

Applicant contact details

Title	
First given name	Steve
Other given name/s	
Family name	Gordon
Contact number	
Email	
Address	PO BOX 320 BEGA 2550
Application on behalf of a company, business or body corporate	Yes
ABN	39617342640
ACN	617342640
Name	GORDON BUILDING DESIGN PTY LTD
Trading name	GORDON BUILDING DESIGN PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	RIK
Other given name/s	
Family name	THWAITES
Contact number	
Email	
Address	PO BOX 363 BEECHWORTH VIC 3747
Owner #	2
Title	Ms
First given name	WENDY
Other given name/s	
Family name	CONNOR
Contact number	
Email	
Address	PO BOX 363 BEECHWORTH VIC 3747

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	
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ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	20 FRANCIS HOLLIS DRIVE TATHRA 2550
Local government area	BEGA VALLEY
Lot / Section Number / Plan	39/-/DP233032 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Bega Valley Local Environmental Plan 2013 Land Zoning R2: Low Density Residential Height of Building 10 m Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 550 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Riparian Lands and Watercourses Riparian Lands and Watercourses

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dwelling House Earthworks, retaining walls and structural support
Description of development	THE PROPOSED REPLACEMENT OF A TWO STOREY DWELLING WITH GARAGE UNDER AND THE REPLACEMENT OF EXISTING RETAINING WALLS, UPGRADING OF DRIVEWAY ACCESS AND OFF STREET ACCESS TO DWELLING.
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of proposed occupants	2
Existing gross floor area (m2)	85
Proposed gross floor area (m2)	179
Total site area (m2)	574
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$947,111.00
Estimated development cost	\$861,010.00
Do you have one or more BASIX	

certificates?	Yes
BASIX Certificate Number	1778938S03
Subdivision	
Number of existing lots	
Proposed operating details	
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?	
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:	Development that is wholly residential

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:

First name	RIK
Other given name(s)	
Family name	THWAITES
Contact number	
Email address	
Billing address	PO BOX 363 BEECHWORTH VIC 3747

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage or Assessment Report	AHIMS SearchResult-18
Aboriginal Due Diligence Assessment	THWAITES DUE DILIGENCE
Architectural Plans	THWAITES 4918 DA APPROVALS - NatHERS Stamped 20250507
BASIX certificate	Lot 39 20 Francis Hollis Drive Tathra - BASIX FINAL (1778938S_03_BSx-108202_03)
Biodiversity Assessment Method (BAM) Letter	THWAITES BIODIVERSITY STATEMENT
Biodiversity Offsets Scheme Threshold Report	THWAITES BMATReport 20241103

Bushfire report	THWAITES BUSHFIRE REPORT
Cost estimate report	THWAITES Cost_Summary_Report_template(1)
Elevations and sections	THWAITES 4918 DWELLING EXISTING PLAN & ELEVATIONS 20250205
Fee estimate	Quote 16118 20 Francis Hollis Drive Tathra
Generated Pre-DA form	Pre-DA form_1746713743.pdf
Notification plans	THWAITES 4918 DWELLING NOTIFICATION PLANS 20250327
Other	Payment Receipt Report-AuthApp-4340-05-20-10-43-04.4 Lot 39 20 Francis Hollis Drive Tathra - NatHERS FINAL (HR-93UNHF-04) THWAITES STORMWATER MANAGEMENT STATEMENT THWAITES SITE ANALYSIS
Owner's consent	THWAITES - BVSC-Owners-Consent-Authorisation
Shadow diagrams	THWAITES 4918 DWELLING SHADOW DIAGRAMS 20250326
Site Plans	THWAITES 4918 DA APPROVALS - NatHERS Stamped 20250507
Statement of environmental effects	THWAITES BVSC_Attachment_A_Stmt_Enviro_Effects_V5_June2021
Waste management plan	THWAITES WASTE MANAGMENT PLAN

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
Applicant paid the fees?	Yes
Total fee paid	\$3,672.00
Council unique identification number	2025.102
Date on which the application was lodged into Council's system	20/05/2025