

**Applicant contact details**

Title	Mr
First given name	Nick
Other given name/s	
Family name	Togias
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	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	Nicholas
Other given name/s	
Family name	Togias
Contact number	0421712582
Email	nicktogias@nesgroup.com.au
Address	4 LITTLE STREET CAMDEN 2570
Owner #	2
Title	Mrs
First given name	Sandra
Other given name/s	
Family name	Togias
Contact number	0424449144
Email	sandra@nesgroup.com.au
Address	4 LITTLE STREET CAMDEN 2570

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.	Yes
Provide details	Combination Lock on Gate, please request from DPS prior to Site Inspection.

**Developer details**

ABN	
ACN	
Name	
Trading name	
Address	

Email Address	
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#### Development details

Application type	Development Application
Site address #	1
Street address	14 EURALIE ROAD GOOD HOPE 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	4-/DP1248916 <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 C4: Environmental Living</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 8 ha</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Groundwater Vulnerability Groundwater Vulnerability</p> <p>Riparian Lands and Watercourses Riparian Lands and Watercourses</p> <p>Salinity Dryland Salinity</p> <p>Terrestrial Biodiversity Biodiversity</p>

#### Proposed development

Selected common application types	Subdivision
Selected development types	Residential Accommodation
Description of development	Subdivision creating nine (9) Torrens Title Rural Residential Lots including New Road.
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)	803,600
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$660,000.00
Estimated development cost	\$600,000.00
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
<b>Subdivision</b>	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	9
<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?	Yes
Description of the proposed roadworks	Construction of new internal public road from Euralie Road as per the Proposed Plan of Subdivision and Concept Engineering Plans.
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
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?	No
<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 on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4

### 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	Nick
Other given name(s)	
Family name	Togias
Contact number	0262263322
Email address	rachel@dpsyass.com.au
Billing address	C/- DPS PO Box 5, YASS NSW 2582

### Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Due Diligence Assessment	17. APPENDIX N_AHIMS Basic and Extensive Search Results & Due Diligence Procedure - 14 Euralie Road_GOOD HOPE
Bushfire Assessment Report	14. APPENDIX K_Bushfire Assessment Report - 14 Euralie Road_GOOD HOPE

Cost estimate report	15. APPENDIX L_Concept Civil Engineering Plans - 14 Euralie Road_GOOD HOPE
Other	16. APPENDIX M_Identification Survey for Existing Dwelling House - 14 Euralie Road_GOOD HOPE 13. APPENDIX J_Site & Soil Assessment for Lot 9 - 14 Euralie Road_GOOD HOPE 9. APPENDIX F_Site & Soil Assessment for Lot 5 - 14 Euralie Road_GOOD HOPE 11. APPENDIX H_Site & Soil Assessment for Lot 7 - 14 Euralie Road_GOOD HOPE 12. APPENDIX I_Site & Soil Assessment for Lot 8 - 14 Euralie Road_GOOD HOPE 7. APPENDIX D_Site & Soil Assessment for Lot 3 - 14 Euralie Road-GOOD HOPE 8. APPENDIX E_Site & Soil Assessment for Lot 4 - 14 Euralie Road_GOOD HOPE 10. APPENDIX G_Site & Soil Assessment for Lot 6 - 14 Euralie Road_GOOD HOPE 6. APPENDIX C_Site & Soil Assessment for Lot 2 - 14 Euralie Road_GOOD HOPE 5. APPENDIX B_Pasture Assessment Report - 14 Euralie Road_GOOD HOPE 2. Development Application Cover Letter - 14 Euralie Road_GOOD HOPE
Owner's consent	1. Signed YVC eLodgement Owners Consent Form - 14 Euralie Road, GOOD HOPE
Preliminary Engineering Drawings	15. APPENDIX L_Concept Civil Engineering Plans - 14 Euralie Road_GOOD HOPE
Proposed Subdivision plan	4. APPENDIX A_Proposed Plan of Subdivision - 14 Euralie Road_GOOD HOPE
Statement of environmental effects	3. Statement of Environmental Effects - 14 Euralie Road_GOOD HOPE
Title Documentation / Certificate of Title	18. APPENDIX O_Certificate of Title and Deposited Plan - 14 Euralie Road_GOOD HOPE

#### 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).	