Cost estimate report	S310 - COST SUMMARY REPORT
Fee estimate	Application Invoice 9243 - 10.2021.352.1 - PAN- 155393
Generated Pre-DA form	Pre-DA form_1634730999.pdf
Landscape plan	S7310_S1_LP V1
	S7310 - RA 51-lot

Other	S7310_S1_Prelim Services Plan RRGCE Explanatory Notes for Future Residents V5 S7310-3E MRC RFI Response Additional information request S7310 - Cover Letter S7310_S1_CP9 Demolition Plan S7310 - Due Diligence Assessment 51 Lot Community Title Subdivision S7310 - CoT & TP S7310_Proposed Road V1 - Aerial S7310_Proposed Road V1 S7310_S1_CP9 Building Areas S7310_S1_CP9 - Aerial
Owner's consent	S7310 - Landowners Consent v2
Proposed Subdivision plan	S7310_S1_CP9 S7310_S1_CP9 Plan of Proposed Subdivision
Statement of environmental effects	S7310 - 51-lot DA Report
Survey plan	S7310_FS V2

#### 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 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	\$3,480.00
Council unique identification number	10.2021.352.1
Date on which the application was lodged into Council's system	21/12/2021