

Applicant contact details

Title	
First given name	Mark
Other given name/s	
Family name	Bonetti
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	[REDACTED]
ACN	[REDACTED]
Name	[REDACTED]
Trading name	[REDACTED]
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	Joanne
Other given name/s	
Family name	Hicks
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Jason
Other given name/s	
Family name	Hicks
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

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.	Yes
Provide details	Locked gates for security

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	118 Hammer Street Howlong NSW 2643
Local government area	FEDERATION
Lot / Section Number / Plan	
Primary address?	Yes
Planning controls affecting property	Land Application LEP NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Residential Accommodation Shed
Description of development	Colorbond Shed on a concrete slab
Dwelling count details	
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)	125
Proposed gross floor area (m2)	144
Total site area (m2)	2,000
Total net lettable area (m2)	1,875
What is the estimated development cost, including GST?	\$81,730.00
Estimated development cost	\$81,730.00
Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the	

design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
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 Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
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
Affiliations and Pecuniary interests	
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
Political Donations	
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 State Environmental Policy (Sustainable Buildings) 2022 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	Martia Enterprises Pty Ltd
ABN	██████████
ACN	
Trading Name	
Email address	██████████
Billing address	██████████

Application documents

The following documents support the application.

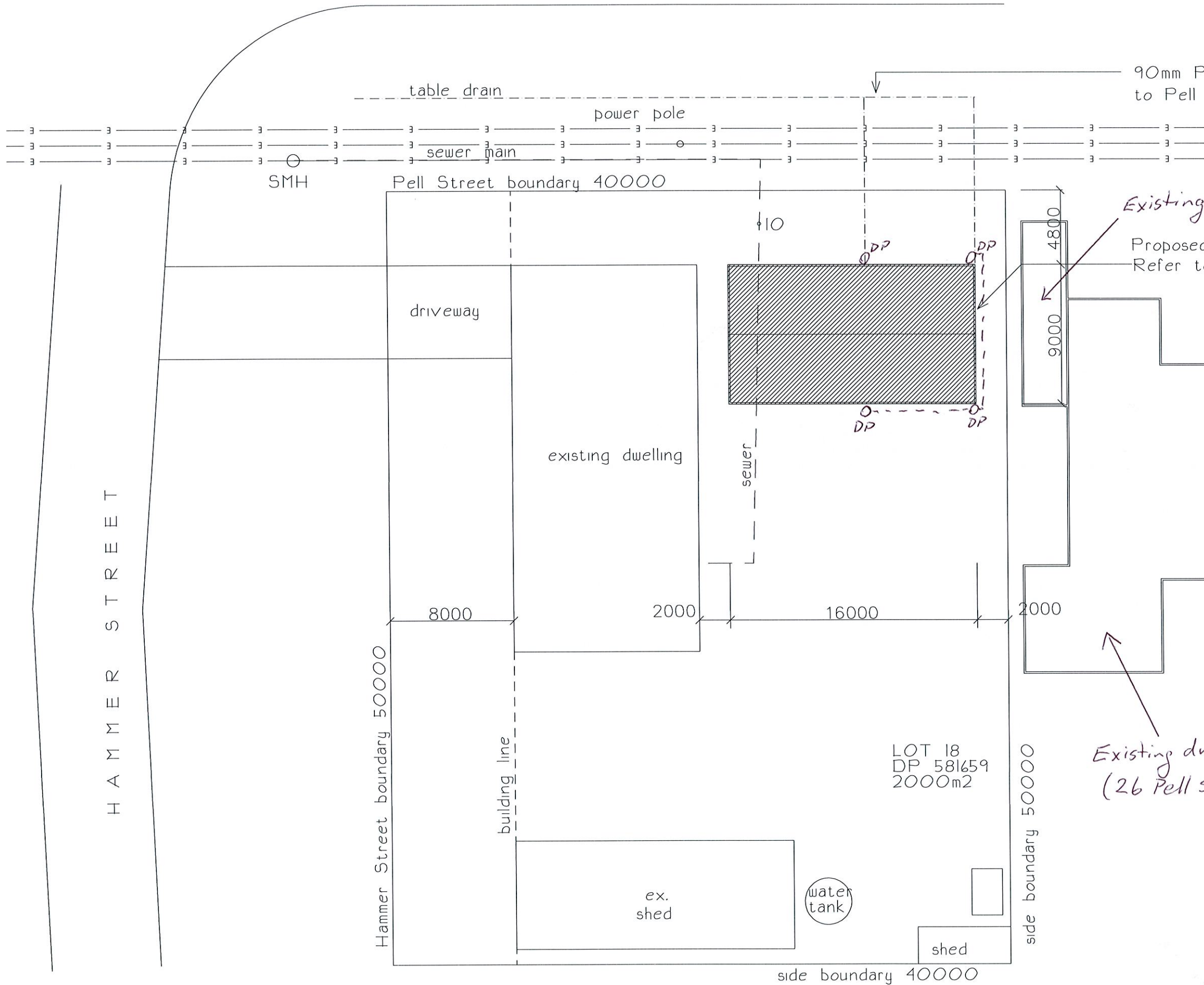
Document type	Document file name
Floor plans	Hicks floor plan and elevations-13052024103026
Other	Hicks agreement-13052024102934
Site Plans	Hicks site plan-13052024102956
Statement of environmental effects	SEE-01052024154748
Variation to Development Control(s)	Vary DCP-01052024154720

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	Yes

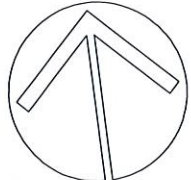
application.	
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided 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).	

PELL STREET



NO.	AMENDMENT	DATE
A	Adjacent building outline added	11/6

LEGEND



PROJECT
PROPOSED NEW SHED

LOCATION
118 HAMMER STREET HOWLONG NSW 2643

CLIENT
JOANNE & JASON HICKS

DRAWING
PROPOSED SITE PLAN

DESIGN & DOCUMENTATION BY
SHERENE BLUMER

12 WHITTON STREET GRIFFITH NSW 2680
PH: 02 69644465
MOBILE: 0438 295862
E-MAIL: sherene@blumer.net.au

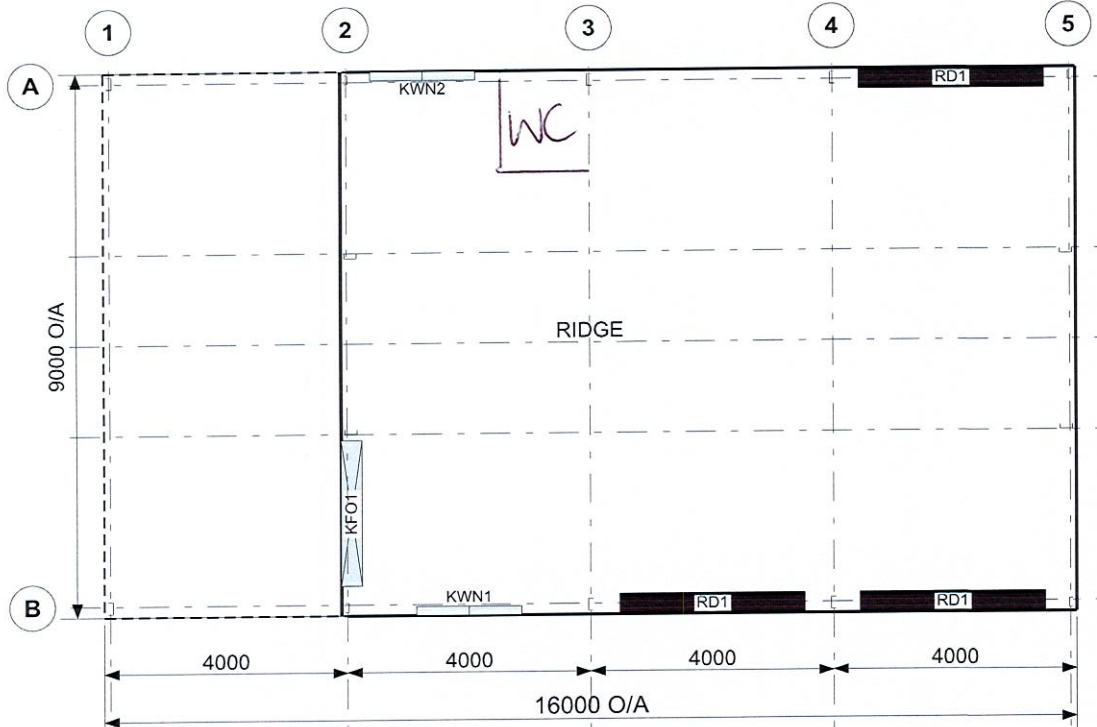
SCALE	DATE	DRAWN	NUMBER
1:250@A3	11 JUN 2024	SB	01A

ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS.
DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES.
TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684.
CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1.
ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN.
ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.

COPYRIGHT SHERENE BLUMER B. Sc (ARCH) B ARCH 2024

Existing dwelling (26 Pell St)

North



FRAME ROOF PLAN



ELEVATION GRID B

South

Cont. on page 3



Copyright 2024
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	SH
WALLS	CUSTOM ORB 0.42 BMT	CB	MD
CORNERS	-	CB	MD
BARGE	-	CB	NS
GUTTER	HI-QUAD	CB	NS
DOWNPIPE	100x50	CB	MD

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	RD1	B&D, Firmadoor, R.D. Indust. "R2F", W/Lock, 3125 high x 3050 wide Clr. Open. C/B
1	KWN1	AMI - Reg A & B, 790x1731 CLR, Window Kit (BDSP)
1	KWN2	AMI - Reg A & B, 790x1731 CLR, Window Kit (BDSP)
1	KFO1	2100H x 2400W Framed Opening. Door must be fitted

Cont. on page 2

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT

Jo and Jason Hicks

SITE

**118 hammer street
HOWLONG NSW 2643**

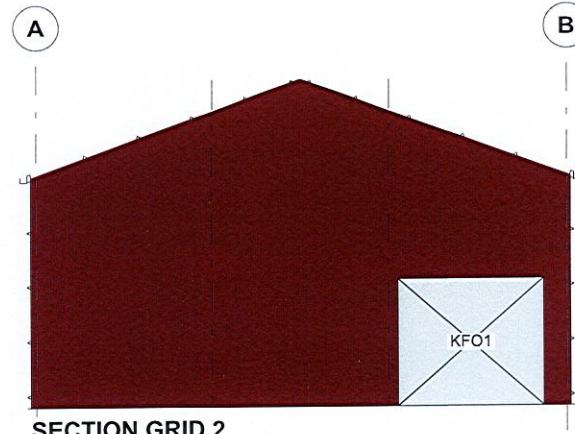
BUILDING

**DELUXE
9000 SPAN x 3800 EAVE x 16000 LONG**

TITLE

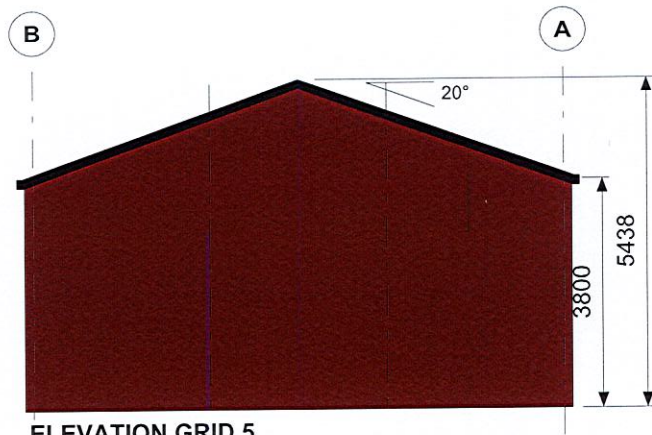
FLOOR PLAN & ELEVATION

SCALE A4 SHEET 1:125	DRAWING NUMBER WODON3-13926	REV A	PAGE 1/3
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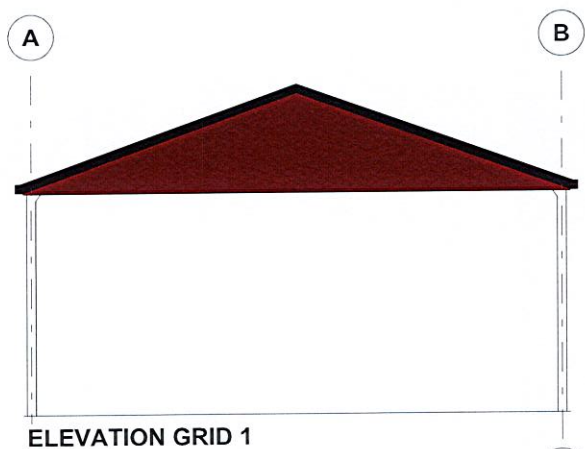
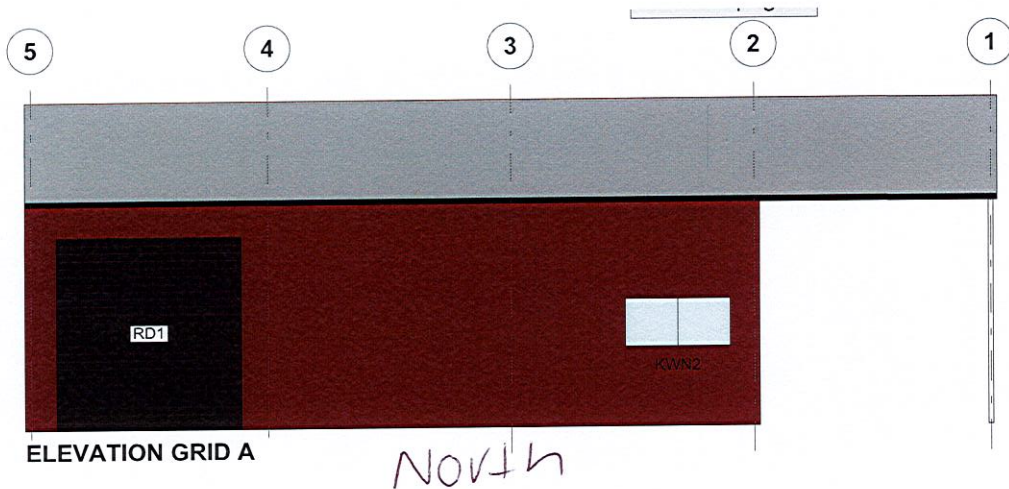
SECTION GRID 2

West



ELEVATION GRID 5

East





STATEMENT OF ENVIRONMENTAL EFFECTS

Standard form for minor developments only.

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS EXCEPT INTERGRATED DEVELOPMENTS WHICH REQUIRE AN ENVIRONMENTAL IMPACT STATEMENT (EIS).

ABOUT THIS FORM: This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- ✓ Dwellings, single storey in the R1, R2, RU1, RU5 and R5 zones.
- ✓ Single shops or commercial premises in the B1, B2 & B6 zones*
- ✓ Residential alterations and additions
- ✓ Ancillary residential buildings and structures such as, verandahs, carports, garages, sheds, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Corowa.

Developments not listed above may require a SEE with greater detail. Please contact Council for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact, please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

APPLICATION DETAILS

Applicant: Martia Enterprises Pty Ltd

APPLICANT'S DECLARATION: I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.

Applicant Signature: _____ Date: 1-5-24

PROPERTY DETAILS

Property Name: _____

Unit/House No.: 118 Street Name: Hammer St

Town: Howlong Postcode: 2643

Lot: 18 Section: _____ DP/SP: 581659

PROPOSED DEVELOPMENT

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

Colorbond shed 9m x 16m (Manor Red - walls / Shale Grey - roof)
15° Gable roof (3.7m Eave)
Residential use

PLANNING CONTROLS

- Is your proposal permissible in the zone under Corowa LEP 2012 / Urana LEP 2011 YES NO
- Is your proposal consistent with the zone objectives? YES NO
- Is your proposal in accordance with Corowa DCP 2013 / Urana DCP 2011 YES NO

NOTE: If you answered no to any of the above questions please discuss your application with Council staff.

Are there any other planning controls relevant to your proposal YES NO

If yes, please list controls and how the application complies: _____

DESCRIPTION OF SITE

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

Regular rectangular block on level ground
No trees to be removed
Existing dwelling and shed

What is the present use and previous use(s) of the site?

Residential

Is the development site subject to any of the following natural hazards?

- Bushfire Prone YES NO
- Flooding YES NO
- Storm water inundation YES NO

NOTE: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

N/A

Is the site constrained by any of the following? (Please refer to LEP Maps)

- Terrestrial biodiversity YES NO
- Riparian Land and Watercourses YES NO
- Groundwater vulnerability YES NO
- Wetlands YES NO
- Item of Environmental Heritage or in conservation area * YES NO

How will you mitigate the impact of the development on these constraints?

N/A

*Note a Heritage Impact statement may be required. Please discuss with Council

What types of land use and development exist on the surrounding land?

Residential

CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

- Visually prominent in the surrounding area? YES NO
- Inconsistent with the existing streetscape? YES NO
- Out of Character with the surrounding area? YES NO
- Inconsistent with surrounding land uses? YES NO
- Vary a building line setback YES NO

If you answered yes to any of the above please provide details and justification for the proposal?

It's a large shed setback from a secondary boundary equal to the dwelling on site (gable end)

STATEMENT OF IMPACTS

1. Likely effect on adjoining owners (eg views to and from the lands, overshadowing, privacy, noise, drainage etc)

It may overshadow the neighbour at 26 Pell St but there is already an existing carport that shades the windows on that side.

There are existing shrubs on Pell St that soften the view

2. Compatibility with streetscape?

Overall height will be similar to existing dwelling

3. How are the objectives/principles of the DCP satisfied by allowing this variation?

It is a large parcel of land which could potentially be sub-divided + have a house of similar size built on it.

4. Any other considerations?

Their caravan + truck will not fit into a lower access shed

JUSTIFICATION

Please provide justification/reasoning as to why the development control(s) does not make specific provision in relation to your proposal or does not enable you to achieve the outcome you are seeking?

Please see Variation comments

Other

Please provide any other considerations

Applicant's Signature: M. Zoredd.

Date: 1-5-24

Office Use Only

Report by Council Officer

Recommendation

Assessing Officer: _____

Signed: _____

Date: _____

Comments by Manager Planning and Development

Approved / Refused

Manager: _____

Signed: _____

Date: _____