

Applicant contact details

Title	Ms
First given name	Camille
Other given name/s	
Family name	Bateman
Contact number	0262263322
Email	rachel@dpsyass.com.au
Address	C/- DPS PO Box 5, YASS NSW 2582
Application on behalf of a company, business or body corporate	No

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	Bateman and Family Investments Pty Ltd
ABN / ACN	668 625 821

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	737 BERREBANGELO ROAD YASS RIVER 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	103/-/DP1298436 <input checked="" type="checkbox"/>
	101/-/DP1298436 <input type="checkbox"/>
	102/-/DP1298436 <input type="checkbox"/>
Primary address?	Yes

Planning controls affecting property	Land Application LEP Yass Valley Local Environmental Plan 2013
	Land Zoning RU1: Primary Production
	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size 40 ha
	Heritage NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA
	Riparian Lands and Watercourses Riparian Lands and Watercourses
	Salinity Dryland Salinity
	Terrestrial Biodiversity Biodiversity

Proposed development

Selected common application types	Subdivision
Selected development types	Residential Accommodation
Description of development	Subdivision creating two (2) Torrens Title Lots
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)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$88,000.00
Estimated development cost	\$80,000.00
Do you have one or more BASIX certificates?	
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	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997 Water Management Act 2000
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?	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 on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4 An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

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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Billing address	C/- DPS PO Box 5, YASS NSW 2582

Application documents

The following documents support the application.

Document type	Document file name
Bushfire Assessment Report	6. APPENDIX C_Bushfire Assessment Report - 737 Berrebangelo Road_YASS RIVER
Other	5. APPENDIX B_Land Capability Assessment - 737 Berrebangelo Road_YASS RIVER 8. APPENDIX E_AHIMS Basic Search Result and Due Diligence Procedure - 737 Berrebangelo Road_YASS RIVER 2. Development Application Cover Letter - 737 Berrebangelo Road_YASS RIVER
Owner's consent	1. Signed YVC eLodgement Owners Consent Form - 737 Berrebangelo Road_YASS RIVER
Preliminary Engineering Drawings	7. APPENDIX D_Engineering Design of Creek Crossing Upgrade - 737 Berrebangelo Road_YASS RIVER
Proposed Subdivision plan	4. APPENDIX A_Proposed Plan of Subdivision - 737 Berrebangelo Road_YASS RIVER
Statement of environmental effects	3. Statement of Environmental Effects - 737 Berrebangelo Road_YASS RIVER
Title Documentation / Certificate of Title	9. APPENDIX F_Certificate of Title and Deposited Plans - 737 Berrebangelo Road_YASS RIVER

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).	