

# Statement of Environmental Effects

6 June 2026

## Application for Minor Modification to DA Consent DA220126B

Please see below and attached for information supporting the application for a modification of consent, requesting an amendment to the conditions of DA220126B, determined 11 July 2023 for a development site at Pritchett St in Yass.

The consent letter (DA220126B) granted conditional endorsement for the construction of six new dwelling houses, the refurbishment of the existing cottage on site and associated external works, including landscaping.

This request for consideration of a Development Application Modification is submitted via the approval pathway as set out in Section 4.55 (1a) of the Environmental Planning and Assessment Act 1979. The application requests endorsement of the amendment to Part A Clause 16 (Imported Fill), noting that the revised volumes of imported fill are considered to present a significant environmental impact.

This letter sets out the justification for the modification and confirms that the development remains substantially the same as that for which the consent was originally granted

## Site Address

### 1. Site Address listed on DA Consent DA220126B:

The DA consent letter for DA220126B lists the site details as:

Lot: 5,6 & 7 SEC:15 759136  
19, 24 and 26 Pritchett Street  
YASS NSW 2582

### 2. Site Address amended following land registration:

Please note that the registered address has now changed through the subdivision certificate registration process to consolidate the lots on site.

A new Certificate of Title has been issued and the amended site details are as listed below:

Lot 2 DP1313161  
19 Pritchett Street  
YASS NSW 2582

## Supporting Information

- Certificate of Title registered by Land Registry Services on 26 February 2025  
(**File attachment:** 19 Pritchett St DA Mod (Fill) - Title Certificate DP1313161-2)

## Proposed Modifications

Please see below for a description of the proposed changes to DA Consent DA220126B.

### 1. DA220126B Part A Clause 16 (Controlled Fill)

Clause 16 limits the importation of fill to the site to 653m<sup>3</sup>:

*The Applicant must limit the total volume of virgin excavated natural material (VENM) or excavated natural material (ENM) imported onto the site as fill to a maximum of 653 m3 (as per email date 8 June 2023 by Cihan Cingoz (Civil Design Engineer) from JN Responsive Engineering.*

*A modification of consent is required to be lodged with Council if the total volume of virgin excavated natural material (VENM) or excavated natural material (ENM) imported to the site exceeds 653 m3.*

#### Supporting Information

- DA Modification Consent DA220126, issued on 11 July 2023.  
**(File attachment: 19 Pritchett St DA Mod (Fill) - DA220126B Notice.pdf)**

### 2. Unsuitable Site Conditions

During construction, it was determined by the Civil and Geotechnical consulting engineers that the existing ground conditions on site were unsuitable to achieve the required level of compaction.

To address these latent ground conditions, additional excavation was required to remove the loose fill causing areas of weak compaction on site.

#### Supporting Information

- Civil Engineer's statement confirming the discovery of unsuitable ground conditions on site (stamped by Council).
  - This letter was issued by Cihan Cingoz (Civil Design Engineer at JN Responsive Engineering) dated 8 June 2023, as referenced in Clause 16.
  - Enclosed in the letter is a report issued by Bereza Civil Surveys on 10 May 2023, setting out the cut & fill volumes and calculating the design stage excess fill requirement as 652.953m<sup>3</sup>

**(File attachment: 19 Pritchett St DA Mod (Fill) - Civil Eng Statement.pdf)**

### 3. Importation of Controlled Fill

The increased extent of excavation led to a consequential increase in the volume of controlled fill required to build up the ground surface level to deliver the construction in accordance with the DA-approved design.

The resulting total volume of imported fill was 1,741.462m<sup>3</sup>. This exceeds the maximum permitted volume of 653m<sup>3</sup> (as per Clause 16) by 1,088.462m<sup>3</sup>.

#### Supporting Information

- Report issued by Bereza Civil Surveys on 20 September 2023 setting out the revised cut & fill volumes and calculating the increased excess fill requirement as 1,741.462m<sup>3</sup>  
*(File attachment: 19 Pritchett St DA Mod (Fill) - Civil Survey Vol (Modification))*

### 4. Site Levels Unaffected

All site levels have been delivered in accordance with the original consented design and the Construction Certificate BP230069B issued 16 May 2024

#### Supporting Information

- Construction Certificate BP230069B issued 16 May 2024  
*(File attachment: 19 Pritchett St DA Mod (Fill) - Construction Cert BP230069B.pdf)*
- Civil Engineering Site Works Plan setting out the approved design for site levels, drawing no. N0211032\_C100\_D  
*(File attachment: 19 Pritchett St DA Mod (Fill) - Civil Site Levels (CC Stamped).pdf)*
- Partial Identification Survey WAE Site Works Plan setting out the as-built finished floor levels, DPS Surveyor's drawing no. 4826\_ID2  
*(File attachment: 19 Pritchett St DA Mod (Fill) - Identification Survey)*

In light of the above, we would be most grateful for your consideration of this application for a Section 4.55 (1a) application for a minor modification to DA Consent DA220126B, for the alteration of the Condition part A Condition 16 to reflect the total permitted volume of fill to 1,741.5m<sup>3</sup>.

Sincerely,

Tom Docker  
Superintendent, Colliers International

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