

Applicant contact details

Title	Mrs
First given name	Kendall
Other given name/s	
Family name	Gaddes
Contact number	0404992509
Email	kendall@adhamipender.com
Address	96 NEWINGTON ROAD BYWONG 2621
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mrs
First given name	Kendall
Other given name/s	
Family name	Gaddes
Contact number	0404992509
Email	kendall@adhamipender.com
Address	96 NEWINGTON ROAD BYWONG 2621

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	29/08/2023
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	In our original approved DA (PAN-340632) we had a shed that was approved for storage / home office (it had a bathroom, kitchenette & two offices). We would like to modify the purpose and internal layout to be part storage (55m2) and part secondary dwelling (85m2). The overall footprint, height, shape & external materials has not changed. External changes include a few additional windows & a pergola.
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-340632
Site address #	1
Street address	10 LOMANDRA STREET GUNDAROO 2620
Local government area	YASS VALLEY
Lot / Section Number / Plan	20/-/DP1265264 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Yass Valley Local Environmental Plan 2013 Land Zoning R2: Low Density Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 2000 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Groundwater Vulnerability Groundwater Vulnerability

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dwelling House Secondary dwelling
Description of development	A 4 bedroom, single story, family home in the rural town of Gundaroo, on a 2500m2 block in Kyeema Estate. It includes a patio covered by a timber pergola and an attached carport with 2 parking spaces. And a 3 bedroom, single story, secondary dwelling with attached shed / storage space. The block is currently vacant and fenced.
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	4
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	270
Total site area (m2)	2,500
Total net lettable area (m2)	
Cost of development	
Estimated cost of work / development	

(including GST)	\$600,000.00
Capital Investment Value (CIV)	\$600,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1751526S 1386705S
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
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?	Yes
Was the s68 applied for via the NSW Planning Portal?	Yes
Please provide portal reference number	S68-2023-10279
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 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:

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Other given name(s)	
Family name	Gaddes
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Billing address	96 NEWINGTON ROAD BYWONG 2621

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	BASIX_10 LOMANDRA STREET_GUNDAROO_SECONDARY DWELLING
Bushfire Assessment Report	BUSH FIRE REPORT_10 LOMANDRA STREET_GUNDARRO
Bushfire report	BUSH FIRE REPORT_10 LOMANDRA STREET_GUNDARRO
Floor and/or Roof Plan	SECONDARY DWELLING DOCUMENTATION PACKAGE_10 LOMANDRA STREET_GUNDARRO_20-06-2024
Owner's consent	SECOND OWNER'S CONSENT
Site Plans	SECONDARY DWELLING DOCUMENTATION PACKAGE_10 LOMANDRA STREET_GUNDARRO_20-06-2024
Statement of environmental effects	STATEMENT OF ENVIRONMENTAL EFFECTS_10 LOMANDRA STREET_GUNDARRO_SECONDARY DWELLING

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).	