

25 September 2024

Our Ref: 4394_YVC1

Chief Executive Officer
Yass Valley Council
PO Box 6
YASS NSW 2582

Attention: Mr Chris Berry

Dear Sir,

DEVELOPMENT APPLICATION

**PROJECT: Proposed Two (2) Lot Torrens Title Residential Subdivision including a Clause 4.6
Variation Request to the Minimum Lot Size
Lot 1 DP779030
29 Orion Street, YASS**

We act on behalf of our client, *Josh Barker* who wishes to obtain approval for a Two (2) Lot Torrens Title Residential Subdivision including a Clause 4.6 Variation Request to the Minimum Lot Size at the above-mentioned property in the R1 General Residential zone.

In support of this application, we enclose the following:

1. Signed YVC eLodgement Owners Consent Form.
2. Statement of Environmental Effects reference 4394_SEE1 prepared by DPS YASS P/L dated September 2024.
3. Proposed Plan of Subdivision prepared by DPS YASS P/L reference 4394_PPS1 dated September 2024
4. Written Clause 4.6 Variation Request to the Minimum Lot Size prepared by DPS YASS P/L reference 4394_4.6 dated September 2024.
5. Civil Engineering Design prepared by Genium Civil Engineering dated 13 September 2024
6. Detail Survey Plan prepared by DPS YASS P/L dated March 2023
7. Estimated Cost of Works prepared by Genium Civil Engineering dated 18 September 2024
8. Certificate of Title and Deposited Plan for Lot 1 DP779030
9. Development Application fees to be confirmed and invoiced by Yass Valley Council. Please send the invoice to rachel@dpsyass.com.au

We recommend the proposed development application to Council and await advice on Council's determination of the application.

Please call this office if you have any queries on the above.

Yours Faithfully
DPS YASS Pty Ltd



Rachel Doberer
SENIOR TOWN PLANNER
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