

Applicant contact details

Title	Mr
First given name	John
Other given name/s	
Family name	Mckee
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	76124274335
ACN	124274335
Name	KEEPLAN PTY LIMITED
Trading name	Metro Planning Services
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	Sapphire Business Park Pty Ltd
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.

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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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	14/06/2022
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved

Development Application number of the consent to be modified	
Description of the proposed modification	Reduce proposed industrial units to nineteen (19) & amend approved stormwater management plans.
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-158867
Site address #	1
Street address	148 MOUNT DARRAGH ROAD SOUTH PAMBULA 2549
Local government area	BEGA VALLEY
Lot / Section Number / Plan	22/-DP812587 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Bega Valley Local Environmental Plan 2013 Land Zoning E4: General Industrial Height of Building 14 m Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Natural Resources Land Map

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	General industry Industrial Development
Description of development	Reduce approved industrial units to nineteen (19) and amend proposed stormwater management plans.
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	-
Dwelling count details	
Number of dwellings / units proposed	

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)	
Proposed gross floor area (m2)	0
Total site area (m2)	
Total net lettable area (m2)	
Cost of development	
Estimated cost of work / development (including GST)	\$3,810,000.00
Capital Investment Value (CIV)	\$3,810,000.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	0
Proposed operating details	
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
Concept development	
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?	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?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No

Would you like to apply for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
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?	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	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million A modification or a review to a development application, or a review of determination, where the original application was submitted on the NSW Planning Portal before 1 October 2023.

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* 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	Sapphire Business Park Pty Ltd	
ABN		
ACN		
Trading Name		
Email address		
Billing address		

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	78 Mt. Darragh - Full Set-min
Cost estimate report	Cost Summary report
Owner's consent	Bega Valley
Prior Notice of determination	2021.1271 Notice of Determination 2021.1271 Notice of Determination Modified Development Application_PAN-323143
Site Plans	78 Mt. Darragh - Full Set-min
Statement of environmental effects	Sapphire Business Park-148 Mount Darragh Road, South Pambula-SOEE for 19 Industrial Units
Stormwater Management Plan	EVERHARD CDS NIPPER GPT AC21056 CIVIL STORMWATER CONCEPT DA 14.02.2025
Survey plan	72904CD Site contours J000842CD Survey_47155ACD Model (1)
Survey Plan (Services/Easements)	DP1157941P
Traffic Impact Assessment	AC21056 TIS4a 24.03.2025

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 agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	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).	