

Applicant contact details

Title	
First given name	Madeleine
Other given name/s	
Family name	Nugent
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	[REDACTED]
ACN	[REDACTED]
Name	ELITE BUILDING PTY LTD
Trading name	[REDACTED]
Is the nominated company the applicant for this application	No

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	Danielle
Other given name/s	Kaye
Family name	Dodgson
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	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	5 POOL AVENUE MULWALA 2647
Local government area	FEDERATION
Lot / Section Number / Plan	5/-/DP1293819 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning MU1: Mixed Use Height of Building 9 m Floor Space Ratio (n:1) NA Minimum Lot Size NA 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	Two storey dwelling with attached garage.
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	231
Total site area (m2)	358
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$941,073.00
Estimated development cost	\$941,073.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1778435S
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	

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

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	099-24_5 Pool Avenue_DODGSON_WD I (2)
BASIX certificate	180559_TPA Energy Report_v1.2 180559_BASIX Commitments_v1.0 180559_BASIX Certificate_v1.0
Cost estimate report	Dodgson_Contract_27-11-24 Signed
Geotechnical report	914-01sc.24awg - 5 Pool Avenue (1) (1)
Other	Dodgson Title
Owner's consent	Development application owners consent signed
Site Plans	180559_Stamped Plans_v1.2
Statement of environmental effects	Copy of Statement-of-Environmental-Effects

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).	

AREA SCHEDULE:

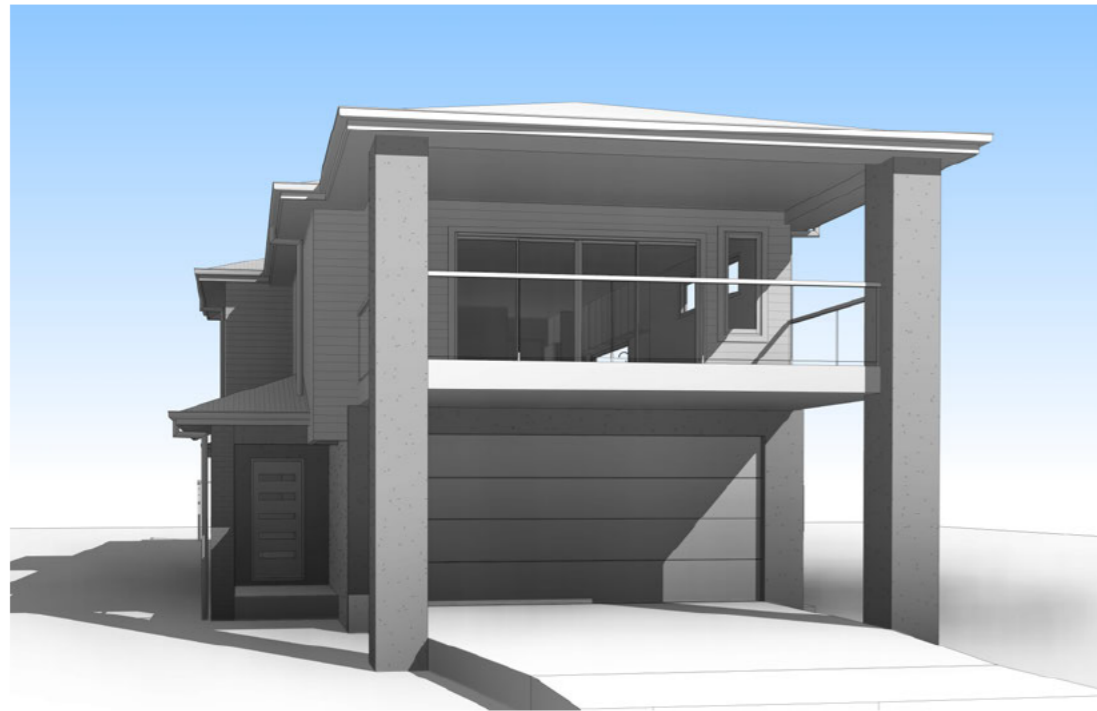
SITE AREA (APPROX): **358 m²**
 TOTAL BUILT AREA: **231.38 m²**
 REMAINING COVER **35.30%**
 SITE COVER **64.70%**

AREAS INCLUDE: PADS, PATHS, DWAY
 AREAS EXCLUDE: CROSSOVER

DRAWING LIST

- 01 COVER SHEET
- 02 SITE PLAN
- 03 GROUND FLOOR PLAN
- 04 UPPER FLOOR PLAN
- 05 SLAB PLAN
- 06 ELEVATIONS
- 07 ELEVATIONS
- 08 GROUND FLOOR ELEC. PLAN
- 09 UPPER FLOOR ELEC. PLAN
- 10 SECTION A-A
- 11 SCHEDULES
- 12 FLOOR FRAMING PLANS
- 13 STAIR DETAILS
- 14 INTERNALS
- 15 INTERNALS
- 16 INTERNALS
- 17 INTERNALS
- 18 AREA PLAN

**PROPOSED RESIDENCE & GARAGE AT
 LOT 5 [DP 1293819]
 NO. 5 POOL AVENUE,
 MULWALA, NSW 2647**



© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF G.J GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT.

G.J. Gardner. HOMES
 GJ GARDNER
 ALBURY
 421 SWIFT STREET, ALBURY, NSW 2460
 PHONE: (02) 6041 3344

'HAMILTON 266' MODIFIED
 HAMPTONS FACADE WITH HIP
 ROOF
 © COPYRIGHT EXCLUSIVE
 TO G.J. GARDNER HOMES

PLANS BY
WINK + CO
 07 3060 5089
 projects@winkandco.com.au
 WINKANDCO.COM.AU
 QBCC 1194316 | TAS - CC7004

CLIENT:
DANIELLE KAYE DODGSON

DRAWING TITLE:
COVER SHEET

SCALE:

PROJECT : NEW RESIDENCE & GARAGE
LOT 5 [DP 1293819]
**NO. 5 POOL AVENUE,
 MULWALA, NSW 2647**

PAGES:	SHEET SIZE:	G.F. LIVING:	106.04 m ²
01 of 18	A3	ALFRESCO:	34.40 m ²
JOB No: 180559		PORCH:	3.46 m ²
WINK + CO		GARAGE:	47.37 m ²
Job No: 099-24		U.F. LIVING:	131.83 m ²
Date: 12/07/2024		BALCONY:	19.86 m ²
		TOTAL:	342.96 m²

NOTE: 3D PERSPECTIVE IS REPRESENTATIVE OF THE DWELLINGS FORM ONLY AND SHOULD NOT BE REFERRED TO FOR ACCURATE FINISHES, DRIVEWAY OR EARTHWORKS

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATION REQUESTED AFTER SIGNING WILL INCURE A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:
 OWNER SIGNED: DATE:
 BUILDER SIGNED: DATE:

REV	COMMENTS	DATE	DRWN	CKD
A	WORKING DRAWINGS	12/07/24	ACG	EK
D	AMENDMENTS	30/08/24	TD	MT
E	AMENDMENTS	16/10/24	TD	MT
F	AMENDMENTS	23/10/24	EK	MT
G	AMENDMENTS	04/11/24	TD	MT
H	AMENDMENTS	13/11/24	KS	SW
I	AMENDMENTS	18/11/24	TD	SW

LEGEND

- AC AIR CONDITIONING UNIT (LOCATION)
- AAW ALUMINIUM FRAMED AWNING WINDOW
- ACW ALUMINIUM CASEMENT WINDOW
- ADH ALUM. FRAMED DOUBLE HUNG WINDOW
- AFW ALUMINIUM FRAMED FIXED WINDOW
- ALW ALUMINIUM FRAMED LOUVRE WINDOW
- ASD ALUMINIUM FRAMED SLIDING DOOR
- ASW ALUMINIUM FRAMED SLIDING WINDOW
- BAL BALUSTRADE/GRABRAIL
- B/O BEAM OVER
- BRM BROOM CUPBOARD
- BTW BACK TO WALL (BATH)
- CSD CAVITY SLIDING DOOR
- CT COOKTOP
- D-HR DOUBLE HANGING RAIL (TO BUILDERS SPEC.)
- DP DOWNPIPE LOCATION
- DRY DRYER MACHINE (LOCATION)
- DS DRAWER & SHELF UNIT (TO BUILDERS SPEC.)
- DTR DOUBLE TOWEL RAIL
- DW DISHWASHER (PROVISION)
- FG FIELD GULLY (LOCATION)
- FW FLOOR WASTE
- H-TR HAND TOWEL RAIL
- H/U HEAD UNIT (FOR INTERNAL AIR CON UNIT)
- HWU HOT WATER UNIT (LOCATION)
- MW MICROWAVE (PROVISION)
- MH MAN HOLE
- M-SD MIRROR SLIDING DOOR
- NOM NOMINAL (SIZE)
- OBS OBSCURE GLAZING
- OHC OVERHEAD CUPBOARD/S
- OHS OVERHEAD SHELF/VES
- OTS OWNER TO SUPPLY
- PD PLUMBING DUCT
- RA RETURN AIR (DUCT)
- REF REFRIGERATOR (PROVISION)
- RH RANGEHOOD (LOCATION)
- RWH RAINWATER HEAD (WITH DOWNPIPE)
- S-HR SINGLE HANGING RAIL (TO BUILDERS SPEC.)
- SD SLIDING DOOR/S
- SH SHELF/SHELVES
- SHR SHOWER
- SHS SQUARE HOLLOW SECTION (COLUMN)
- SPR SPREADER (WITH DOWNPIPE)
- STR SINGLE TOWEL RAIL
- SU SHELVING UNIT (TO BUILDERS SPEC.)
- TRING TOWEL RING
- TBC TO BE CONFIRMED
- TRH TOILET ROLLER HOLDER
- U/B UNDER BENCH (LOCATION)
- U/M UNDER MOUNT
- UBO UNDER BENCH OVEN
- VB VANITY BASIN
- V-SD VINYL SLIDING DOOR
- WB WALL BASIN
- WC WATER CLOSET
- WM WASHING MACHINE (PROVISION)
- WO WALL OVEN (CABINETS TOWER)
- WT WASH TUB

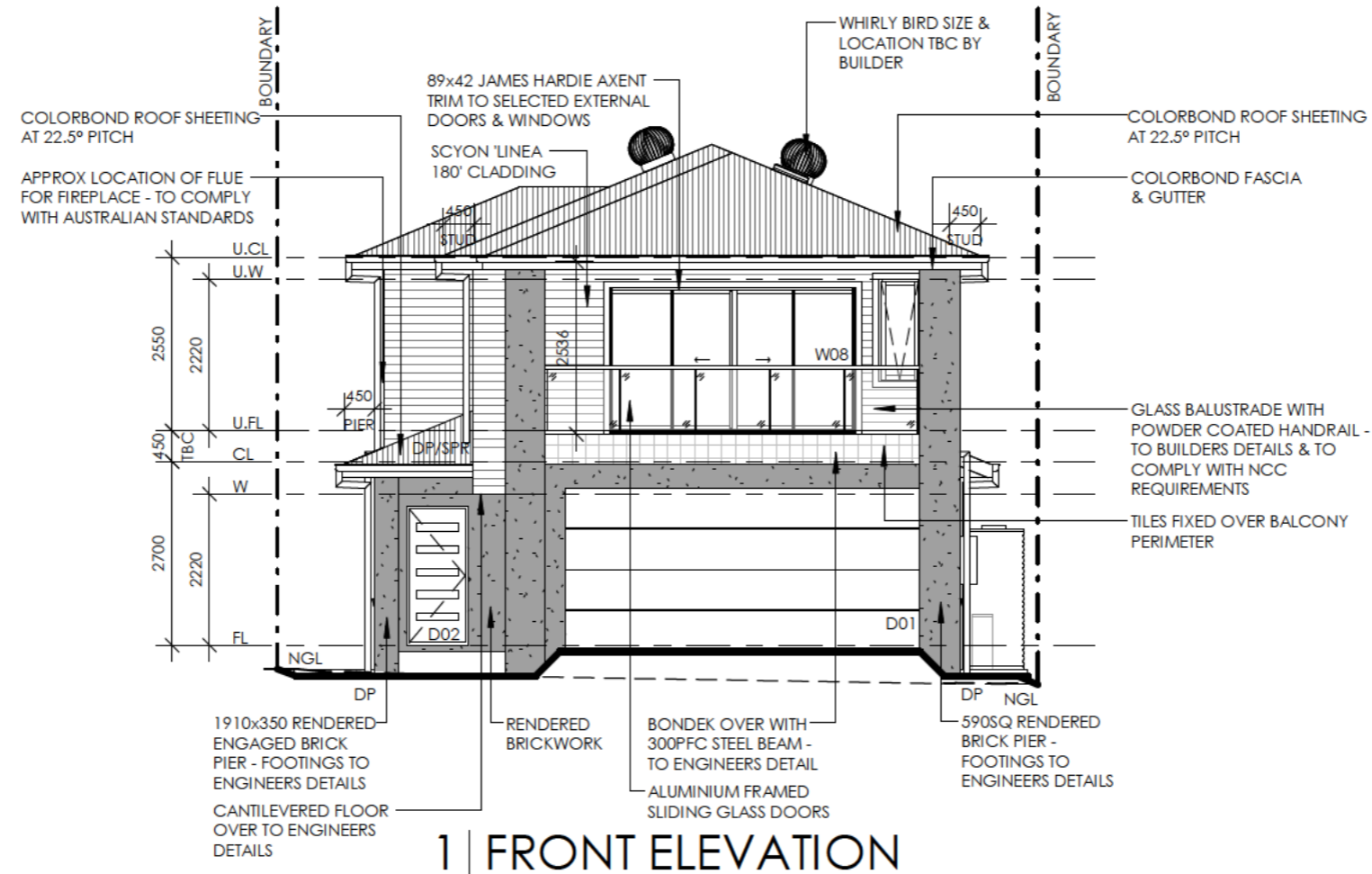
GENERAL NOTES

1. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED.
2. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR BEFORE SETOUT.
3. REFER SCHEDULE FOR DESCRIPTION OF CODES FOR FINISHES AND MATERIALS.
4. REFER ANY DISCREPANCIES TO WINK & CO PTY LTD.
5. ALL WORKS TO BE IN ACCORDANCE WITH THE CURRENT AMENDMENTS OF BUILDING CODE OF AUSTRALIA, STANDARD BUILDING BY-LAWS 1975-1991, BUILDING ACT AMENDMENT ACT.
6. ALL STORM WATER DISCHARGE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES REQUIREMENTS.
7. ALL SEWER CONNECTIONS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES REQUIREMENTS.
8. FOOTPATHS, KERBS AND CHANNEL AND ROAD PAVEMENT TO BE RECTIFIED TO THE SATISFACTION OF THE MANAGER OF WORKS OF THE LOCAL AUTHORITY.
9. TERMITE PROTECTION TO BE ACHIEVED BY MONOLITHIC SLAB CONSTRUCTION, SLAB EDGE AND INSPECTION ZONE. PROVIDE TERMIMESH TO ALL AREAS WHERE INSPECTION ZONE CAN NOT BE ACHIEVED.
10. ALL FLOOR & WALL LININGS CONTINUE UNDER AND BEHIND JOINERY ITEMS.
11. CONTRACTOR RESPONSIBLE FOR STRUCTURAL ADEQUACY OF FRAMING TO BULKHEADS.
12. VERIFY THE LOCATION OF EXISTING SERVICES AND PUBLIC UTILITIES PRIOR TO COMMENCEMENT.
13. PROVIDE ALL NECESSARY EXPANSION AND MOVEMENT JOINTS.
14. THE EXTERIOR OF THE BUILDING IS TO BE COMPLETELY WEATHERTIGHT AT COMPLETION.
15. PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE VERSIONS OF THE BCA.
16. DURING CONSTRUCTION IT IS THE BUILDER'S RESPONSIBILITY TO COMPLY WITH THE BCA PART E1.9. REFER TO SURVEY DRAWINGS AND ARCHITECTURAL DRAWINGS FOR BUILDING SETOUT.
17. REFER TO SERVICE ENGINEERS DRAWINGS FOR DETAILED INFORMATION RELATED TO MECHANICAL VENTILATION, HYDRAULIC, ELECTRIC, FIRE, AND SECURITY WORK.
19. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ROAD WORK LEVELS AND OTHER CIVIL WORK.
20. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR CONCRETE SLABS, FOUNDATION AND FOOTINGS DETAILS, TIE DOWN DETAILS AND BEAM SIZES, ETC.
21. EXCAVATE AS REQUIRED, FALL PLATFORM AWAY FROM BUILDING, DRAIN ALL CUTS.
22. LEVELS ARE TO BE CONFIRMED ON SITE.
23. REINFORCED CONCRETE SLABS SHALL BE LAID OVER WATERPROOF MEMBRANE AND OVER 50mm SAND BED.
24. TREAT UNDER SLAB TO CURRENT AUSTRALIAN STANDARDS. REFER ENGINEER'S DETAILS.
25. ALL SLABS SHALL HAVE A MINIMUM WORKING TOLERANCE OF +/- 3mm IN 3000mm IN LEVEL.
26. ALL HANDRAILS AND BALUSTRADES TO COMPLY WITH NCC PART 3.9.2
27. FOR ALL BALCONIES BALUSTRADE TO BE MIN. 1000mm ABOVE FINISHED FLOOR LEVEL.
28. PROTECTION OF OPENABLE WINDOWS; WHERE AN OPENABLE WINDOW SILL IS LESS THAN 1.7m ABOVE THE FLOOR LEVEL AND GREATER THAN 2m ABOVE THE OUTSIDE SURFACE BENEATH IT THE OPENING PART OF THE WINDOW MUST BE FITTED WITH A PROTECTION DEVICE OR SCREEN RESTRICTING THE WINDOW OPENING IN ACCORDANCE WITH THE BCA, PART D2.23.
29. ALL LOAD BEARING EXTERNAL BALCONY COLUMNS TO ACHIEVE AN FRL NOT LESS THAN 90/-/- AS PER BCA SPEC C1.1 - TABLE 3.
30. SCREENS, BALUSTRADES, PLANTERS OR AC UNITS MUST NOT FACILITATE CLIMBING BETWEEN 150mm-760mm AFFL.
31. PROVIDE HEADROOM TO ALL STAIRS AND STAIRWELLS TO COMPLY WITH NCC FIG. 3.8.2.2
32. AT ALL TIMES COMPLY WITH BCA AND LOCAL BUILDING AUTHORITIES REQUIREMENTS. BUILDER TO SATISFY REQUIREMENTS OF THE DA CONDITIONS.
33. SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH NCC SPECIFICATION 3.7.5.3 & 3.7.5.5
34. ALL WET AREA WATERPROOFING TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2022 HOUSING PROVISIONS
35. FLASH ALL PENETRATIONS THROUGH ROOF.
36. FOR DOWNPIPE LOCATIONS AND SIZES REFER TO HYDRAULIC ENGINEER'S DRAWINGS.
37. WORKSHOP DRAWINGS TO BE PROVIDED (JOINERY, RECON STONE BENCHTOPS AND SPLASHBACKS).

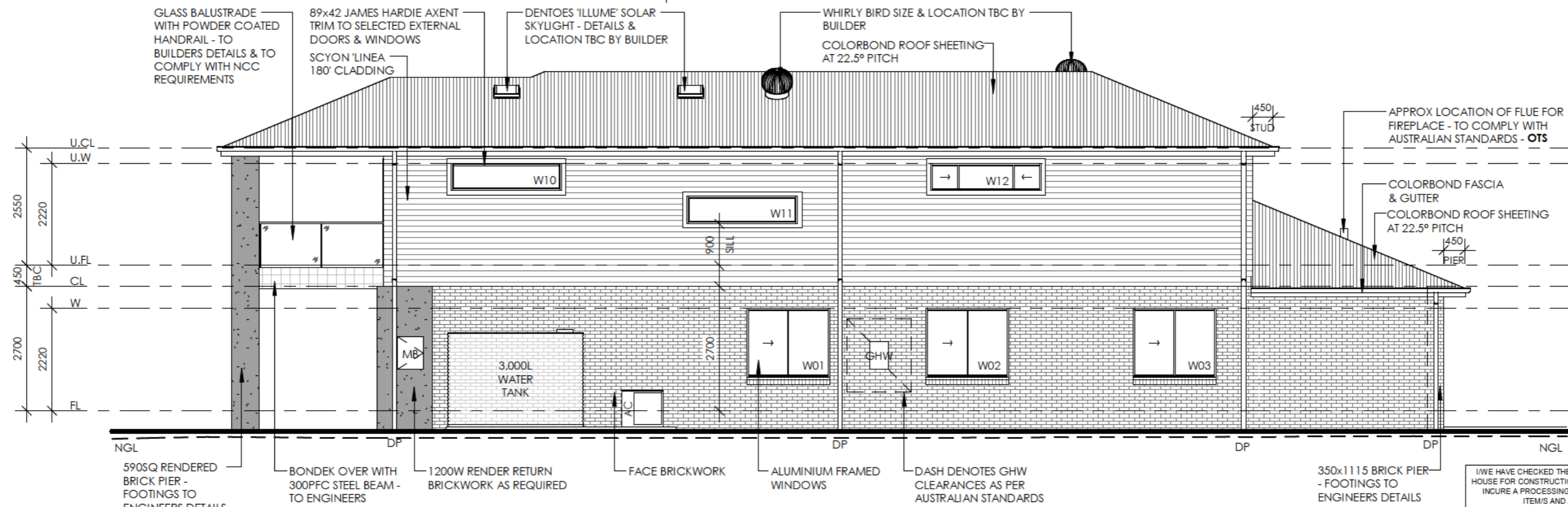
CERTIFICATION NOTES

1. ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 & AS2047
2. TIMBER FRAMING & ALL WALL FRAMING TO BE IN ACCORDANCE WITH AS1684-2021 & NCC H1D6, H1D7
3. TIMBER LINTELS TO BE INSTALLED & TO COMPLY WITH AS1684-2021 & NCC H1D6
4. MASONRY WALL CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700
5. STORMWATER MANAGEMENT SYSTEM SELECTION & INSTALLATION TO BE IN ACCORDANCE WITH AS3500
6. TIMBER ROOFING TO COMPLY WITH AS1684-2021 & NCC H1D6
7. METAL SHEET ROOFING TO BE IN ACCORDANCE WITH AS1562.1
8. VAPOUR BARRIER TO BE IN ACCORDANCE WITH NCC 3.8.7.2, AS4200.1 & AS4200.2
9. ALL WET AREAS WATERPROOFING TO BE IN ACCORDANCE WITH CLAUSE 10.2.1 TO 10.2.6 & 10.2.12 OF THE ABCB HOUSING PROVISIONS; AS3740-2021; & NCC PART 10.2
10. ALL EXTERNAL STAIR TREADS OR NOSING ARE TO BE SLIP RESISTANT IN ACCORDANCE WITH BCA D2.13 AND TABLE D2.14 WHEN TESTED IN ACCORDANCE WITH AS4586.
11. **PROVIDE LIFT OFF HINGES TO WCS WHERE THE PAN IS LESS THAN 1200mm TO THE HINGE SIDE OF THE DOOR.**
12. PROVIDE MECHANICAL VENTILATION TO ALL LAUNDRIES AND OTHER INTERNALISED BATHROOMS WITHOUT OPERABLE WINDOWS.
13. SCREENS AND BALUSTRADES AND AIR-CONDITIONING UNITS MUST NOT BE DESIGNED TO FACILITATE CLIMBING BETWEEN 150mm-760mm ABOVE FFL.
14. WINDOWS TO BEDROOMS WITH AN OPENABLE PORTION LOCATED LESS THAN 1700mm FROM FLOOR LEVEL ARE TO BE PHYSICALLY RESTRICTED FROM OPENING MORE THAN 125mm OR BE PROTECTED BY A TESTED LOAD RESTRICTING SCREEN DEVICE (EG. SECURITY SCREEN) CAPABLE OF WITHSTANDING NO LESS THAN 250N.
15. STAIRS TO HAVE A CONTINUOUS HANDRAIL ON ONE SIDE.

WINDOW NOTE:
REVEAL WIDTH 55mm FOR W10-W17 AS THEY ARE LOCATED IN A LIGHTWEIGHT-CLAD WALL



1 | FRONT ELEVATION



2 | SIDE ELEVATION

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATION REQUESTED AFTER SIGNING WILL INCURE A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF G.J GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT.

G.J. Gardner. HOMES
GJ GARDNER
ALBURY
421 SWIFT STREET, ALBURY, NSW 2460
PHONE: (02) 6041 3344

'HAMILTON 266' MODIFIED
HAMPTONS FACADE WITH HIP
ROOF
© COPYRIGHT EXCLUSIVE
TO G.J. GARDNER HOMES

PLANS BY
WINK + CO
07 3060 5089
projects@winkandco.com.au
WINKANDCO.COM.AU
Q8CC 1194316 | TAS - CC7004

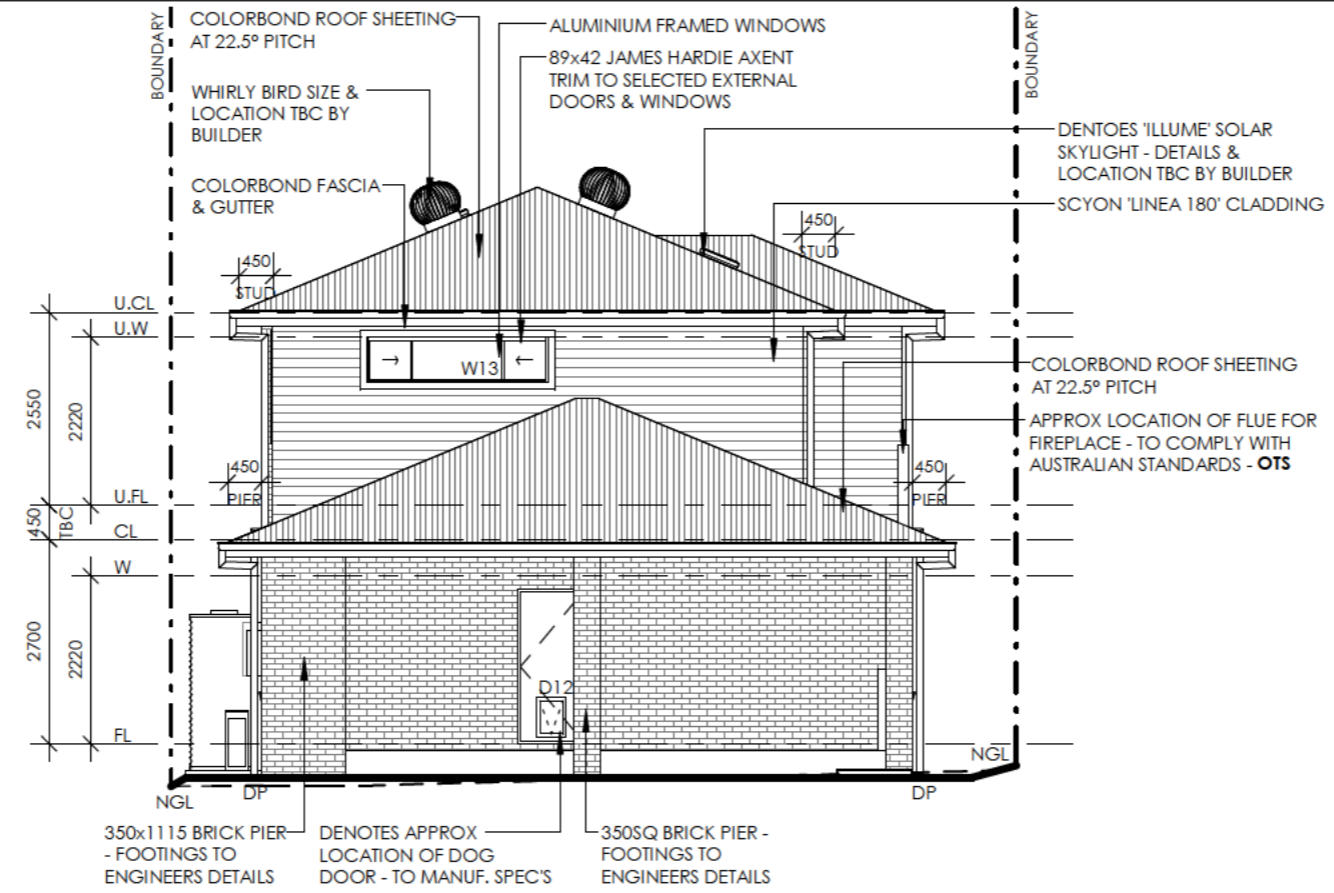
CLIENT:
DANIELLE KAYE DODGSON
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT : NEW RESIDENCE & GARAGE
LOT 5 [DP 1293819]
**NO. 5 POOL AVENUE,
MULWALA, NSW 2647**

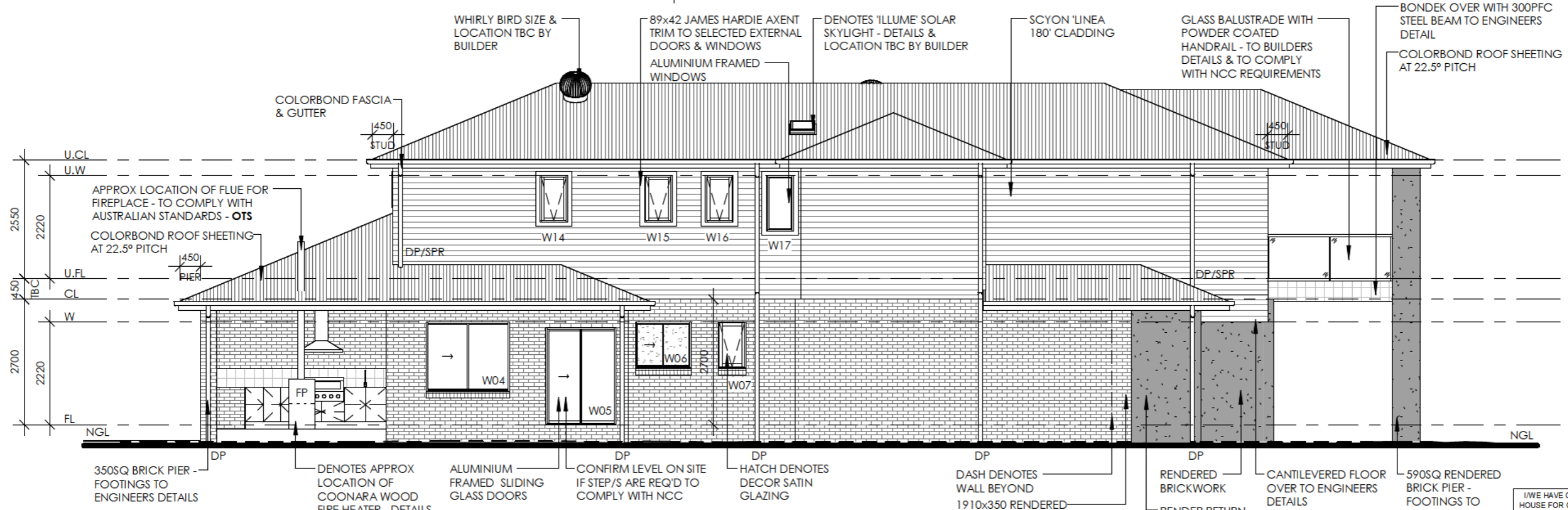
PAGES:	SHEET SIZE:	G.F. LIVING:	106.04 m²
06 of 18	A3	ALFRESCO:	34.40 m²
JOB No: 180559		PORCH:	3.46 m²
WINK + CO		GARAGE:	47.37 m²
Job No: 099-24		U.F. LIVING:	131.83 m²
Date: 12/07/2024		BALCONY:	19.86 m²
		TOTAL:	342.96 m²

REV	COMMENTS	DATE	DRWN	CKD
A	WORKING DRAWINGS	12/07/24	ACG	EK
D	AMENDMENTS	30/08/24	TD	MT
E	AMENDMENTS	16/10/24	TD	MT
F	AMENDMENTS	23/10/24	EK	MT
G	AMENDMENTS	04/11/24	TD	MT
H	AMENDMENTS	13/11/24	KS	SW
I	AMENDMENTS	18/11/24	TD	SW

WINDOW NOTE:
REVEAL WIDTH 55mm FOR W10-W17 AS THEY ARE LOCATED IN A LIGHTWEIGHT-CLAD WALL



3 REAR ELEVATION



4 SIDE ELEVATION

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATION REQUESTED AFTER SIGNING WILL INCURE A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF G.J GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT.

G.J. Gardner. HOMES
GJ GARDNER
ALBURY
421 SWIFT STREET, ALBURY, NSW 2460
PHONE: (02) 6041 3344

'HAMILTON 266' MODIFIED
HAMPTONS FACADE WITH HIP
ROOF
© COPYRIGHT EXCLUSIVE
TO G.J. GARDNER HOMES

PLANS BY
WINK + CO
07 3060 5089
projects@winkandco.com.au
WINKANDCO.COM.AU
QBCC 1194316 | TAS - CC7004

CLIENT:
DANIELLE KAYE DODGSON
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT : NEW RESIDENCE & GARAGE
LOT 5 [DP 1293819]
NO. 5 POOL AVENUE,
MULWALA, NSW 2647

PAGES:	07 of 18	SHEET SIZE:	A3
JOB No:	180559	G.F. LIVING:	106.04 m ²
WINK + CO		ALFRESCO:	34.40 m ²
Job No: 099-24		PORCH:	3.46 m ²
Date: 12/07/2024		GARAGE:	47.37 m ²
		U.F. LIVING:	131.83 m ²
		BALCONY:	19.86 m ²
		TOTAL:	342.96 m²

REV	COMMENTS	DATE	DRWN	CKD
A	WORKING DRAWINGS	12/07/24	ACG	EK
D	AMENDMENTS	30/08/24	TD	MT
E	AMENDMENTS	16/10/24	TD	MT
F	AMENDMENTS	23/10/24	EK	MT
G	AMENDMENTS	04/11/24	TD	MT
H	AMENDMENTS	13/11/24	KS	SW
I	AMENDMENTS	18/11/24	TD	SW

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: G.J Gardner Homes Albury

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: 28/11/2024

PROPERTY DETAILS

Property Name: _____

Unit/House No.: 5 Street Name: Pool Avenue

Town: Mulwala Postcode: 2647

Lot: 5 Section: _____ DP/SP: 1293819

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.

Two storey brick veneer and clad building with iron clad roof and attached garage.

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 block is lightly grassed and has minimal fall over it.

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

This is a vacant block

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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

N/A

**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 located in an existing subdivision, there are existing dwellings surrounding this block.

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? 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 _____
-
-
-

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

- 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 _____

Temporary site fencing will be used until the house is at lockup stage.

OTHER RELEVANT MATTERS

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

N/A

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.

COPYRIGHT STATEMENT:

1. To the extent that the signatory to this form is the copyright owner of documents lodged with this application, you licence Council to make all documents publicly available, and further licence Council to reproduce and/or communicate all such documents for any purpose associated with the exercise of its functions, and for the purpose of complying with its obligations under the Government Information (Public Access) Act 2009 and any other applicable legislation.
2. By executing this form, the signatory warrants that to the extent that he/she is not the copyright owner of any documents lodged with this application, Council is licensed by the copyright owner to use the documents lodged with this application in accordance with paragraph 1 above.
3. By executing this form, the signatory indemnifies Council against all claims and actions in respect of a breach of copyright arising from any unauthorised use of any documents lodged with this application.