

**Applicant contact details**

Title	
First given name	SMEC
Other given name/s	
Family name	Pty Ltd
Contact number	
Email	nswapprovals@smec.com
Address	12 Moore Street ACT
Application on behalf of a company, business or body corporate	Yes
ABN	47065475149
ACN	065475149
Name	SMEC AUSTRALIA PTY. LIMITED
Trading name	SMEC AUSTRALIA PTY. LIMITED
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	Yass Valley Council
ABN / ACN	50 119 744 650

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	50 119 744 650
ACN	
Name	Yass Valley Council
Trading name	Yass Valley Council
Address	
Email Address	JDugdell@yass.nsw.gov.au

**Development details**

Application type	Modification Application
On what date was the development application to be notified determined	5/05/2023
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, 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	Internal modifications to Levels 1 and 2 of the Commercial Building and Library, as well as modifications to the roof and landscape design.
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-154575
Site address #	1
Street address	223 COMUR STREET YASS 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	100/-/DP1222562 <input checked="" type="checkbox"/>
Primary address?	No
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
Site address #	2
Street address	72 LEAD STREET YASS 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	1/-/DP1152503 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	Land Application LEP Yass Valley Local Environmental Plan 2013 Land Zoning E1: Local Centre Height of Building 12 m Floor Space Ratio (n:1) 1:1 Minimum Lot Size NA Heritage Yass Significance: Local Land Reservation Acquisition NA Foreshore Building Line NA
Site address #	3
Street address	175 COMUR STREET YASS 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	1/-/DP176353 <input checked="" type="checkbox"/>
Primary address?	No
	Land Application LEP

Planning controls affecting property	<p>Yass Valley Local Environmental Plan 2013</p> <p>Land Zoning E1: Local Centre</p> <p>Height of Building 12 m</p> <p>Floor Space Ratio (n:1) 1:1</p> <p>Minimum Lot Size NA</p> <p>Heritage Yass Significance: Local</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p>
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Site address #	4
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Street address	ADELE STREET YASS 2582
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Local government area	YASS VALLEY
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Lot / Section Number / Plan	820/-/DP1133811 <input checked="" type="checkbox"/>
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Primary address?	No
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Planning controls affecting property	<p>Land Application LEP Yass Valley Local Environmental Plan 2013</p> <p>Land Zoning E1: Local Centre</p> <p>Height of Building 12 m</p> <p>Floor Space Ratio (n:1) 1:1</p> <p>Minimum Lot Size NA</p> <p>Heritage Yass Significance: Local</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p>
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Site address #	5
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Street address	193 COMUR STREET YASS 2582
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Local government area	YASS VALLEY
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Lot / Section Number / Plan	2/-/DP1152503 <input type="checkbox"/>
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Primary address?	No
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Planning controls affecting property	<p>Land Application LEP Yass Valley Local Environmental Plan 2013</p> <p>Land Zoning E1: Local Centre</p> <p>Height of Building 12 m</p> <p>Floor Space Ratio (n:1) 1:1</p> <p>Minimum Lot Size NA</p> <p>Heritage Crago's Mill (former) Significance: Local Yass Significance: Local</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line</p>
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	NA
Site address #	6
Street address	209 COMUR STREET YASS 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	100/-/DP1222562 <input checked="" type="checkbox"/>
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

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Public administration building
Description of development	Demolition of existing buildings, construction of a new single-storey public administration building, a new single-storey community library, a new two-storey commercial office building, an at-grade parking lot, additional 38 at-grade parking spaces, a public plaza and refurbishment of the local heritage mill building – Crago's Mill.
<b>Dwelling count details</b>	
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)	
Total site area (m2)	
Total net lettable area (m2)	
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$29,001,757.00
Capital Investment Value (CIV)	\$23,941,959.80
Do you have one or more BASIX certificates?	
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
<b>Subdivision</b>	
Number of existing lots	
<b>Proposed operating details</b>	

Number of staff/employees on the site	
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### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Is it a concept only application?	No
Description of the proposed staging of the development	Stage 1 – New Civic Administration Centre and on-site carpark Stage 2 – New community library and Crago's Mill renovation Stage 3 – New public plaza Stage 4 – New commercial building Please refer to Section 4.2 of the Statement of Environmental Effects submitted as part of this application for details.
<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
Is this application for biodiversity compliant development?	
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
<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	remove 1 tree
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	1
Units	Square metres
<b>Local heritage</b>	

Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes
Are works proposed to any heritage listed buildings?	Yes
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?	Yes
Description provided	This application has been submitted on behalf of the Yass Valley Council who is the owner of the subject land.
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	

### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	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	Yass Valley Council
ABN	50 119 744 650
ACN	
Trading Name	
Email address	nswapprovals@smec.com
Billing address	12 Moore Street ACT

### Application documents

The following documents support the application.

Document type	Document file name
BCA Performance Requirements Compliance Statement	Appendix C- BCA -SYD224_093-2 (ConsultantsAdvice) RD
Bushfire Assessment Report	S4.55 Modification- Yass Civic Precinct DA FINAL
Heritage impact statement	2.0 22101-3.05-02 DA Heritage statement 1.0 Issued for DA 29.11.22
Landscape plan	Appendix B- Landscape Drawings
Site Plans	Appendix A- S4.55 ARCHITECTURAL DRAWNGS 22.05.24
Statement of environmental effects	S4.55 Modification- Yass Civic Precinct DA FINAL

#### 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).	