

Applicant contact details

Title	Mr
First given name	Brandon
Other given name/s	
Family name	Johnson
Contact number	██████████
Email	████████████████████
Address	██
Application on behalf of a company, business or body corporate	Yes
ABN	██████████
ACN	██████████
Name	████████████████████
Trading name	JOHNSON GROUP & CO 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	Ms
First given name	Julia
Other given name/s	
Family name	Critchlow
Contact number	██████████
██████████	████████████████████
Address	████████████████████
Owner #	2
Title	Mr
First given name	Wyatt
Other given name/s	
Family name	Foster
Contact number	██████████
██████████	████████████████████
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
---	----

Developer details

ABN	
-----	--

ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	11 MARIE COURT HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	18/-/DP1272333 <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

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	Construction of a shed 12m x 7m
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)	84
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$23,100.00
Estimated development cost	\$23,100.00
Do you have one or more BASIX certificates?	
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 ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No

Please provide details of each donation/gift which has been made within the last 2 years

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Fair Dinkum Builds Albury Wodonga
ABN	[REDACTED]
ACN	
Trading Name	[REDACTED]
Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

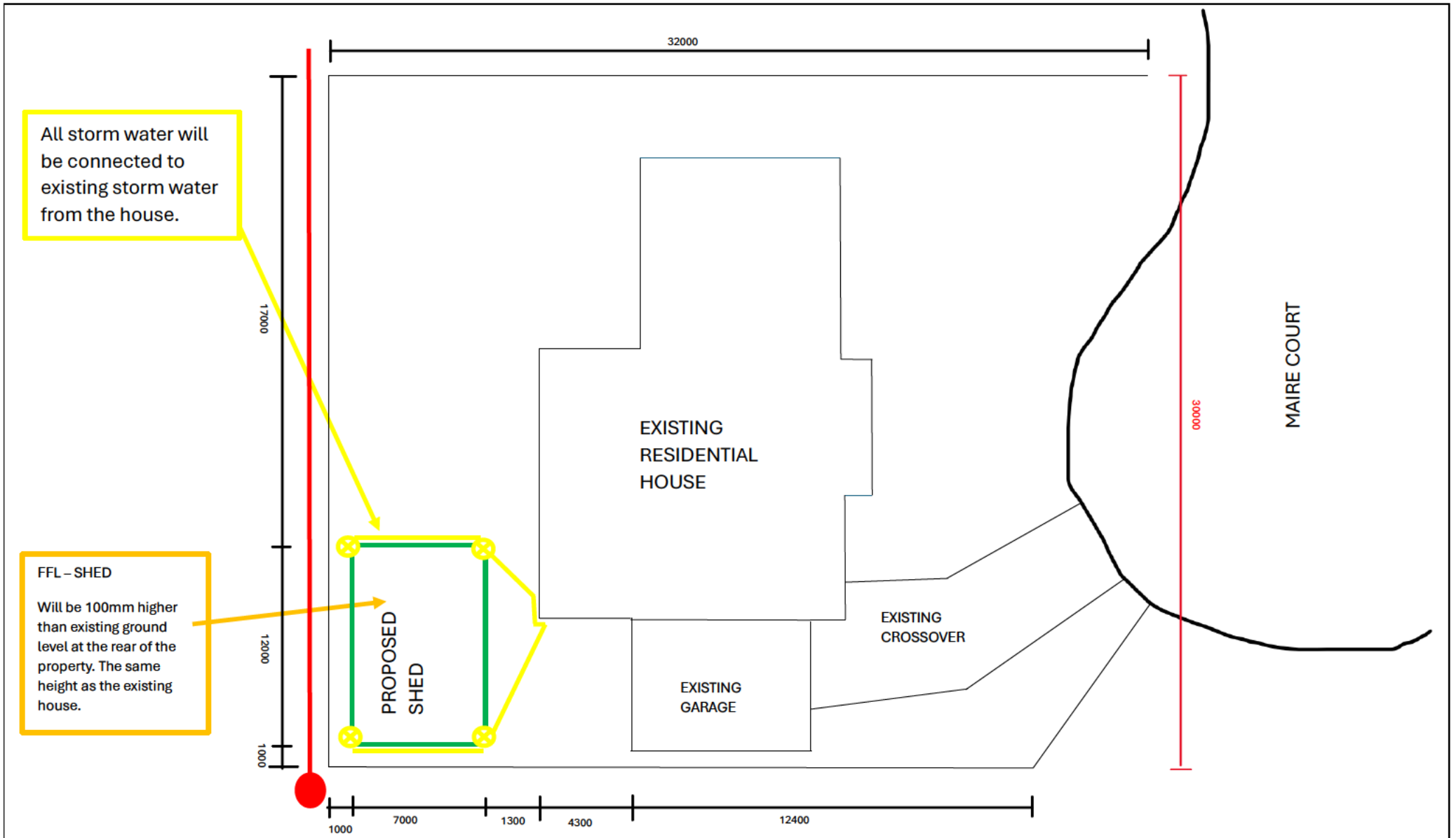
The following documents support the application.

















Document type	Document file name
Architectural Plans	UPDATED ENGINEERING PLANS - 11 MARIE COURT - HOWLONG
Other	SIGNED NEIGHBOURS CONSENT - 11 MARIE COURT - HOWLONG SIGNED BUILDING CONTRACT - 11 MARIE COURT - HOWLONG
Owner's consent	SIGNED OWNERS CONSENT - 11 MARIE COURT - HOWLONG
Site Plans	UPDATED SITE PLAN - 11 MARIE COURT - HOWLONG
Statement of environmental effects	STATEMENT OF ENVIRONMENTAL EFFECTS - 11 MARIE COURT - HOWLONG
Variation to Development Control(s)	Variation-to-the-DCP-Request-Form - 11 MARIE COURT - HOWLONG

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	Yes

and on its website and/or the NSW Planning Portal	
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).	



KEY	
	PROPOSED SHED
	SEWER MANHOLE
	SEWER MAIN
	SEWER CONNECTION POINT
	FIRE RATED WALL 60/60/60
	STORMWATER MAIN
	STORMWATER MANHOLE
	PROPOSED DOWNPIPE LOCATION
	STORMWATER CONNECTION
	WATER WAYS
	DAM
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING WATER TANK
	TOWN WATER SUPPLY
	RURAL FENCING

MOVEMENT OF VEHICLES

All site vehicles will be located within the property. Maximum of 2 vehicles. The vehicles will use the existing crossover to enter and exit from the property.

TREATMENT OF THE LAND

The land will be excavated for pier holes for the proposed shed with a small (100mm) site scrap. No planting of trees or shrubs will be included in the scope of works.

STORMWATER

All storm water from the proposed shed will be connected to the existing storm water system within the property.

FLOORPLAN

Please refer to the accompanying Engineering plans for the Floor plan and Building layout.

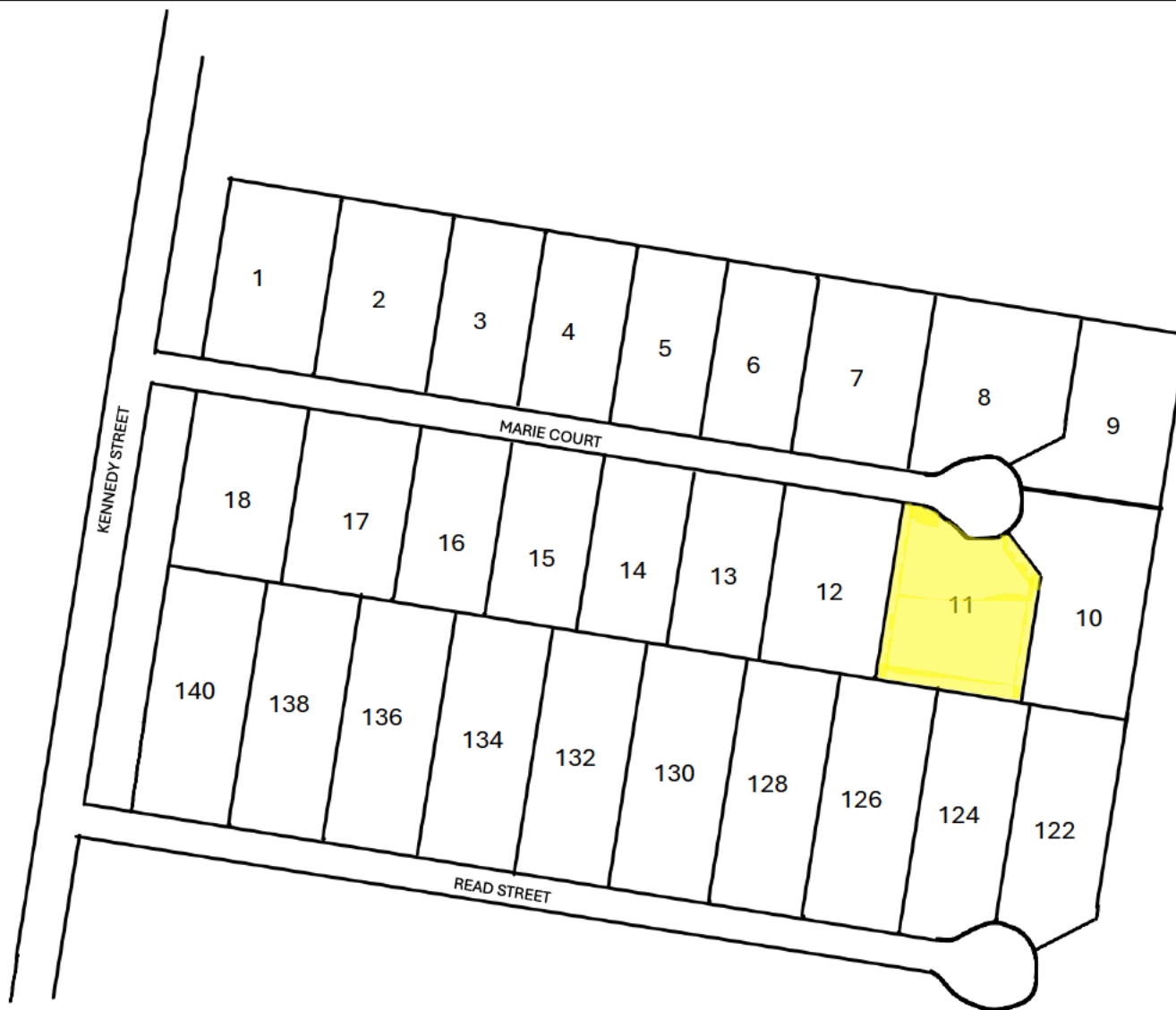
ELEVATION

The front of the property is on a slight slope, with the finished floor level of the house being approximately 500mm higher than the road surface.

The rear of the property is reasonably flat with the house slab being approximately 130mm higher than the ground level.

EXISTING VEGETATION

The land is very bare. Per refer to photos below. This application is for the shed only, there is no landscaping or planting of trees or vegetation.



fair
dinkum
builds™

Albury Wodonga

SITE LOCATION
PLAN

11 Marie Court
Howlong NSW 2643

PROPOSED COLOURBOND SHED
7M X 12M

SCALE 1:1000







Statement of Environmental Effects

Accompanying a development application for

Construction of a shed in the rear of the property

At

Lot18 DP1272333

11 Marie Court, Howlong NSW 2643

6/01/25

The logo for 'Fair Dinkum Builds' is set against a dark green square background. The word 'fair' is in a light orange, lowercase, sans-serif font. 'dinkum' is in a larger, bold, light orange, lowercase, sans-serif font. 'builds' is in a dark blue, bold, lowercase, sans-serif font, with a small 'TM' trademark symbol to its upper right.

Albury Wodonga

Contents

1. Introduction
2. Site description and analysis
3. Details of proposal
4. Clause 4.15 – Matters for consideration
5. Other considerations
6. Conclusion

1. Introduction

This statement of environmental effects has been prepared by Brandon Johnson to accompany a development application for the construction of a shed at 11 Marie Court, Howlong NSW 2643. The application is being lodged by Brandon Johnson, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal consists of the construction of a 12m by 7m steel frame colour-bond sheeted shed in the rear Western side of the property.

This statement has been prepared having regard to the following documentation:

- Engineering plans – 11 MARIE COURT – HOWLONG
- SITE PLAN – 11 MARIE COURT – HOWLONG

2. Site description and analysis

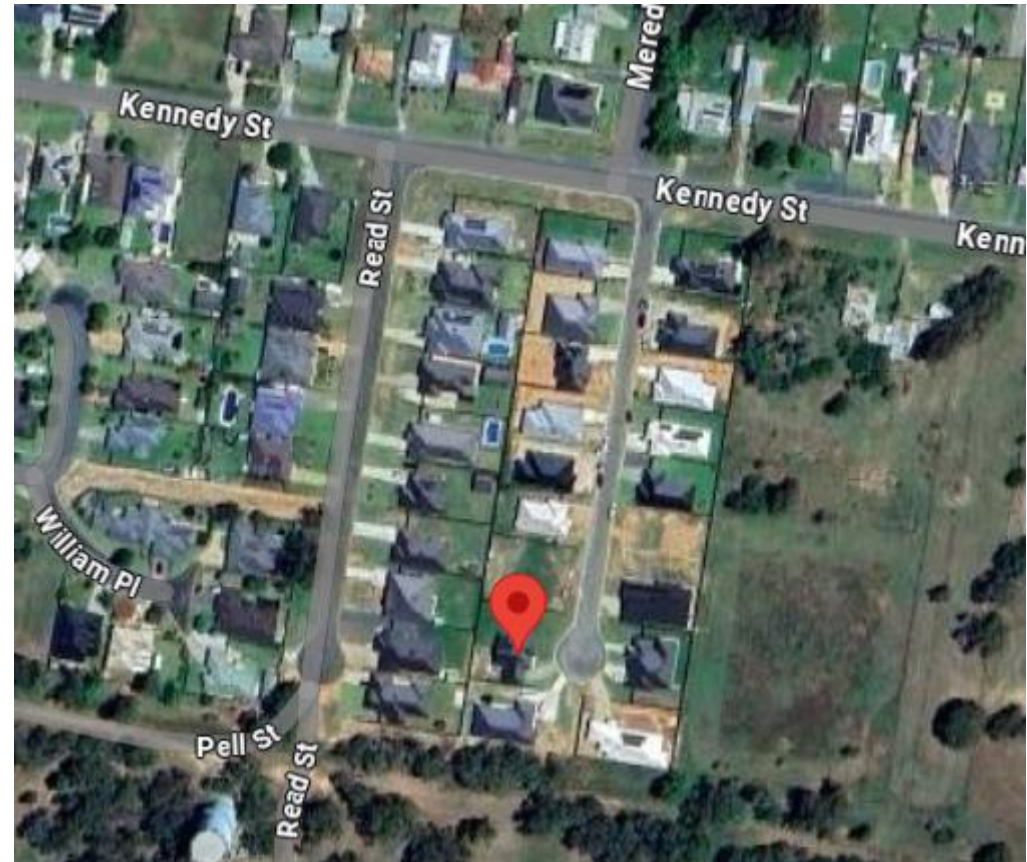
Location and property description

The land is described as Lot 18 on Deposited Plan 1272333, otherwise known as 11 Marie Court, Howlong NSW 2643

The allotment can be described as rectangle in shape. The site is 812m² and contains an existing dwelling. The dwelling was built with 4 bedrooms, 2 bathroom, and 2 parking spaces. The site is not subject to any known contamination, erosion, acid sulphate soils or fill. There are no significant views to or from the site. Access is from an existing crossover from Marie Court (sealed road). There are no notable site features or characteristics.

Surrounding development

The surrounding environment consists of residential allotments of similar size containing dwellings and sheds. The area is an established residential subdivision containing dwellings of roughly the same age.



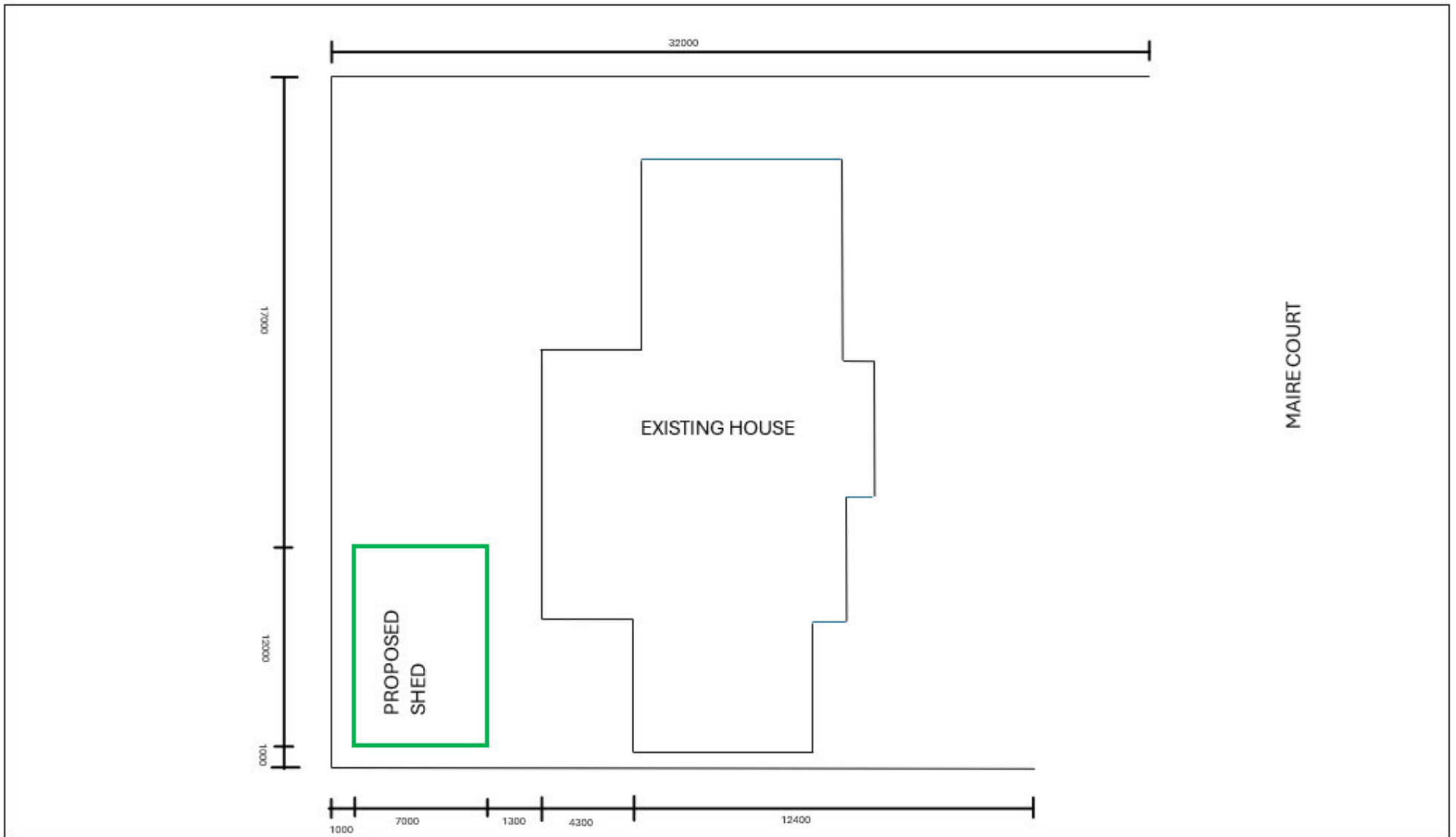
3. Details of proposal

Proposed works

The proposal is for the construction of a 12m by 7m steel frame Colorbond sheeted shed in the rear Western side of the property. The shed is to be used in association with the existing dwelling on the land. The shed is to be constructed of Colorbond materials.

Setbacks of the shed are proposed at 1m from the Western side boundary, 1m from the Southern boundary.

See site plan below for setback information.



<p>fair dinkum builds™ Albury Wodonga</p>	<p>SITE PLAN</p>	<p>11 Marie Court Howlong NSW 2643</p>	<p>PROPOSED COLOURBOND SHED 7M X 12M</p>	<p>SCALE 1:150</p>	<p>N </p>
--	------------------	--	--	--------------------	--

4. 4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

a. the provisions of:

b. (i) any environmental planning instrument

The proposed shed is associated with an existing dwelling.

Due to the setback of the proposed shed, a DA is required.

The proposal does not contravene the zone in any way and is consistent with the existing sheds on surrounding properties

Visual impacts

The subject land is located in an existing residential area and the proposed shed is normal for the area. Being well setback from the road with the shed only 84m² and gutter height of 3.4m it is considered the shed will not have any visual impact on the local area. The colour of the shed is to be Colorbond 'Slate Grey' which is considered a non-reflective colour.

Open space

The subject land is 812m² and provides adequate open space.

Overshadowing and Privacy

The proposed shed is to be only 3.4m in height to the eave and will not impact any existing dwelling.

Noise

Residential noise is expected from this type of development and is considered normal.

Erosion control measures

All erosion control measures will be undertaken by the builder to ensure no offsite impact.

Economic and social impacts

The proposed shed will create economic benefit in relation to jobs and using local businesses.

Environmental benefits

There are no adverse environmental impacts that will result from the proposed carport or shed.

Security, site facilities and safety

The proposed shed will be constructed in accordance with the Building Code of Australia and Council requirements.

Stormwater/flooding

Stormwater from the shed will be connected to the existing stormwater system.

5. Conclusion

The application for the development of a shed on land known as 11 Marie Court, Howlong NSW 2643 is considered appropriate in this instance as the land contains an existing dwelling and is to be used in association with the dwelling.

The proposal represents an efficient use of this land and is consistent with the surrounding land uses and development.

Accordingly, it is recommended the development application be granted.