

14 July 2025

Our Ref: 5631_YVC1

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

Attention: Ms Gayleen Burley

Dear Gayleen,

DEVELOPMENT APPLICATION

**PROJECT: Proposed Two (2) Lot Rural Torrens Title Subdivision
Lot 2 DP598957
1300 Mountain Creek Road, MULLION**

We act on behalf of our client, *Melinda Jamieson* who wishes to obtain approval for a Two (2) Lot Rural Subdivision at the above-mentioned property in the RU1 Primary Production zone.

In support of this application, we enclose the following:

1. Signed YVC eLodgement Owners Consent Forms.
2. Statement of Environmental Effects reference 5631_SEE1 prepared by DPS YASS P/L dated July 2025.
3. Proposed Plan of Subdivision prepared by DPS YASS P/L dated April 2025.
4. Site & Soil Assessment for On-site Effluent Disposal prepared by Land Capability Services dated May 2025.
5. Bushfire Assessment Report prepared by Ember Bushfire Consulting dated 17 June 2025.
6. AHIMS Search Results and Due Diligence Procedure
7. Certificate of Title and Deposited Plan for Lot 2 DP598957.
8. Development Application fees to be confirmed and invoiced by Yass Valley Council. Please send the invoice to claudia@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



Claudia Edwards
Town Planning Assistant
claudia@dpsyass.com

