

Applicant contact details

Title	Ms
First given name	Elizabeth
Other given name/s	
Family name	Slapp
Contact number	0457786776
Email	elizabeth@planned.net.au
Address	PO Box 261 Merimbula NSW 2548
Application on behalf of a company, business or body corporate	Yes
ABN	37792109214
ACN	
Name	The Trustee for EAS Investment Trust
Trading name	The Trustee for EAS Investment Trust
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	Yaaman
Other given name/s	
Family name	Majeed
Contact number	0447747557
Email	ymajeed@groupone.com.au
Address	45-51 Grimwade Street Mitchell ACT 2911

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	Riverina Consortium Pty Ltd
Address	
Email Address	

Development details

Application type	Modification Application
On what date was the development application to be notified determined	15/08/2024
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	Modification to location of detached shed (Stage 1).
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-431556
Site address #	1
Street address	47/-/DP271494
Local government area	YASS VALLEY
Lot / Section Number / Plan	
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	Erection of a new structure
Selected development types	Residential Accommodation Dual occupancy Dual occupancy (detached) Shed Driveways and hard stand spaces Earthworks, retaining walls and structural support
Description of development	Application proposes the staged construction of a dual occupancy (detached) and an ancillary shed together with associated driveway construction, services infrastructure provision and site landscaping as detailed in the documentation accompanying the DA submission. The address of the site is No. 79 Woodbury Drive, Sutton (Lot 47 DP271494).
Is the development proposed to be build-to-rent housing?	
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	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?	\$854,731.00
Estimated development cost	\$854,731.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1375118M_02
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?	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 - Construction of the 'primary' dwelling house and ancillary shed, including the installation of a 100,000L below ground rainwater tank and effluent management system, the construction of the internal driveway (from its intersection with the existing driveway crossover to Woodbury Drive) and site landscaping. Stage 2 - Construction of the 'secondary' dwelling house.
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?	Yes
What are the reasons the development is biodiversity compliant development?	Land is biodiversity certified. Works only to occur on the certified land component.
Is this application subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?	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	Yaaman
Other given name(s)	
Family name	Majeed
Contact number	0447747557
Email address	ymajeed@groupon.com.au
Billing address	45-51 Grimwade Street Mitchell ACT 2911

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	DA240141 - APPROVED Stamped BASIX Certificate - 79 Woodbury Drive_PAN-431556
Bushfire Assessment Report	DACBD4~1
Floor and/or Roof Plan	DA240141 - APPROVED Stamped Architectural Design Drawings - 79 Woodbury Drive_PAN-431556
Owner's consent	Owners Consent Form_YMajeed_Signed
Site Plans	Proposed Shed Re-Location MarkUp 23084-MAJEED-ARCH PLANS-D-A003
Statement of environmental effects	SUTTL1DP1272209_Modification Application No. 1_20250219

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).	