

**Initiator details**

Title	
First given name	Frank
Family name	Miccio
Contact number	
Email	

**Applicant contact details**

Title	
First given name	Frank
Other given name/s	
Family name	Miccio
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	66007400070
ACN	
Name	F & S MICCIO PTY LTD
Trading name	F & S MICCIO PTY LTD
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	Frank
Other given name/s	Eugen Calleja
Family name	Canafe
Contact number	
Email	
Address	
Owner #	2
Title	
First given name	Clenisa
Other given name/s	Vale
Family name	Canafe
Contact number	
Email	
Address	

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	25 RAMSAY STREET COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	6-/SP31759 <input type="checkbox"/> 1-/SP31759 <input type="checkbox"/> 7-/SP31759 <input type="checkbox"/> 3-/SP31759 <input type="checkbox"/> 5-/SP31759 <input type="checkbox"/> 4-/SP31759 <input type="checkbox"/> 2-/SP31759 <input type="checkbox"/> 8-/SP31759 <input checked="" type="checkbox"/> CP-/SP31759 <input type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 550 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dwelling House

Description of development	Construction of single storey dwelling
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	0
Number of dwellings to be demolished	0
Number of proposed occupants	3
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	96
Total site area (m2)	419
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$272,000.00
Estimated development cost	\$272,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1760853S_02
<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
<b>Subdivision</b>	
Number of existing lots	
<b>Proposed operating details</b>	
Number of staff/employees on the site	

#### Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	2	0	0
Total	2	0	0

Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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:

Company Name	F & S MICCIO PTY LTD
ABN	
ACN	
Trading Name	
Email address	
Billing address	

#### Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	BASIX Certificate
Cost estimate report	Estimated-Development-Cost-GENERAL-Applicant-Form-Electronic-2.4.24
Geotechnical report	Soil Test
Other	Slab Design Development-Application-Form - Signed
Owner's consent	Owners - Consent - Application - Signed
Site Plans	HC2406 - CANAFE.Working Drawings.Rev1
Statement of environmental effects	Statement-of-Environmental-Effects
Title Documentation / Certificate of Title	Title

#### 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).	

**INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT**

- This document has been prepared for the exclusive use of the client of the designer, for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

**MATERIALS AND TRADE PRACTICES**

- All materials, construction and work practices shall comply with but not be limited to the current issue of the National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

**VARIATIONS**

- Should any conflict arise between these plans and BCA, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the [relevant building surveyor/building certifier] makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the [relevant building surveyor/building certifier], prior to implementation.

**PROTECTION OF THE BUILDING FABRIC**

- The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:  
7,500mm<sup>2</sup> clear ventilation where particle board flooring is used; or  
6,000mm<sup>2</sup> for other subfloor types.
- [Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.
- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2. system.

**GLAZING**

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass - including, but not limited to, windows, doors, screens, panels, splashbacks and barriers - shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

**FOOTINGS**

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:  
100 x 100mm (1x 5mm HD wire) if up to 1400mm long  
100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long  
125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

**STORMWATER AND SEWERS**

- Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers to underground stormwater drains shall be not less than:  
100mm under soil  
50mm under paved or concrete areas  
100mm under unreinforced concrete or paved driveways  
75mm under reinforced concrete driveways
- The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings, footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

**SAFETY OF BUILDING USERS**

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:  
Risers shall be 190mm max and 115mm min  
Goings shall be 355mm max and 240mm min  
2r+g shall be 700mm max and 550mm min  
There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:  
1000mm min above finished stair level (FSL) of balconies, landings etc; and  
865mm min above FSL of stair nosing or ramp; and  
vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3. Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm - 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

**SERVICES**

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.

**TIMBER FRAMING**

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

**ELECTRICAL**

- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
- New smoke detectors shall be interconnected; mains-powered; and located and installed per BCA 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
- Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:  
40 l/s for kitchen & laundry  
25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

**BUILDING THERMAL PERFORMANCE**

- Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and manhole covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- [in climate zones 6, 7 and 8] a vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
- Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unflued gas heater is present.
- Caulking products shall be appropriate for the intended application.
- Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:  
Plasterboard and floor  
Plasterboard and top plate (for square set cornices)  
Vertical and horizontal plasterboard  
Tops, bottoms and sides of architraves and plasterboard.  
All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draughtproofed per BCA 13.4.4 using a durable, fit-for-purpose seal.
- Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.
- The client retains the right to implement a blower door test to test for air tightness prior to painting. Target air permeability is not more than [insert] m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa.
- Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall be [insert] wind rated, double-glazed, weather-stripped and flashed all around.
- Openable windows shall be provided with flyscreens.

GENERAL NOTES		01/07
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**F & S MICCIO PTY LTD**  
**HOTONDO COROWA**  
 ADDRESS: SHOP 2/21 SANGER STREET  
 COROWA NSW 2646  
 PHONE: (02) 6033 0016  
 FAX: (02) 6033 0894

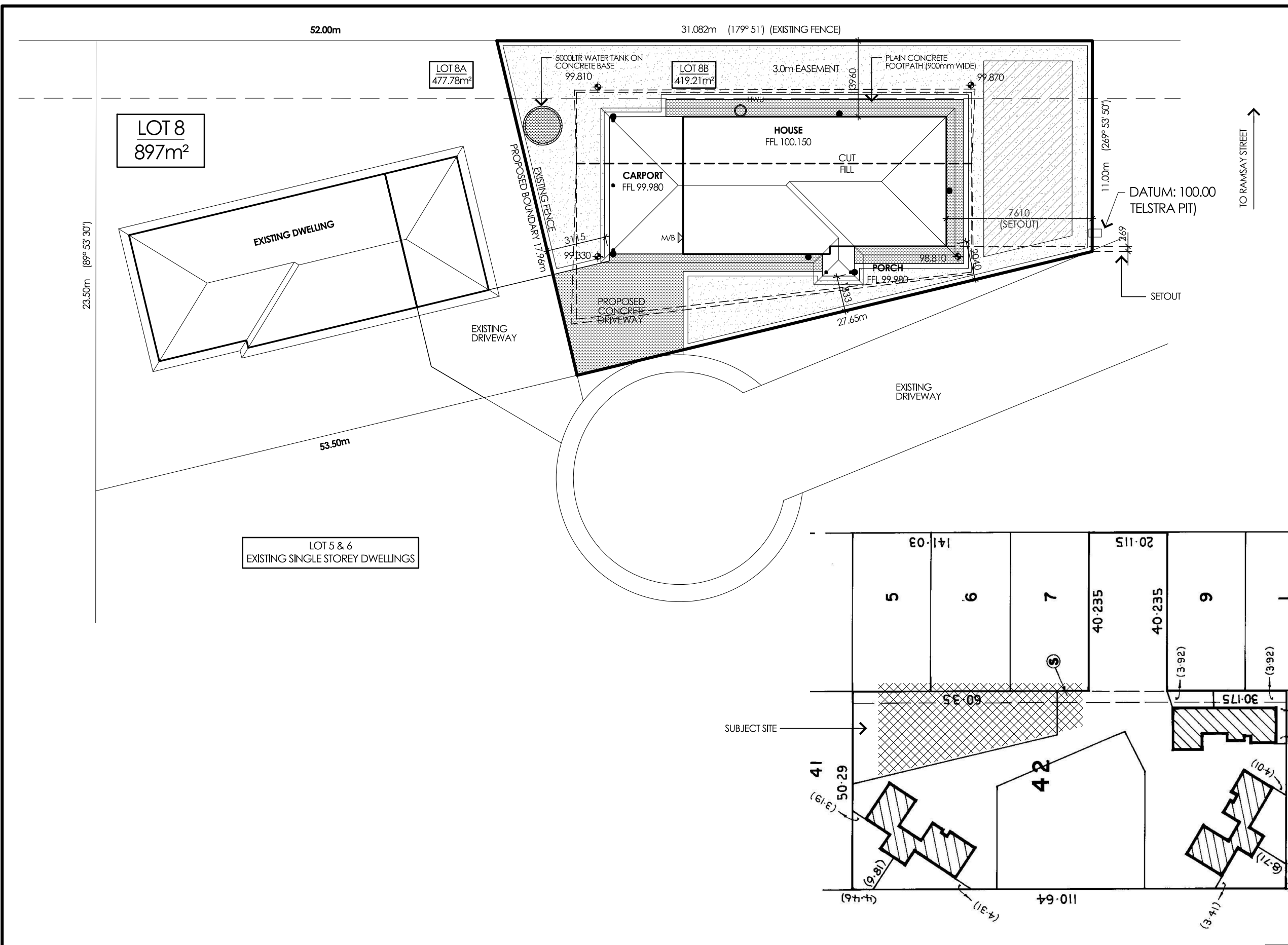
ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BUILDING ACT, BUILDING REGULATIONS AND THE BCA AT THE TIME THE BUILDING APPROVAL HAS BEEN ISSUED.

CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS

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REV.	DATE	CLIENT: FRANK AND CLENISA CANAFE	DRAWN BY: RW	DESIGN: CUSTOM
A	20.08.2024		CHECKED BY: RW	PLAN NO: 01
B	12.09.2024	PROJECT ADDRESS: LOT 88 RAMSAY STREET COROWA, NSW 2646	DATE: JULY 24	VERSION NO: 01
-	-		SCALE:	CLIENT SIGNATURE: _____
-	-	DP/PS NO: DP XXXXXX	PROJECT NO: HC2406	DATE: ____/____/____



**STORMWATER DRAIN NOTE:**

PROVIDE 100mm DIAMETER P.V.C. STORMWATER PIPE WITH MINIMUM FALL OF 1:100

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINERS DISCRETION

PROVIDE 90mm P.V.C. DOWNPIPES AT 12m CENTERS MAX.

DISCHARGE TO LEGAL POINT OF DISCHARGE (LPOD), UNABLE TO VERIFY EXACT LOCATION OF LPOD, ASSUMED LOCATION S/W CORNER TO BE ADVISED.

**IMPORTANT NOTE:**

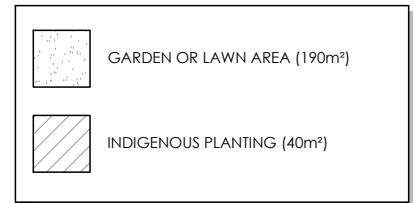
BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES

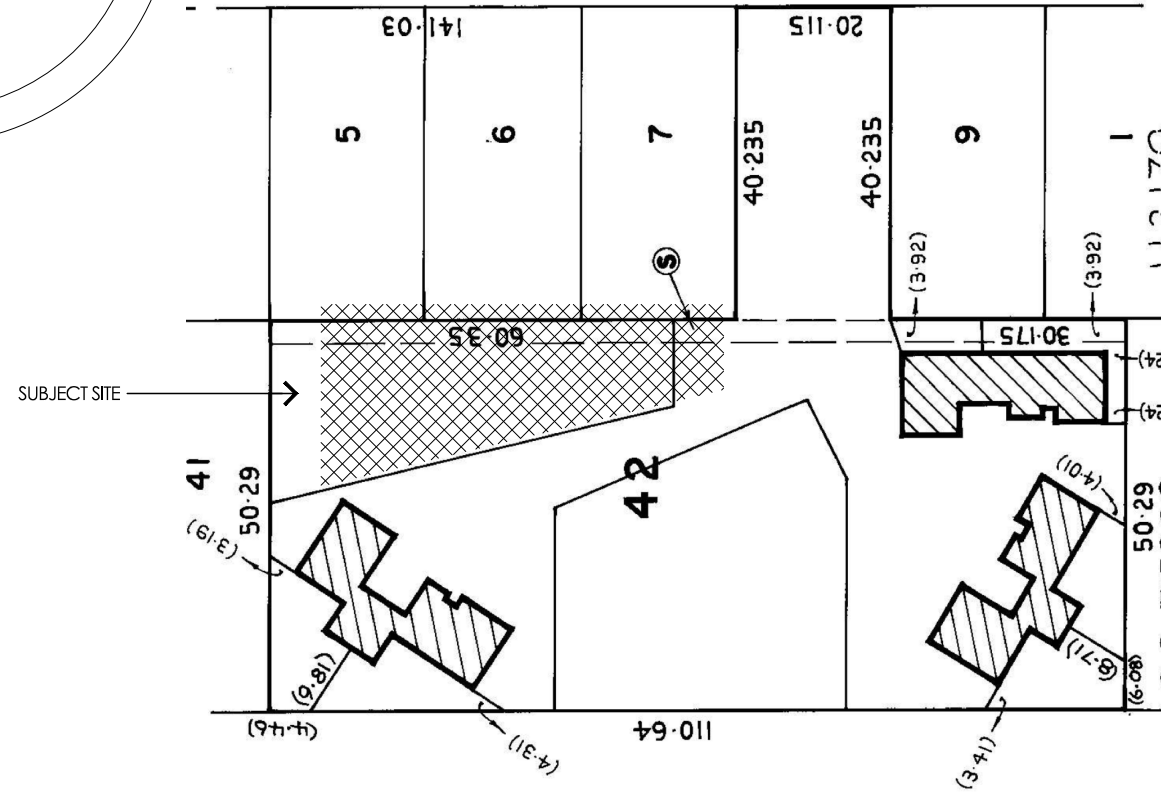
SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING

IF CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION TO DRIVEWAY THE FULL COST TO CONSTRUCT A NEW CROSSOVER IS AT THE OWNERS EXPENSE

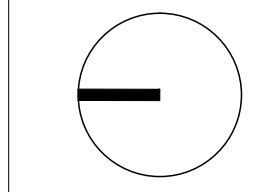


CUT SITE AT 99.700

LOT 5 & 6  
EXISTING SINGLE STOREY DWELLINGS



AREA ANALYSIS	
SITE	419 m²
BUILDING	126 m²
SITE COVERAGE	30.07 %
NON PERMEABLE	68 m²
NON PERMEABLE	16.23 %
PERMEABLE	53.70 %
LEVELS TO	ARB
SURVEY DATE	12.09.2024



SITE PLAN 02/07



**F & S MICCIO PTY LTD**  
**HOTONDO COROWA**  
 ADDRESS: SHOP 2/21 SANGER STREET  
 COROWA NSW 2646  
 PHONE: (02) 6033 0016  
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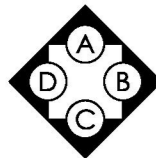
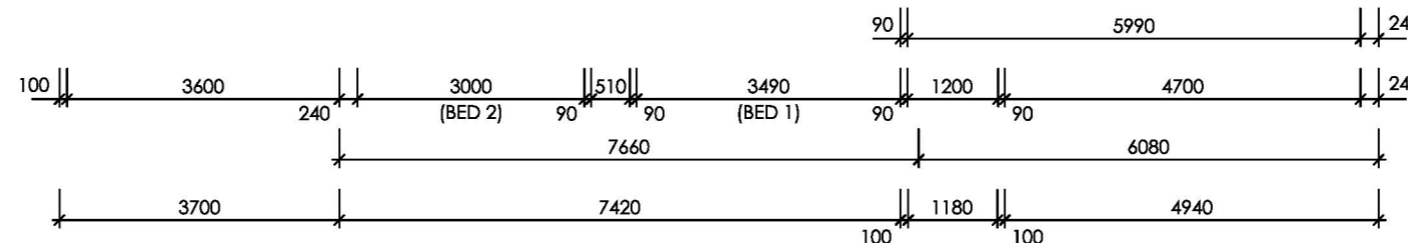
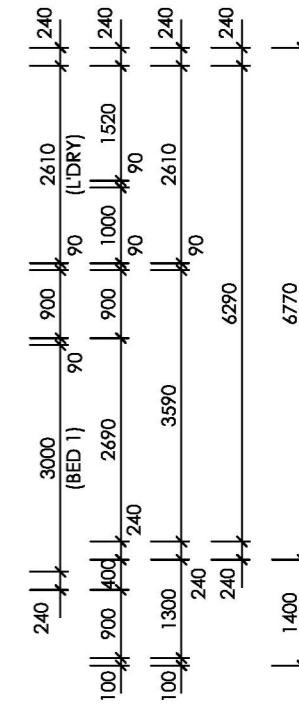
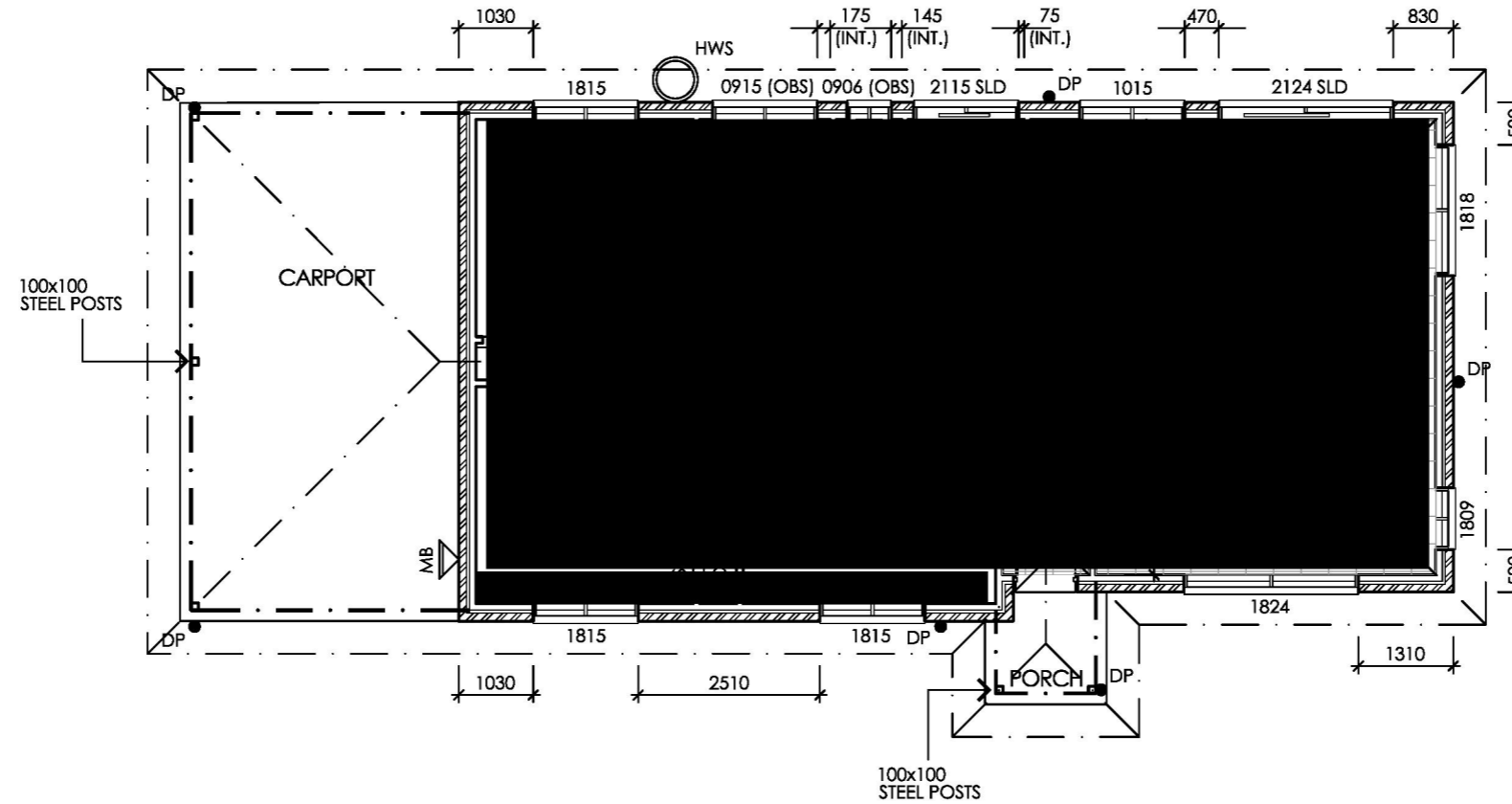
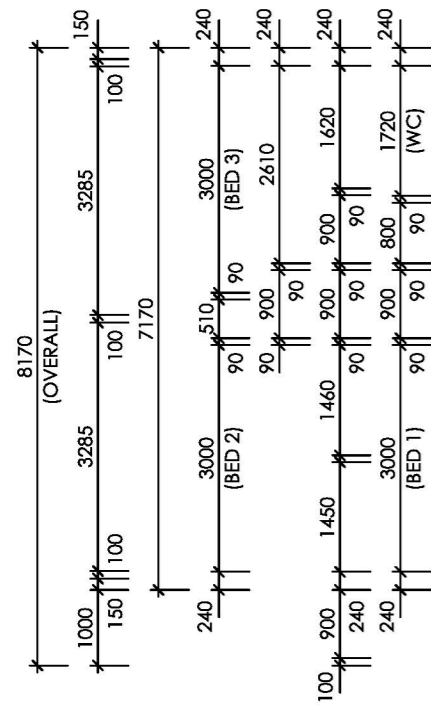
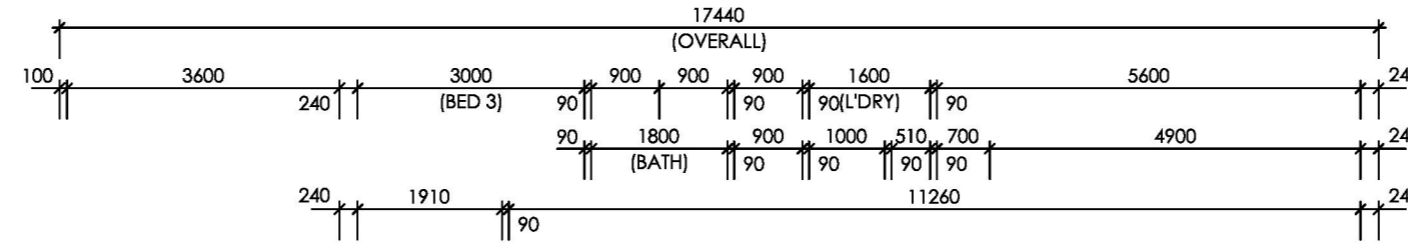
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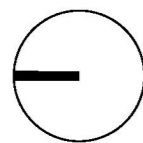
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B	12.09.2024	PROJECT ADDRESS: LOT 8B RAMSAY STREET COROWA, NSW 2646	RW	PLAN NO: 01
-	-	DP/PS NO: DP XXXXXX	DATE: JULY 24	VERSION NO: 01
-	-		SCALE: 1:200 (A3)	<b>CLIENT APPROVED PLANS</b>
-	-		PROJECT NO: HC2406	CLIENT SIGNATURE: _____
-	-			DATE: ____/____/____

- IMPORTANT NOTE:**
- PROVIDE LIFT OF HINGES TO ALL WCs & BATHROOM / ENSUITES CONTAINING WCs IN ACCORDANCE WITH NCC VOL 2 PART H4P3
  - ALL SMOKE ALARMS TO BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH AS 3786.2014
  - IF A WATER TANK IS PROPOSED IT MUST BE CONNECTED TO ALL SANITARY FLUSHING SYSTEMS



HOUSE	96.08 M <sup>2</sup>
CARPORT	27.60 M <sup>2</sup>
PORCH	1.84 M <sup>2</sup>
TOTAL	125.52 M <sup>2</sup>
SQUARES	13.51 SQ <sup>8</sup>



NOTE: TERMITE BARRIER INSTALLED ON BRICK COURSE BELOW FFL

FLOOR PLAN 03/07



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**HOTONDO COROWA**  
 ADDRESS: SHOP 2/21 SANGER STREET  
 COROWA NSW 2646  
 PHONE: (02) 6033 0016  
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REV.	DATE	CLIENT:
A	20.08.2024	FRANK AND CLENISA CANAFE
B	12.09.2024	PROJECT ADDRESS: LOT 88 RAMSAY STREET COROWA, NSW 2646
-	-	DP/PS NO: DP XXXXXX

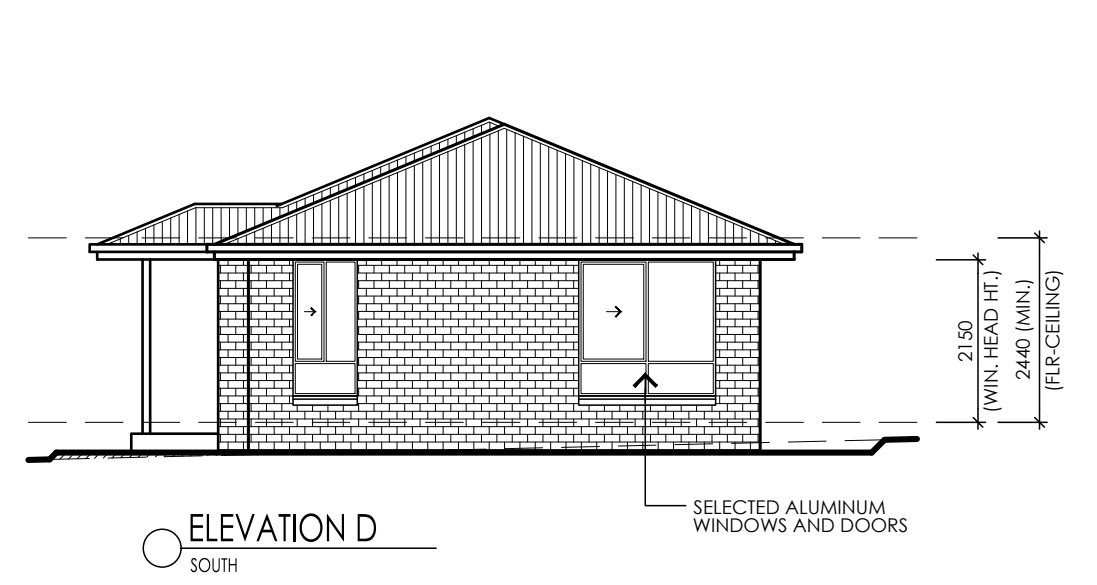
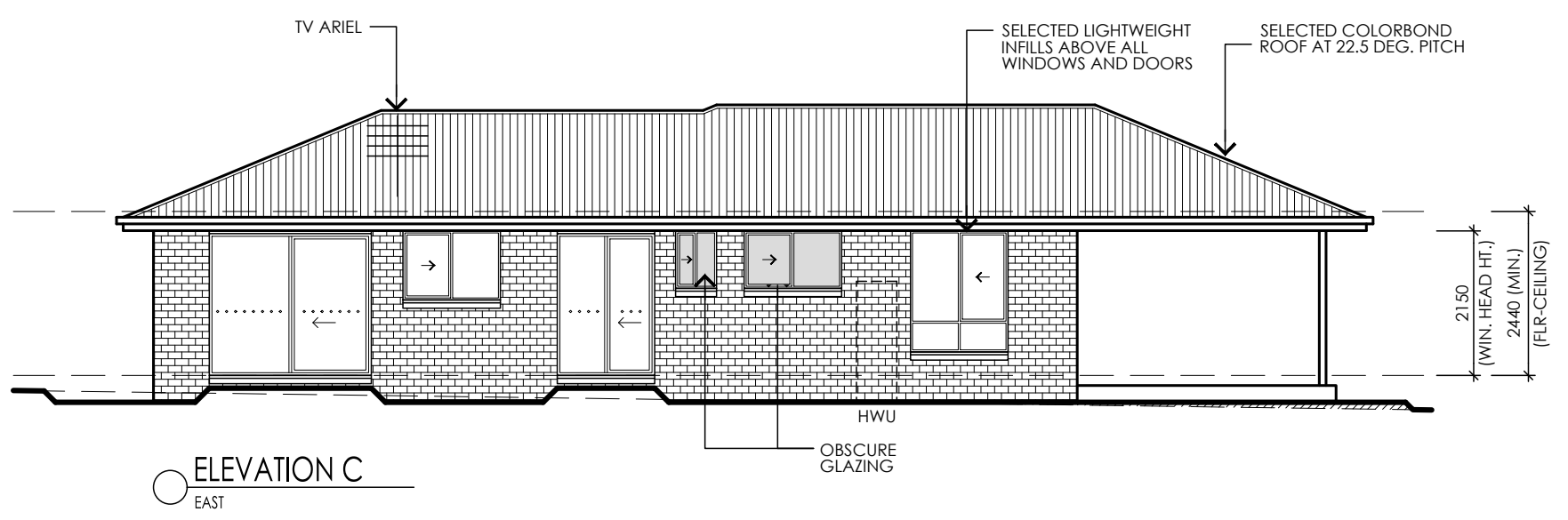
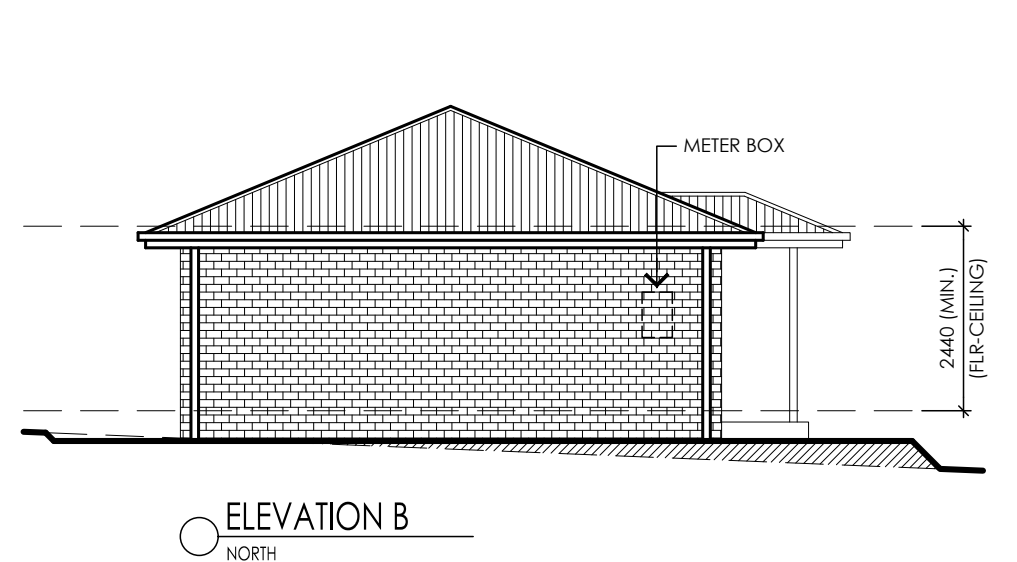
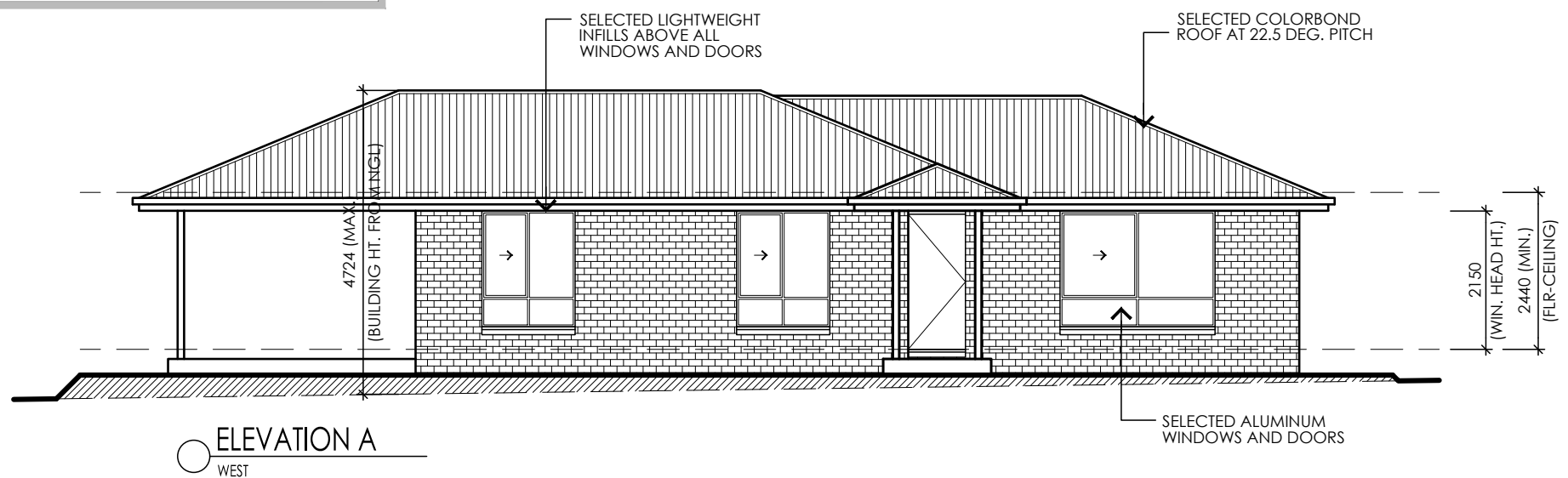
DRAWN BY:	RW	DESIGN:	CUSTOM
CHECKED BY:	RW	PLAN NO:	01
DATE:	JULY 24	CLIENT APPROVED PLANS	VERSION NO: 01
SCALE:	1:100 (A3)	CLIENT SIGNATURE:	
PROJECT NO:	HC2406	DATE:	___/___/___



**TIMBER FRAMING NOTE:**  
 ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH BCA 2022 AND COMPLY WITH AS 1684 - 2021 & TIMBER FRAMING MANUAL

PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS 1684 AND IN SECTION 9.4 OF THE TIMBER FRAMING MANUAL

ALL EAVES 450mm. 600mm FROM STUD FRAME



ELEVATIONS 04/07



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DRAWN BY:	RW
CHECKED BY:	RW
DATE:	JULY 24
SCALE:	1:100 (A3)
PROJECT NO:	HC2406

DESIGN:	CUSTOM
PLAN NO:	01
VERSION NO:	01
<b>CLIENT APPROVED PLANS</b>	
CLIENT SIGNATURE:	_____
DATE:	___/___/___

**SPECIFICATION:**  
TO COMPLY WITH AS 1684 - 2021  
(FOR TRUSSED ROOF CONSTRUCTION - SHEET ROOF)

MEMBER	SIZE	MAX SPAN		MAX SPACING	GRADE
		SUPP. AT 2 POINTS	CONT. OVER 2 POINTS		
TOP PLATES	90x35	600	600		MGP10
BOTTOM PLATES	90x35	600	600		MGP10
STUDS - COMMON	90x35	3000	3000	600	MGP10
NOGGINS	75x38	600		1350	F8
BRACING TO BE IN ACCORDANCE WITH AS 1684 & TIMBER FRAMING MANUAL					
ROOF BATTENS	75x38	900		600	F8

NOTE: DOUBLE 90x35 F5 TOP PLATES TO EXTERNAL WALLS WHEN ROOF TRUSSES ARE USED

GLAZING: ALL GLAZING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS1288. ALL GLASS SLIDING DOORS SHALL BE CLEARLY MARKED WITH SAFETY MARKINGS. ALL FRAMED GLAZING WHERE THE LOWEST SIGHT LINE OF THE GLAZING PANEL IS LESS THAN 500mm FROM THE HIGHEST ABUTTING FINISHED FLOOR LEVEL SHALL BE GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH AS1288 - 2021 EXCEPT THAT ORDINARY ANNEALED GLASS MAY BE USED AS FOLLOWS:

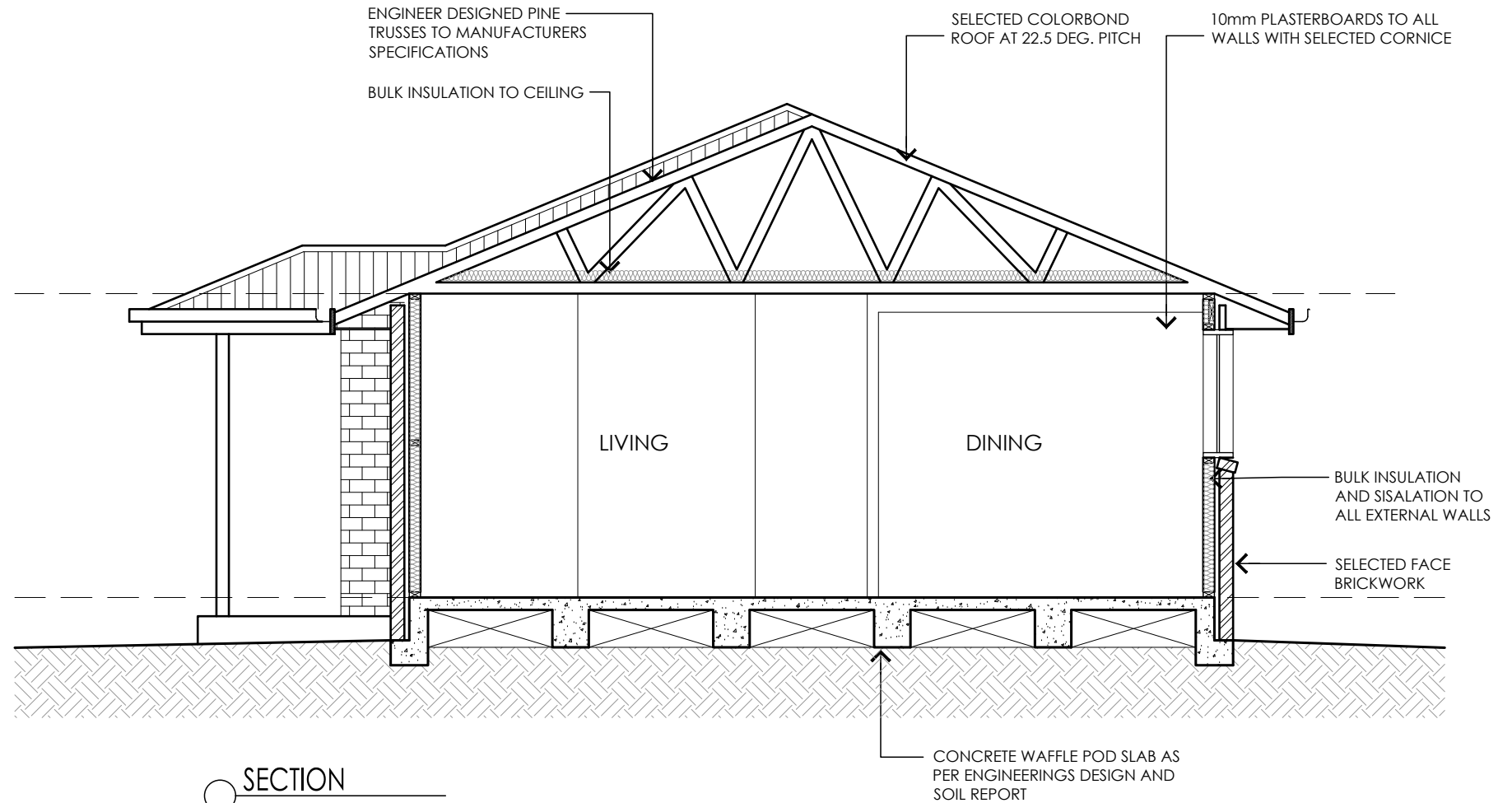
MAXIMUM GLAZING PANEL AREA	STANDARD NOMINAL THICKNESS
UP TO AND INCLUDING 0.1 SQM	3mm
UP TO AND INCLUDING 0.3 SQM	4mm
UP TO AND INCLUDING 2.0 SQM	5mm

ALL GLAZING TO BE STANDARD NOMINAL THICK CLEAR ANNEALED UNLESS SHOWN OTHERWISE ON ELEVATIONS.

WET AREAS: PROVIDE CERAMIC FLOOR TILES TO ALL WET AREAS AND CERAMIC WALL TILES TO A HEIGHT OF 2000mm ABOVE SHOWERS AND 200mm FOR SINKS, BASINS ETC. UNLESS NOTED OTHERWISE

INSULATION: AS NOTED OR AS SPECIFIED BY OWNERS.

TRUSSES: BUILDER TO PROVIDE TRUSS COMPUTATIONS TO BUILDING SURVEYOR PRIOR TO FRAME INSPECTION WHEN TRUSSES ARE NOMINATED ON DRAWINGS.



SECTION  
X:X

**LINTELS - SUPPORT SINGLE STOREY OR UPPER STOREY LOADBEARING WALLS FOR SHEET ROOFING**

MAX RAFTER / TRUSS SPAN = 12000 AND 2700 STUD HEIGHT				
SPAN	LINTEL	GRADE	JAMB STUDS	GRADE
900	1/90x35	F17 KDHW	1/90x45	MGP10 PINE
1200	1/90x45	F17 KDHW	2/90x35	MGP10 PINE
1500	1/130x45	F17 KDHW	2/90x35	MGP10 PINE
1800	1/140x45	F17 KDHW	2/90x35	MGP10 PINE
2100	1/190x45	F17 KDHW	2/90x45	MGP10 PINE
2400	1/190x45	F17 KDHW	2/90x45	MGP10 PINE
3000	1/240x45	F17 KDHW	1/90x45	F17 KDHW
3600	1/290x45	F17 KDHW	2/90x35	F17 KDHW

**STEEL BRICKWORK LINTEL SCHEDULE: REFERENCE PAGE 23 OF ONE STEEL MANUAL 'STRUCTURAL STEEL IN HOUSING'**

B/WORK	CLEAR SPAN OF OPENINGS (mm)							
	1000	1200	1500	1800	2100	2400	2700	3000
500	75x75x6	75x75x6	75x100x6	75x100x6	75x100x6	100x100x6	100x100x6	100x100x6
1000	75x75x6	75x100x6	75x100x6	75x100x6	100x100x6	100x100x6	100x100x6	150x90x8
1500	75x100x6	75x100x6	75x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8
2000	75x100x6	75x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8	150x90x8
2500	75x100x6	75x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8	150x100x10
3000	75x100x6	75x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8	ENGINEERED
LENGTH	1200	1500	1800	2100	2400	2700	3000	3300

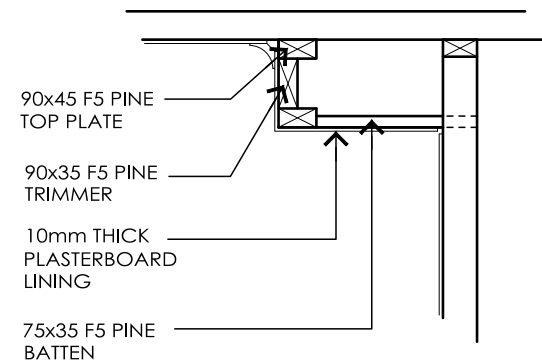
NOTE: FIRST DIMENSION CORRESPONDS TO VERTICAL LINTEL LEG

**TIMBER FRAMING NOTE:**

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH NCC 2022 AND COMPLY WITH AS 1684 - 2021 & TIMBER FRAMING MANUAL

**TRUSS MANUFACTURER TO NOTE:**

ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND LIVE LOADS



BULKHEAD  
NTS



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REV.	DATE
A	20.08.2024
B	12.09.2024
-	-
-	-

CLIENT: FRANK AND CLENISA CANAFE  
PROJECT ADDRESS: LOT 88 RAMSAY STREET COROWA, NSW 2646  
DP/PS NO: DP XXXXXX

DRAWN BY: RW  
CHECKED BY: RW  
DATE: JULY 24  
SCALE: 1:100 (A3)  
PROJECT NO: HC2406

SECTION		05/07
DESIGN: CUSTOM	PLAN NO: 01	VERSION NO: 01
<b>CLIENT APPROVED PLANS</b>		
CLIENT SIGNATURE: _____	DATE: ____/____/____	

## 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: Frank Miccio

**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: 17/09/2024

### PROPERTY DETAILS

Property Name: \_\_\_\_\_

Unit/House No.: 25 Street Name: Ramsay Street

Town: Corowa Postcode: 2646

Lot: 8B Section: \_\_\_\_\_ DP/SP: SP31759

### 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.

Construction of new single storey dwelling with attached carport

### 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.

Vacant Block

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

Vacant Block

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](http://www.rfs.nsw.gov.au)

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

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?

*\*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 Housing on adjacent land

## 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?

## PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?  YES  NO
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?  YES  NO
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc?  YES  NO
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths?  YES  NO
- If yes, please provide details of issue. Some issues will require plans, i.e. overshadowing.
- 
- 
- 

## ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?  YES  NO
- Will the development increase traffic movements/volumes?  YES  NO
- If Yes by how much and what types of Vehicles? 4 vehicle movements per day
- Are additional access points to a road network required?  YES  NO
- Has vehicle maneuvering and onsite parking been addressed in the design?  YES  NO
- Is power, water, electricity, sewer and telecommunication service readily available to the site?  YES  NO
- Comments \_\_\_\_\_
- 
- 
- 

## ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust odours etc?)  YES  NO
- Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?  YES  NO
- Will the development have any noise impacts above background noise levels? (i.e. air conditioner units, pool pumps)?  YES  NO
- Does the development involve any significant excavation or filling?  YES  NO
- Could the development cause erosion or sediment runoff (including during construction)?  YES  NO
- Is there a likelihood of the development resulting in site contamination?  YES  NO
- Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)?  YES  NO
- Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?  YES  NO
- Is the development likely to disturb any aboriginal artifacts or relics?  YES  NO
- Comments \_\_\_\_\_
- 
- 
-

**FLORA AND FAUNA – FOR THREATENED SPECIES PLEASE VISIT [www.threatenedspecies.nsw.gov.au](http://www.threatenedspecies.nsw.gov.au)**

- Is the development likely to result in any form of air pollution (smoke, dust odours etc?)  YES  NO
- Will the development result in the removal of any native vegetation from the site?  YES  NO
- Is the development likely to have any impact on threatened species or native habitat?  YES  NO

*If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.*

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**WASTE AND STORMWATER DISPOSAL**

- How will effluent be disposed of  Sewer  Septic
- Will liquid trade waste be discharged to Council’s sewer?  YES  NO
- Will the Development result in any hazardous waste or other waste disposal issue?  YES  NO
- How will stormwater (from roof and hard standing areas) be disposed of?  Council System  Other (Provide Details)

Details: \_\_\_\_\_

- Have all potential overland stormwater risks been considered in the design of the development?  YES  NO

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SOCIAL AND ECONOMIC IMPACTS**

- Will the proposal have any economic or social consequences in the area?  YES  NO
- Has the development addressed safety, security or crime prevention issues?  YES  NO

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OTHER RELEVANT MATTERS**

Are there any other matters for consideration that you are aware of as developer?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## OTHER RELEVANT MATTERS (Continued)

## LEGAL REFERENCES

Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.

Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).

Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:

- The environmental impacts of the development
- How the impacts have been identified?
- The steps to be taken to protect the environment or lessen the expected harm to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.

The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.

**PRIVACY STATEMENT:** Information provided to Council may comprise personal information as defined under the Privacy and Personal Information Protection Act 1998. Personal information may be utilised by Council to assess any application under the Environmental Planning and Assessment Act 1979 and in accordance with other legislation. Please note that personal information may also be made available to third parties in accordance with the Government Information (Public Access) Act 2009.

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