

**Applicant contact details**

Title	Mr
First given name	rod
Other given name/s	
Family name	lane
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

**Owner/s of the development site**

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mr
First given name	rod
Other given name/s	
Family name	lane
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	Rod Lane Constructions
Address	[REDACTED]
Email Address	[REDACTED]

**Development details**

Application type	Development Application
Site address #	1
Street address	236 HONOUR AVENUE COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	B/-/DP154113 <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 <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dual occupancy (detached)
Description of development	Vacant land, construction of 2 town houses timber frame and james hardie sheet cladding, with a metal corrugated roof, on a concrete slab, double glazed aluminium windows, the land has a 2 to 5 % fall to the east
Is the development proposed to be build-to-rent housing?	Yes
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	5
Existing gross floor area (m2)	226
Proposed gross floor area (m2)	113
Total site area (m2)	743
Total net lettable area (m2)	113
What is the estimated development cost, including GST?	\$477,000.00
Estimated development cost	\$477,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1767128M_03
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

### Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	2	0	0
Total	2	0	0

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 <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> 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:

First name	rod
Other given name(s)	
Family name	lane
Contact number	
Email address	
Billing address	

## Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	2512_BASIX V2
Cost estimate report	236 Cost estimate report
Elevations and sections	2512_STAMPED SET v2
Floor plans	2512_STAMPED SET v2
Geotechnical report	Copy of SURVEYORS SKETCH & SOIL TEST RESULTS 236 HONOUR AVENUE, COROWA
Owner's consent	236 honour ave Owners consent
Site Plans	2512_STAMPED SET v2
Statement of environmental effects	SEPP 1747 PR&SEE v1 15.11.24
Stormwater drainage plan	stormwater pipe set out
Structural engineers report	Carport design unit 1 & 2 slab engineering a bracing schedule
Title Documentation / Certificate of Title	New 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).	



# PLANNING REPORT & STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed dual occupancy (detached)**

**236 Honour Avenue, Corowa NSW  
(Lot B DP154113)**

**November 2024**

Prepared by:

**Blueprint Planning**

For:

**Rod Lane Constructions**

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Table 2: Assessment Matters – *Corowa Local Environmental Plan 2012*

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## 1.0 INTRODUCTION

### 1.1 Purpose of report

The purpose of this report is to provide information in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regs), and relevant land use and development policies and guidelines to inform the statutory development application and development assessment process.

More specifically, this report has been prepared in accordance with clause 24(1) of the EP&A Regs and is to be included in a development application (DA) to the Federation Council (Council) seeking development consent.

Firstly, this report discusses the location of the proposed development and then an overview of surrounding land uses is provided. The statutory town planning development assessment framework applicable to the land and the development is then introduced, followed by a description of the land and the development. Then assessment responses to relevant land use and development planning policies and guidelines is provided followed by a Statement of Environmental Effects (SEE) and a section summarising information set out in this report.

### 1.2 The Proposal

This DA, in general terms, is for the construction of two one-storey dwellings houses (the Proposal). The Proposal is more fully described at **Section 3.0** and is shown in the **attached** DA plans (DA plan set).

### 1.3 The Site

The land is located at 236 Honour Avenue, Corowa NSW and is otherwise known as Lot B DP154113 (the Site). A location map of the Site is shown at **Figure 1** and an aerial photograph is shown at **Figure 2**. Title details of the Site are shown at **Appendix A**.

A description of the Site and a description of surrounding land use and development context is provided at **Section 2.0**.

**Figure 1: Location map**



## **1.4 Statutory development assessment framework**

### **1.4.1 Legislation**

#### ***Environmental Planning and Assessment Act 1979***

Part 4 of the EP&A Act applies to the Proposal, and pursuant to sections 4.10 and 4.46 of the EP&A Act the Proposal is not respectively identified as “designated development” or “integrated development”.

#### ***State Environmental Planning Policy***

The Proposal is affected by considerations within *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Figure 2: Aerial photograph of the Site and surrounding area



## Local Environmental Plan

The Site is affected by considerations within the *Corowa Local Environmental Plan 2012* (LEP).

### 1.4.2 Policy and guidelines

#### State Environmental Planning Policy

*State Environmental Planning Policy (Resilience and Hazards) 2021* (and *Managing Land Contamination: Planning Guidelines* (DUAP & EPA, 1998)) generally requires that consideration be given to whether or not land proposed to be developed is contaminated and fit for use for its intended purpose. The Proposal is considered to comply with relevant considerations noting that the Site is not listed on Council's contaminated land register.

#### Local Environmental Plan

The Site is zoned "R1 General Residential Zone" (R1 zone) under the LEP, which is shown in the Land Zoning Map excerpt detailed below in **Figure 3**. In the Land Use Table for the R1 zone "residential accommodation" (including "dual occupancy") is 'permitted with consent'. As such, the following definitions listed in the Dictionary of the LEP are considered relevant to the Proposal<sup>1</sup> –

**residential accommodation** means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,
- (b) boarding houses,
- (baa) co-living housing,
- (c) **dual occupancies**,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (faa) (Repealed)
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

**dual occupancy** means a dual occupancy (attached) or a **dual occupancy (detached)**.

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<sup>1</sup> *Planning Circular: PS 21-008 – How to characterise development* (DPIE, 2021).

**dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Further comment is made at **Section 2**.

**Figure 3: Excerpt of LEP Land Zoning Map**



The following provisions of the LEP are considered relevant to assessment of the Proposal—

- Land Use Table – Zone R1 General Residential: *Objectives of zone*,
- Clause 7.3: *Stormwater management*, and
- Clause 7.9: *Essential services*.

An assessment table which lists relevant content of these provisions and detailed responses is provided below at **Table 3**.

***Heritage conservation and Aboriginal cultural heritage***

The Site is not located within a heritage conservation area or known to be affected by a heritage item, an Aboriginal object, or a building, work, relic or tree within the meaning of clause 5.10 of the LEP.

### ***Flood planning***

The Site is not located within a “flood planning area” within the meaning of clause 5.21 of the LEP.

### ***Urban release area***

The Site is not located within an “urban release area” under Part 6 of the LEP.

### ***Terrestrial biodiversity***

The Site is not located on land identified as “biodiversity” within the meaning of clause 7.4 of the LEP.

### ***Wetlands***

The Site is not located on land identified as “wetland” within the meaning of clause 7.5 of the LEP.

### ***River front areas***

The Site is not located within a “river front area” within the meaning of the Dictionary of the LEP.

### ***Airspace operations***

The Proposal (including the use of any cranes for construction work) would not penetrate the “limitation or operations surface” within the meaning of clause 7.8 of the LEP.

### ***Buffer areas***

The Site is not located within a “buffer area” within the meaning of clause 7.11 of the LEP.

### ***Bush fire prone land***

The Site is not located within “bush fire prone land” within the meaning of the EP&A Act.

### ***Development Control Plan***

The Site is affected by the *Corowa Development Control Plan 2013* (DCP) and the following provisions are considered relevant to assessment of the Proposal –

- Section 2.0: *Residential Development*.

Similarly for provisions of the LEP, an assessment table which lists relevant content of these provisions and detailed responses, is provided below at **Table 4**.

## 2.0 SITE CONTEXT

### 2.1 Site location, surrounding development, built form, and existing character

The location of the Site was briefly described in **Section 1.3** and graphically in the location plan in **Figure 1**, the aerial photograph in **Figure 2**, and in photographs at **Appendix B** (Site context descriptions provided); however, more specifically, the Site is located in a residential area in the northeast urban area of Corowa, with occupied residential land surrounding the Site on all sides.

Built form in the vicinity of the Site comprises one-storey residential buildings consisting of detached development.

Generally the streetscape character of Honour Avenue in proximity of the Site can be regarded as residential with one-storey dwellings.

### 2.2 Future character

Given the location of the Site and adjoining land and their uses and development, it is not expected that the future character of the area will significantly change in the foreseeable future. This accords with the future development aspirations for Corowa as detailed in Section 6.0: *Strategic Land Use Plan* of the DCP.

### 2.3 Site description

#### 2.3.1 Cadastre and topography

The Site is shown graphically in the Title survey plan at **Appendix A** and in the **attached** DA plan set.

The Site comprises one lot, has a rectangle shape, a northwest-southeast axis, and has dimensions of approximately 14.8 metres along its northwest lot boundary with Honour Avenue, approximately 50.3 metres along its northeast lot boundary with occupied residential land, approximately 14.8 metres along its southeast lot boundary with occupied residential land, and approximately 50.3 metres along its southwest lot boundary with occupied residential land, with an overall area of approximately 743 square metres.

The Site has a slope of approximately 2-5% with a southeast aspect. Overall drainage influences are to the east. The southwest and southeast lot boundaries are currently fenced.



### **2.3.2 Vehicle and pedestrian access**

The Site has vehicle and pedestrian access via a service road with Honour Avenue.

### **2.3.3 Existing improvements**

The Site is vacant and contains no improvements.

### **2.3.4 Easements, covenants, and restrictions**

The Title survey plan at **Appendix A** shows that the Site has no easements, covenants, restrictions, or rights-of-way within the meaning of the *Conveyancing Act 1919*.

### **2.3.5 Reticulated services**

Reticulated water, sewer, stormwater, electricity, natural gas, and telecommunications services are connected to the Site.

### **2.3.6 Vegetation**

The Site has existing vegetation as shown in the **attached** DA plan set. This vegetation is all exotic and all has been planted.

## **2.4 The design response and concept**

The design response and concept for the Proposal has generated following a thorough site analysis and investigation process: A process which has assisted design principals to comprehensively understand the nature of the Site and the general area, and to provide a design response which responds to the land use and development policies and guidelines detailed in this report.

## 3.0 THE PROPOSAL

### 3.1 Development description

The DA is for the construction of “dual occupancy (detached)” development, described as follows.

#### 3.1.1 Site preparation works

Site preparation works comprise topsoil stripping and stockpiling, site levelling and grading, installation of underground services, and building and carpark and vehicle manoeuvring area sub-grade material placement, as shown in the **attached** DA plan set.

#### 3.1.2 Building construction works

Proposed building construction works include –

- two one-storey detached three-bedroom dwelling houses with carports, and
- external building cladding materials and colours to match and integrate with surrounding development and streetscape,

as shown in the **attached** DA plan set.

All works would be carried out in accordance with the *National Construction Code*. All works comprise high-quality materials and finishes and would match and integrate with existing/established residential built-form character and conditions.

### 3.2 Operational parameters

**Table 1** provides a summary of the operational parameters of the Proposal during construction.

**Table 1: Operational parameters of the Proposal during construction**

<i>Parameter</i>	<i>Response</i>
• Days and hours of construction:	in accordance with <i>AS 2436:2010–Guide to noise control on construction, maintenance and demolition sites</i> , namely 7:00am to 7:00pm, Monday to Saturday (excluding public holidays)
• Traffic management:	in accordance with a Traffic Management Plan (TMP) for each stage of construction as relevant
• Car parking:	some onsite car parking provided in the ‘construction zone’; temporary displacement of public car parking along Honour Avenue during the various stages of construction
• Loading/unloading:	onsite loading/unloading provided in the ‘construction zone’ and along Honour Avenue frontage in accordance with the relevant TMP
• Waste management:	waste is stored in dedicated containers within the ‘construction zone’ and collected by licensed contractors for offsite disposal
• Safety and security:	relevant WH&S and WorkCover standards and guidelines; hoardings along road frontage designed to facilitate safe pedestrian movement
• Lighting:	standard security lighting
• Plant and machinery:	standard building industry construction equipment
• Noise, dust, and vibration:	standard building industry construction equipment; construction carried out in accordance with <i>AS2436:2010–Guide to noise control on construction, maintenance and demolition sites</i>



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<i>Parameter</i>	<i>Response</i>
• Stormwater:	construction carried out in accordance with <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 1</i> (Landcom, 2004) and <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 2</i> (DECC, 2008)
• Visual:	hoardings and security fencing erected along all construction area boundaries

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## 4.0 PLANNING ASSESSMENT MATTERS

### 4.1 Corowa Local Environmental Plan 2012

**Table 2: Assessment Matters – Corowa Local Environmental Plan 2012**

	Response
<b>LEP Land Use Table – Zone R1 General Residential: Objectives of zone</b>	
<ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> </ul>	Complies – The Proposal provides for the three-bedroom housing needs of the community in a dual occupancy form of development.
<ul style="list-style-type: none"> <li>To provide for a variety of housing types and densities.</li> </ul>	
<ul style="list-style-type: none"> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	Not relevant to the Proposal.
<b>LEP Clause 7.3: Stormwater management</b>	
(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:	
<ul style="list-style-type: none"> <li>(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and</li> </ul>	Complies – The Proposal has been designed to maximise the use of water permeable surfaces within the standard design parameters of a dual occupancy development.



<p><i>(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</i></p>	<p>Complies – Rainwater storage tanks can be included in the Proposal if necessary.</p>
<p><i>(c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.</i></p>	<p>Complies – Stormwater discharge is to the existing reticulated stormwater drainage system. Refer to the <b>attached</b> DA plan set.</p>
<p><b>LEP Clause 7.9: Essential services</b></p>	
<p><i>(2) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:</i></p> <ul style="list-style-type: none"> <li><i>(a) the supply of water,</i></li> <li><i>(b) the supply of electricity,</i></li> <li><i>(c) the disposal and management of sewage,</i></li> <li><i>(d) stormwater drainage or on-site conservation,</i></li> <li><i>(e) suitable road access.</i></li> </ul>	<p>Complies – All services are currently connected to the Site, with new connections of relevant water, sewer, and stormwater services during construction works by a licenced plumber. Connection of other services where relevant will be carried out by licenced trades in accordance with relevant trade standards and guidelines.</p>

## 4.2 Development guidelines

**Table 3: Assessment Matters – Corowa Development Control Plan 2013**

	Response
<b><i>DCP Section 2.0: Residential Development</i></b>	
<i>The specific objectives of the controls in this chapter are:</i>	
<ul style="list-style-type: none"> <li><i>to encourage development that is energy efficient;</i></li> </ul>	Complies – Refer to the <b>attached</b> BASIX certificates.
<ul style="list-style-type: none"> <li><i>to encourage residential buildings that offer visual interest and variety in their appearance and style;</i></li> </ul>	Complies – The Proposal is for one-storey dual occupancy housing with siting and design to facilitate visual interest and appearance.
<ul style="list-style-type: none"> <li><i>to encourage developments that provide high quality and well-designed landscaping where visible from the public domain;</i></li> </ul>	Complies – The Proposal includes reuse of existing landscaping along part of the street frontage.
<ul style="list-style-type: none"> <li><i>to ensure that new development is consistent and compatible with the established form in the neighbourhood;</i></li> </ul>	Complies – The Proposal is for one-storey dual occupancy housing which matches and integrates with existing adjoining residential development.
<ul style="list-style-type: none"> <li><i>to ensure residential development within a low density or rural is complementary and in harmony with the natural surrounds; and</i></li> </ul>	Not relevant to the Site (R1 zone).
<ul style="list-style-type: none"> <li><i>to ensure that all development takes account of the amenity of adjoining and surrounding land with respect to sunlight, views, privacy and convince [sic] and safety.</i></li> </ul>	Complies – The Proposal is for one-storey dual occupancy housing which is appropriately sited and designed to account for solar access, views, privacy, and visual surveillance (Safer-by-Design). It

is noted that side lot boundaries and the southern side of proposed Unit 1 will have 1.8m high solid fencing.

<b>DCP Section 2.1: Neighbourhood character</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>• A mix of compatible dwelling types.</li> <li>• Aesthetically pleasing residential areas.</li> <li>• Residential areas providing high levels of amenity.</li> <li>• A transition in density from lower density to higher density residential areas.</li> <li>• Integration of residential development in rural areas with natural features.</li> <li>• Avoid development that would detract from the rural landscape.</li> <li>• To encourage building styles that are sympathetic in design and building medium with the existing landscape.</li> </ul>	<b>General</b>	
	1. <i>Proposals are to be designed to suit the existing scale, density, setbacks and character of the neighbourhood.</i>	Complies – The Proposal is for one-storey dual occupancy housing which matches and integrates with existing adjoining residential development.
	2. <i>No more than two dwellings should be provided within any one building (unless proposed as a residential flat building).</i>	Not relevant to the Proposal.
	<b>Average density</b>	
	3. <i>The density of proposals in the R1 and/or RU5 zones at the interface with the R2 and/or R5 zones shall be varied to provide a transition from higher to lower residential density.</i>	Not relevant to the Site.
<b>DCP Section: 2.2 Streetscape</b>		
<b>Objectives</b>	<b>Standards</b>	



<ul style="list-style-type: none"> <li>• <i>Ensure residential design makes a positive contribution to the streetscape.</i></li> <li>• <i>The provision of passive surveillance to the street.</i></li> <li>• <i>The integration of new development into the streetscape.</i></li> </ul>	<b>General</b>	
	1. <i>Dwellings are to 'face' street frontages.</i>	Complies (Unit 1).
	2. <i>The rear or service areas of a dwelling (bathrooms, laundry, etc) shall not face a primary street frontage or be visible from a secondary street frontage.</i>	Complies (Unit 1).
	3. <i>Fences on street frontages and side boundaries forward of the front building line are to be a maximum height of 900mm except for properties on:</i> <ul style="list-style-type: none"> <li>• <i>eastern side of River Street, South Corowa</i></li> <li>• <i>eastern side of Thomas Avenue, Corowa</i></li> <li>• <i>eastern side of Talbot Crescent, Corowa</i></li> <li>• <i>eastern side of Banksia Drive, Corowa</i></li> <li>• <i>Redlands Road, Corowa</i></li> <li>• <i>Honour Avenue, Corowa</i></li> <li>• <i>Federation Drive, Corowa</i></li> <li>• <i>Spring Drive, Corowa</i></li> <li>• <i>Melbourne Street, Mulwala</i></li> <li>• <i>Corowa Road, Mulwala</i></li> <li>• <i>eastern side of Lang Street, Mulwala</i></li> </ul> <i>for which masonry fences up to 1.8m in height are permitted.</i>	Complies (Unit 1).
	4. <i>All fences forward of the front building line are to be designed to make a positive contribution to the streetscape.</i>	Complies (Unit 1).

	<p>5. <i>High quality materials and finishes should be used for residential building exteriors as well as any fences constructed as part of the development.</i></p>	Complies – The Proposal is for one-storey dual occupancy housing which incorporates high-quality external cladding materials and colours.
	<p>6. <i>Double garages must not extend across more than 50% of the lot frontage.</i></p>	Not relevant to the Proposal.
<b>DCP Section 2.3: Site requirements</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>• <i>To provide a balance between the built and open space areas of a site.</i></li> <li>• <i>To prevent over development of a site.</i></li> <li>• <i>To provide for residential amenity.</i></li> <li>• <i>To protect the neighbourhood character.</i></li> <li>• <i>To encourage development that responds to the characteristics of the site.</i></li> <li>• <i>To encourage energy efficiency.</i></li> </ul>	<p><b>Average density</b></p> <p>1. <i>As per General Housing Code in Subdivision 2, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i></p>	This provision of the SEPP does not currently exist, nonetheless the provision of site requirements as per the 'objectives' is considered adequate for the Proposal.
<b>DCP Section 2.4: Building heights</b>		
<b>Objectives</b>	<b>Standards</b>	



<ul style="list-style-type: none"> <li>• Ensure buildings are not obtrusive or dominate the streetscape or landscape.</li> <li>• Minimise impacts on adjoining properties from overshadowing and overlooking.</li> </ul>	<p><b>Average density</b></p>	
	<ol style="list-style-type: none"> <li>1. As per General Housing Code in Clause 3.13, Subdivision 3, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</li> </ol>	<p>This provision of the SEPP does not currently exist, nonetheless the Proposal is for one-storey development which matches and integrates with adjoining development and the streetscape.</p>
<p><b>DCP Section 2.5: Building setbacks</b></p>		
<p><b>Objectives</b></p>	<p><b>Standards</b></p>	
<ul style="list-style-type: none"> <li>• Attractive streetscapes through consistency in front building setbacks.</li> <li>• The maintenance of existing character in residential areas (e.g. average density, lower density, etc.).</li> <li>• Adequate separation between dwellings.</li> <li>• Maintain and ensure reasonable access to views for all.</li> <li>• Maintain sight distance for vehicular safety.</li> <li>• Provide privacy and areas for landscaping.</li> </ul>	<p><b>General</b></p>	
	<ol style="list-style-type: none"> <li>1. A 1m wide articulation zone for no more than 25% of the frontage of the building is permitted within the front building setback.</li> </ol>	<p>Complies (Unit 1).</p>
	<ol style="list-style-type: none"> <li>2. A garage must be setback a minimum 1m behind the front building line if the building is at the minimum setback distance.</li> </ol>	<p>Not relevant (Unit 1 is not located at the minimum setback).</p>
	<p><b>Average density</b></p>	
	<ol style="list-style-type: none"> <li>3. As per General Housing Code in Subdivision 3, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</li> </ol>	<p>This provision of the SEPP does not currently exist, nonetheless the proposed setback of Unit 1 as</p>

		per the 'objectives' is considered acceptable.
<b>DCP Section 2.6: Privacy &amp; amenity</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>The protection of privacy and amenity of neighbouring properties.</li> <li>Privacy and amenity for residents within medium density developments.</li> </ul>	<b>General</b>	
	1. Balconies that permit overlooking in to a neighbouring property's living areas or private open space areas will be considered inconsistent with the objective of this control.	Not relevant to the Proposal.
	2. Noise transmission between attached dwellings is to comply with the Building Code of Australia. Swimming pools and other recreational areas are not encouraged close to neighbour's living areas and bedrooms.	Not relevant to the Proposal.
	3. External lighting shall be baffled so there is no light spillage onto adjoining properties.	Complies.
	<b>Average density</b>	
	4. As per General Housing Code in Subdivision 3, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	This provision of the SEPP does not currently exist, nonetheless privacy as per the 'objectives' is considered acceptable for the Proposal.
<b>DCP Section 2.7: Landscaping</b>		

<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>• <i>Front landscaping that contributes to an attractive streetscape.</i></li> <li>• <i>Enhancement of the natural environment.</i></li> <li>• <i>Reduction in stormwater run-off from allotments.</i></li> <li>• <i>Landscaping that contributes to the solar efficiency of the dwelling.</i></li> </ul>	<b>General</b>	
	1. <i>A minimum of 15% of a lot area should have a surface permeable to water.</i>	Complies.
	2. <i>Existing mature trees should be incorporated in the development wherever possible. Selection of species should have regard to the surrounding context and Council's preferred species list.</i>	Complies (existing front landscaping retained).
	3. <i>Wherever possible native plant species are to be utilised in landscaping with preference given to drought tolerant species.</i>	Complies.
	4. <i>Deciduous species of trees to be used in open space located on the northern side of living areas.</i>	Complies.
	5. <i>Landscaping must comply with that shown on the approved BASIX certificate for the dwelling.</i>	Complies.
	<b>Average density</b>	
	6. <i>As per General Housing Code in Clause 3.24, Subdivision 4, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i>	This provision of the SEPP does not currently exist, nonetheless the provision of landscaping as per the 'objectives' is considered adequate for the Proposal.

<b>DCP Section 2.8: Private open space</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>• A private outdoor space for residents.</li> <li>• Practical and useable outdoor areas for residents.</li> <li>• Outdoor areas that enhance residential amenity.</li> <li>• Private outdoor areas to maximise solar access.</li> </ul>	<b>General</b>	
	1. Private open space (i.e. space that is not visible at ground level from a public place or adjoining property) is to be provided at the rate of: <ul style="list-style-type: none"> <li>– 30m<sup>2</sup> for a one bedroom dwelling.</li> <li>– 50m<sup>2</sup> per two or more bedroom dwelling.</li> </ul>	Complies.
	2. The principal private open space is to be in close proximity to the main living area of the dwelling.	Complies.
	<b>Average density</b>	
	3. As per General Housing Code in Clause 3.25, Subdivision 4, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	This provision of the SEPP does not currently exist, nonetheless the provision of private open space as per the 'objectives' is considered adequate for the Proposal.
<b>DCP Section 2.9: Car parking &amp; access</b>		
<b>Objectives</b>	<b>Standards</b>	

<ul style="list-style-type: none"> <li>• Sufficient on-site parking for residents and their visitors.</li> <li>• Safe movement of vehicles within a site.</li> <li>• High standard of construction and appearance of hardstand areas associated with vehicle movement and parking.</li> </ul>	<p><b>Average density</b></p>	
<p><b>DCP Section 2.10: Earthworks &amp; drainage</b></p>		
<p><b>Objectives</b></p>	<p><b>Standards</b></p>	
<ul style="list-style-type: none"> <li>• To prevent erosion.</li> <li>• To avoid sediment transfer off site via stormwater.</li> <li>• To protect drainage infrastructure.</li> <li>• To protect water quality.</li> </ul>	<p><b>Average density</b></p> <ol style="list-style-type: none"> <li>1. As per General Housing Code in Subdivision 5, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</li> </ol>	<p>This provision of the SEPP does not currently exist, nonetheless the provision of three onsite car parking spaces is considered to be adequate for the Proposal.</p>
<p><b>DCP Section 2.11: Ancillary development</b></p>		
<p><b>Objectives</b></p>	<p><b>Standards</b></p>	
	<p><b>Average density</b></p>	

<ul style="list-style-type: none"> <li>To protect residential amenity.</li> </ul>	<ol style="list-style-type: none"> <li>As per General Housing Code in Subdivision 7, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</li> </ol>	<p>This provision of the SEPP does not currently exist, nonetheless the provision of ancillary development is considered to be adequate for the Proposal.</p>
<p><b>DCP Section 2.12: Outbuildings</b></p>		<p>Not relevant to the Proposal.</p>
<p><b>DCP Section 2.13: Development standards for particular land</b></p>		<p>Not relevant to the Proposal.</p>
<p><b>DCP Section 2.14: Site facilities</b></p>		
<p><b>Objectives</b></p>	<p><b>Standards</b></p>	
<ul style="list-style-type: none"> <li>Site facilities not to detract from the public aesthetics of the building.</li> <li>Site facilities not to be detrimental to residential amenity.</li> </ul>	<p><b>General</b></p>	
	<ol style="list-style-type: none"> <li>Service metres shall not be placed on the street frontage of the building.</li> </ol>	<p>Complies.</p>
	<ol style="list-style-type: none"> <li>Clothes drying facilities are to be provided within the private open space of each dwelling.</li> </ol>	<p>Complies.</p>
	<ol style="list-style-type: none"> <li>The mail box design and location should be complementary to the front setback landscaping and the dwelling design.</li> </ol>	<p>Complies.</p>
	<ol style="list-style-type: none"> <li>Garbage bins for each unit are to be stored within the building or private open space. If a common bin storage area is</li> </ol>	<p>Complies.</p>



	<i>proposed, it shall be located in a screened enclosure central to the development.</i>	
<b>DCP Section 2.15: Security</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>• <i>Living environments that enhance residents' feelings of safety and security.</i></li> <li>• <i>Building and layout designs that allow surveillance of common and public spaces by residents.</i></li> <li>• <i>Environments that reduce opportunistic crime.</i></li> </ul>	<b>General</b>	
	1. <i>The site layout is to be designed to enhance personal safety and minimise the potential for fear, crime and vandalism.</i>	Complies.
	2. <i>The design of dwellings enables residents to survey streets, public areas and dwelling entries to enable surveillance of the neighbourhood to take place.</i>	Complies.
	3. <i>Adequate lighting must be provided for all paths, access ways, parking areas and building entries.</i>	Complies.
	4. <i>Private open space should only be accessed from within the site i.e. not accessible directly from the street or other public space.</i>	Complies.
<b>DCP Section 2.16: Energy efficiency</b>		
<b>Objectives</b>	<b>Standards</b>	
	<b>General</b>	



<ul style="list-style-type: none"> <li>• <i>Buildings to meet projected user requirements for daylight access.</i></li> <li>• <i>Siting and design buildings to promote energy efficiency.</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>Buildings should be oriented in accordance with the diagram below to make appropriate use of solar energy, be sited and designed to ensure energy efficiency of existing dwellings is not unreasonably reduced.</i></li> </ol>	Complies.
	<ol style="list-style-type: none"> <li>2. <i>Living areas and private open space should be located on the north side of development where practicable.</i></li> </ol>	Complies.
	<ol style="list-style-type: none"> <li>3. <i>Developments should be designed so that solar access to north facing windows is maximised.</i></li> </ol>	Complies.
	<ol style="list-style-type: none"> <li>4. <i>Buildings should be articulated with appropriate vertical and horizontal variations to ensure an appropriate year round variation of shade and sunlight according to the heating/cooling needs and shadow patterns across glazed surfaces during seasonal changes through the year.</i></li> </ol>	Complies.
	<ol style="list-style-type: none"> <li>5. <i>Buildings should be constructed of materials and using designs which improve thermal mass.</i></li> </ol>	Complies.
	<ol style="list-style-type: none"> <li>6. <i>Buildings should provide for natural cross-ventilation.</i></li> </ol>	Complies.
	<ol style="list-style-type: none"> <li>7. <i>Buildings shall be designed to ensure living areas and private open space of adjoining residences maintain at least three hours direct sunlight between 9am and 3pm at the Winter Solstice. An overshadowing diagram may need to be provided to demonstrate this development standard can be achieved.</i></li> </ol>	Complies.
<b>DCP Section 2.17 Subdivision</b>		Not relevant to the Proposal.

### 4.3 Crime prevention through environmental design

Crime prevention through environmental design (CPTED)<sup>2</sup> is a multi-disciplinary approach to deter criminal behaviour through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. CPTED principles include –

- surveillance,
- access control,
- territorial reinforcement, and
- space management.

The application of these principles to the Proposal relates to the following design outcomes –

- good visual surveillance of Site boundaries, carpark areas and building accessways,
- ‘non-concealment’ carpark, building, fencing, and landscaping design, and
- security lighting.

#### ***Building and carpark design and pedestrian thoroughfares***

The Proposal has been designed to provide acceptable CPTED outcomes. Relevant design features include: security lighting in accordance with *AS/NZS 1680.2.1:2008-Interior and workplace lighting-Specific applications-Circulation spaces* (AS/NZS 1680.2.1) and *AS/NZS 1158.3.1:2005-Lighting for roads and public spaces - Pedestrian area (Category P) lighting-Performance and design requirements* (AS/NZS 1158.3.1); good visual surveillance; and, non-concealment building perimeter and accessway design.

#### ***Landscaping***

Landscaping has also been designed to provide acceptable CPTED outcomes, principally in relation to non-concealment opportunities.

### 4.4 Suitability of the Site for the Proposal

The Site is suitable for the Proposal as Site attributes are conducive for development and the Proposal would fit into the area. Specifically –

- There are no constraints posed by adjacent developments which are unresolvable.
- There are adequate transport facilities in the area.
- Utilities and services are available to the Site and are adequate for the Proposal.
- There are no hazardous land uses or activities nearby which would prevent or limit the Proposal.
- The Site is not subject to natural hazards or land contamination, including subsidence, slip, mass movement, flooding, or bushfire constraints.

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<sup>2</sup> *Crime prevention and the assessment of development applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979* (DUAP, 2001).

- Soil characteristics on the Site are appropriate for development.
- The Site is not subject to biodiversity constraints.

The Site is also suitable for the Proposal due to the Site being located in an established R1 zone area. The Site also has adequate setbacks to sensitive land uses.

Visual impacts from the proposed building works to adjoining public domain are also acceptable in the circumstances assessed.

## **4.5 Public interest**

The Proposal is considered to be in the public interest as the Proposal will provide additional dual occupancy housing for the Corowa community.

The Proposal also complies with ecological sustainable development (ESD) principles through compliance with BASIX certificate requirements.

The Proposal will provide 5 temporary employment opportunities during the estimated 2-3 month construction period, with building and construction works estimated at approximately \$477,000.

All impacts to the natural and physical environment can be avoided and without significantly impacting public domain streetscape and visual amenity in the context of the location of the Site.

## 5.0 STATEMENT OF ENVIRONMENTAL EFFECTS

Table 4 provides a summary of the environmental effects of the Proposal.

**Table 4: Statement of Environmental Effects**

What are the considered environmental impacts of the development?	How have the environmental impacts of the development been identified?	What are the steps to be taken to protect the environment or to lessen the expected harm to the environment?	Are there any matters required to be indicated by any guidelines issued by the Planning Secretary and published on the NSW Planning Portal for the purposes section 24(1) of the <i>Environmental Planning and Assessment Regulation 2021</i> ?
<i>Construction works (i.e. potential for the generation of dust, noise, vibration, traffic, water quality and sedimentation, litter etc).</i>	Site analysis; review of design documentation	<ul style="list-style-type: none"> <li>Temporary amenity impacts<sup>3</sup> but only on and during acceptable days and hours in accordance with <i>AS 2436:2010–Guide to noise control on construction, maintenance and demolition sites</i>.</li> <li>Construction works carried out in accordance with: <ul style="list-style-type: none"> <li>➢ <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 1</i> (Landcom, 2004) and <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 2</i> (DECC, 2008); and</li> <li>➢ <i>AS 2436:2010–Guide to noise control on construction, maintenance and demolition sites</i>.</li> </ul> </li> <li>Connection of reticulated water, sewer, and stormwater services by a licenced plumber.</li> <li>Construction waste management in accordance with the <i>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes</i> (EPA, 1999).</li> </ul>	No
<i>Social and economic disruption to surrounding landowners/leaseholders during relevant stages of construction works</i>	Site analysis; review of design documentation	<ul style="list-style-type: none"> <li>TMP to be implemented for all stages of construction.</li> <li>Hoardings designed to provide a secure work environment and to facilitate safe pedestrian movement.</li> </ul>	No
<i>Amenity of the area (i.e. potential for the generation of noise and traffic generation in a residential area).</i>	Site analysis; review of design documentation	<ul style="list-style-type: none"> <li>The Proposal is for one-storey dual occupancy housing which matches and integrates with existing adjoining residential development.</li> <li>Existing traffic engineering and safety arrangements with the service road of Honour Avenue are acceptable.</li> </ul>	No
<i>Visual (i.e. potential for visual impacts arising from building works).</i>	Site analysis; review of design documentation	<ul style="list-style-type: none"> <li>The Proposal is for one-storey dual occupancy housing which matches and integrates with existing adjoining residential development.</li> </ul>	No

<sup>3</sup> Which would not be out of character for a R1 zone area.

## **6.0 CONCLUSIONS**

This report concludes that the environmental impacts generated by the Proposal, whether considered individually or cumulatively in the context of the Site and the broader area, are not significant and therefore the Proposal warrants the support of the Council and the issue of development consent.

The Proposal represents a needed and beneficial land use of dual occupancy housing in the form of two three-bedroom dwelling houses for Corowa.

Approval of the Proposal is therefore considered justified and warranted.

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## **APPENDIX A: Title details of the Site**

FP 154113  
C677619

Municipality of Corowa



PLAN

of resubdivision of Lots 9 and 10 Sec. C  
of L. Levin's Subdivision of Portion 35<sup>(Ph)</sup>  
AT COROWA

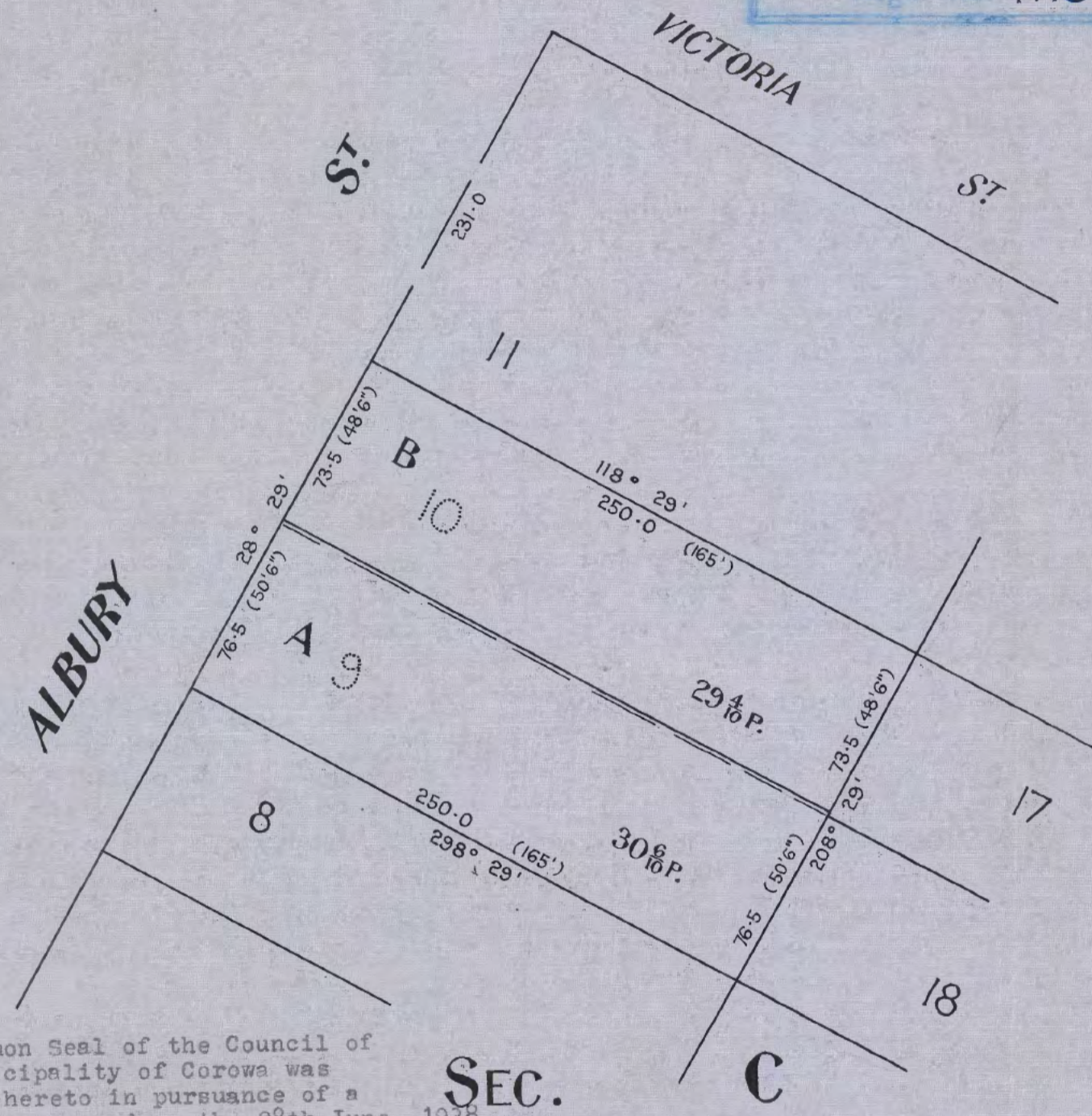
Conveyance No. 350 Bk 1657  
" No. 805 Bk 1725

6  
S

Parish of Corowa County of Hume

Scale 60 links to an inch

Misc. Plan of Subdiv. (O.S.)  
Regd. No. 4113



The Common Seal of the Council of the Municipality of Corowa was affixed hereto in pursuance of a resolution passed on the 28th June, 1938.

SEC.



*John H. Dawson* Mayor.  
*R. Kemp* Town Clerk.

Approved by Council and covered by  
Town Clerk's Certificate No. 6  
dated 30th June, 1938.

*R. Kemp*  
Town Clerk

I certify that this plan has been compiled from the information shown on 130 (L) and is correct.

*J. B. Butler*  
Surveyor registered under the Surveyors Act, 1929





CONVERSION TABLE ADDED IN  
DEPARTMENT OF LANDS

DP 154113

FEET INCHES      METRES

48	6	14.783
50	6	15.392
165	-	50.292

LINKS              METRES

73.5	14.786
76.5	15.389
231	46.470
250	50.292

AC RD P          SQ M

-	-	29.4	743.6
-	-	30.6	774

## **APPENDIX B:**

### **Photographs of the Site and surrounding area**



Photograph 1:

The Site (looking southeast from Honour Avenue adjacent the Site).



Photograph 2:

Adjoining development to the east of the Site (looking southeast from Honour Avenue adjacent the Site).



Photograph 3:

Adjoining development to the southwest of the Site (looking south from Honour Avenue adjacent the Site).



Photograph 4:

The southwest lot boundary of the Site (looking southeast from Honour Avenue adjacent the Site).



Photograph 5:

The Honour Avenue frontage of the Site (looking northeast from Honour Avenue adjacent the Site).



Photograph 6:

The northeast lot boundary of the Site (looking southeast from Honour Avenue adjacent the Site).



Photograph 7:

The Honour Avenue frontage of the Site (looking southwest from Honour Avenue adjacent the Site).



Photograph 8:

Adjoining development to the southwest of the Site (looking south from within the Site).



Photograph 9:

Adjoining development to the northeast of the Site (looking east from within the Site).



Photograph 10:

The Site (looking northwest from within the Site).

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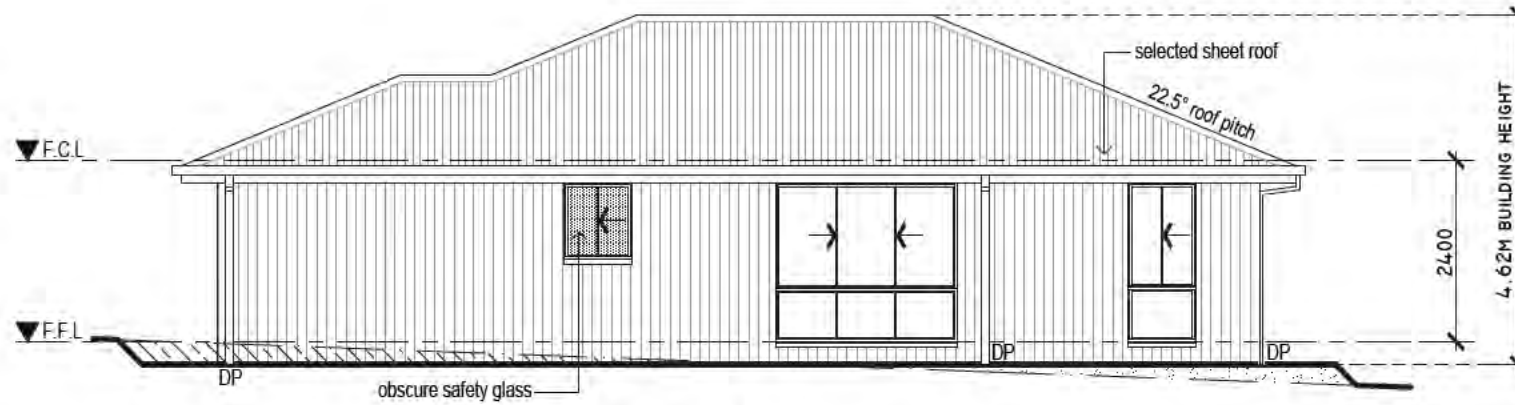


# UNIT 1 ELEVATIONS

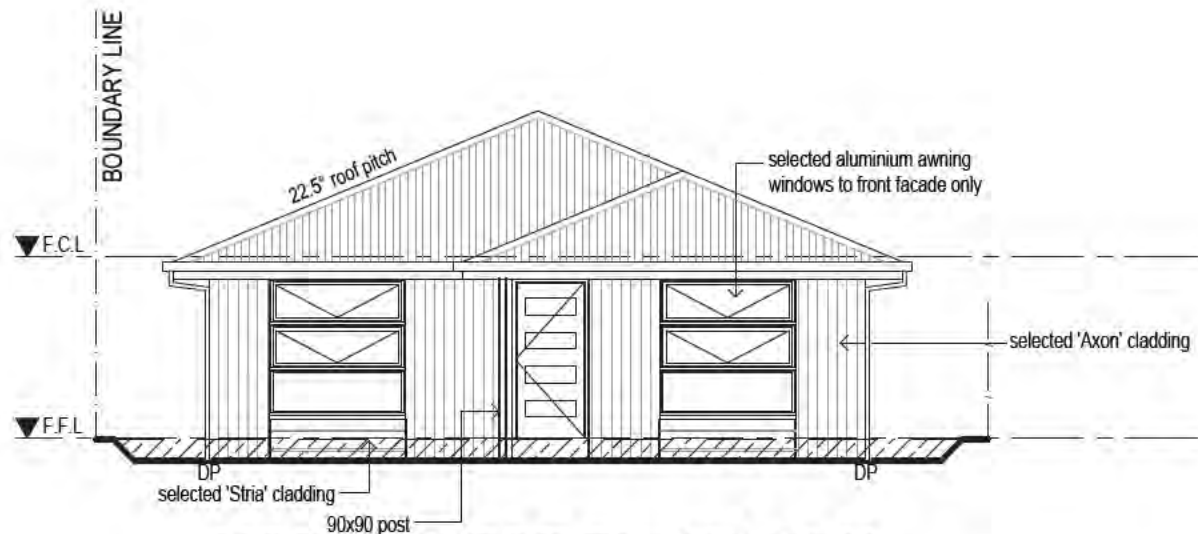
**PRE-FABRICATED TIMBER FRAMING NOTE:**  
ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.

**WINDOW SIZE NOTE:**  
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

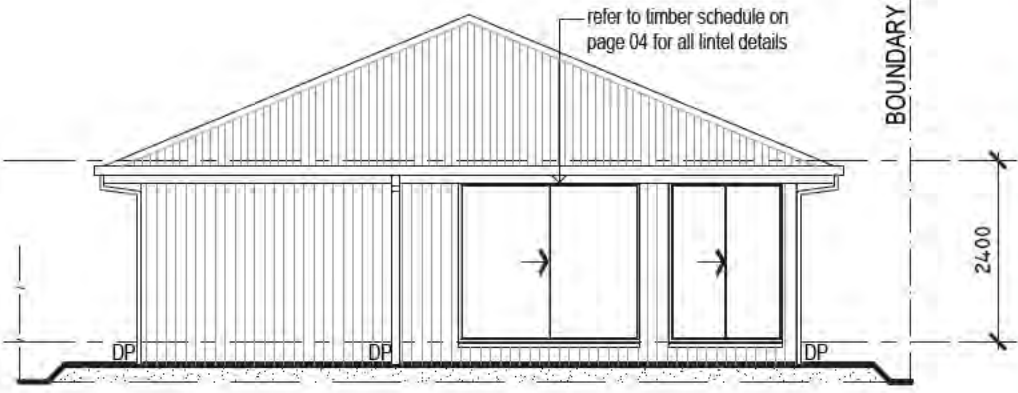
PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 - 2021.



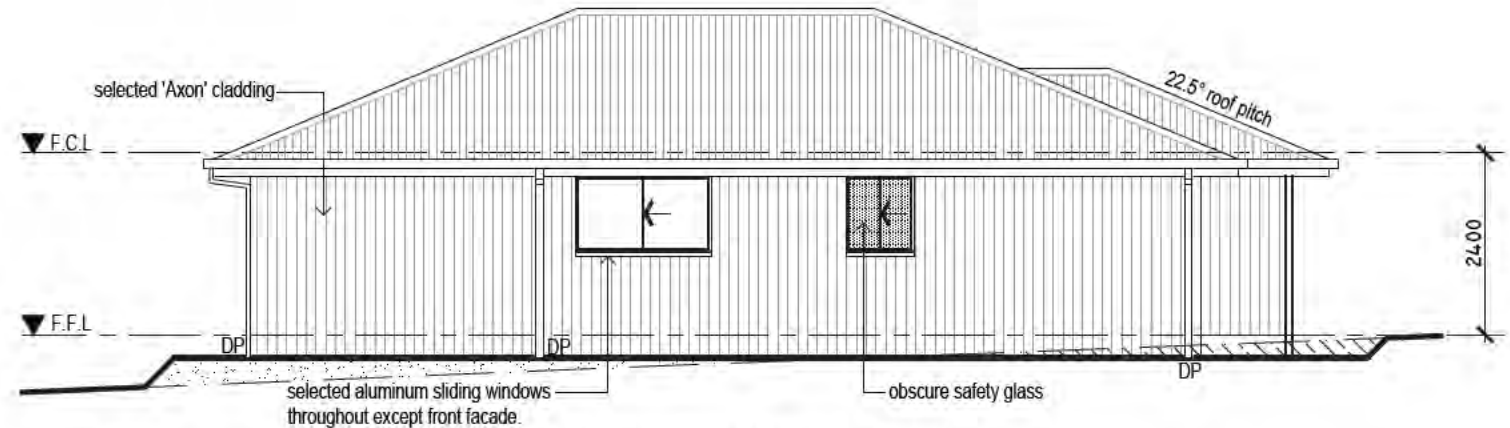
**SOUTH-WEST ELEVATION**  
SCALE 1:100



**NORTH-WEST ELEVATION**  
SCALE 1:100



**SOUTH-EAST ELEVATION**  
SCALE 1:100



**NORTH-EAST ELEVATION**  
SCALE 1:100

**Assessor name** Mark Schlegel  
**Accreditation No.** DAH4110338  
**Property Address** 236 Honour Avenue, Corowa, NSW, 2646  
<https://www.f5.com.au/QRCode/landing/Platide/KE3YPA1Y6>

**Certificate No. # KE3YPA1Y6**  
 Scan QR code or follow website link for rating details.

I hereby declare that I am a BDAV BASIS accredited assessor as at the date of signature.

**Assessor Name/Number** Mark Schlegel VICBDAV/11/0538  
**Assessor Signature** \_\_\_\_\_ **Date** 25/10/24

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**03**

**BUILDER:**  
ROD LANE CONSTRUCTION  
13 VERA STREET  
COROWA, NSW 2646  
M: 0427 880 318

**CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.**

**DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.**



<b>JOB ADDRESS:</b> LOT B - No.236 HONOUR AVENUE COROWA, NSW 2646		<b>CLIENT:</b> ROD + ROS LANE		<b>PLANS APPROVED:</b> CLIENT SIGNATURE: _____ DATE: _____	
<b>DRAWN:</b> DWB	<b>SHEET:</b> 03	<b>CODE:</b> IB	<b>DESIGN TYPE:</b>		
<b>CHECKED:</b> DA - DPAD 15038	<b>TIME:</b> 9:15 AM	<b>TYPE:</b> NH	<b>REVISION:</b>	<b>JOB No:</b> <b>2512</b>	
<b>DATE:</b> 25/10/2024	<b>SCALE:</b> 1:100	<b>DRAFT No:</b> FINAL	<b>ISSUE:</b> BI		

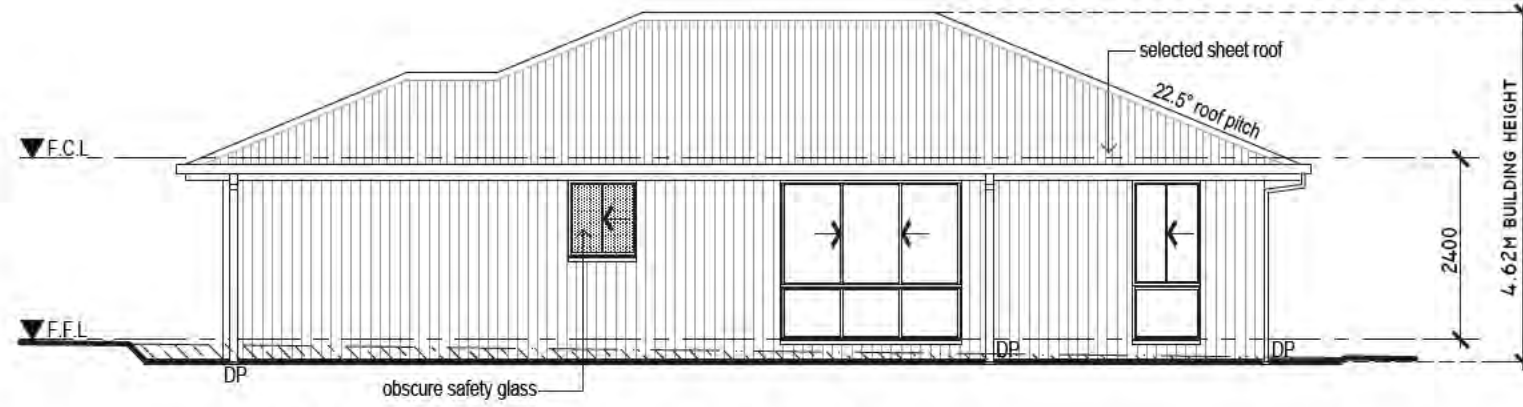


# UNIT 2 ELEVATIONS

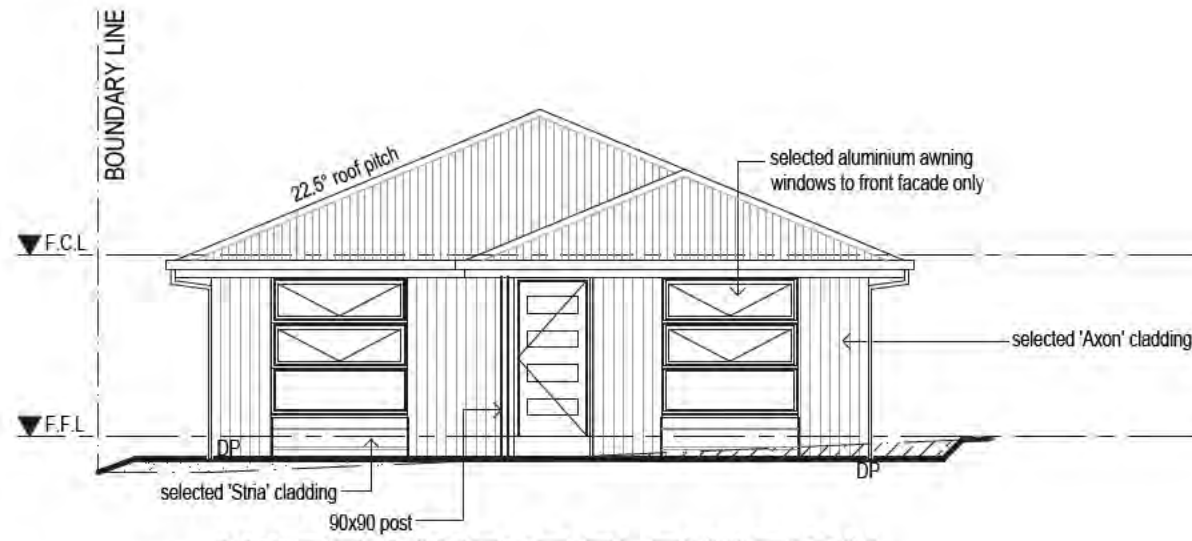
**PRE-FABRICATED TIMBER FRAMING NOTE:**  
ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.

**WINDOW SIZE NOTE:**  
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

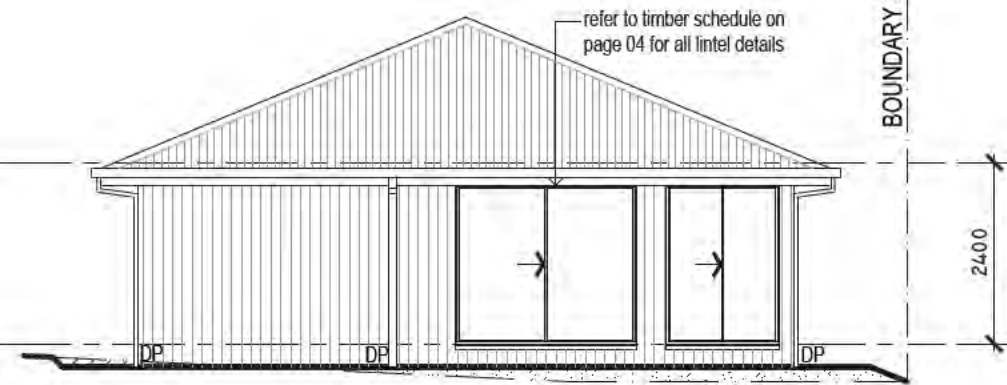
PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 - 2021.



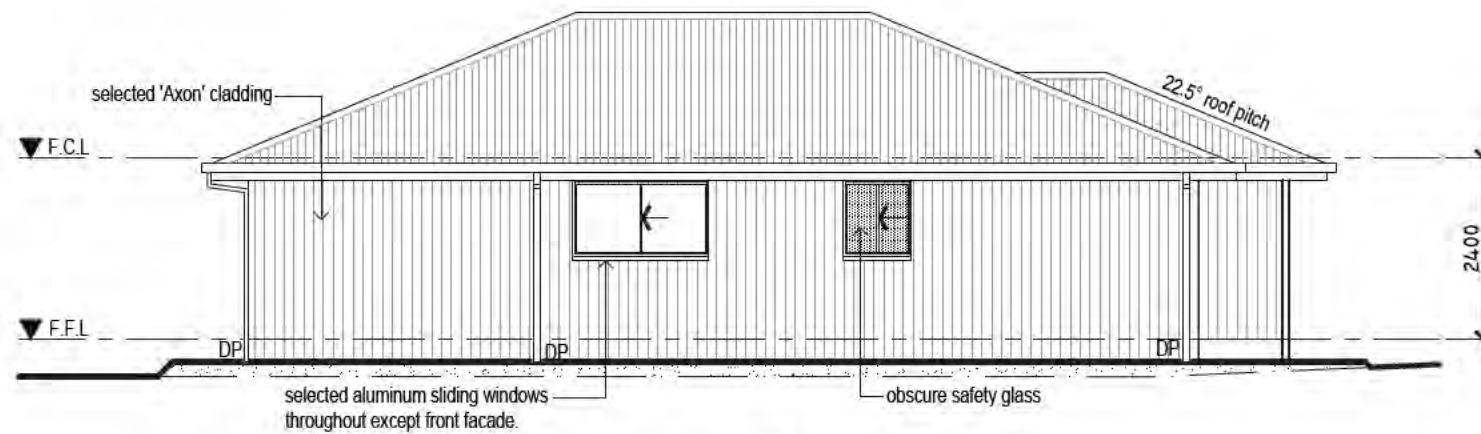
**SOUTH-WEST ELEVATION**  
SCALE 1:100



**NORTH-WEST ELEVATION**  
SCALE 1:100



**SOUTH-EAST ELEVATION**  
SCALE 1:100



**NORTH-EAST ELEVATION**  
SCALE 1:100

**Certificate No. # KE3YPAB1YG**

Assessor name: Mark Schlegel  
Accreditation No: DNAN110538  
Property Address: 236 Honour Avenue, Corowa, NSW, 2646

Scan QR code or follow website link for rating details.

<https://www.f3.com.au/QRCode/reading?fbclid=IwAR1Y8G8pCw4t1>

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Mark Schlegel VIC/BDAV/110538  
Assessor Signature: \_\_\_\_\_ Date: 25/10/24

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**3A**

**BUILDER:**  
ROD LANE CONSTRUCTION  
13 VERA STREET  
COROWA, NSW 2646  
M: 0427 880 318

**CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.**

**DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.**



<b>JOB ADDRESS:</b> LOT B - No.236 HONOUR AVENUE COROWA, NSW 2646		<b>CLIENT:</b> ROD + ROS LANE		<b>PLANS APPROVED:</b> CLIENT SIGNATURE: _____ DATE: _____	
<b>DRAWN:</b> DWB	<b>SHEET:</b> 3A	<b>CODE:</b> IB	<b>DESIGN TYPE:</b>		
<b>CHECKED:</b> DA - DPAD 15038	<b>TIME:</b> 9:15 AM	<b>TYPE:</b> NH	<b>REVISION:</b>	<b>JOB No:</b>	
<b>DATE:</b> 25/10/2024	<b>SCALE:</b> 1:100	<b>DRAFT No:</b> FINAL	<b>ISSUE:</b> BI	<b>2512</b>	