

Applicant contact details

| | |
|--|---|
| Title | Mrs |
| First given name | Rebecca |
| Other given name/s | |
| Family name | Coulter |
| Contact number | [REDACTED] |
| Email | [REDACTED] |
| Address | [REDACTED] |
| Application on behalf of a company, business or body corporate | Yes |
| ABN | [REDACTED] |
| ACN | |
| Name | The Trustee for Greenscape Environmental Group (Aus) Unit Trust |
| Trading name | [REDACTED] |
| 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 | Brian |
| Other given name/s | |
| Family name | Waldron |
| 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 |
|---|----|

Developer details

| | |
|---------------|---|
| ABN | 42327930328 |
| ACN | |
| Name | The Trustee for Greenscape Environmental Group (Aus) Unit Trust |
| Trading name | The Trustee for Greenscape Environmental Group (Aus) Unit Trust |
| Address | [REDACTED] |
| Email Address | [REDACTED] |

Development details

| | |
|--------------------------------------|---|
| Application type | Development Application |
| Site address # | 1 |
| Street address | 128 RIVER STREET COROWA 2646 |
| Local government area | FEDERATION |
| Lot / Section Number / Plan | 453/-/DP532072 <input checked="" type="checkbox"/> |
| Primary address? | Yes |
| Planning controls affecting property | Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R2: Low Density 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 Wetlands Wetland |

Proposed development

| | |
|--|---|
| Selected common application types | Demolition |
| Selected development types | Residential Accommodation Dwelling House |
| Description of development | Demolition of existing house |
| Does the development include affordable housing? | No |
| Dwelling count details | |
| Number of dwellings / units proposed | 1 |
| Number of storeys proposed | 1 |
| Number of pre-existing dwellings on site | 1 |
| Number of dwellings to be demolished | 1 |
| Number of proposed occupants | 1 |
| Existing gross floor area (m2) | 320 |
| Proposed gross floor area (m2) | 0 |
| Total site area (m2) | 0 |
| Total net lettable area (m2) | 0 |
| What is the estimated development cost, including GST? | \$32,500.00 |
| Estimated development cost | \$29,590.00 |
| Do you have one or more BASIX certificates? | 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? | 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 |
| | |
| 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 | GREENSCAPE ENVIRONMENTAL GROUP (AUS) PTY LTD |
| ABN | |
| ACN | |
| Trading Name | |
| Email address | |
| Billing address | |

Application documents

The following documents support the application.

| Document type | Document file name |
|--|---|
| Cost estimate report | Gree Quote JN1651 |
| Demolition Management Plan& Demolition Work Plan | 1651 Demolition Plan |
| Site Plans | 1651 Demolition Plan |
| Statement of environmental effects | Statement-of-Environmental-Effects-Small-Scale-Residential-and-Change-of-Use-only (1) |
| Title Documentation / Certificate of Title | Title Search |

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). | |



STATEMENT OF ENVIRONMENTAL EFFECTS - SMALL SCALE RESIDENTIAL AND CHANGE OF USE

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: Greenscape Environmental

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: 14.01.2025

PROPERTY DETAILS

Property Name: 128 River Street Corowa

Unit/House No.: 128 Street Name: River Street

Town: Corowa Postcode: 2646

Lot: 453 Section: 532072 DP/SP: _____

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.

Demolition of house. Brick veneer house on stumps with iron roof. Approx 325m2 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.

This rectangular residential town block faces onto the Murray River at the back of the block, fronting River Street to the West.

The house to demolished is forward on the block, 14m from the front road. There is an established tree on the nature strip and further vegetation behind the house, closer to the river. This is all to remain un disturbed.

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

Dwelling

| | | | | | |
|--|------------------------|--------------------------|-----|-------------------------------------|----|
| 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?

| | | | | | |
|---|--|--------------------------|-----|-------------------------------------|----|
| 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 type="checkbox"/> | YES | <input checked="" type="checkbox"/> | 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?

The house is next to a vacant block with another house on the opposite side.

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?

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?
If Yes by how much and what types of Vehicles? YES NO
- 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 [Please refer to our Demolition Control Plan for the control measures to manage dust, water run off and noise during the demolition process.](#)
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-
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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 [Please refer to our Demolition Plan for Control measures to manage dust during the demolition](#)

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 [N.A.](#)

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?

Demolition Work Plan / Statement of Environmental Effects

| | |
|--|-------------|
| Demolition/Asbestos Details | |
| Vic Demolition Licence: | CBD-L 69113 |
| NSW Demolition Licence: | AD211490 |
| Vic Asbestos Licence: | H16/02374 |
| NSW Asbestos Licence: | AD212543 |
| Demolition Site Location | |
| 128 River Street, Corowa 2646 | |
| Structures to Be Demolished | |
| Dwelling | |
| The overall height of the structures (to nearest 0.5 metre) | |
| 6m | |
| A brief description of the building (occupancy Class) its structural support systems and principle means of construction. | |
| This brick veneer dwelling, is a Class 1A structure, that has been built on stumps, with timber floor and iron roof. | |
| Asbestos Removal Works | |
| <p>Asbestos has been identified in the following areas;</p> <ul style="list-style-type: none"> • Eaves sheets • Bathroom walls and • Veranda ceilings <p>The asbestos will be removed by ourselves, Greenscape Environmental, as a non-friable, B Class, Asbestos removal job. A Clearance certificate will be obtained by an independent Hygienist prior to commencing the demolition works.</p> | |
| A description of the principle means of demolition proposed, equipment used. | |
| Following the removal of the asbestos, the house will be demolished using a 13 tonne excavator. The excavator will be used to peel the iron roof off, then the brick walls will be pushed in. The debris will then be sorted and separated for disposal. | |
| A description of the proposed sequence of carrying out the demolition and an estimate of the time to be taken for each stage. | |
| <ul style="list-style-type: none"> • Council demolition permit issued. • Services abolished and removed, by others. • Dial Before You Dig records requested. • Temporary Fencing to be installed. • Demolition of building– 5-6 work days • Hours of Works – 0700 – 1700 | |
| Details of protective measures. | |
| Temporary fencing will be installed around the demolition site. Signage will be installed to | |

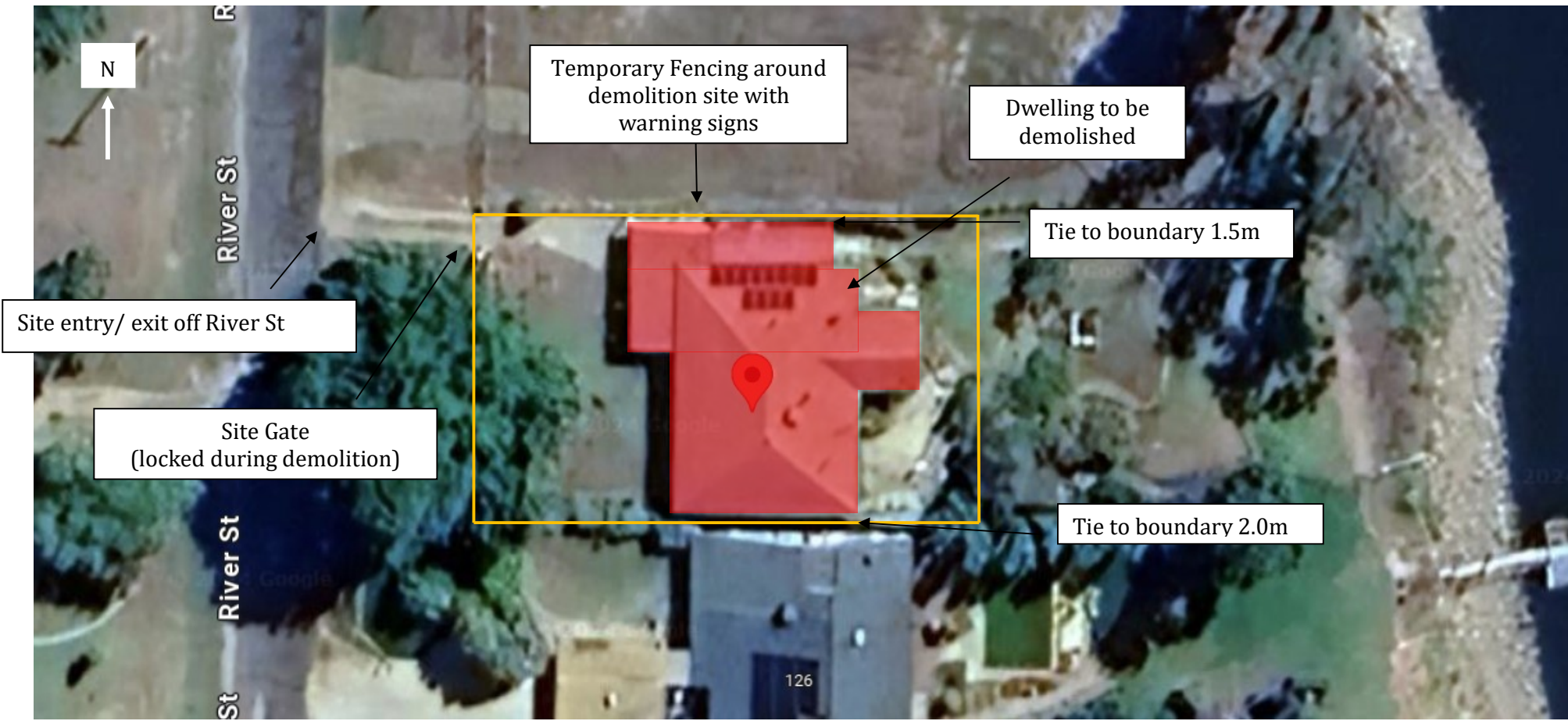
| |
|--|
| temporary fencing warning of the demolition in progress. Gate to be locked always with Greenscape supervisor having the key to site during the mechanical demolition. |
| A description of proposed methods of handling and deposal of hazardous materials (in particular asbestos) |
| Asbestos removed by qualified asbestos removalists wearing full PPE, and double bagged and disposed of to authorised landfill. Waste disposal receipts will be given to the owner. |
| Traffic of traffic management plans |
| N/A |
| Services |
| Electricity to be abolished and removed prior to demolition. Water, Gas and Sewer services to be capped and/or disconnected to the nearest junction. |


Waste Management Plan.

| Destination | | | |
|---------------------|--|---|--------------------------------------|
| Reuse and Recycling | Disposal | | |
| Type of material | On Site. Specify proposed reuse or recycling methods | Off Site. Specify contractor and recycling outlets | Specify contractor and Landfill site |
| Timber | | Hardwood, Greenscape yard for recycling. Remainder Albury Waste Management | |
| Concrete/Bricks | | Greenscape Yard for recycling | |
| Metal | | Greenscape Yard for recycling | |
| Asbestos Waste | | | Albury Landfill |
| General Waste | | | Albury Landfill |

| Dust Suppression, Erosion and Sediment Control Plan |
|--|
| <p>Prior to commencing demolition works an erosion perimeter will be set up to eliminate debris and water run off during the demolition, using silt mesh and sand. This will be set up at the lower areas around the building, where surface water would run. This will trap any debris that run off the area during the demolition.</p> <p>The debris will be hosed down with a fine mist of water to minimise dust materials leaving the area.</p> |

Demoliton Site Plan



 Structures to be demolished.