

Applicant contact details

Title	
First given name	euan
Other given name/s	
Family name	pickett
Contact number	██████████
Email	██████████
Address	████████████████████
Application on behalf of a company, business or body corporate	Yes
ABN	██████████
ACN	██████████
Name	INCREDIBLE IDEAS PTY. LTD.
Trading name	INCREDIBLE IDEAS 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	Mr
First given name	BILL
Other given name/s	
Family name	PETZKE
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.	Yes
Provide details	SIDE GATE CAN BE LOCKED DURING NON OFFICE HOURS

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	73 SANGER STREET COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	B/-/DP159238 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Corowa Local Environmental Plan 2012</p> <p>Land Zoning E1: Local Centre</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size NA</p> <p>Heritage Building (Lethbridge & McGowan) Significance: Local Corowa Heritage Conservation Area Significance: Local</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	Office Premise Access ramp
Description of development	EXISTING INTERNAL OFFICE LAYOUT TO REAR OF BUILDING IS TO BE DEMOLISHED. NEW ACCESSIBLE TOILET IS PROPOSED TO THE MAIN BUILDING AND REFURBISH INTERNAL OFFICE SPACE WITH NEW LAYOUT. PROPOSED EXTERNAL ACCESSIBLE RAMP ACCESS TO THE REAR OFFICE AREA. REMOVAL OF 2 TREES DUE TO ACCESSIBLE RAMP.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
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	6

Existing gross floor area (m2)	276
Proposed gross floor area (m2)	276
Total site area (m2)	553
Total net lettable area (m2)	210
What is the estimated development cost, including GST?	\$168,712.50
Estimated development cost	\$168,712.50
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 additional jobs that are proposed to be generated through the operation of the development	0
Number of staff/employees on the site	6

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?	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?	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	2 TREES TO BE REMOVED DUE TO NEW ACCESSIBLE RAMP
Number of trees to be impacted by the proposed work	2
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	5
Units	Square metres
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes
Are works proposed to any heritage listed buildings?	Yes
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:	An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

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	KELL MOORE LAWYERS
ABN	
ACN	
Trading Name	
Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	7662 Kell Moore - CSR
Heritage impact statement	7662 Kell Moore - heritage impact statement
Owner's consent	doc01891920240509154951
Site Plans	7662 Kell Moore - DA
Statement of environmental effects	7662 Kell Moore - S.E.E

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).	

DRAWING REGISTER	
SHEET No	SHEET NAME
A01	LOCALITY, SITE PLAN
A02	EXISTING FLOOR PLAN
A03	EXISTING ELEVATIONS
A04	PROPOSED FLOOR PLAN
A05	ELEVATIONS

AREA TABULATION (GROSS)		
NAME	AREA	SQUARES
EXISTING BUILDING	275.99 m ²	29.68
EXISTING SHED	34.20 m ²	3.68
EXISTING TOILET	7.01 m ²	0.75
PROPOSED ALTERATIONS	115.98 m ²	12.47
	433.18 m ²	46.58

SITE DATA:-

ADDRESS: ...73 SANGER STREET
COROWA, NSW 2646

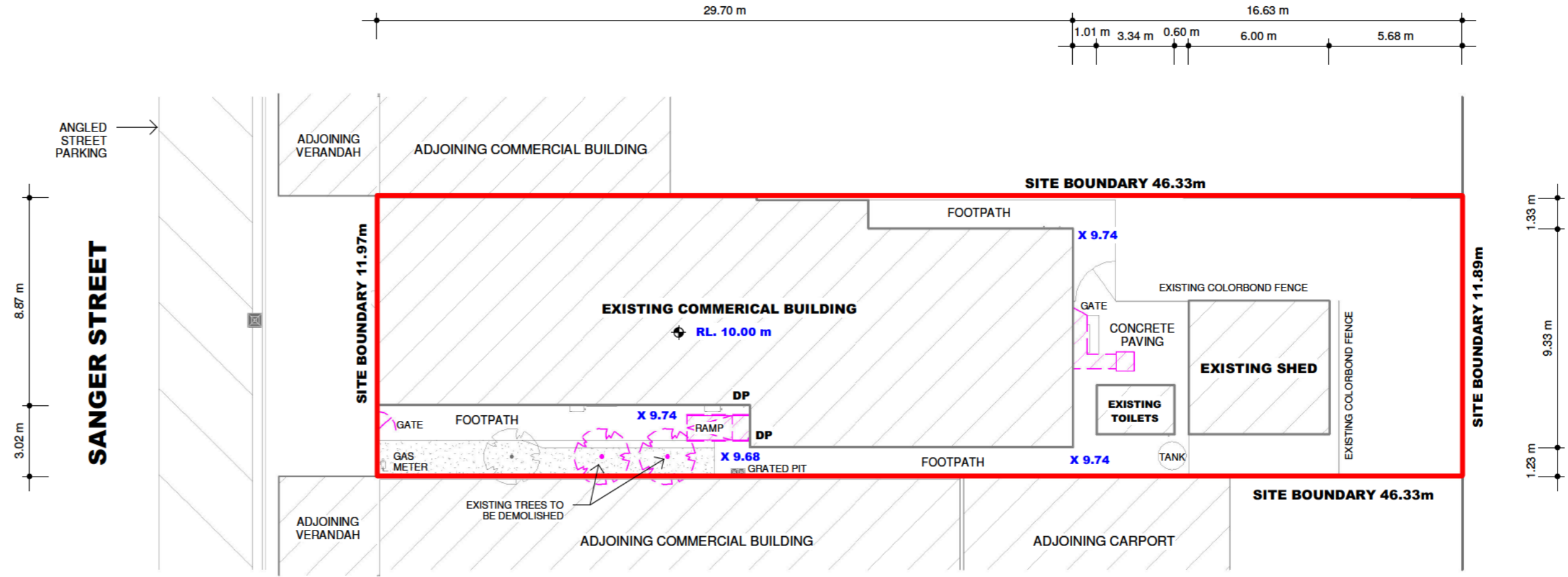
LOT NUMBER: ...B

DP NUMBER: ...159238

SITE AREA: ...553m²

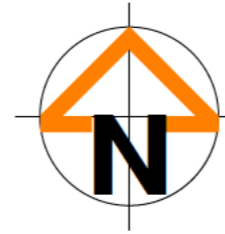
CLIMATE ZONE: ...4

LAND ZONE: ...E1 - LOCAL CENTRE

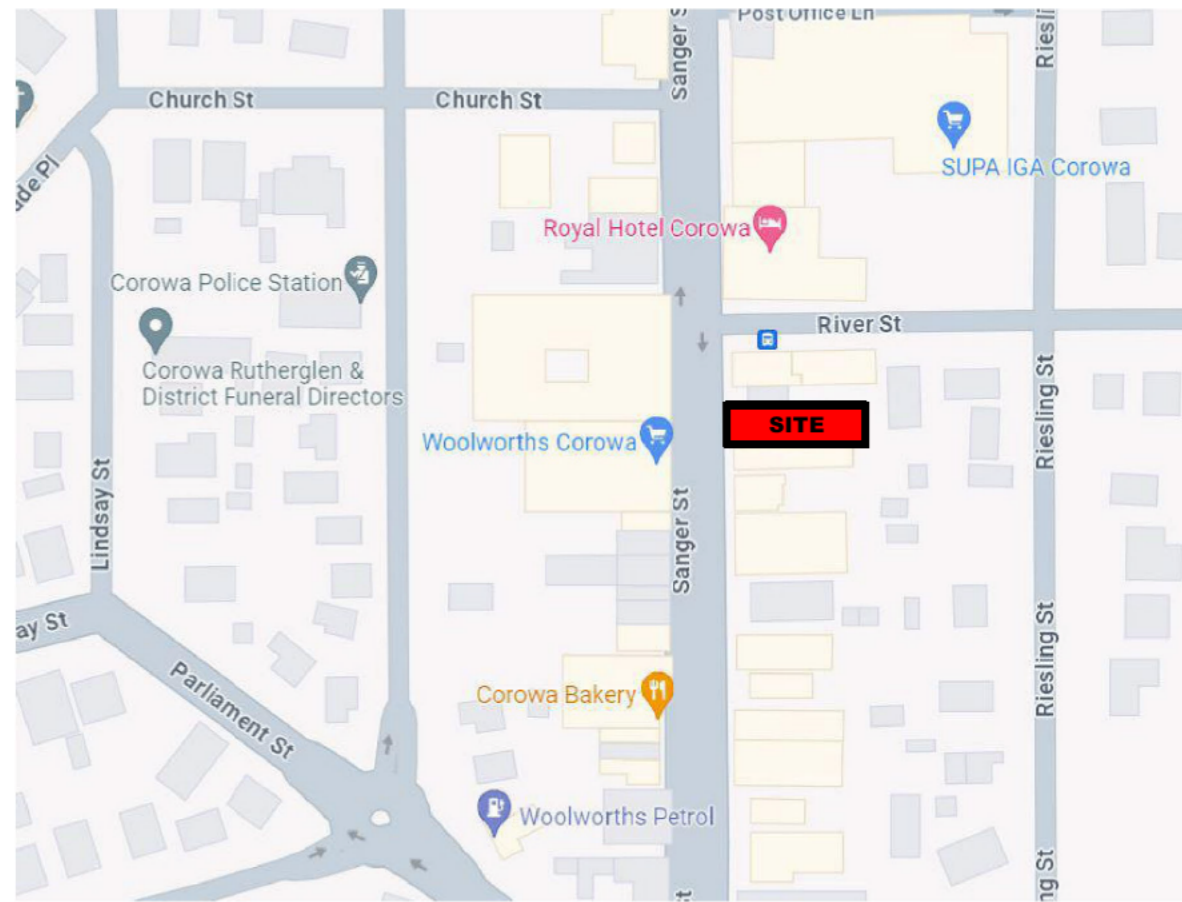


SITE PLAN - EXISTING

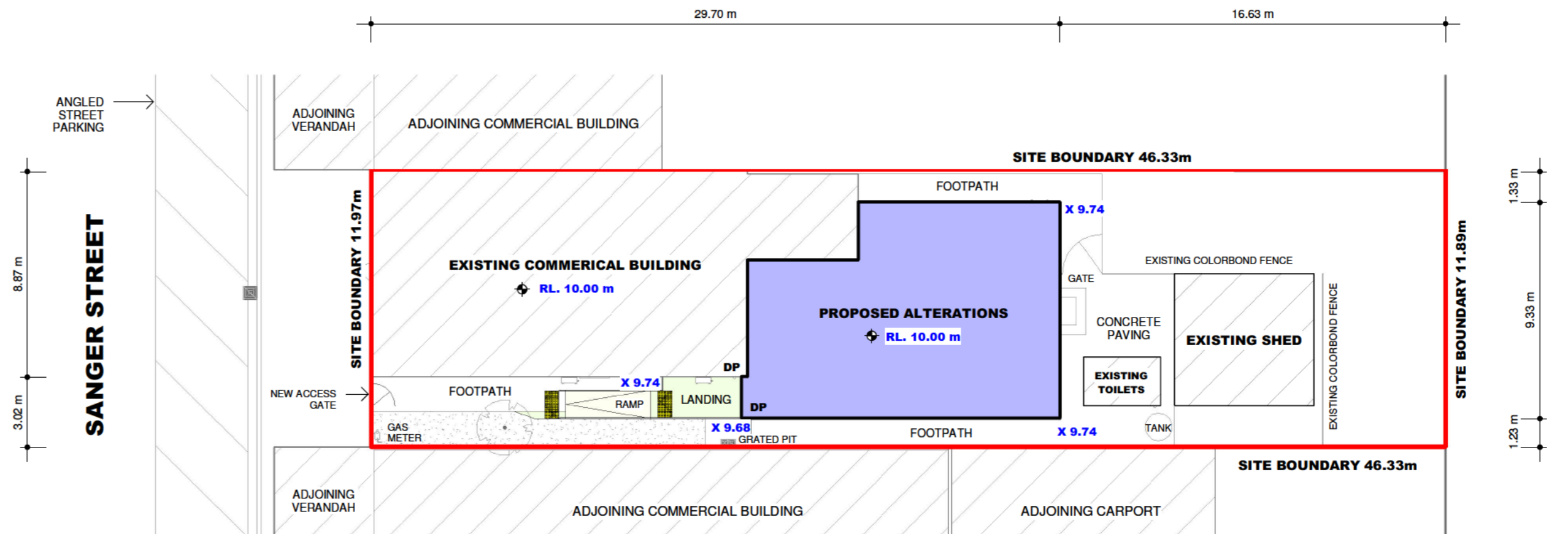
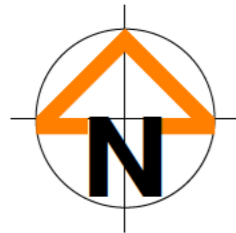
1 : 200



NOTE:
ALL ITEMS TO BE REMOVED OR DEMOLISHED
ARE SHOWN MAGENTA DASHED



LOCALITY MAP



SITE PLAN - PROPOSED

1 : 200



SHEET SIZE "A2"

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THE WRITTEN CONSENT
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PROPOSED ALTERATIONS

For: KELL MOORE LAWYERS

At: 73 SANGER STREET, COROWA NSW 2646



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ROB PICKETT DESIGN

PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355



Sketch:

Sheet:

Date:

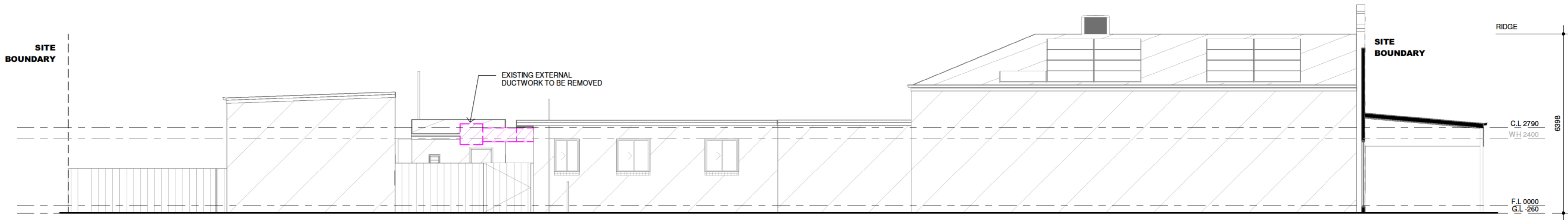
Job No:

DA

A01

18-4-2024

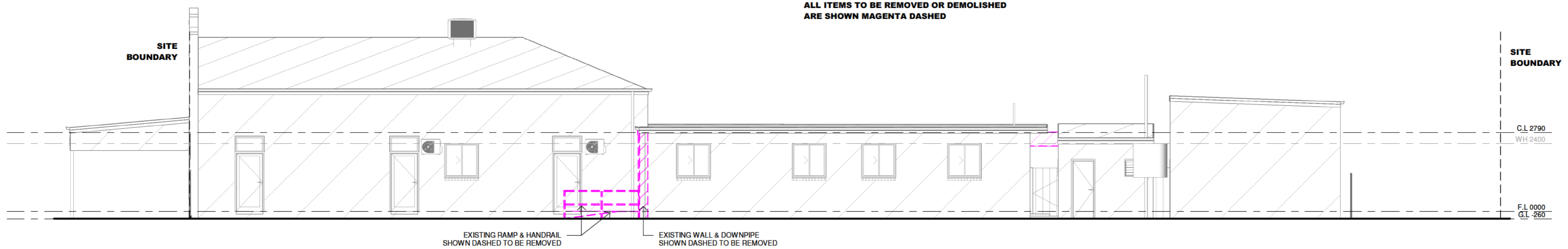
7662



NORTH ELEVATION - EXISTING

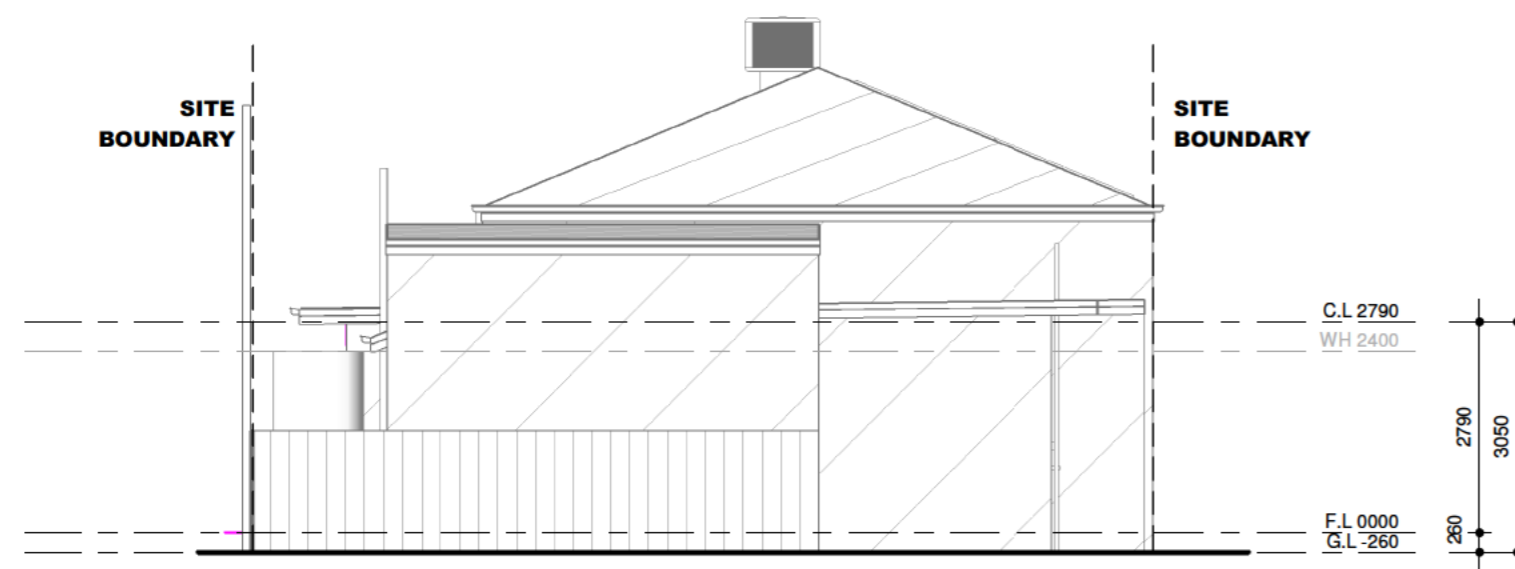
1 : 100

NOTE:
ALL ITEMS TO BE REMOVED OR DEMOLISHED
ARE SHOWN MAGENTA DASHED



SOUTH ELEVATION - EXISTING

1 : 100



EAST ELEVATION - EXISTING

1 : 100



WEST ELEVATION - SANGER STREET - EXISTING

1 : 100

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PROPOSED ALTERATIONS

For: KELL MOORE LAWYERS

At: 73 SANGER STREET, COROWA NSW 2646



ROB PICKETT DESIGN

PO Box 3054 Albury NSW 2640

www.rpdesign.com.au

Email: euan@rpdesign.com.au

PHONE 02 6021 1355

INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

Z:\- REVIT\ - Revit\ - Commercial Renos\7662 Kell Moore - 73 Sanger St\2 - DA Drawings\2024-4-17\7662 Kell Moore - DA.rvt 10/05/2024 6:21:46 AM



Sketch:

DA

Sheet:

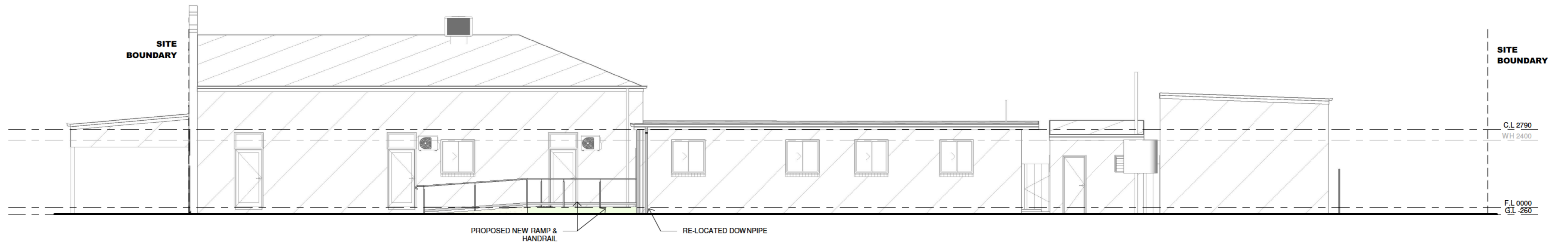
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Date:

18-4-2024

Job No:

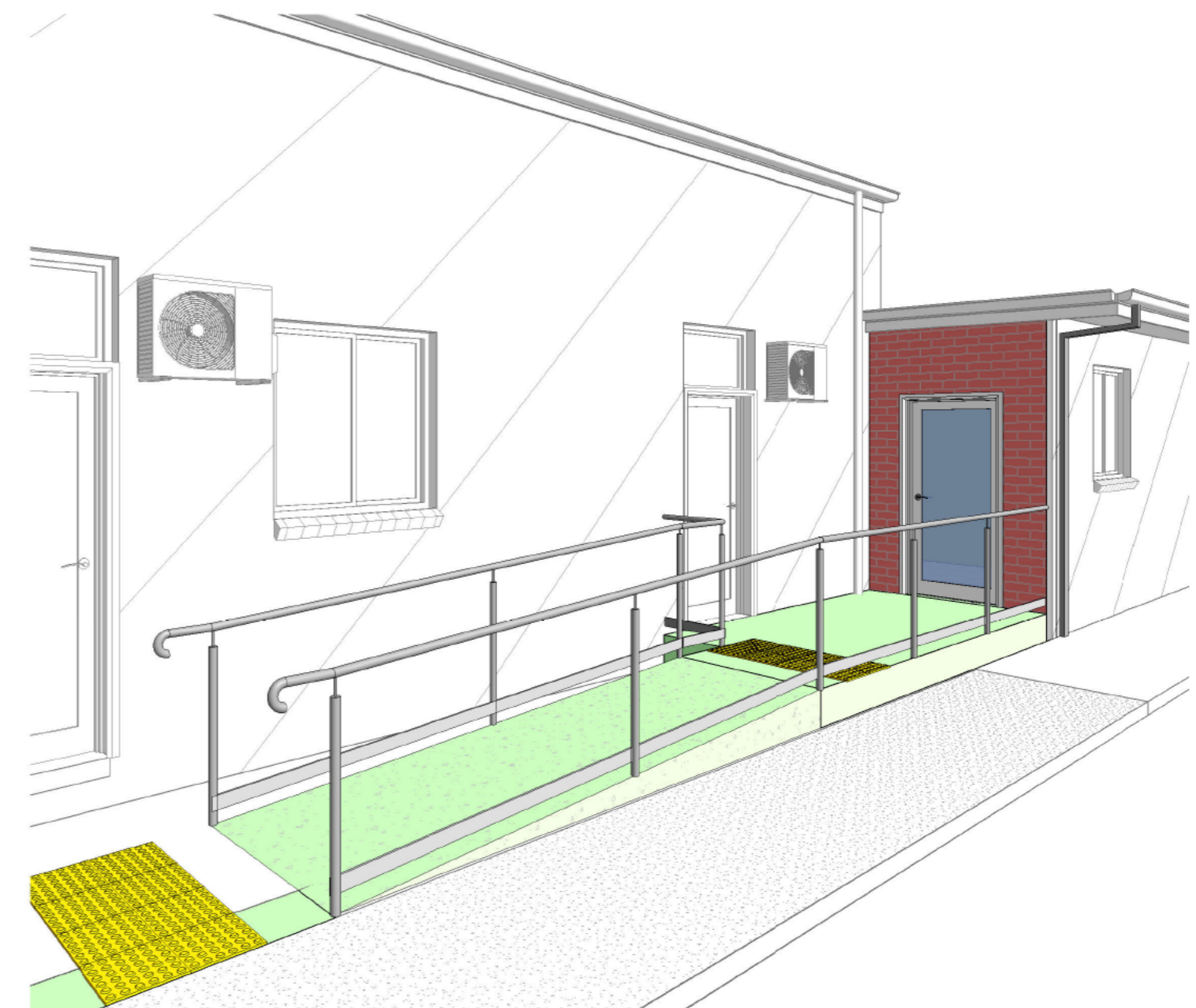
7662



SOUTH ELEVATION - PROPOSED
1 : 100



WEST ELEVATION - SANGER STREET - PROPOSED
1 : 100



ACCESS RAMP

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PROPOSED ALTERATIONS
For: KELL MOORE LAWYERS
At: 73 SANGER STREET, COROWA NSW 2646



ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246



Sketch: DA
Sheet: A05
Date: 18-4-2024
Job No: 7662

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: ROB PICKETT DESIGN

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: 19-4-2024

PROPERTY DETAILS

Property Name: _____

Unit/House No.: 73 Street Name: SANGER STREET

Town: COROWA Postcode: 2646

Lot: B Section: _____ DP/SP: 159238

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.

REMOVE EXISTING INTERNAL PARTITION WALLS AND CREATE NEW INTERNAL SPACES.

REMOVE EXISTING ACCESS RAMP AND REPLACE WITH NEW COMPLIANT RAMP.

PROVIDE ACCESSIBLE UNISEX TOILET. WIDENED ACCESS GATE ON STREET.

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.

THE SITE IS RELATIVELY FLAT WITH MINIMAL VEGETATION, MAJORITY OF THE SITE CONSISTS OF CONCRETE PAVING AND FLAT GRAVEL SURFACES.

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

AN EXISTING COMMERCIAL USE BUILDING RESIDES ON THE SITE, THE BUILDING IS HERITAGE LISTED AND IS CURRENTLY USED BY A REGIONAL LAW FIRM.

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

Bushfire Prone	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Flooding	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Storm water inundation	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Riparian Land and Watercourses	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Groundwater vulnerability	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Wetlands	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Item of Environmental Heritage or in conservation area *	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO

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

THE PROPOSED INTERNAL ALTERATIONS WILL HAVE NO IMPACT ON THE EXTERNAL CHARACTERISTICS OF THE EXISTING BUILDING. THE ALTERATIONS TO WIDENING THE FRONT FENCE AND ACCESS GATE WILL NOT AFFECT THE EXISTING STREET DOMINANCE THE EXISTING BUILDING CURRENTLY PROVIDES.

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

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

THE SITE IS SURROUNDED BY LOCAL CENTRE ZONED LAND TO THE NORTH & SOUTH OF THE SUBJECT SITE.

CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

Visually prominent in the surrounding area?	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Inconsistent with the existing streetscape?	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Out of Character with the surrounding area?	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Inconsistent with surrounding land uses?	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
Vary a building line setback	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO

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

THE ALTERATIONS TO THE BUILDING WILL HAVE MINIMAL IMPACT ON THE EXISTING STREETSCAPE AND SURROUNDING CHARACTER OF THE AREA - REFER TO RESPONSE ABOVE

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?
- 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 _____

ALL EXISTING SERVICES TO THE SITE ARE AVAILABLE, THESE SERVICES MAY NEED TO BE DISCONNECTED AND RE-CONNECTED DURING DEMOLITION AND/OR CONSTRUCTION.

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 _____

THE EXISTING BUILDING IS SITUATED IN A HERITAGE CONSERVATION AREA AND IS AN ITEM OF CULTURAL SIGNIFICANCE BUT THE PROPOSED ALTERATIONS WILL HAVE NO IMPACT

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 _____

TWO SMALL TREES ARE PROPOSED TO BE REMOVED AND RE-PLANTED WITHIN THE GARDEN SPACE AT THE FRONT OF THE SITE.

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?

THE ALTERATIONS TO THE BUILDING WILL PROVIDE SAFER DIRECT ACCESS VIA THE STREET TO THE BUILDING. AN EXISTING NON-COMPLIANT ACCESS RAMP WILL BE REMOVED AND REPLACED WITH A NEW COMPLIANT ACCESS RAMP WHICH IS NOT DIRECTLY VISIBLE FROM THE STREET. THE EXISTING FRONT COLORBOND FENCE ON THE STREET WILL BE WIDENED WHICH GIVES DIRECT ACCESS TO THE RAMP. THESE ALTERATIONS WILL NOT AFFECT THE GENERAL PUBLIC OR IMPACT SANGER STREET

