



Development Application Form

Portal Application number: PAN-136961

Council Application number: DA 124/21

Applicant contact details

Title	Mr
First given name	Shannon
Other given name/s	
Family name	Galea
Contact number	0358491400
Email	shannon@cafconsulting.com.au
Address	38 Wyndham Street Shepparton
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Edward River Council
ABN / ACN	90 407 359 958
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	Edward River Council
ABN / ACN	90 407 359 958

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	384-392 Poictiers Street, Deniliquin NSW 2710
Local government area	EDWARD RIVER
Lot / Section Number / Plan	1/-/DP732067 <input type="checkbox"/>

Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>1.5 m Buffer around Classified Roads</p> <p>Land near Electrical Infrastructure</p>

Proposed development

Proposed type of development	Multi-dwelling housing
Description of development	The purpose of this report is to support a development application for the Master Plan of a Staged development of a Seniors' Living Precinct on behalf of Edward River Council located at the corner of Hardinge and Harfleur Street, known as 384 - 392 Poictiers Street Deniliquin. The legal description of the land is Lot 1 DP732067 and Lot 2 DP122075.
Dwelling count details	
Number of dwellings / units proposed	32
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	22,642
Cost of development	
Estimated cost of work / development (including GST)	\$11,000,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	2
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	32
Number of loading bays	0
Is a new road proposed?	Yes
Description of the proposed roadworks	Concrete roadway used to service the 32 dwellings only

Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Stage 1 - 6 metre road , including development of six (6) dwellings. Stage 2 – continuation of road running development of nine (9) dwellings, and trailer, parking compound including a carport with solar panels Stage 3 proposes the construction of a Community Centre totalling 1220m2. Stage 4 – construction of eleven (11) dwellings. Stage 5 – construction of six (6) dwellings
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
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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	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?	Yes
Description provided	Council Development
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 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	Edward River Council
ABN	90 407 359 958
ACN	
Trading Name	Edward River Council
Email address	shannon@cafconsulting.com.au
Billing address	38 Wyndham Street Shepparton

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	82-86 HARDINGE ST - STAMPED (2-5) 82-86 HARDINGE ST - STAMPED
BASIX certificate	82-86 HARDINGE ST - STAMPED (2-5) 16-82-86 HARDINGE ST - CERT 17-82-86 HARDINGE ST - CERT 18-82-86 HARDINGE ST - CERT 19-82-86 HARDINGE ST - CERT 20-82-86 HARDINGE ST - CERT 21-82-86 HARDINGE ST - CERT 22-82-86 HARDINGE ST - CERT 23-82-86 HARDINGE ST - CERT 24-82-86 HARDINGE ST - CERT 25-82-86 HARDINGE ST - CERT 26-82-86 HARDINGE ST - CERT 27-82-86 HARDINGE ST - CERT 28-82-86 HARDINGE ST - CERT 29-82-86 HARDINGE ST - CERT 30-82-86 HARDINGE ST - CERT 31-82-86 HARDINGE ST - CERT 32-82-86 HARDINGE ST - CERT 7208 ERC - BASIX Certificate 2021-11-4 ENTIRE SITE 3-82-86 HARDINGE ST - CERT 5-82-86 HARDINGE ST - CERT 1-82-86 HARDINGE ST - CERT 14-82-86 HARDINGE ST - CERT 13-82-86 HARDINGE ST - CERT 11-82-86 HARDINGE ST - CERT 7-82-86 HARDINGE ST - CERT 6-82-86 HARDINGE ST - CERT 4-82-86 HARDINGE ST - CERT 2-82-86 HARDINGE ST - CERT 15-82-86 HARDINGE ST - CERT

	12-82-86 HARDINGE ST - CERT 9-82-86 HARDINGE ST - CERT 10-82-86 HARDINGE ST - CERT 8-82-86 HARDINGE ST - CERT 7208 ERC - BASIX Certificate 2021-8-27
Civil Engineering Plan	CIVIL SET(C)
Cost estimate report	Cost estimate Staging costs Staging and Cost e-mail ERC SLP DA Cost estimate report for DA 30-8-21
Fee estimate	Seniors Living Precinct , Poitiers St
Generated Pre-DA form	Pre-DA form_1630421080.pdf
Geotechnical report	DMM_5531_VR_1018 21C 0401 Report 21C 0522 Report
Landscape plan	82-86 Hardinge Street, Deniliquin LP AL 30.09.2021
Other	Statement of Environmental Effects
Photomontage	HardingeSt_CinematicPreview 3570 Video Links hsd-aerial-view-02-a03 hsd-aerial-view-01-a03
Social impact assessment	3570 - Development Application Staged Seniors Retirement Village
Statement of environmental effects	Statement of Environmental Effects - Seniors Retirement Village - Deniliquin 3570 - Statement of Environmental Effects - Seniors Retirement V
Survey plan	3570-MV - NSW Plan - Deposited Plan 1220715 3570-MV - NSW Plan - Deposited Plan 732067 3570-MV - NSW Title - 2 1220715 3570-MV - NSW Title - 1 732067

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	

Council unique identification number	DA 124/21
Date on which the application was lodged into Council's system	3/12/2021