

Applicant contact details

Title	
First given name	Mark
Other given name/s	
Family name	Bonetti
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	34605772647
ACN	605772647
Name	MARTIA ENTERPRISES PTY LTD
Trading name	MARTIA ENTERPRISES PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	Steve
Other given name/s	
Family name	Merritt
Contact number	[REDACTED]
[REDACTED]	[REDACTED]@com
Address	[REDACTED]
Owner #	2
Title	
First given name	Jenny
Other given name/s	
Family name	Priest
Contact number	[REDACTED]
Email	[REDACTED]
[REDACTED]	[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.	Yes
Provide details	gates for security

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	107 RIVER STREET COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	9/-/DP619654 <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

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	Construct a 8500mm x 9000mm colorbond shed on a concrete slab
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)	62
Proposed gross floor area (m2)	35
Total site area (m2)	139
Total net lettable area (m2)	77
What is the estimated development cost, including GST?	\$19,800.00
Estimated development cost	\$18,000.00
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 Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the 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	Martia Enterprises
ABN	34 605 772 647
ACN	605 772 647
Trading Name	Aligned Sheds
Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application.

Document type	Document file name
Floor plans	floor plan and elevations-28012025102249
Owner's consent	owners consent-28012025100349
Site Plans	Site plan-28012025101656
Statement of environmental effects	SEE-22012025104649

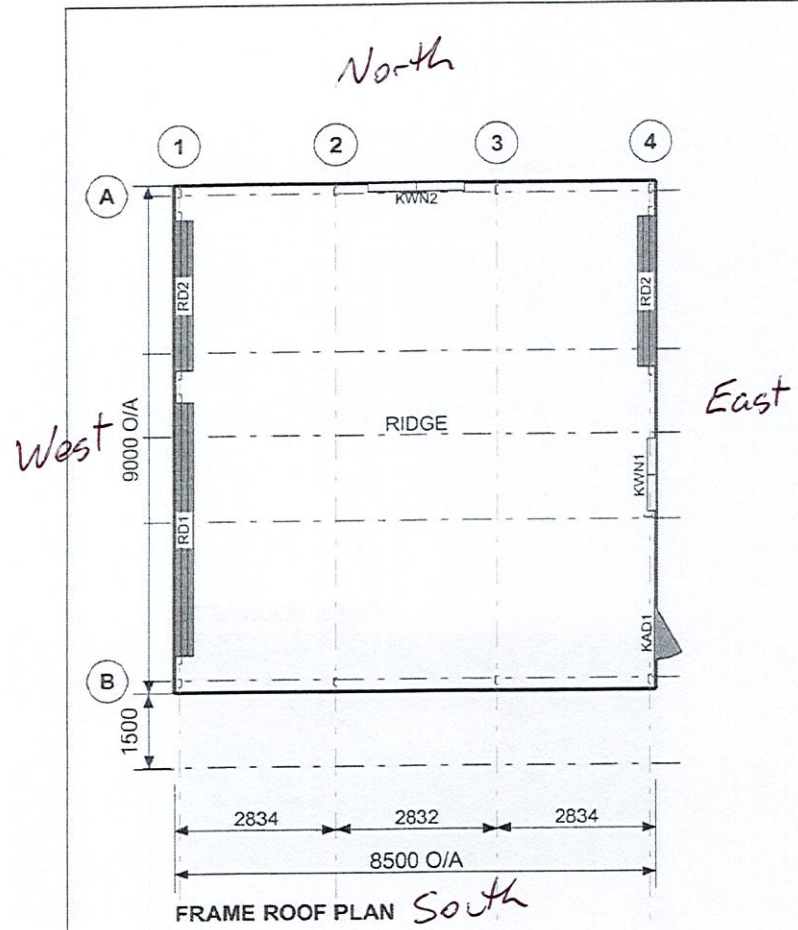
Applicant declarations

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

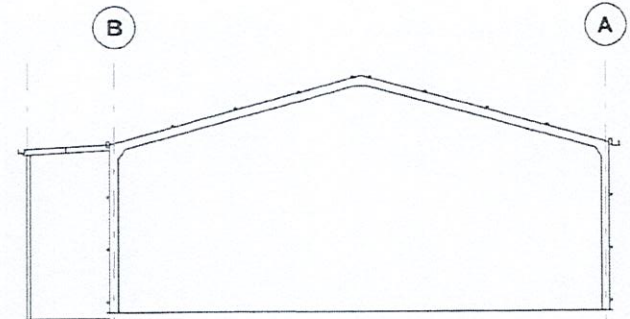
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately 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).	



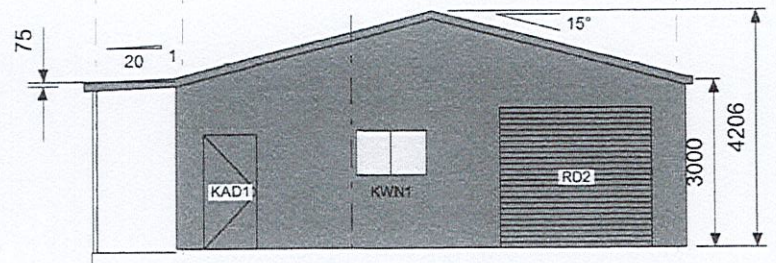
Copyright 2025
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD



ELEVATION GRID B



SECTION GRID 2, 3



ELEVATION GRID 4

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	PE
WALLS	TRIMDEK 0.35 BMT	CB	PE
CORNERS	-	CB	PE
BARGE	-	CB	PE
GUTTER	HI-QUAD	CB	PE
DOWNPIPE	100x50	CB	PE

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, Maxi "R3F", 2425 high x 4500 wide Clear Opening C/B
2	RD2	B&D, Firmadoor, R.D, Residential "R1F", 2425 high x 2700 wide Clear Opening C/B
1	KAD1	Premium (TA650DD) Access Door Kit, C/B (D). (Not Available in WA)
1	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)
1	KWN2	AMI - Reg A & B, 790x1731 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Jenny Priest

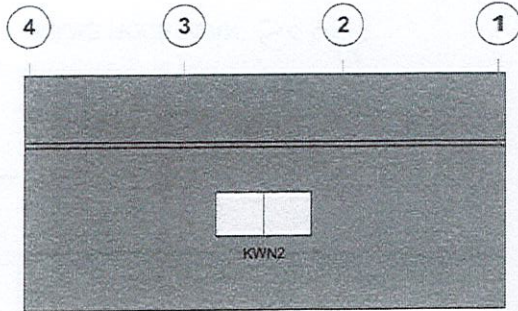
SITE
**107 River Street
COROWA NSW 2646**

BUILDING
**DELUXE
9000 SPAN x 3000 EAVE x 8500 LONG
PLUS 1500 AWNING**

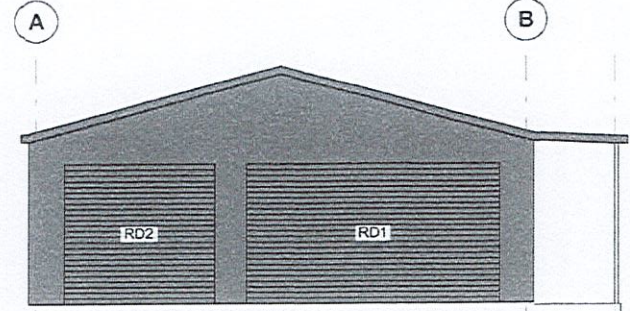
TITLE
FLOOR PLAN & ELEVATION

SCALE A4 SHEET 1:125	DRAWING NUMBER WODON1-13991	REV A	PAGE 1/2
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Cont. on page 2

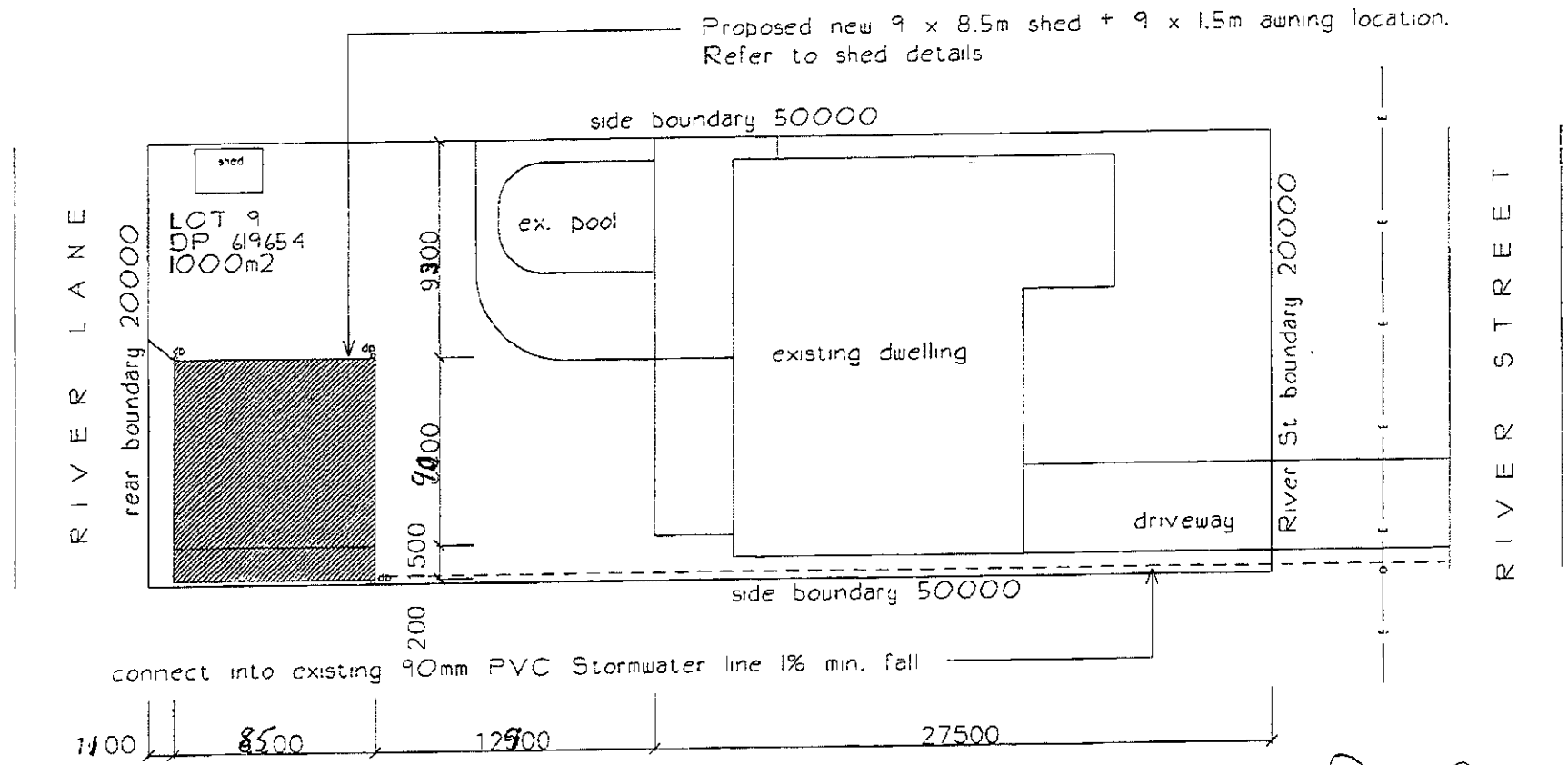


ELEVATION GRID A




ELEVATION GRID 1

SCALE A4 SHEET 1:125	REV A
DRAWING NUMBER WODON1-1399	PAGE 2/2



JP SM MB-

<small>ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS. DO NOT SCALE FROM DRAWINGS. USE FINISHED DIMENSIONS ONLY. ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND CONCERNING BODIES. TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1999. CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2801. ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SURVEYOR IMMEDIATELY BEFORE WORKS BEGIN. ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, OPENINGS, UTILITIES AND ALL OTHER ORIGINALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSIONAL APPLICABLE BEFORE WORKS BEGIN.</small> <small>COPYRIGHT SURVEYOR NUMBER 34 340001 © APRIL 2023</small>	NO	AMENDMENT	DATE	PROJECT	DESIGN & DOCUMENTATION BY	
				PROPOSED NEW SHED	MARTIA ENTERPRISES PTY LTD	
	LEGEND				LOCATION	21 REID STREET WOODNGA VIC 3690
					107 RIVER STREET COROWA NSW 2646	PH: 02 60243333 MOBILE: 0427 659046 E-MAIL: general@allmodsteel.com.au
				CLIENT	STEVE MERRITT & JENNY PRIEST	
				DRAWING	PROPOSED SITE PLAN	
				SCALE	1:200@A3	
				DATE	15 JAN 2025	
				DRAWN	SB	
				CHECKED	01	



FEDERATION COUNCIL

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

STATEMENT OF ENVIRONMENTAL EFFECTS - 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: Martia Enterprises Pty Ltd

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: M. Bonetti Date: 17-1-25

PROPERTY DETAILS

Property Name: _____

Unit/House No.: 107 Street Name: River St

Town: Corowa Postcode: 2646

Lot: 9 Section: _____ DP/SP: 619654

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.

Colorbond Shed (8.5m x 9m) + Awning (1.5m x 9m)
Pale Eucalypt in colour. Gable roof - Pitch 15°, 3m eaves
Residential use

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: Shed policy

DESCRIPTION OF SITE

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

Regular rectangular block on level ground. No trees to be removed. Existing dwelling.
Murray River >170m from proposed shed on other side of River St.

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

Residential

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

- Bushfire Prone YES NO
- Flooding YES NO
- Storm water inundation YES NO

NOTE: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

N/A

Is the site constrained by any of the following? (Please refer to LEP Maps)

- Terrestrial biodiversity YES NO
- Riparian Land and Watercourses YES NO
- Groundwater vulnerability YES NO
- Wetlands YES NO
- Item of Environmental Heritage or in conservation area * YES NO

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

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?

Residential

CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

- Visually prominent in the surrounding area? YES NO
- Inconsistent with the existing streetscape? YES NO
- Out of Character with the surrounding area? YES NO
- Inconsistent with surrounding land uses? YES NO
- Vary a building line setback YES NO

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

The 8.5m x 9m shed will comply with the setback regs, however we are seeking a 200mm side setback for the open 1.5m awning.

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.

N/A

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? *N/A*
- 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 *N/A*

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 *N/A*
- 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 N/A

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of Sewer Septic N/A
- Will liquid trade waste be discharged to Council's sewer? YES NO N/A
- 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: Stormwater to be connected to existing

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?

Nil



Request to vary the Development Control Plan

Corowa Shire Development Control Plan 2013
Urana Shire Development Control Plan 2011

Federation Council
100 Edward Street
Corowa NSW 2646

Phone: 02 60338999

Email: council@federationcouncil.nsw.gov.au

This request is to accompany a development application lodged with Council where the development does not meet the development control(s) contained with the Corowa Shire Development Control Plan 2013 (CDCP 2013), and a variation to such control(s) is sought.

Council will consider variations to the development controls set out in the DCP where a proposed development can otherwise demonstrate that it achieves the applicable planning objectives. Council will consider variations to the DCP provisions as set out below:

- a. Where a proposal does not comply with a particular development control, applicants may propose an alternative solution. In some circumstances, variations can produce improved and innovative solutions for particular site.
- b. A written variation request must:
 1. Identify the development control that is to be varied and detail the extent of variation proposed;
 2. Identify the general and/or specific objectives of that control and how the variation complies with the objectives;
 3. Justify why the specific provisions of the policy do not make appropriate provisions with regard to the subject application; and
 4. Demonstrate why compliance with the provisions of this DCP is unreasonable or unnecessary in the particular circumstances of the case.

Note: Variations to a development control(s) will only be considered where the specific development objective can be met.

Link to DCP: <https://www.federationcouncil.nsw.gov.au/Building-Planning/Zoning-Policies/Development-Control-Plans>

Date:	Content Manager Number:
DA No:	

APPLICANT DETAILS
Applicant/s Name <i>Mark Bonetti - Martha Enterprises Pty Ltd</i>
Address <i>107 River St Corowa 2646</i>
Development Description & DA number: <i>PAN-504420</i>

VARIATION
Description of variation, stating why it is considered onerous or unreasonable to comply List specific standards: eg Vary Minimum Lot Width- Chapter 2 -2.17 "Subdivision Standards Minimum Lot Widths
<i>We are seeking 2 variations to the Corowa DCP</i>
<i>① 2.4 Building Heights - minor height variation. This is required to install roller doors with clearances to allow access for the owners vehicles</i>
<i>② 2.5 Building Setbacks - side setback variation this is needed so the garage access is in line with current rear access infrastructure.</i>

EXTENT
Provide details of the extent of variation i.e. what is the non-compliance? Is it minor or extensive? Percentage of variation between your proposal and the development control
<i>As Above</i>
<i>① Building heights - minor. Seeking the apex of the roof to be 300mm higher than DCP.</i>
<i>② Side setback - minor. Seeking for an open awning to be 200mm setback from boundary.</i>

STATEMENT OF IMPACTS

1. Likely effect on adjoining owners (eg views to and from the lands, overshadowing, privacy, noise, drainage etc)

Both variations will have no impact on adjoining neighbour as they have a similar sized shed directly opposite this proposed shed.

2. Compatibility with streetscape?

As there are numerous sheds along River Lane, it will conform with the surrounding properties

3. How are the objectives/principles of the DCP satisfied by allowing this variation?

It conforms with the streetscape of neighbouring properties as stated above

4. Any other considerations?

JUSTIFICATION

Please provide justification/reasoning as to why the development control(s) does not make specific provision in relation to your proposal or does not enable you to achieve the outcome you are seeking?

Due to the large number of similar sized sheds in neighbouring properties & by it having no adverse impacts on its direct neighbour, it meets the objectives of the Corowa DCP.

Other

Please provide any other considerations

Applicant's Signature: M. Borette

Date: 18.3.25