

**Applicant contact details**

Title	Mr
First given name	Tim
Other given name/s	
Family name	Hutchin
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

**Owner/s of the development site**

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mr
First given name	Tim
Other given name/s	
Family name	Hutchin
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Ms
First given name	Rochelle
Other given name/s	
Family name	Webster
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.	No
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**Developer details**

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

**Development details**

Application type	Development Application
Site address #	1
Street address	13 GRAY STREET COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	A/-/DP154229 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Corowa Local Environmental Plan 2012</p> <p>Land Zoning R1: General Residential</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 550 m<sup>2</sup></p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p>

**Proposed development**

Selected common application types	Alterations or additions to an existing building or structure Demolition
Selected development types	Residential Accommodation Dwelling House
Description of development	Partial demolition of existing dwelling and construction of extension to replace demolished portion. Demolition includes removal of unauthorised room constructed prior to existing owners purchase. Demolition of existing shed/garage and construction of new colourbond shed/garage. The extension includes a new living area, kitchen and dining at the rear. Renovation of existing to include new bathroom.
Does the development include affordable housing?	No
<b>Dwelling count details</b>	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of proposed occupants	
Existing gross floor area (m2)	210
Proposed gross floor area (m2)	290
Total site area (m2)	663
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$330,000.00
Estimated development cost	\$300,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A1739328
<b>Climate Zone</b>	
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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Removal of 1 non native tree as part of excavation works
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	1
Units	Square metres
Approximate area of canopy REQUESTED to be removed	1
Units	Square metres
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
<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:

First name	Tim
Other given name(s)	
Family name	Hutchin
Contact number	██████████
Email address	████████████████████
Billing address	██

### Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Hutchin - Basix cert

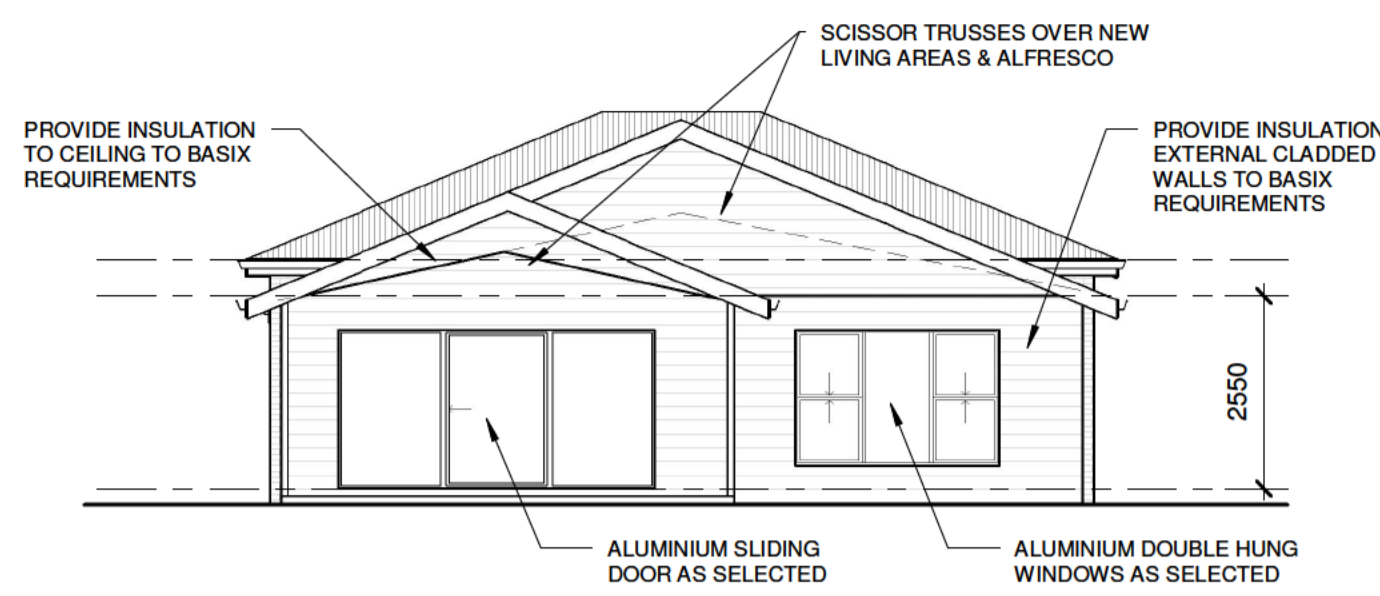
Cost estimate report	Cost-Summary-Report completed
Elevations and sections	Engineering 20240227170848754
Geotechnical report	230790 - Soil Classification Letter - 13 Gray Street - Corowa - Timothy Hutchin
Site Plans	Hutchin - 13 Gray Street Corowa - 30-4-24
Statement of environmental effects	Hutchin - 13 Gray Street Corowa - SEE V2
Survey plan	23202 Existing Conditions and Re-Establishment Ver02 DJL 300124
Title Documentation / Certificate of Title	Title Plan

**Applicant declarations**

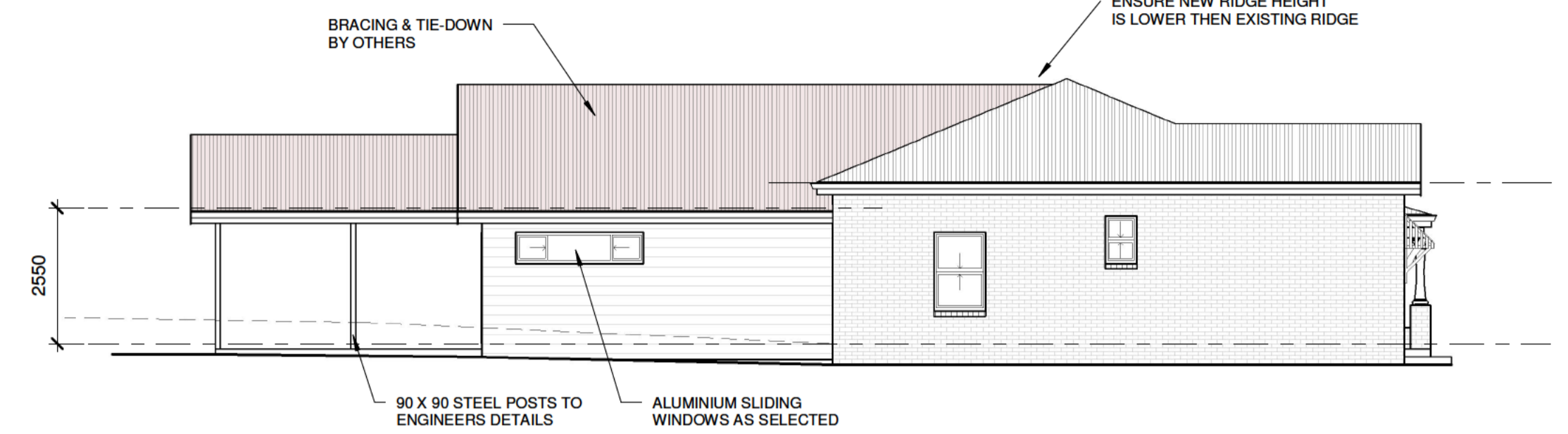
I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment 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).	



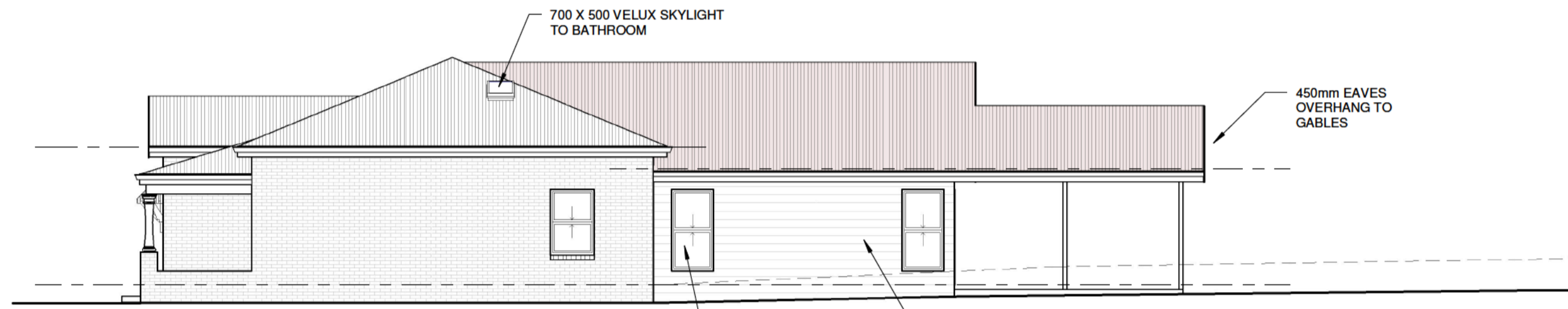
FRONT ELEVATION  
SCALE 1:100



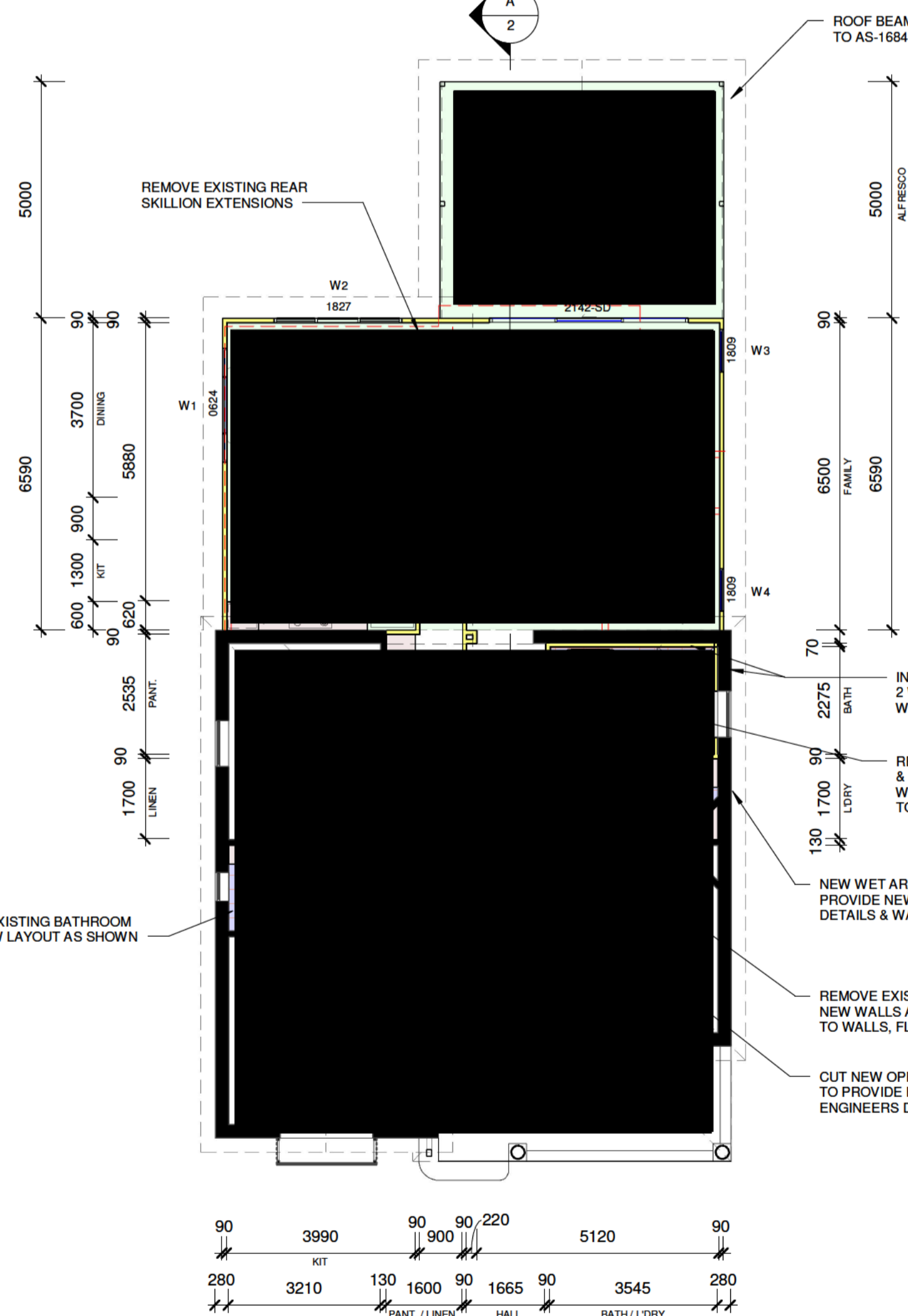
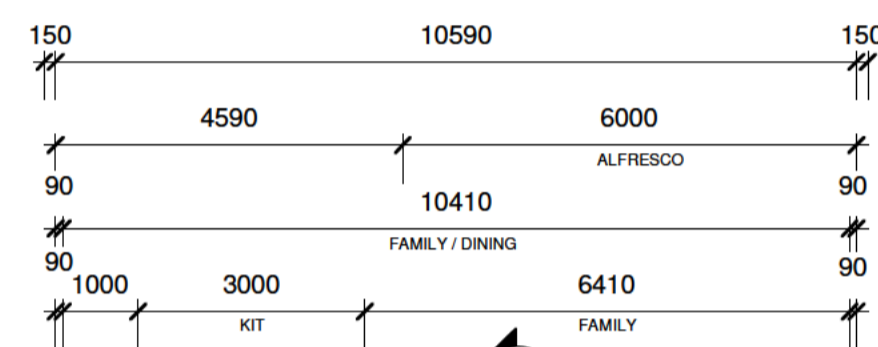
REAR ELEVATION  
SCALE 1:100



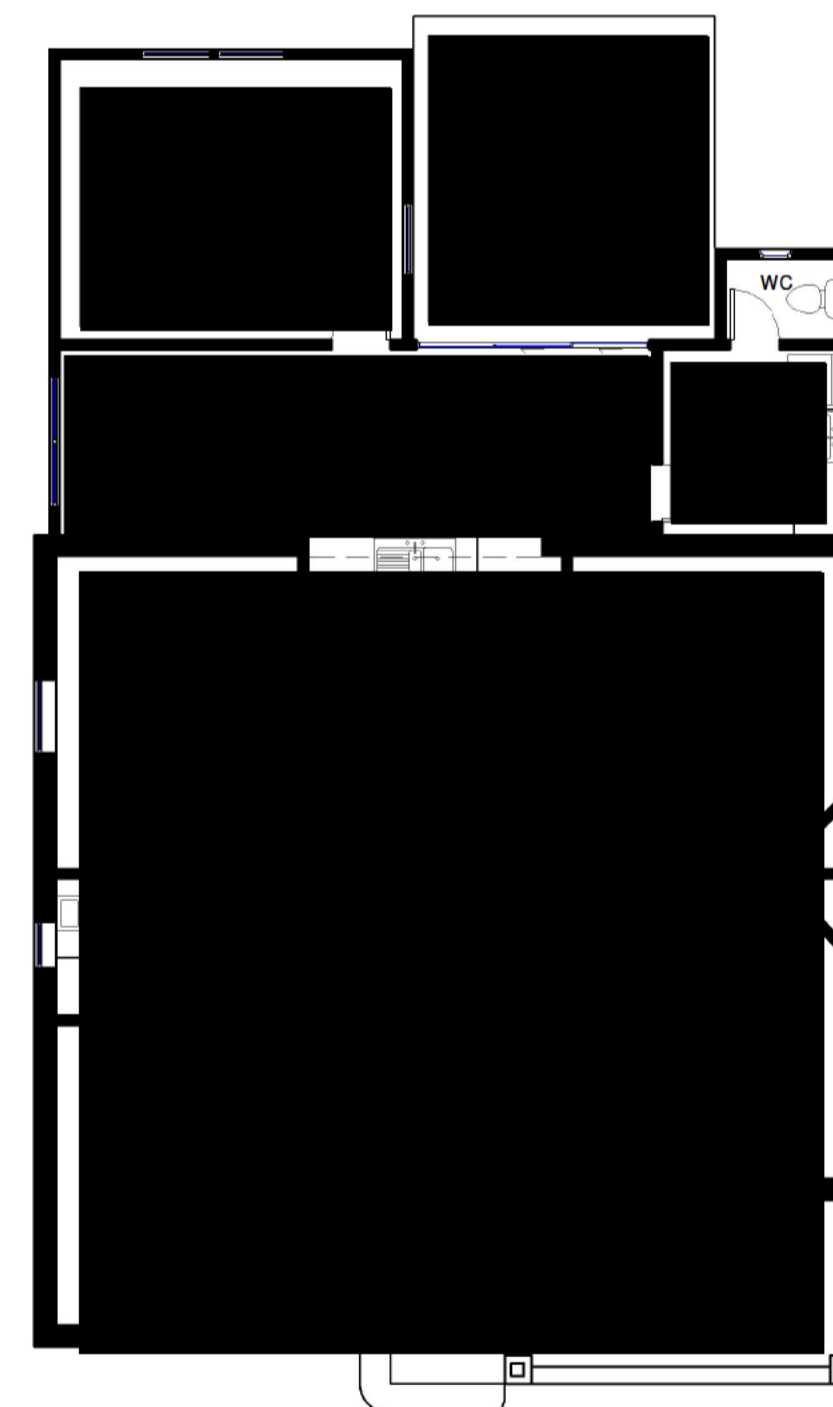
SIDE ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100



PROPOSED FLOOR PLAN  
SCALE 1:100



EXISTING FLOOR PLAN  
SCALE 1:100

WINDOW SCHEDULE				
No	SIZE H x W	GLAZING AREA	STYLE	COMMENTS
1	600 X 2400	1.44 SQ.M.	ALUM. SLIDING	ALUM. IMPROVED/CLEAR/AIR GAP/CLEAR
2	1800 X 2700	4.59 SQ.M.	ALUM. DHUNG	ALUM. IMPROVED/CLEAR/AIR GAP/CLEAR
3	1800 X 900	1.62 SQ.M.	ALUM. DHUNG	ALUM. IMPROVED/CLEAR/AIR GAP/CLEAR
4	1800 X 900	1.62 SQ.M.	ALUM. DHUNG	ALUM. IMPROVED/CLEAR/AIR GAP/CLEAR

DOOR SCHEDULE (EXTERNAL)			
No	SIZE H x W	GLAZING AREA	COMMENTS
1	2100 X 4200	8.82 SQ.M.	SLIDING GLASS DOOR ALUM. IMPROVED/CLEAR/AIR GAP/CLEAR

SKYLIGHTS			
No	SIZE H x W	GLAZING AREA	COMMENTS
1	500 X 700	0.35 SQ.M.	VELUX DOUBLE GLAZED TIMBER FRAME/LOW-E GLAZING & ARGON GAS FILL

**WET AREAS:**  
ENSURE ALL WET AREA WATERPROOFING COMPLIES WITH NCC 2022 - 10.2 WET AREA WATERPROOFING PARTS 10.2.1 TO 10.2.5 CARRY OVER FROM NCC 2019. PARTS 10.2.6 TO 10.2.32 ARE NEW REQUIREMENTS OF NCC 2022.

**CONDENSATION MANAGEMENT**  
BUILDING ELEMENTS IN AREAS SUBJECT TO WATER VAPOUR OR CONDENSATION MUST BE CONSTRUCTED TO REDUCE RISKS TO THE HEALTH OF BUILDING OCCUPANTS.  
ALL CONSTRUCTION MUST MEET NCC 2022 - SECTION 10.8 - CONDENSATION MANAGEMENT REQUIREMENTS.  
10.8.1 - EXTERNAL WALL CONSTRUCTION  
10.8.2 - EXHAUST SYSTEMS  
10.8.3 - VENTILATION OF ROOF SPACES

REGION	TERRAIN	SHIELDING	TOPOGRAPHY	STANDARD
A	TC2.5	PS	T0	N1

**NOTES:-**  
PLANS TO BE READ IN CONJUNCTION WITH SPECIFICATION PROVIDED.  
SEWER & ST/W LINES SHOWN ON THE PLAN ARE INDICATIVE ONLY. EXACT POSITIONING TO BE CONFIRMED ONSITE BY LICENSED PLUMBER.  
CONFIRM ALL DIMENSIONS & ROOF PITCH ON-SITE WITH FRAME & TRUSS MANUFACTURER.  
SURVEYOR TO CONFIRM BOUNDARY LOCATIONS BEFORE CONSTRUCTION.  
ANY MECHANICAL VENTILATION TO BE DUCTED THROUGH THE ROOF AND COMPLY WITH THE NCC.  
ALL EXTERNAL ABOVE-GROUND TIMBER MUST BE DURABILITY CLASS 1 TIMBER, WITH SAPWOOD REMOVED OR SAPWOOD PRESERVATIVE TREATED TO H3.  
FRAMES & TRUSSES TO BE TERMITE TREATED RADIATA PINE  
WINDOW SCHEDULE OUTLINES GLAZING SIZES FOR BASIX, CONFIRM FRAME OPENING SIZES WITH WINDOW MANUFACTURER  
ALL WINDOWS TO COMPLY WITH NCC HPS 2022 Part 11.3.7 - PROTECTION OF OPERABLE WINDOWS - BEDROOMS, & Part 11.3.8 PROTECTION OF OPERABLE WINDOWS - ROOMS OTHER THAN BEDROOMS  
SMOKE ALARMS TO BE INTERCONNECTED  
PROVIDE SARKING TO NCC HPS 2022 - 10.8.1- EXTERNAL WALL CONSTRUCTION  
ALL EXHAUST SYSTEMS TO MEET NCC HPS 2022 - REQUIREMENTS - 10.8.2 - EXHAUST SYSTEMS

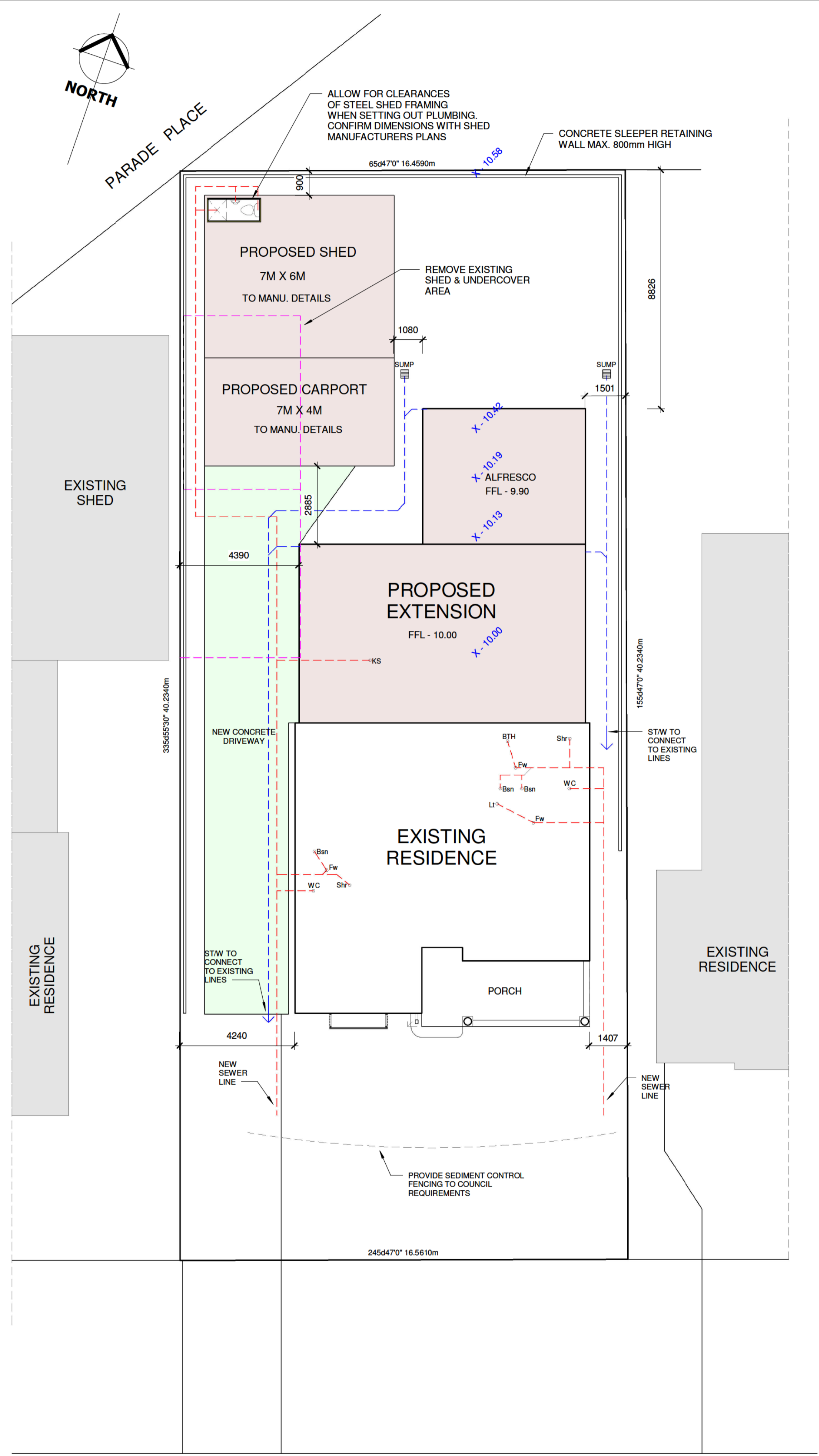
**AREAS**  
EXISTING  
LIVING - 152.00 SQ.M  
PORCH - 15.97 SQ.M  
PATIO - 17.03 SQ.M  
SHED - 24.98 SQ.M  
  
DEMOLISH  
LIVING - 47.89 SQ.M  
PATIO - 17.03 SQ.M  
SHED - 24.98 SQ.M  
  
PROPOSED  
LIVING - 69.51 SQ.M  
ALFRESCO - 30.00 SQ.M  
GARAGE - 42.00 SQ.M  
CARPORT - 28.00 SQ.M

**PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE**  
AT : 13 GRAY STREET  
COROWA 2646  
FOR : T & R HUTCHIN

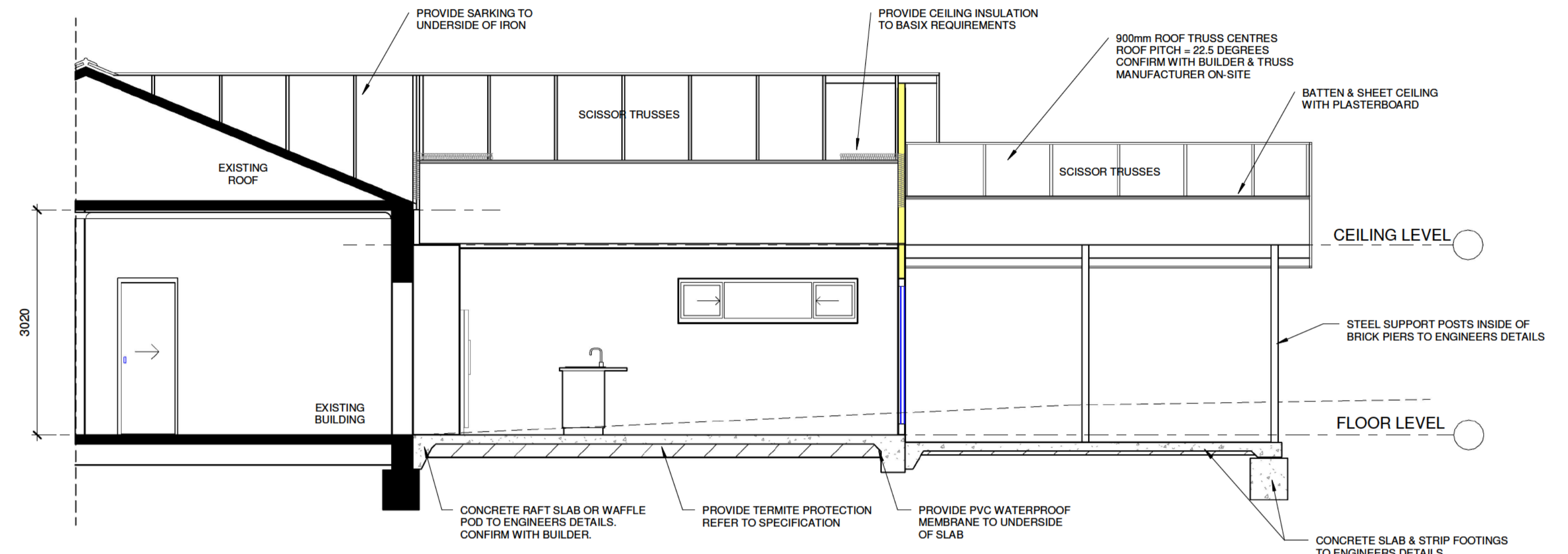
**BCM DESIGN**  
13 LAUREL ROAD, WAGGA WAGGA, 02-69226825  
A.B.N. 46 612 214 779

**bda BUILDING DESIGNERS AUSTRALIA**  
Accreditation No - 6254

**GENERAL DETAILS**  
SCALES: 1:100 at A1 1:200 1:50  
DATE: 30 / 4 / 2024  
DRAWN: B.MERRETT  
Copyright: © PLAN & SHEET No. No. OF SHEETS  
PLAN No: 23078 - 1 2



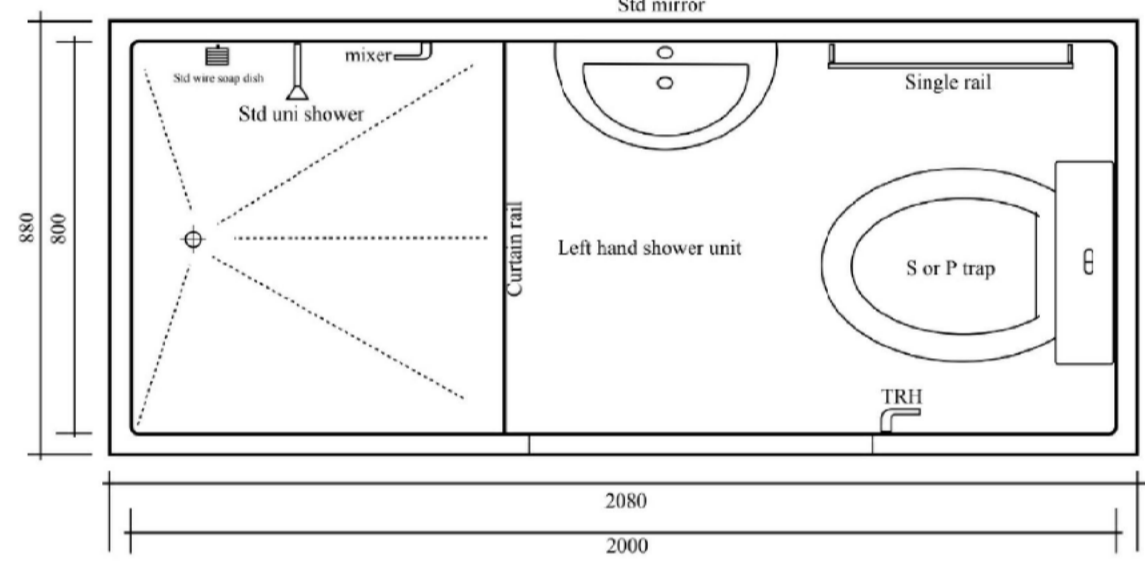
**SITE PLAN** INCL. SITE ANALYSIS PLAN & SOIL/WATER MANAGEMENT PLAN  
SCALE 1:100



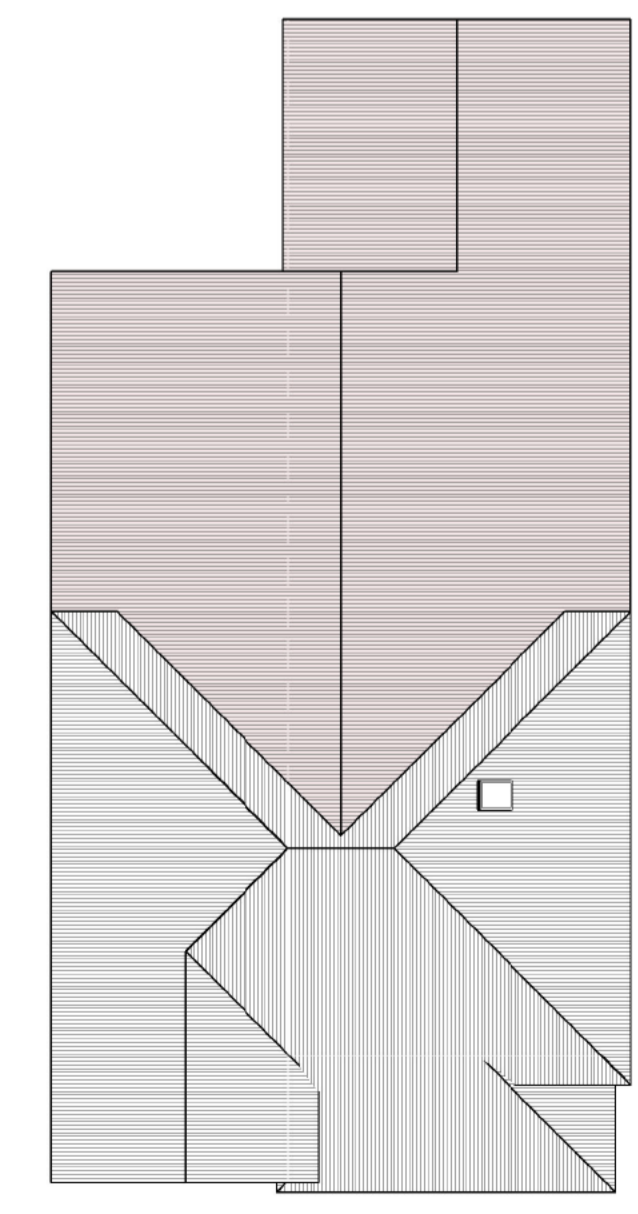
**SECTION ON A-A**  
SCALE 1:50

**ADD-A-BATHROOM**

FP900 Bathroom (left and right hand available)



**SHED PRE-FAB BATHROOM DETAILS**  
NTS



**ROOF LAYOUT**  
SCALE 1:150

**BASIX DETAILS - EXTENSIONS**

\*NOTE: DETAILS AND AREAS FOR BASIX USE ONLY, NOT TO BE USED FOR PRICING

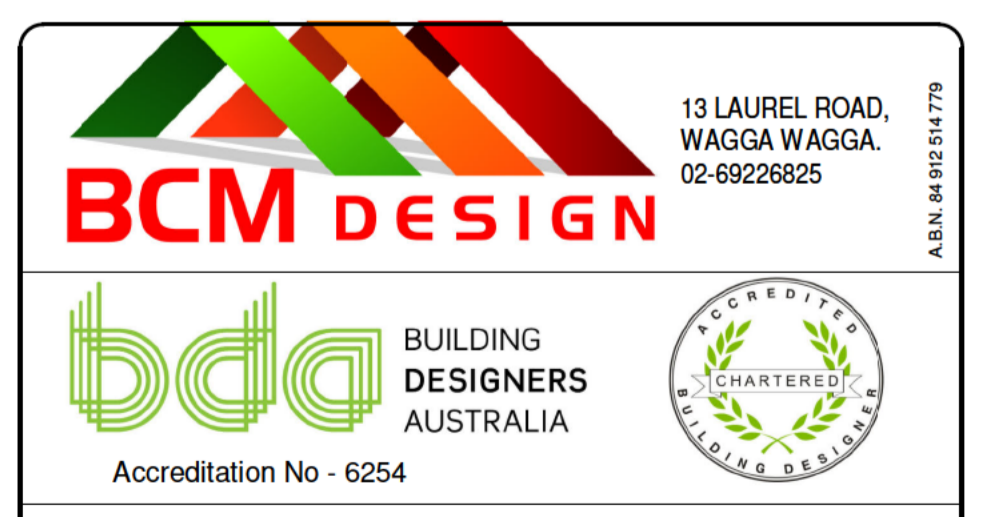
DETAILS		FIXTURES & SYSTEMS	
STREET ADDRESS	No. 13 GRAY STREET	HOT WATER UNIT	EXISTING UNIT TO STAY
SUBURB	COROWA	LIGHTING	
POSTCODE	2646	A MINIMUM OF 40% OF ALL NEW LIGHT FITTINGS ARE TO BE FITTED WITH LED OR FLUORESCENT LAMPS	
LGA	FEDERATION COUNCIL		
Lot : & DP Number	LOT A : DP 154229		
PROJECT TYPE			
DWELLING TYPE	SINGLE DWELLING		
TYPE OF ALTERATION/ADDITION		FIXTURE RATINGS	
ADDITIONS AND RENOVATIONS TO RESIDENCE VALUE > \$50,000 NO POOL INCLUDED		SHOWERHEAD(S)	3 STAR (<9.0L/MIN)
		TOILET(S)	3 STAR
		KITCHEN TAP(S)	3 STAR
		BATHROOM TAP(S)	3 STAR
THERMAL - MINIMUM REQUIREMENTS			
CONSTRUCTION	ADDITIONAL INSULATION	OTHER SPECIFICATIONS	
CONCRETE SLAB ON GROUND	NL		
EXTERNAL WALL: FRAMED (CLADDED)	R - 1.70 OR (R-2.10 incl. construction)		
FLAT CEILING, PITCHED ROOF	ceiling: R3.00(up), roof: foil/sarking	colour: dark (solar absorptance > 0.70)	

**AREAS**

- EXISTING**  
LIVING - 152.00 SQ.M  
PORCH - 15.97 SQ.M  
PATIO - 17.03 SQ.M  
SHED - 24.98 SQ.M
- DEMOLISH**  
LIVING - 47.89 SQ.M  
PATIO - 17.03 SQ.M  
SHED - 24.98 SQ.M
- PROPOSED**  
LIVING - 69.51 SQ.M  
ALFRESCO - 30.00 SQ.M  
GARAGE - 42.00 SQ.M  
CARPORT - 28.00 SQ.M

REGION	TERRAIN	SHIELDING	TOPOGRAPHY	STANDARD
A	TC2.5	PS	T0	N1

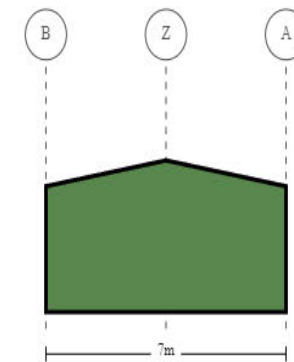
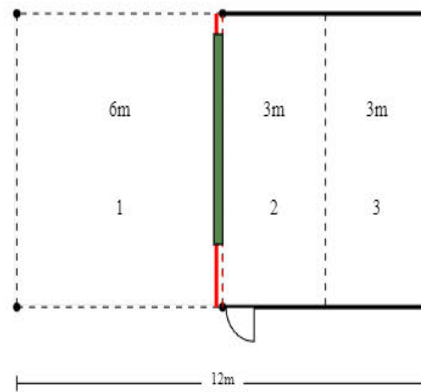
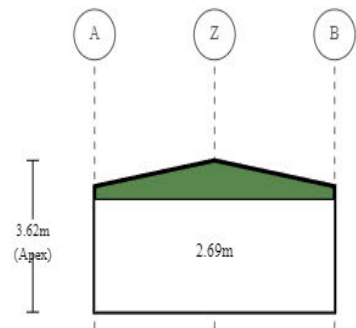
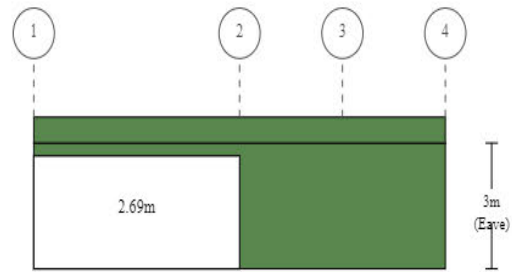
**PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE**  
AT : 13 GRAY STREET  
COROWA 2646  
FOR : T & R HUTCHIN



**GENERAL DETAILS**

SCALES:	1:100 1:150 1:50	DATE:	30 / 4 / 2024	DRAWN:	B.MERRETT
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Purchaser Name: Tim Hutchin

Site Address:

Ref # LMER2311017

Print Date: 22/11/23

### Building Layout

Ref# LMER2311017

Seller: The Shed Company Albury Wodonga  
 Name: Luke Merriman  
 Phone: 0428 178 733  
 Fax:  
 Email: luke.merriman@theshedcompany.com.au





# STATEMENT OF ENVIRONMENTAL EFFECTS

**Date:** 30-4-2024  
**Owner:** T & R Hutchin  
**Address:** No. 13 Gray St, Corowa, NSW, 2646  
**Lot:** A  
**D.P.:** 154229  
**Prepared by:** BCM Design Centre Pty Ltd  
**Our Ref:** 23078

## DESCRIPTION OF DEVELOPMENT

The proposal includes extensions to the rear of the existing single dwelling, renovations to the inside of the existing dwelling, a new outdoor area, and new outbuilding at the rear of the block.



All building work is taking place at the rear of the property.

The extension includes a new living area, kitchen and dining at the rear.

The renovations will involve the construction of new wet areas and refurbishment of others.

The outbuilding includes a new colourbond steel shed & carport which will be built to the manufacturer's details. An existing shed & carport will be moved to make room for the outbuilding.

The rear of the site will be cut to provide a more level yard and new pits will be installed to help improve the removal of stormwater from the site – the current house has suffered a lot of movement due to excess moisture around the house and these measures are to help fix the issues & help to reduce any future movement.

## **DESCRIPTION OF SITE**

The block is located on gently sloping land, with the high part at the rear of the block. Currently on the site is an existing single storey brick veneer home.



The adjoining land on each side also have existing single residences on them. The site is not within a Fire Zone or Conservation area. There are no easements on the block.

## **PLANNING CONTROLS**

The allotment is within Residential Zone – R1.

Planning controls which affect this development include:  
Corowa Local Environmental Plan (LEP) 2012  
Federation Council Development Control Plan (DCP) 2013

This proposal complies with the above controls.

## **SITE SUITABILITY**

This development is within a residential zone. There will be no change to the existing use of the residence.

## **SOCIAL IMPACT**

There will be no detrimental social impact caused by this development other than encouraging others in an older area of town to do the same.

## **ECONOMIC IMPACT**

Value will be added to this existing residence and work created for the building industry and suppliers.

## **PEDESTRIAN & VEHICLE MOVEMENTS**

The development will not result in extra occupants or vehicles residing at this residence. Pedestrian and vehicle access will remain as is.

## **PRIVACY/VIEWS & OVERSHADOWING**

### **Privacy**

Privacy is not expected to be affected by this development any more than standard development on sloping sites.

### **Views**

No existing views from existing residences will be affected.

### **Overshadowing**

Any extra overshadowing will be very minimal as the building is only a single storey structure and located well away from adjoining homes.

## **SOIL , WATER & SEWERAGE**

The rear of the block will be cut and retained with new retaining walls, indicated on the plans.

Any soil removed during construction will be disposed of at an approved land fill site.

Temporary sediment control fences will be installed where necessary to prevent any sediment leaving this allotment via stormwater runoff.

Storm water from the new roof will connect to the existing lines and run to the front kerb & gutter.

Sewer will connect to the existing sewer lines.

## **DEMOLITION**

Demolition will include the removal of the existing rear skillion extensions, including brickwork, timber framing members, weatherboards, metal sheeting, possible fibre-cement sheeting, plasterboard & removal of existing concrete paving.

If any asbestos is encountered it will be removed by a licensed asbestos remover.

All waste materials will be kept separate where practical, and taken to a recycling or waste dump centre, as required.

## **LANDSCAPING**

Some existing lawn area will be lost to make way for the additions.  
All garden and lawn areas will be rejuvenated at the completion of construction.

## **ENERGY EFFICIENCY**

A Basix certificate has been provided for the new extensions.

This SEE was prepared by BCM Design Centre Pty Ltd