

Planning Proposal Application

This Form	Initial Payment: (Please refer to Council's fees and charges) Receipt No _____ Date _____	
Applicant, Site and Owners Details		
1. Applicants Name and Address <i>Council will contact and send all correspondence to this address</i>	Name <u>Catalyze Property Consulting Pty Ltd.</u> Postal Address <u>PO Box 44</u> <u>Islington NSW</u> Postcode <u>2296</u> Phone () _____ Mobile () <u>0403007 447.</u> Email <u>cjm@catalyze.net.au</u>	
2. Location and Title Description of the Property <i>We need this to correctly identify the land</i>	Lot(s) _____ Section No _____ DP(s) _____ <u>1/1007355 2/1185025 3/1185025 4/1185025.</u> Street Address <u>16-21 Cosack Place Yass NSW 2582.</u> <u>Attach list if insufficient space</u>	
3. Who Owns the Land? <i>Provide the name and signature of every owner. Attach a list if insufficient space.</i>	Name _____ Address _____ Postcode _____ Signature/s _____	
4. Proposal	<div data-bbox="411 1211 1209 1480"> Description of proposed amendment to Yass Valley LEP 2013 (e.g. zone, minimum lot size) <u>Amend zone to R1 General Residential.</u> <u>Amend minimum lot size to 700 m².</u> </div> <div data-bbox="411 1491 1209 1637"> Documents and studies submitted with the Planning Proposal <u>Survey, Ecology, Bushfire, Aboriginal Cultural Heritage, Contamination, Servicing.</u> </div> <div data-bbox="411 1659 1209 1951"> Has the planning proposal been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and Department of Planning and Environment A guide to preparing planning proposals? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Have you had a pre-application meeting with Council's Strategic Planning Staff? (Tel: 02 6226 1477 to arrange a meeting) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Have you supplied one (1) hard copy and one (1) electronic copy of the Planning Proposal and supporting documents to Council? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO </div>	

5. Pecuniary Interest	<p>Does Yass Valley Council employ the applicant or is the application being submitted on behalf of an employee of Council?</p> <p>Does the applicant or owner have any relationship to the staff or Councillors of Yass Valley Council or is the application being submitted on behalf of someone who has such a relationship?</p> <p>If you have answered yes to either of the above questions you must disclose this relationship:</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
6. Political Donations and Gifts Disclosure	<p>Under section 10.4) of the Environmental Planning and Assessment Act 1979 a person who makes a formal request to council for a planning proposal is required to disclose:</p> <p>(a) all reportable political donations made to any local Councillor of Yass Valley Council</p> <p>(b) all gifts made to any local councillor or employee of Yass Valley Council, made by any <i>person with a financial interest</i> in the planning proposal within the period commencing 2 years before the application is made and ending when the application is determined.</p> <p>Download a Political Donations and Gifts Disclosure Statement from www.yassvalley.nsw.gov.au</p> <p>Is a disclosure statement attached?</p>	<p><i>Nothing to disclose.</i></p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
7. Signature	Signature of Applicant <i>[Signature]</i>	
	Date <i>5/11/21</i>	

Document No: DPE149	Created: 7/ 2012	Review date: 7 2020
Version No: 2	Author: Dir P&ES	Doc Type: 27
File Name: Planning Proposal Application	Approved By: EMT 4/7/2012	

ATTACHMENT 1 – INFORMATION CHECKLIST

REQUIRED FOR ALL PROPOSALS

(under s3.33(2)(a–e) of the EP&A Act)

- | | |
|--|---|
| <ul style="list-style-type: none"> Objectives and intended outcome Mapping (including current and proposed zones) Proposed Community consultation | <ul style="list-style-type: none"> Explanation of provisions Justification and process for implementation (including compliance assessment against relevant Ministers directions) Under Section 9.1 |
|--|---|

MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context					
<ul style="list-style-type: none"> Demonstrated consistency with South East and Tablelands Regional Plan Demonstrated consistency with Yass Valley Settlement Strategy Demonstrated consistency with Gundaroo or Sutton Masterplan 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Natural resources (including drinking water, minerals, agricultural lands) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Description/Context			Urban Design Considerations		
<ul style="list-style-type: none"> Aerial photographs Site photos/photomontage 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing site plan (buildings, vegetation, roads, etc) Building mass (changes in building height or FSR) Lighting impact Development yield analysis (potential yield of lots, houses, employment generation) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic and Transport Considerations			Economic Considerations		
<ul style="list-style-type: none"> Local traffic and transport Cycle and pedestrian movement 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Economic impact assessment Employment land 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Considerations			Social and Cultural Considerations		
<ul style="list-style-type: none"> Groundwater depth, yield and quality Flooding Bushfire hazard Noise impacts Soil erosion, salinity, sodicity Effluent disposal (reticulated v's on-site) Water quality & stormwater management Land/site contamination 	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Aboriginal heritage & archaeology European heritage Public open space 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Infrastructure Considerations		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Infrastructure servicing and potential funding arrangements 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Miscellaneous/Additional Considerations		
			List any additional studies		

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2. Location and Title Description of the Property We need this to correctly identify the land	Lot(s) <u>1/1007355 2/1185025 3/1185025 4/1185025</u> Section No _____ DPID _____ Street Address <u>16-21 Cresack Place Yass NSW 2582</u> Attach list if insufficient space
3. Who Owns the Land? Provide the name and signature of every owner. Attach a list if insufficient space.	Name <u>Dr & VM Hanrahan</u> Address <u>21 Cresack Place Yass NSW 2582</u> Postcode _____ Signature/s <u>[Signature]</u> <u>DR & VM Hanrahan</u> <u>[see attached schedule]</u>
4. Proposal	Description of proposed amendment to Yass Valley LEP 2011 (e.g. zone, minimum lot size) <u>Amend zone to R3 General Residential.</u> <u>Amend minimum lot size to 700m².</u> Documents and studies submitted with the Planning Proposal <u>Survey, Ecology, Bushfire, Aboriginal Cultural Heritage, Contamination, Servicing.</u> Has the planning proposal been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and Department of Planning and Environment A guide to preparing planning proposals? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Have you had a pre-application meeting with Council's Strategic Planning Staff? (Tel: 02 6226 1477 to arrange a meeting) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Have you supplied one (1) hard copy and one (1) electronic copy of the Planning Proposal and supporting documents to Council? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

ITEM 3 : Who Owns the Land

- (a) Lots 2, 3 and 4 DP 1185025
Mr DR & Mrs VM Hanrahan
- (b) Lot 1 DP1007355
Mrs Judith Clare Hanrahan