

**Applicant contact details**

Title	Mr
First given name	George
Other given name/s	
Family name	Frilingos
Contact number	0413421099
Email	georgemaria.f@gmail.com
Address	1/62 Beasley Street Pearce ACT 2607
Application on behalf of a company, business or body corporate	No

**Owner/s of the development site**

Owner/s of the development site	I am the only owner of the development site
---------------------------------	---

**Site access details**

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	Locked Gate

**Developer details**

ABN	
ACN	
Name	
Trading name	George Frilingos
Address	1/62 Beasley Street Pearce ACT 2607
Email Address	georgemaria.f@gmail.com

**Development details**

Application type	Development Application
Site address #	1
Street address	118 HARCOURT CLOSE SUTTON 2620
Local government area	YASS VALLEY
Lot / Section Number / Plan	63/-/DP271494 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Yass Valley Local Environmental Plan 2013</p> <p>Land Zoning C3: Environmental Management R5: Large Lot Residential</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 1.5 ha 20 ha</p>

	Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Terrestrial Biodiversity Biodiversity
--	---

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Residential Accommodation Dual occupancy Dual occupancy (detached)
Description of development	Construction of 2 x single storey dwellings. The main residence will have 5 bedrooms, a fireplace, swimming pool, aerated wastewater treatment system, inground rainwater tank and related landscaping. The cottage will be 3 bedrooms with an aerated wastewater treatment system, inground rainwater tank and related landscaping.
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
<b>Dwelling count details</b>	
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	5
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	727
Total site area (m2)	13,086
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$1,988,000.00
Estimated development cost	\$1,998,000.00
Do you have one or more BASIX certificates?	No
<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	

#### 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	Construction of 2 x single storey dwellings to be staged. Stage One will be the main residence with a fireplace, swimming pool, aerated wastewater treatment system, inground rainwater tank and related landscaping. Stage 2 to be undertaken at a later time will consist of a cottage with an aerated wastewater treatment system, inground rainwater tank and related landscaping.
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
<b>Section 68 of the Local Government Act</b>	
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?	Yes
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
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
<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:	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	George
Other given name(s)	
Family name	Frilingos
Contact number	0413421099
Email address	georgemaria.f@gmail.com
Billing address	1/62 Beasley Street Pearce ACT 2607

### Application documents

The following documents support the application.

Document type	Document file name
Any draft Section 88B Conveyancing Act 1919 instruments	3. 88B DP271494
Architectural Plans	Architectural Plans APPENDIX G
BASIX certificate	BASIX-Main House APPENDIX E BASIX-Cottage APPENDIX E
Bushfire Assessment Report	BAL Report APPENDIX C
Cost estimate report	Cost of Works Main Residence APPENDIX D Cost of works cottage APPENDIX D
Floor and/or Roof Plan	Floor and Roof Plans
Geotechnical report	Frilingos Site Classification
Landscape plan	Proposed Landscape Plans Stage 2 APPENDIX H Proposed Landscape Plans Stage 1 APPENDIX H
Other	Taylex-ABS-5000-Owners-Manual-V2 ASFT21C031-ADF-DUO-Insert-100-Linea-compliance-certificate ADF_Linea_100_ZCB_Assembly_Manual Installation-AU_V12072018-ADF-Linea-85I-100I HYDRAULIC SERVICES APPENDIX F On-site Wastewater APPENDIX I Pool Engineering Drawing Equipment-Accessory_INSNRG_Variable_Speed_Pump_SalesSheet Equipment-Accessory_Astral_Media_Filter_SalesSheet

Owner's consent	Owners Consent
Site Plans	Site Contour Plan APPENDIX B 230711 - LDP Lot 63 Disclosure Plan
Statement of environmental effects	Statement of Environmental Effects 118 Harcourt Close Sutton 2620
Survey plan	Site Contour Plan

**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).	