

**Applicant contact details**

Title	
First given name	Moe
Other given name/s	
Family name	El-Hassan
Contact number	0410007302
Email	contactus@lineaverde.com.au
Address	70 downward street calwell act
Application on behalf of a company, business or body corporate	Yes
ABN	53619246203
ACN	619246203
Name	LINEA VERDE DESIGN PTY LTD
Trading name	LINEA VERDE DESIGN PTY LTD
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	
First given name	John
Other given name/s	
Family name	Mcgrath
Contact number	0451103006
Email	contactus@lineaverde.com.au
Address	32 Fitchett Street Garran ACT 2602

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	Linea Verde Design
Address	
Email Address	

**Development details**

Application type	Development Application
Site address #	1
Street address	141 MEEHAN STREET YASS 2582
Local government area	YASS VALLEY
Lot / Section Number / Plan	B/-/DP153884 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Yass Valley Local Environmental Plan 2013 Land Zoning R3: Medium Density Residential Height of Building 8 m Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 700 m <sup>2</sup> Heritage Yass Significance: Local Land Reservation Acquisition NA Foreshore Building Line NA

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure Erection of a new structure
Selected development types	Residential Accommodation
Description of development	proposed alterations / additions (resulting in 2 dwellings) and additional multi-dwelling housing (resulting in a total of 4 dwellings)
<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	5
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?	\$617,004.37
Estimated development cost	\$617,004.37
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	
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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 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?	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.	Yes
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:

Company Name	Linea Verde Design
ABN	53 619 246 203
ACN	
Trading Name	Linea Verde Design
Email address	contactus@lineaverde.com.au
Billing address	4 CLARKE STREET BASS HILL 2197

## Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	141 MeeHan Street Yass - Sheet - LVD002 - FLOOR PLAN RES A & B
	141 MeeHan Street Yass - Sheet - LVD011 - ROOF PLAN RES A & B
	141 MeeHan Street Yass - Sheet - YB-A4 - SHADOW DIAGRAM 9AM POST DEVELOPMENT
	141 MeeHan Street Yass - Sheet - NM003 - VEHICLE MOVEMENT
	141 MeeHan Street Yass - Sheet - YB-A5 - SHADOW DIAGRAM 12PM POST DEVELOPMENT
	141 MeeHan Street Yass - Sheet - YB-A6 - SHADOW DIAGRAM 3PM POST DEVELOPMENT
	141 MeeHan Street Yass - Sheet - NM001 - VEHICLE MOVEMENT
	141 MeeHan Street Yass - Sheet - NM004 - VEHICLE MOVEMENT
	141 MeeHan Street Yass - Sheet - NM002 - VEHICLE MOVEMENT
	141 MeeHan Street Yass - Sheet - LVD021 - LOCALITY PLAN
	141 MeeHan Street Yass - Sheet - YB-A3 - SHADOW DIAGRAM 3PM PRE DEVELOPMENT
	141 MeeHan Street Yass - Sheet - YB-A2 - SHADOW DIAGRAM 12PM PRE DEVELOPMENT
	141 MeeHan Street Yass - Sheet - YB-A1 - SHADOW DIAGRAM 9AM PRE DEVELOPMENT
	141 MeeHan Street Yass - Sheet - LVD020 - DEMOLITION PLAN
	141 MeeHan Street Yass - Sheet - LVD024 - CARPORT PLAN
	141 MeeHan Street Yass - Sheet - LVD028 - STREETScape
	141 MeeHan Street Yass - Sheet - LVD029 - STRATA PLAN
	141 MeeHan Street Yass - Sheet - LVD026 - CARPORT 2
	141 MeeHan Street Yass - Sheet - LVD027 - CARPORT 3
	141 MeeHan Street Yass - Sheet - LVD025 - CARPORT 1
141 MeeHan Street Yass - Sheet - LVD015 - COURTYARD PLAN	

	141 MeeHan Street Yass - Sheet - LVD030 - FLOOR PLAN RES B POST ADAPTABLE 141 MeeHan Street Yass - Sheet - LVD018 - CUT AND FILL 141 MeeHan Street Yass - Sheet - LVD003 - FLOOR PLAN RES C 141 MeeHan Street Yass - Sheet - LVD004 - FLOOR PLAN RES D 141 MeeHan Street Yass - Sheet - LVD014 - SCHEDULES 141 MeeHan Street Yass - Sheet - LVD013 - ROOF PLAN RES D 141 MeeHan Street Yass - Sheet - LVD012 - ROOF PLAN RES C
BASIX certificate	BASIX
Cost estimate report	Quantity Survey
Elevations and sections	141 MeeHan Street Yass - Sheet - LVD017 - SECTION 141 MeeHan Street Yass - Sheet - LVD010 - ELEVATIONS 141 MeeHan Street Yass - Sheet - LVD008 - ELEVATIONS 141 MeeHan Street Yass - Sheet - LVD007 - ELEVATIONS 141 MeeHan Street Yass - Sheet - LVD009 - ELEVATIONS 141 MeeHan Street Yass - Sheet - LVD006 - ELEVATIONS 141 MeeHan Street Yass - Sheet - LVD005 - ELEVATIONS
Erosion and sediment control plan	141 MeeHan Street Yass - Sheet - LVD019 - EROSION CONTROL
Heritage impact statement	Heritage Impact statement - 141 Meehan Street Yass
Landscape plan	landscape management 141 MeeHan Street Yass - Sheet - SD01 - LANDSCAPE PLAN 141 MeeHan Street Yass - Sheet - LVD016 - LANDSCAPE PLAN 141 MeeHan Street Yass - Sheet - SD02 - LANDSCAPE PLAN
Other	141 Meehan Street, (Yass)-DC&OWMP-R1-3 (1)
Site Plans	141 MeeHan Street Yass - Sheet - LVD023 - SITE ANALYSIS 141 MeeHan Street Yass - Sheet - LVD001 - SITE PLAN
Statement of environmental effects	141 Meehan Street (Yass)-SEE-R1-6
Stormwater Management Plan	141 MeeHan Street Yass - Sheet - NM005 - EXTERNAL SERVICES PLAN
Waste management plan	waste management 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).	