

**Applicant contact details**

Title	Mr
First given name	Fraser
Other given name/s	
Family name	Gehrig
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	Tuff Property Holdings Pty Ltd
ABN / ACN	673 066 709

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	19 MORT LANE YASS 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	11/-/DP837645 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Yass Valley Local Environmental Plan 2013 Land Zoning R5: Large Lot Residential

Planning controls affecting property	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size 1 ha
	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	Supporting Development Shed
Description of development	Construction of a Shed
<b>Dwelling count details</b>	
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?	\$300,000.00
Estimated development cost	\$272,727.27
Do you have one or more BASIX certificates?	
<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?	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	
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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 ?	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:	An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost 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
Architectural Plans	5. APPENDIX B_Proposed Shed Plans - 19 Mort Lane_YASS
Bushfire Assessment Report	3. Statement of Environmental Effects - 19 Mort Lane_YASS
Cost estimate report	7. APPENDIX D_Cost of Works - 19 Mort Lane_YASS
Other	2. Development Application Cover Letter - 19 Mort Lane_YASS
Owner's consent	1. Signed YVC eLodgement Owners Consent Form - 19 Mort Lane_YASS
Site Plans	4. APPENDIX A_Proposed Site Plan - 19 Mort Lane_YASS
Statement of environmental effects	3. Statement of Environmental Effects - 19 Mort Lane_YASS
Survey plan	6. APPENDIX C_Detail Survey Plan - 19 Mort Lane_YASS
Title Documentation / Certificate of Title	8. APPENDIX E_Certificate of Title_ASIC Search & DP - 19 Mort Lane_YASS

#### 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).	