

Applicant contact details

Title	
First given name	Shami
Other given name/s	
Family name	Wheatley
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	63087871743
ACN	087871743
Name	MAXAND PTY LTD
Trading name	MAXAND 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	Maria
Other given name/s	
Family name	Peppe
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	14-30 ORCHARD STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	228/-/DP753744 <input checked="" type="checkbox"/> 229/-/DP753744 <input checked="" type="checkbox"/> 230/-/DP753744 <input checked="" 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 ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Terrestrial Biodiversity Biodiversity Urban Release Area Urban Release Area Wetlands Wetland

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Supporting Development Balcony, deck, patio, terrace or verandah
Description of development	Alfresco area
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)	0
Proposed gross floor area (m2)	40
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$82,323.00
Estimated development cost	\$82,323.00
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	No

application?	
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?	No
Has the proposed development been designed to enable any of the following sustainability measures?	Other
Provide details	Not applicable
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	Not applicable
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	Use of hand tools
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

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	Maxand Pty Ltd
ABN	
ACN	
Trading Name	
Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application.

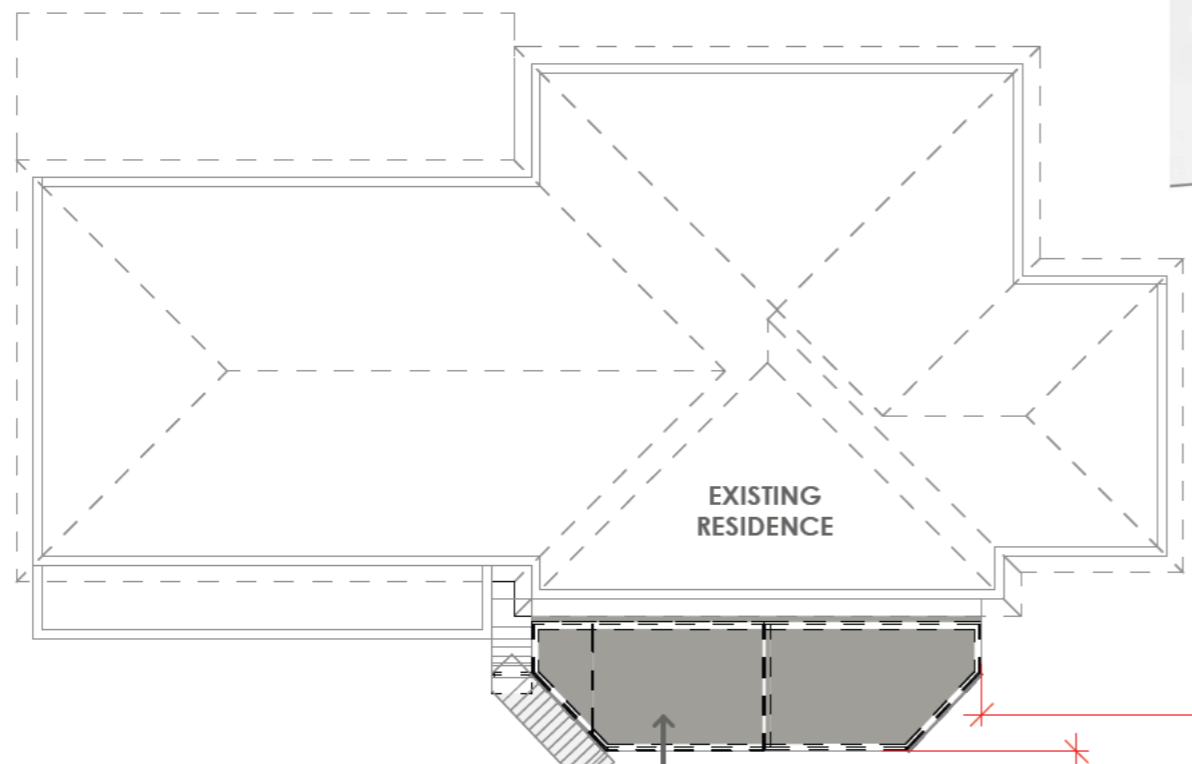
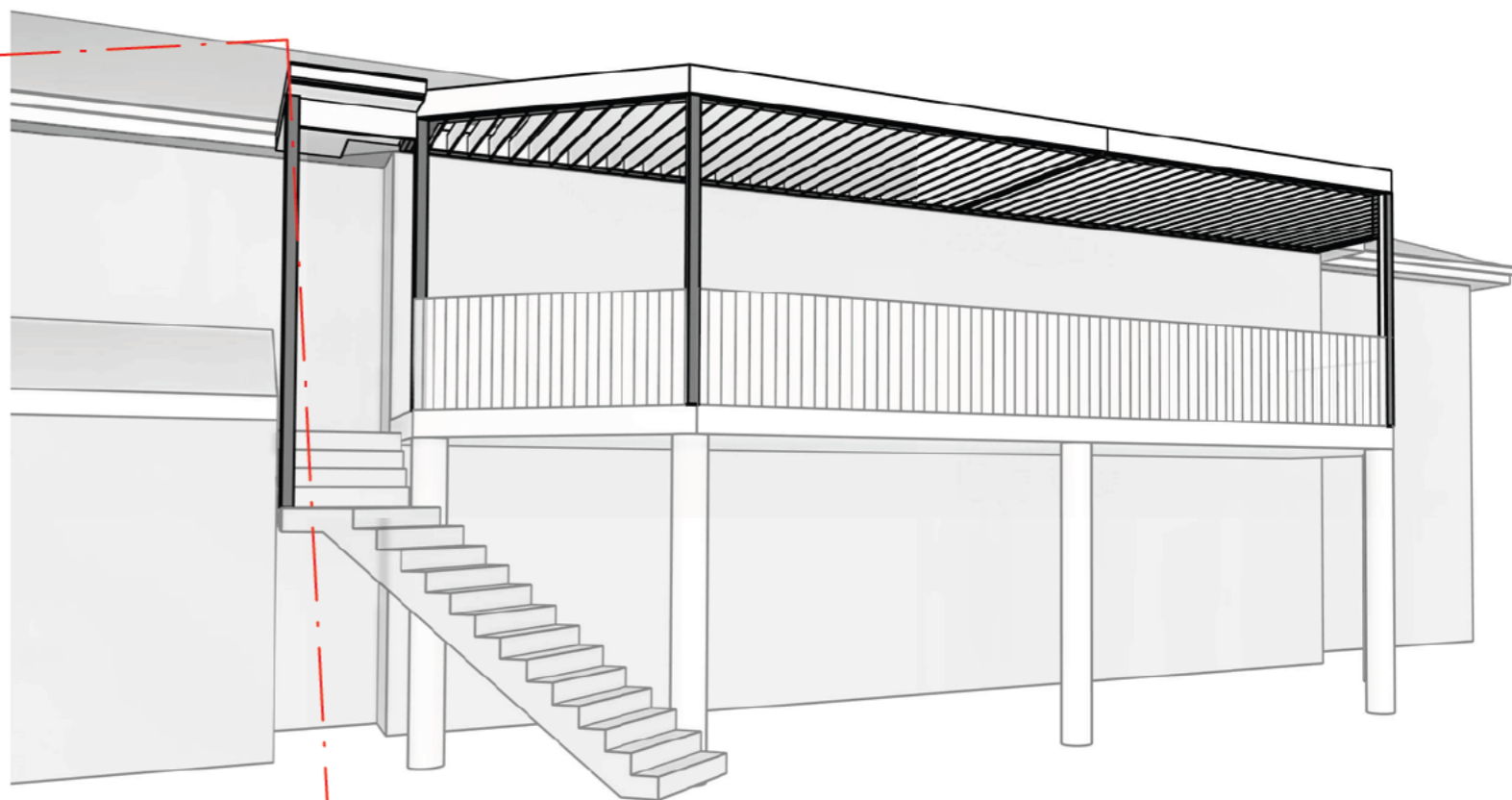
Document type	Document file name
NABERS Embodied Emissions Materials Form	Compliance Certificate - PEPPE - 70097
Other	Contract signed - 18.03.2024 - PEPPE - 70097
Owner's consent	Owners Consent - PEPPE - 70097
Site Plans	Site Plans & Elevations - PEPPE - 70097
Statement of environmental effects	SEE - PEPPE - 70097

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).	



Ivan Peppe
14-30 Orchard Street
Howlong NSW 2643



PROPOSED ALFRESCO
40.9m²



EXISTING POOL

LOT 288
DP753744

SETBACK
12m

SETBACK
24m



3 LOCATION PLAN
1 : 5000

NORTH DIRECTION
 N2 WIND RATED

ORCHARD STREET

SITE PLAN
1:200

Measurements shown are used as a guide. Actual measurements may vary due to conditions encountered onsite and construction methods required to meet manufacturers recommendations. Any unauthorised use or reproduction of these drawings is a copyright infringement and will lead to legal action. Consent to reproduce for any reason other than execution of the drawings is to be given by Ultimate Alfresco Pty Ltd.

SKYLIGHTS NOTE:
SKYLIGHT PANELS AND ANY ROOF PANELS ADJACENT TO SKYLIGHTS ARE NON-TRAFFICABLE

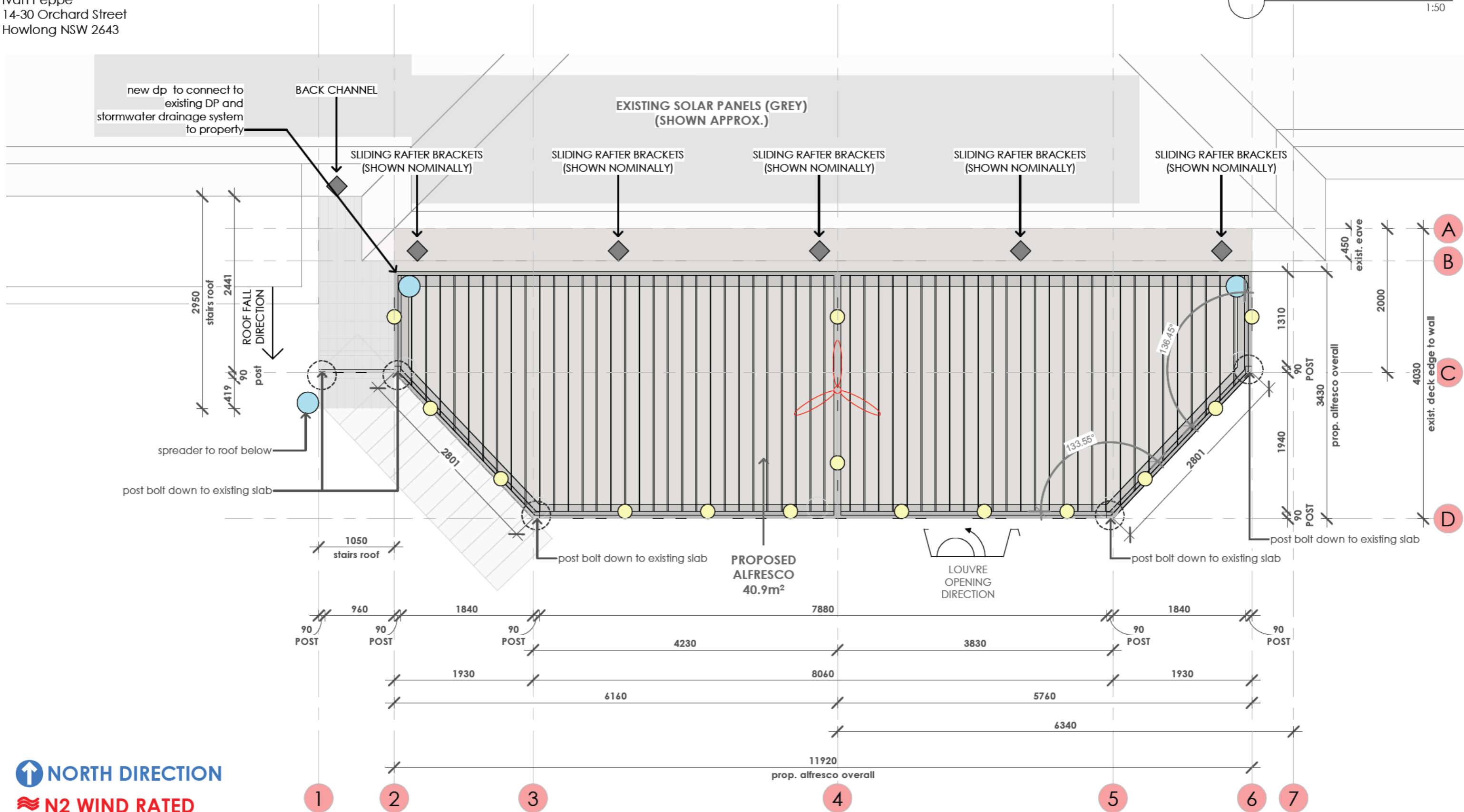
ELECTRICAL NOTE:
Client please consider length of fan pole when purchasing fans. Some roofs may be higher and require an extension pole for fans

PLUMBING NOTE:
Where spreaders are being used, PLUMBER PLEASE NOTE DP connections to existing S/W TBC with Building Manager prior to build

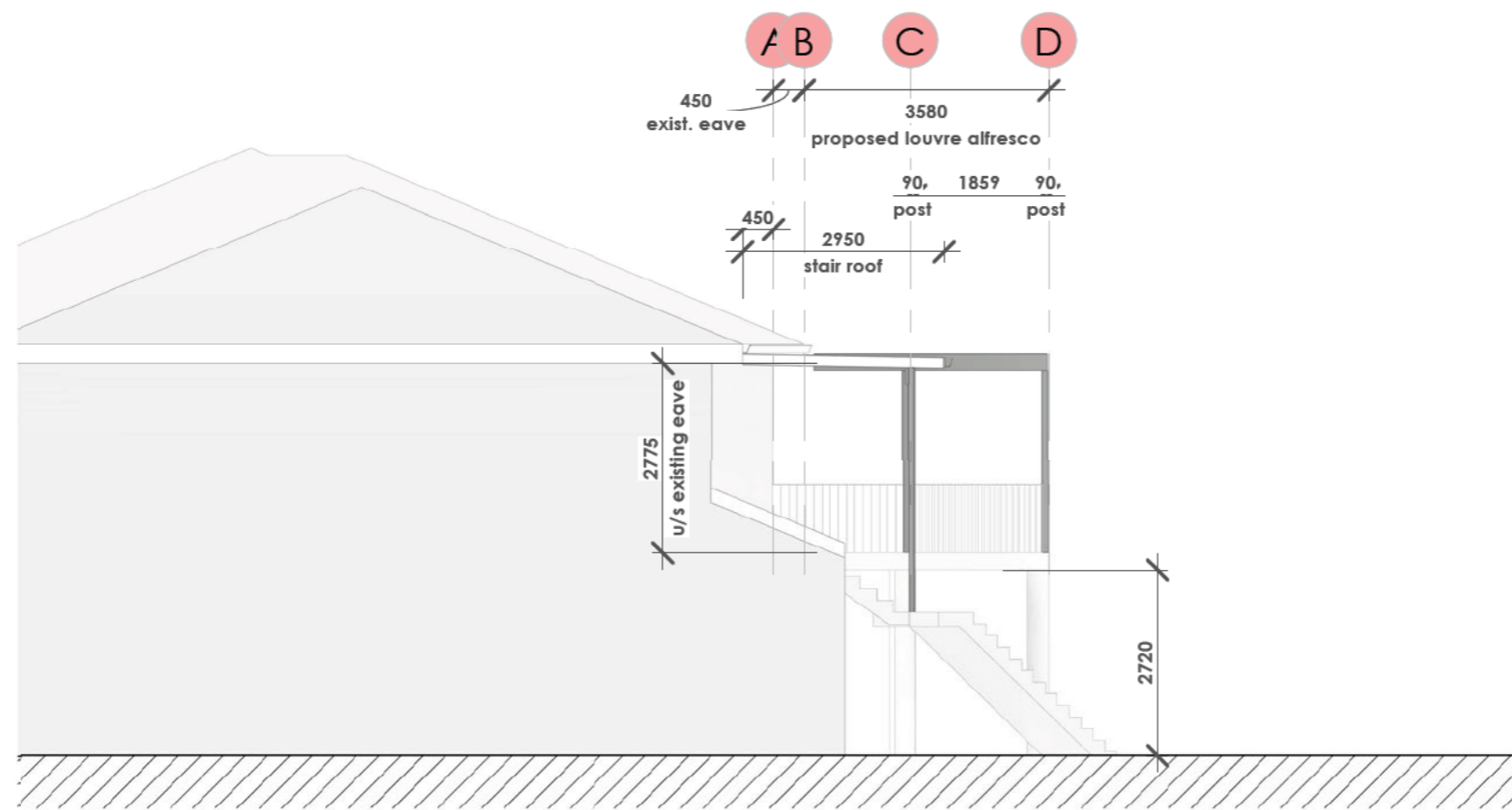
PLUMBING NOTE:
All final connection details and locations to be confirmed on site between Ultimate Alfresco and Plumber.

ROOFING PLAN

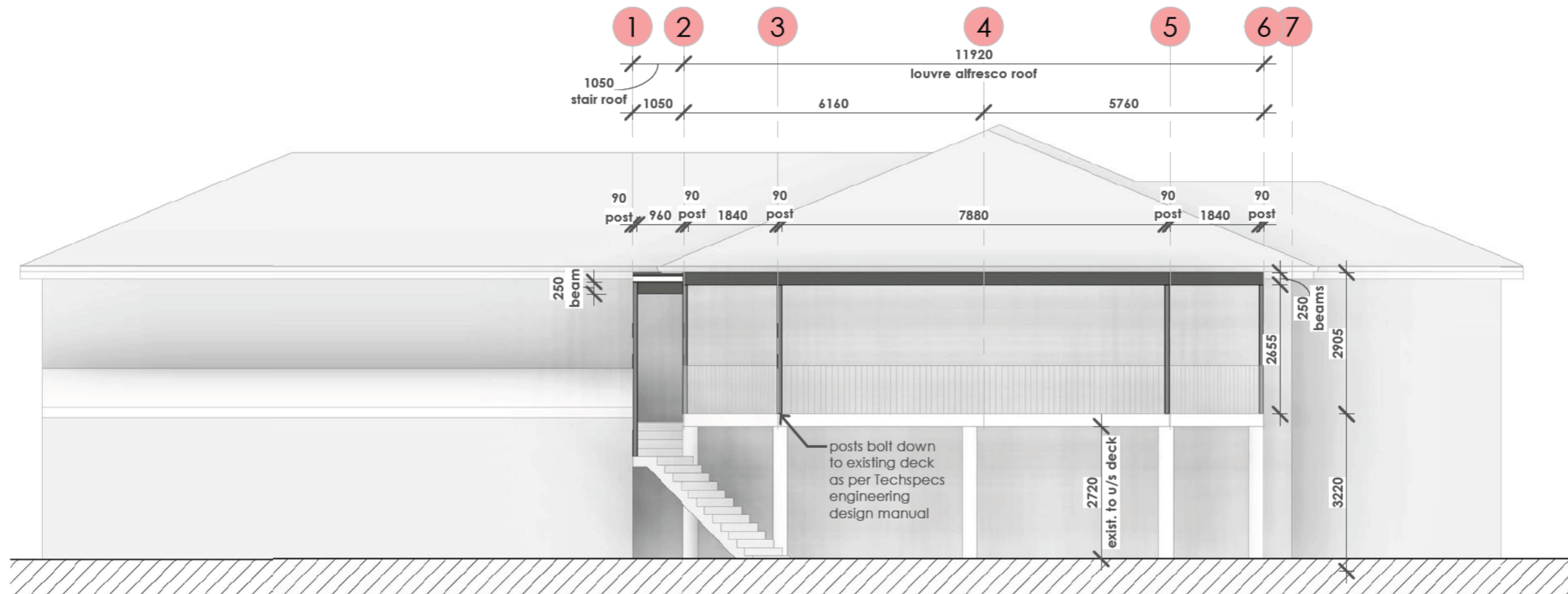
1:50



NORTH DIRECTION
N2 WIND RATED



WEST ELEVATION
1:50

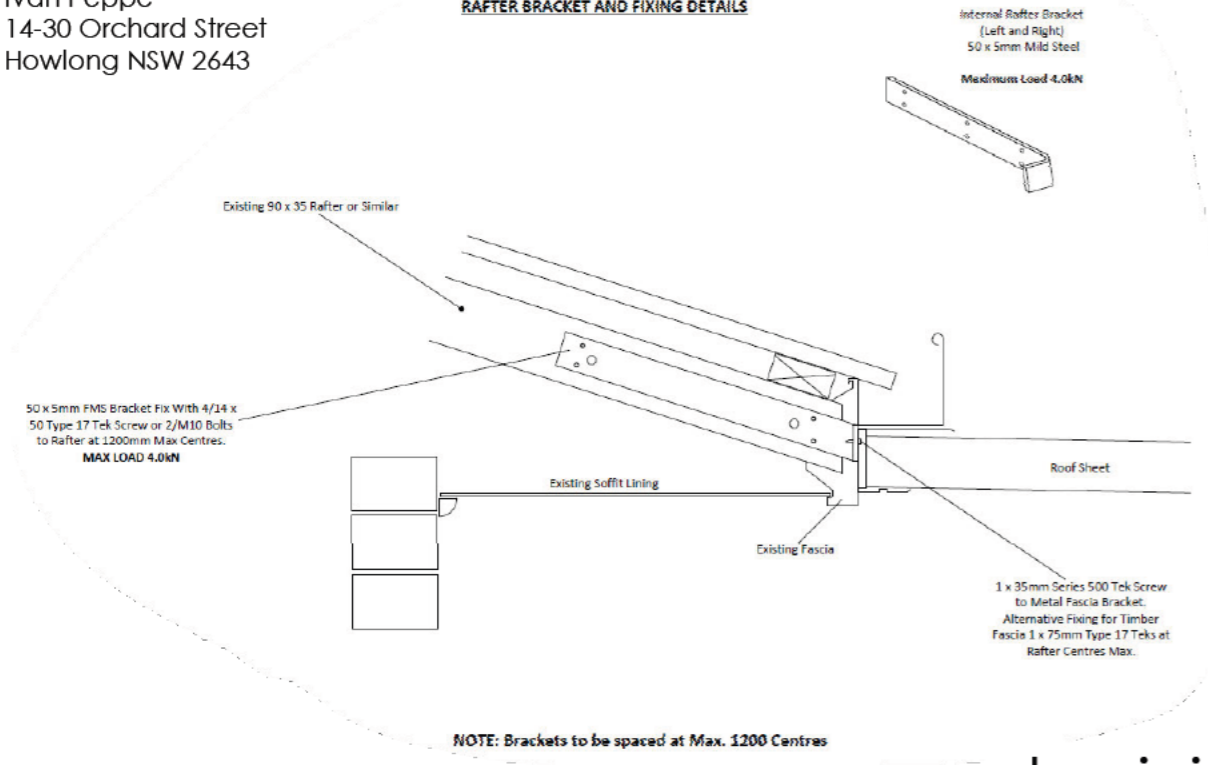


SOUTH ELEVATION
1:50

N2 WIND RATED

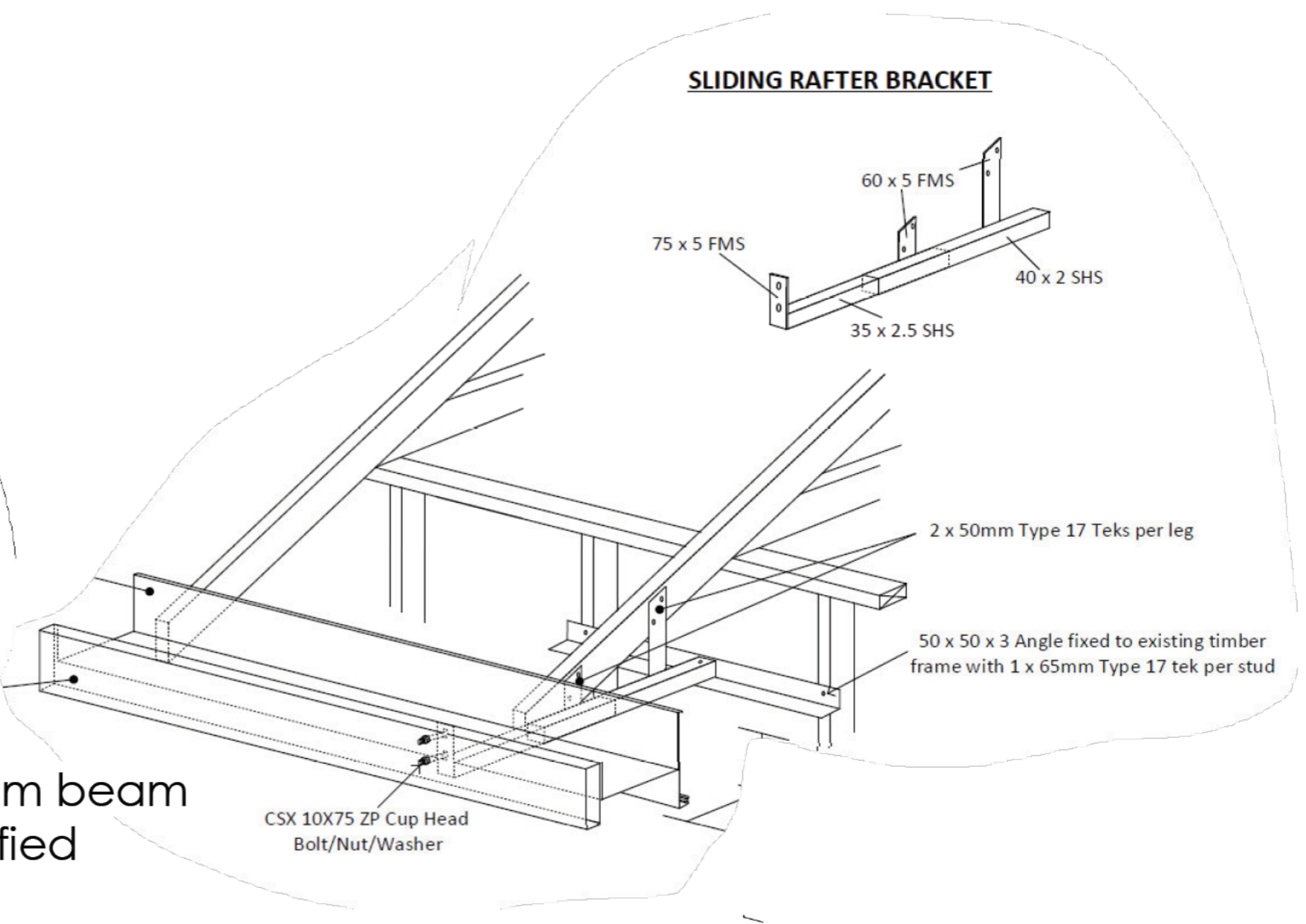
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14-30 Orchard Street
Howlong NSW 2643

RAFTER BRACKET AND FIXING DETAILS

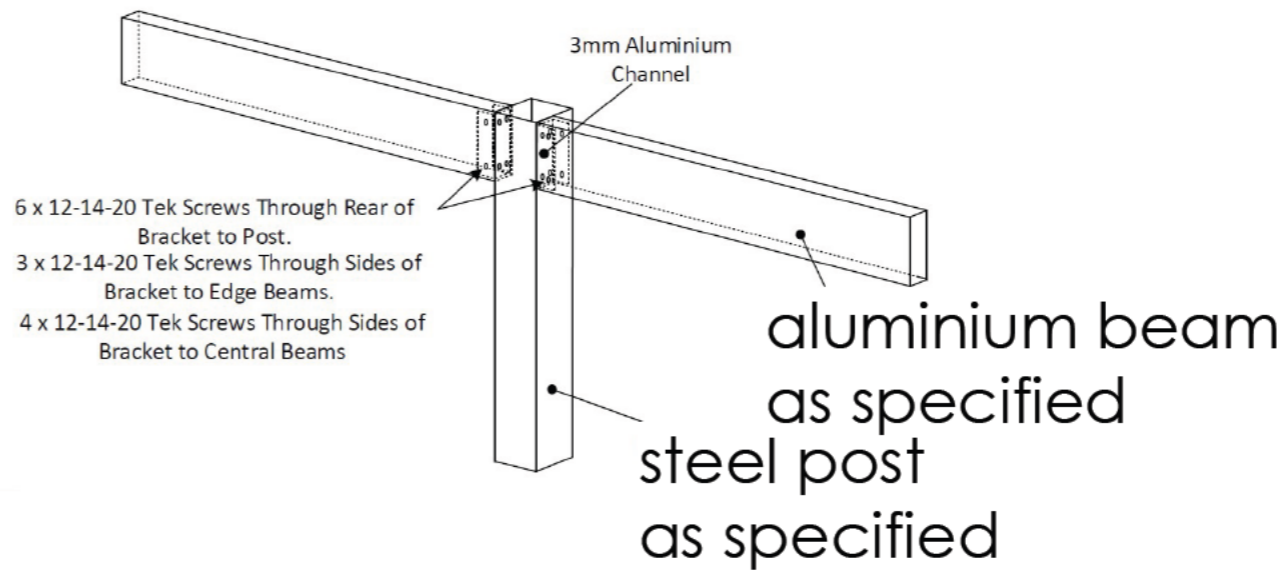


aluminium beam as specified

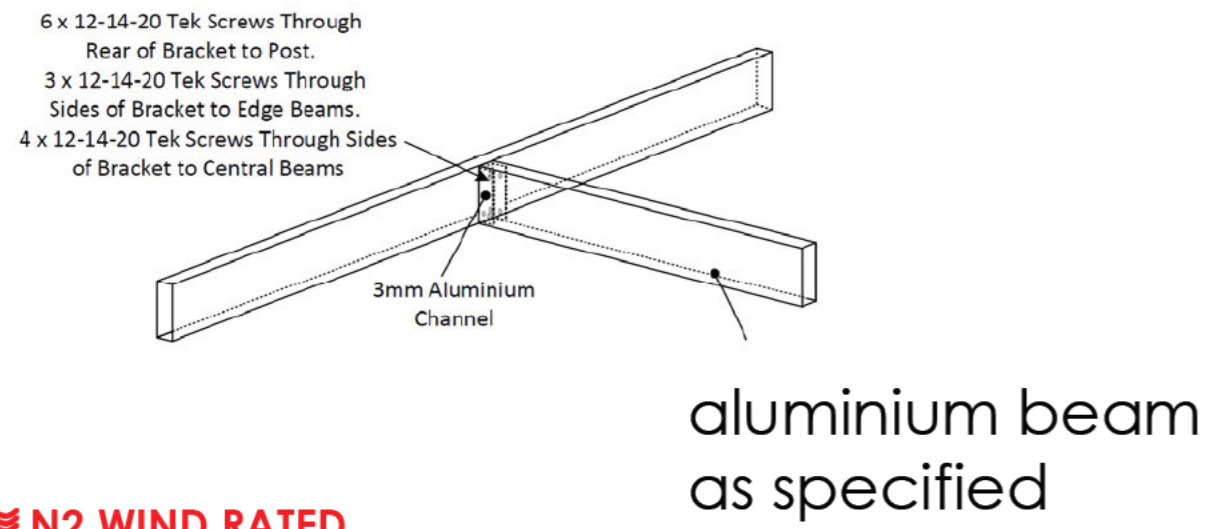
SLIDING RAFTER BRACKET



POST TO BEAM CONNECTION



BEAM TO BEAM CONNECTION as per Drawing 8D of the Techspecs Engineering & Design Manual



N2 WIND RATED



FEDERATION COUNCIL

100 Edward Street Corowa NSW 2646
PO Box 77, Corowa NSW 2646
(02) 6033 8999
council@federationcouncil.nsw.gov.au

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: Maxand Pty Ltd - Ultimate Shed

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: [Signature] Date: 4.4.2024

PROPERTY DETAILS

Property Name: _____

Unit/House No.: 14-30 Street Name: Orchard Street

Town: Hawlong Postcode: _____

Lot: 228/229/230 Section: _____ DP/SP: 753744

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.

Proposed louvred alfresco in Woodland Grey. Outdoor living space.

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.

Large, flat R1 zone block. Existing residence & pool.

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

Existing residence & pool.

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?

No issues

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?

No issues

*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?

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.

No issues

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? _____
- 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

No issues

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

No issues

FLORA AND FAUNA – FOR THREATENED SPECIES PLEASE VISIT 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

No issues

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of Sewer Septic Other (Provide Details) N/A
- 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: Connected to existing system at house

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

No issues

OTHER RELEVANT MATTERS

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

