

Applicant contact details

Owner/s of the development site

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	Development Application
Site address #	1
Street address	61 SYDNEY ROAD GOULBURN 2580
Local government area	GOULBURN MULWAREE

Lot / Section Number / Plan	5/-/DP793066 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Goulburn Mulwaree Local Environmental Plan 2009 Land Zoning E3: Productivity Support Height of Building NA Floor Space Ratio (n:1) 0.8:1 Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Advertising and signage Erection of a new structure
Selected development types	Tourist and visitor accommodation Hotel or motel accommodation
Description of development	PROPOSED MOTEL BUILDING WITH ON-GRADE CAR PARKING
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	0
Existing gross floor area (m2)	
Proposed gross floor area (m2)	2,668
Total site area (m2)	5,990
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	
Capital Investment Value (CIV)	

Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 7 - cool temperate
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
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

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	40	0	0
Total	40	0	0

Number of loading bays	1
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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	REMOVAL AND REPLACEMENT OF 8 TREES
Number of trees to be impacted by the proposed work	8
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	220
Units	Square metres
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?	No
Has the proposed development been designed to enable any of the following sustainability measures?	A reduction in peak demand for electricity, including through the use of energy-efficient technology The generation and storage of renewable energy The metering and monitoring of energy consumption
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
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	Yes
Provide details of the qualified person certifying the embodied emission amounts disclosed in the form	
First Name	Dean

Family Name	Gorman
Professional Qualification	NABERS assessor
Registration Details	Nabers Assessor Accreditation Number :20048
Business Name	GREENVIEW CONSULTING PTY LTD
ABN	32600067338
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	Where possible, the proposal will include locally sourced construction materials including those incorporating recycled content.
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?	Yes
Provide details	Where possible the construction will incorporate materials containing recycled content.
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

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:

Application documents

The following documents support the application.

Document type	Document file name
Access report	223226 Access Class 3 DA
Arborists report	AIA- 61 Sydney Road.docx

Architectural Plans	adm 2023-22 site coverage plan adm 2023-22 ground floor FSR ID adm 2023-22 A-001_A site analysis adm 2023-22 A-000_A title sheet
BCA Performance Requirements Compliance Statement	BCA Report for DA Rev. 1
Bushfire Assessment Report	FINAL Bushfire Advice - 61 Sydney Road, Goulburn
Civil Engineering Plan	23309 [3] CIVIL
Cost estimate report	DCR23.0077_61 Sydney Road, Goulburn NSW 2580_Report
Elevations and sections	adm 2023-22 A-203_A sections 02 adm 2023-22 A-202_A elevations 02 & sections 01 adm 2023-22 A-201_A elevations 01
Floor and/or Roof Plan	adm 2023-22 A-103_A roof plan
Floor plans	adm 2023-22 A-302_A accessible rooms layout adm 2023-22 A-301_A typical rooms layout adm 2023-22 A-102_A ground floor plan
Landscape plan	DA-2020 No 61 Sydney Road Goulburn NSW - Concept Landscape
NABERS Embodied Emissions Materials Form	230887 NABERS Embodied emissions_Design intent - 61 Sydney Rd, Goulburn
Other	20231218 TfNSW response 67173 NDCO 61 Sydney Road Goulburn Existing Water & Sewer count N6527_TARGETED DETAILED SITE INVESTIGATION 240206_BEST_Quest_Goulburn External Signage Package_B_LR ASIC search_NDCO Goulburn Pty Ltd_21Feb2024
Owner's consent	NDCO Goulburn_Land-Tax-112638667 Land-Owners-written-Consent-Letter-for-lodgement-of-DA-S68-and-S138-Applications
Schedule of colours, materials and finishes	adm 2023-22 A-501_A colour and materials schedule
Section J report	230887 -Section J JV3 Report 2022- Sydney Rd, Goulburn A
Shadow diagrams	adm 2023-22 A-402_A shadow analysis 02 adm 2023-22 A-401_A shadow analysis 01
Site Plans	adm 2023-22 A-101_A site plan
Statement of environmental effects	Report 001. 304001147 SEE 61 Sydney Street Goulburn.FINAL.02
Survey plan	67173 Detailed Site Survey 61 Sydney Road Goulburn
Traffic report	23390 - 61 Sydney Road, Traffic and Parking report [3]
Waste management plan	23390 - 61 Sydney Road, Waste Management Study [3]
Water Management Plan	23309 - 61 Sydney Road, Water Cycle Management Study [2]
Water Sensitive Urban Design Report	MUSIC WSUD V4

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).	