

Initiator details

Title	
First given name	Habitat
Family name	Planning
Contact number	[REDACTED]
Email	[REDACTED]

Applicant contact details

Title	Mr
First given name	Tanya and Anthony
Other given name/s	
Family name	Greaney
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	Mrs
First given name	Tanya
Other given name/s	
Family name	Greaney
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Mr
First given name	Anthony
Other given name/s	
Family name	Greaney
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	232 HONOUR AVENUE COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	8/C/DP978429 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 550 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Residential Accommodation Non-standard Housing Secondary dwelling
Description of development	Installation of a Secondary Dwelling (granny flat)
Is the development proposed to be build-to-rent housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of proposed occupants	2
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	60
Total site area (m2)	750
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$15,500.00
Estimated development cost	\$15,500.00
Do you have one or more BASIX certificates?	No

Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	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:

First name	Tanya and Anthony
Other given name(s)	
Family name	Greaney
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	232 Honour Avenue, Corowa - Plan Set
Cost estimate report	Cost Summary Report - 232 Honour Ave
Owner's consent	Owners-Consent-Application - 232 Honour Ave
Site Plans	232 Honor Avenue, Corowa - Site Plan

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).	

5 September 2024

Terri O'Brien, Manager Planning and Development
Federation Council
100 Edward Street,
Corowa NSW 2646

Dear Terri,

**Re: Statement of Environmental Effects – Secondary Dwelling (Granny Flat)
232 Honour Avenue, Corowa**

1. Introduction

This Statement of Environmental Effects is submitted to Federation Council on behalf of Tanya and Anthony Greaney in support of a Development Application for the relocation and installation of a secondary dwelling ('granny flat') and associated works ('the development') on land described as Lot 8, Section C in DP978429 and addressed as 232 Honour Avenue, Corowa ('subject land').

This Statement of Environmental Effects describes the proposal and the land to which the application relates and provides an assessment against the relevant matters of consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979* ("the EP&A Act").

Supporting the Development Application is the following:

- Appendix A: DCP Assessment Tables
- Appendix B: Building Plans
- Appendix C: Cost Summary Report
- Appendix D: Landowners' Consent

2. Site Analysis

2.1. Site Context & Description

The site to which this application relates is described as Lot 8, Section C in DP978429 and addressed as 232 Honour Avenue, Corowa. It is located within an established area of Corowa alongside Honour Avenue, which is a dedicated Transport for NSW Classified Road.

The land is located approximately 200 metres north of the main commercial centre of Corowa and 450 metres from the nearby Murray River.

The subject land is located within an established urban area and adjoins both residential and commercial land uses, given the sites' location alongside Honour Avenue.

The land is rectangular in shape with an approximate width of 15 metres, a depth of 50 metres and total area of 750m². The land is improved and contains a single storey three bedroom residential dwelling, as well as several other outbuildings and structures.

The topography of the land is generally flat whilst vegetation on-site consists of mainly planted landscaping including several medium to larger sized trees including a palm tree.

Given the site's central location, the property has access to all relevant infrastructure and services including reticulated water, sewerage, drainage, electricity, gas and telecommunications. Vehicular access to the site is via a dedicated service road that runs parallel to Honour Avenue.

An aerial photograph and site services plan identifying the subject land is provided below in Figure 1.



Figure 1 | Site aerial (Source: Nearmap, 2023)



Figure 2 | Site Services (Source: Federation Council, 2023)

3. Description of Proposal

The application seeks approval to relocate an existing transportable dwelling ('manufactured home') and install/commission this on the subject land for use as a secondary dwelling (granny flat').

Please note that a manufactured home/moveable dwelling is not defined as a 'building' under the Building Code as it is not constructed on-site and is manufactured elsewhere and transported to a site. References to a building or dwelling in this SEE means a reference to a manufactured home.

Secondary Dwelling

The secondary dwelling already exists and has a width of 6.87 metres, a length of 9.17 metres and a total area of approximately 63m². When excluding the open patio/deck, the total living area is less than 60m² in size, consistent with the requirements of Clause 5.4(9) of the *Corowa Local Environmental Plan 2012*.

The secondary dwelling will be located in the rear portion of the lot and will be setback 1.0 metre from the eastern (rear) boundary and 1.0 metre from the northern (side) boundary.

It is noted that a previous outbuilding/shed that existed at the rear of the property has been removed and no longer exists, however the slab of this building remains.

As outlined above, the manufactured home already exists. Internally, the secondary dwelling contains two bedrooms, a bathroom and open plan living, dining and kitchen, which is accessed by a covered patio/front door. Externally, the dwelling is typical of transportable buildings and comprises a metal/weatherboard cladding with a skillion roof. A single front door services the dwelling, whilst a number of windows provide light and ventilation to the individual rooms.

No additional car parking is proposed in relation to the secondary dwelling consistent with the requirements of Part 1 of Chapter 3 of *State Environmental Planning Policy (Housing) 2021*.

A copy of the proposed site plans and elevations are contained in Appendix A and are reproduced below.

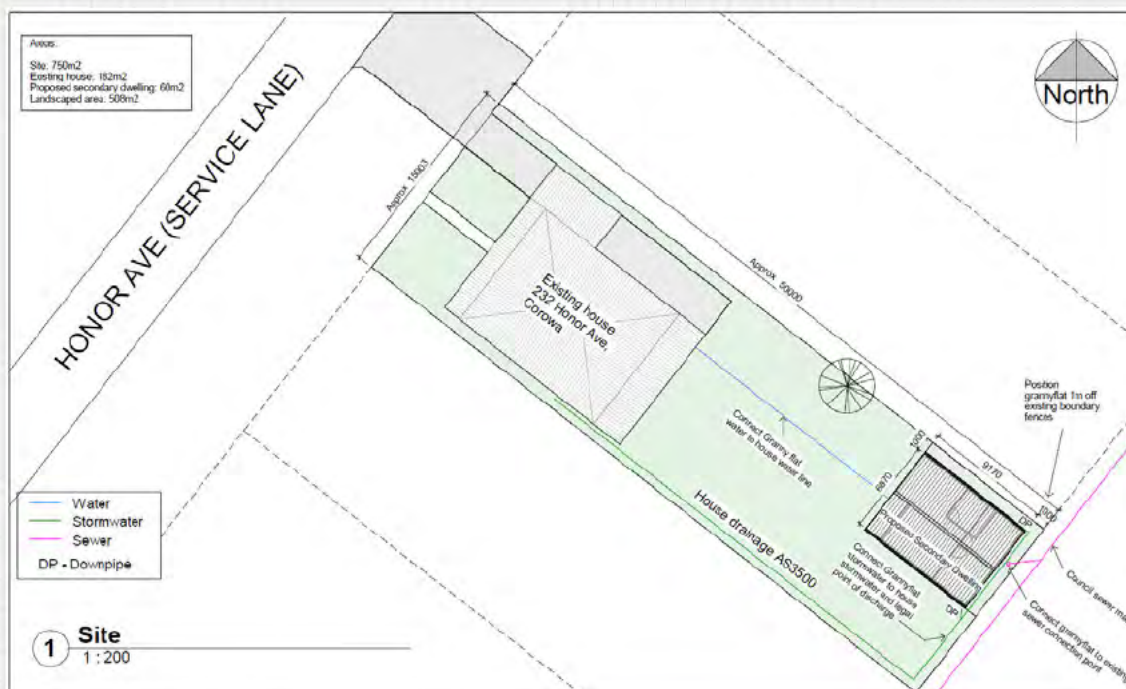
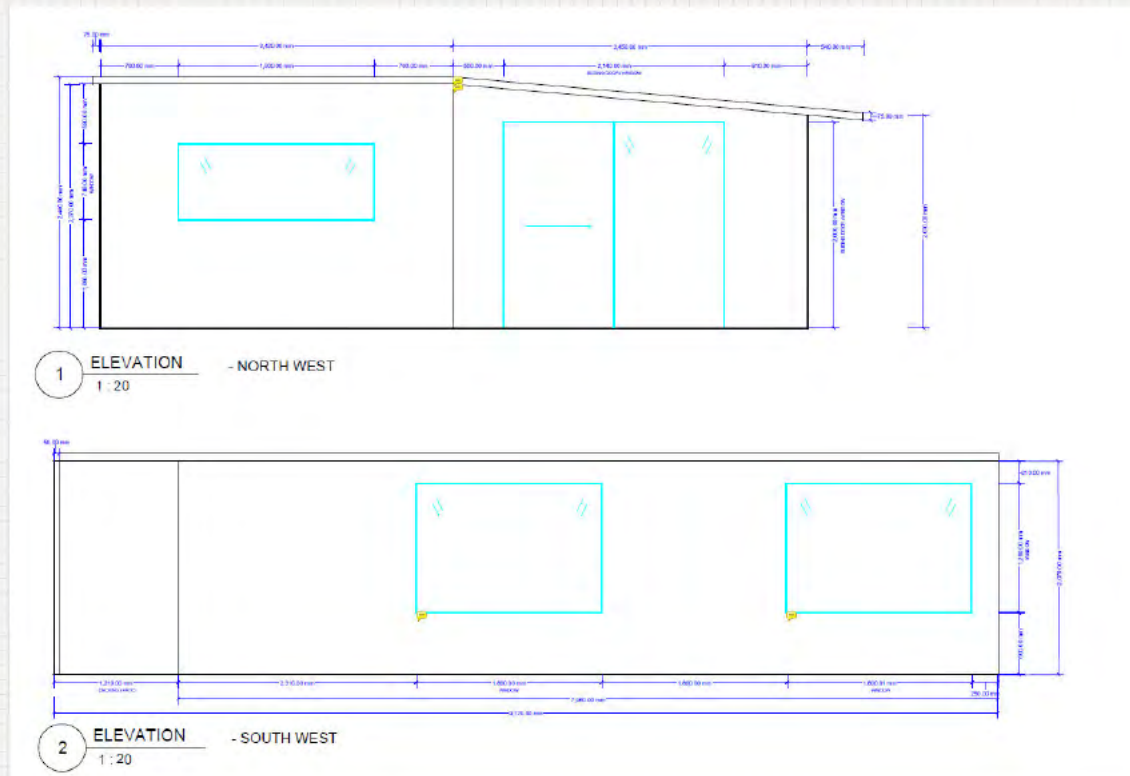


Figure 3 | Proposed Site



Figure 4 | Existing Building to be Relocated



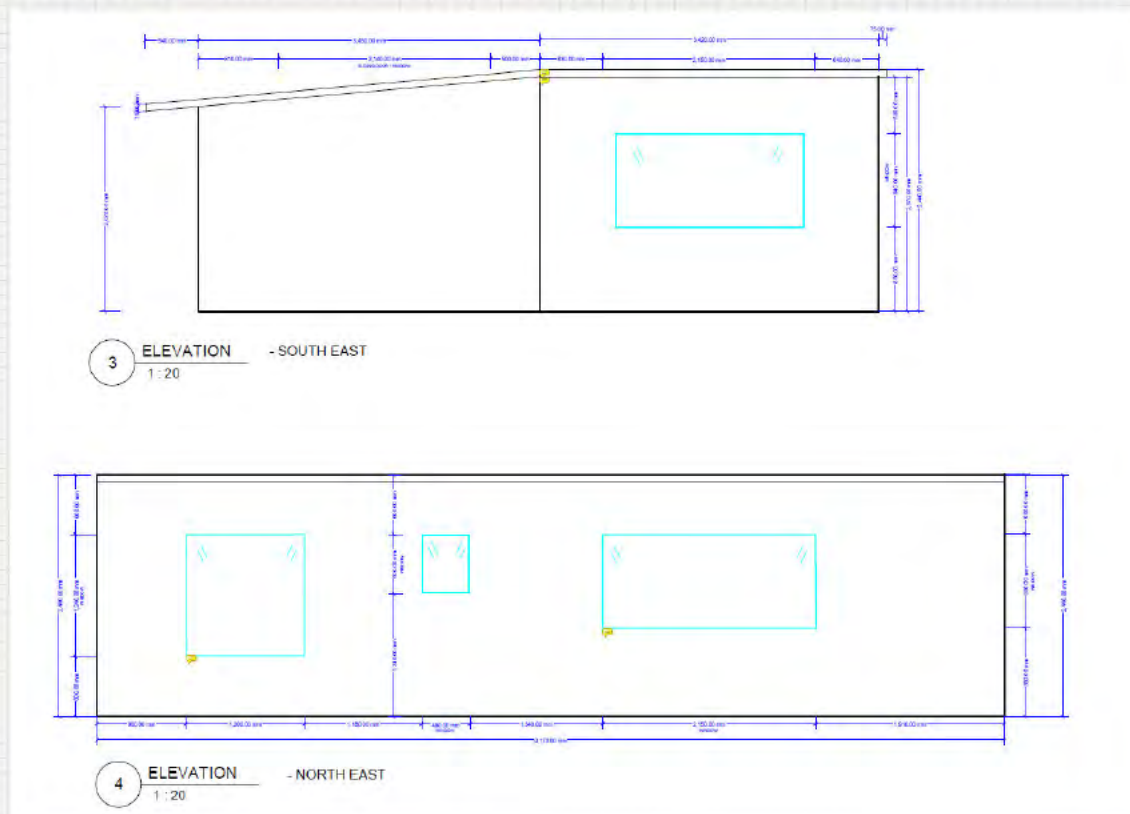


Figure 5 | Proposed Building Elevations

Infrastructure and Services

Given the site’s central location, the subject land has access to all relevant infrastructure and services including reticulated water, sewerage, drainage, electricity, gas and telecommunications. These services will be augmented and connected to the new dwelling via a Section 68 Local Government Approval.

The proposed new secondary dwelling has been located and positioned and avoids a sewer main located in the rear of the adjoining property to the south east.

Vehicular access will continue to occur from the existing Honour Avenue service lane. No formalised additional car parking spaces are proposed as part of the development consistent with the requirements of Schedule 1 of the Housing SEPP.

4. Planning Assessment

4.1. Environmental Planning & Assessment Act 1979

Under Section 4.15(1) of the *Environmental Planning & Assessment Act 1979* (EP&A Act) when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

The proposal is not identified as “designated development” pursuant to section 4.10 of the EP&A Act. The proposal is also not identified as “integrated development” pursuant to section 4.46 of the EP&A Act.

4.2. State Environmental Planning Policies

The following table responds to the relevant State Environmental Planning Policies (“SEPPs”).

Table 1 | SEPP Assessment

SEPP	Response to relevant controls
SEPP (Resilience and Hazards) 2021	<p>Chapter 4 of this SEPP relates to ‘remediation of land’ and sets out considerations relating to land contamination across the state. In the context of this proposal, this chapter generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose.</p> <p>The subject land has historically been used for residential purposes and has not been known to be used for potentially contaminating uses or activities and is not expected to be at risk of contamination given known previous uses of the land.</p> <p>The subject land is also not identified on either Council’s or the EPA’s contaminated land register and the site does not display any signs of contamination.</p> <p>Consequently, the land is considered fit for the intended rural living purpose and consequently further consideration of Part 4 of the SEPP is not considered necessary.</p>
SEPP (Sustainable Buildings) 2022	<p>This SEPP seeks to encourage the design and delivery of sustainable buildings, ensure consistent assessment of the sustainability of buildings, and monitor embodied emissions of materials. Furthermore, it aims to minimise the consumption of energy, reduce greenhouse gas emissions and mains supplied potable water and ensure good thermal performance of buildings. The SEPP outlines the standards for residential development.</p> <p>The EP&A Regulation 2021 notes that a development application for BASIX affected development must be accompanied by a relevant BASIX certificate, issued no earlier than 3 months before the day on which the development application is submitted on the NSW planning portal.</p>

	<p>It is noted that the proposal is not classified as a BASIX affected development. Therefore, a BASIX Certificate is not required in this instance.</p>
SEPP (Housing) 2021	<p>Whilst it is acknowledged that development for the purposes of a secondary dwelling is permitted as a Complying Development Certificate under Part 1 of Chapter 3 of this SEPP, as the works are not classified as a 'building', they do not meet the criteria for a CDC.</p> <p>Consequently, a Development Application has been submitted to Council. Notwithstanding the above, the development has generally been undertaken in accordance with the requirements of this SEPP as there are no specific controls contained within Council's DCP for this form of development.</p>
SEPP (Biodiversity and Conservation) 2021	<p>The provisions of Chapter 5 of the Biodiversity and Conservation SEPP apply as Corowa is located within proximity to the Murray River.</p> <p>Notwithstanding, given that the site is located approximately 450m from the Murray River and is surrounded by established urban development, the installation of a secondary dwelling will not adversely affect the riverine function of this land.</p> <p>Similarly, matters regarding vegetation management and Koala Habitat protection have also been considered, but not applicable in this instance as the works do not require the removal of any trees.</p>
SEPP (Transport and Infrastructure) 2021	<p>The provisions of Chapter 2 of the Transport and Infrastructure SEPP apply. Whilst the works adjoining a Classified Road (Honour Avenue), the property is only connected to a service road and does not propose to alter existing access arrangements. Similarly, the works are not classified as 'traffic-generating'.</p> <p>Referral to Essential Energy may be required under Clause 2.48 of the SEPP as existing overhead infrastructure services the property at the front of the lot.</p>

4.3. Corowa Local Environmental Plan 2012

The subject land is zoned R1 General Residential under the *Corowa Local Environmental Plan 2012* (LEP). Development for the purposes of a secondary dwelling is permitted with consent in this zone.

The following table responds to the relevant provisions of the LEP:

Table 2 | LEP Compliance Table

Clause	Response
2.3 Zone Objectives and Land Use Table	The land is zoned R1 General Residential, and the development seeks approval for the construction of a secondary dwelling to service the needs of the existing residents contained on-site.

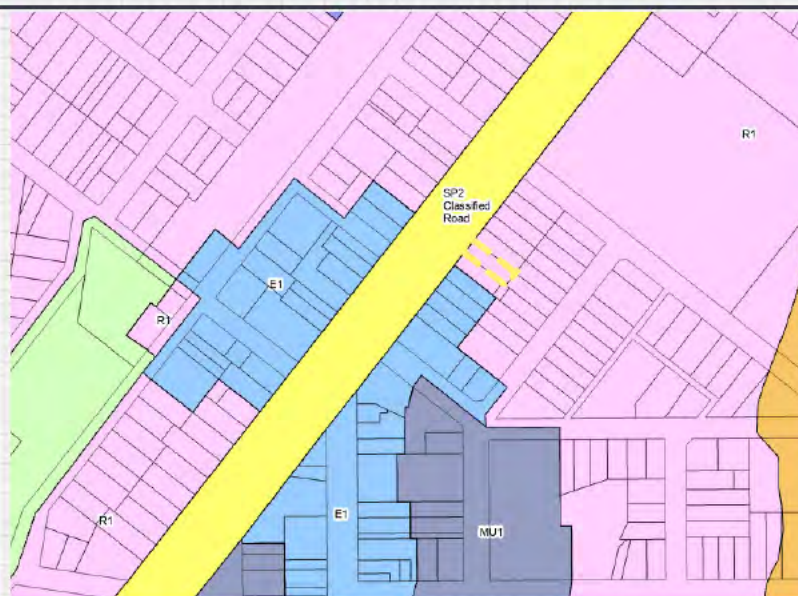


Figure 6 | Extract of Land Zoning Map

The development proposes residential housing within a residential zone that will both provide for the varying housing needs of the community and to provide for a variety of housing types and densities.

The development satisfies the objectives of this zone and will not result in any adverse conditions on the surrounding environment as demonstrated within this report.

As outlined above, the development is classified as a 'secondary dwelling', which is defined as follows:

secondary dwelling means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Please note that the development is not classified as a building, which is defined as follows (emphasis added):

building has the same meaning as in the Act.

Note—

The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

	<p>The <i>Local Government Act 1993</i> defines a manufactured home as follows:</p> <p><i>manufactured home</i> means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—</p> <p>(a) that comprises one or more major sections, and</p> <p>(b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the <i>Road Transport Act 2013</i>,</p> <p>and includes any associated structures that form part of the dwelling.</p> <p>In this instance, the application seeks approval to relocate and install/commission a manufactured home on the subject land, which will be used for the purposes of a secondary dwelling/</p>
<p>5.4 Controls relating to miscellaneous permissible uses</p>	<p>Clause 5.4(9) of the LEP relates to secondary dwellings and requires development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—</p> <p>(a) 60 square metres,</p> <p>(b) 50% of the total floor area of the principal dwelling.</p> <p>The proposed secondary dwelling does not exceed the 60m² size requirement of this clause when excluding the open patio/deck area. See enclosed plans for further details.</p>
<p>5.10 Heritage Conservation</p>	<p>The subject land is not identified as a heritage item, nor does it adjoin any heritage items.</p> <p>Matters regarding Aboriginal Cultural Heritage have also been assessed and are considered satisfactory in this instance as the site has been heavily disturbed and contains no natural features that would indicate a likelihood of items of cultural significance being present on-site.</p> <p>A review of the Aboriginal Heritage Information Management Systems (AHIMS) has also been undertaken, which confirms that the site contains no recorded items of cultural significance.</p> <p>Notwithstanding, should any items of cultural heritage significance are found during construction, all works will cease in the immediate vicinity and the regulatory authority to be notified ('unexpected finds protocol').</p>
<p>7.1 Earthworks</p>	<p>The works will require very minor earthworks to establish footings, which are classified as exempt development. Therefore, further consideration of this clause is not required.</p>
<p>7.3 Stormwater</p>	<p>The purpose of Clause 7.3 of the LEP is to minimise the impacts of urban stormwater in residential, employment and mixed use zones and on adjoining properties, native bushland and receiving waters.</p> <p>The proposal seeks approval for the installation of a secondary dwelling. The proposed new building will be connected to Council's existing constructed stormwater network and given the relatively small</p>

	size of the building is not expected to adversely affect matter regarding stormwater.
7.9 Essential Services	<p>Clause 7.9 of the LEP seeks to ensure that development is appropriately serviced with all relevant essential services including water, sewerage, electricity, stormwater and roads.</p> <p>As outlined above, the new secondary dwelling will be connected to Council's reticulated infrastructure network in accordance with the requirements of a Section 68 approval.</p>

4.4. Corowa Development Control Plan 2013

The *Corowa Development Control Plan 2013* (DCP) provides specific requirements for development within Corowa, including the subject site.

The following table responds to the relevant provisions of the DCP:

Table 3 | DCP Compliance Table

Chapter No.	Response
Chapter 2.0 Residential Development	<p>Chapter 2 of the DCP applies as the subject land is zoned R1 General Residential. For the purposes of this Chapter, the development is classified as 'average density':</p> <p><i>being generally one or two single detached dwellings located on conventional urban sized lots within the R1 and RU5 zones. The majority of residential development undertaken in the Shire is within this category.</i></p> <p>An assessment of the proposed development against the relevant requirements of Chapter 2 of the DCP has been undertaken and is included in Appendix D. In summary, the proposed works comply with the requirements of this Chapter.</p>

Chapter 6.0 Strategic Land Use Plan	<p>Chapter 6 of the DCP provides Council's Strategic Land Use Plans for each of the main townships within the Corowa LGA.</p>
--	---

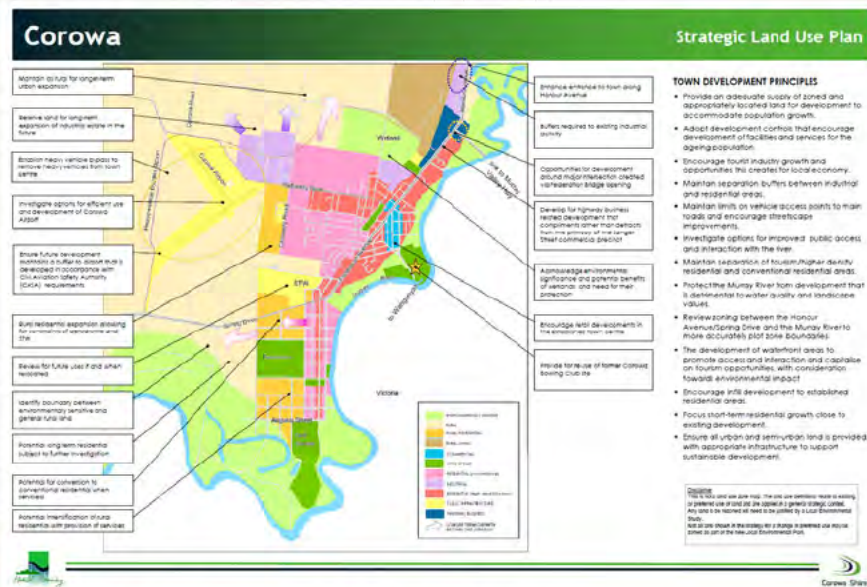


Figure 7 | Corowa Strategic Land Use Plan

	<p>The subject land is included within the Corowa Land Use Plan and is classified as 'residential' on this plan. The proposed installation of a new dwelling (secondary dwelling) achieves the land use vision for this area, and achieves the following 'town development principles':</p> <ul style="list-style-type: none"> • <i>Encourage infill development to established residential areas.</i> • <i>Focus short term residential growth close to existing development.</i>
Chapter 12.0 Notification Policy	<p>Chapter 12 of the DCP outlines Council's notification policy. The proposed works are not listed as exempt under Table 13.1 and the application will require notification in accordance with Council's notification policy.</p>

5. Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act.

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

Table 4 | Assessment of Impacts Summary

Impact	Response
Context & setting	<p>The proposed development is responsive to the site conditions and seeks to achieve small scale residential development within an established residential area. The proposed new secondary dwelling will be located at the rear of the site and will be largely screened from view by the existing dwelling established at the front of the property.</p> <p>The new building is consistent with the context and setting of the area due to its size, setbacks, building materials and height.</p> <p>The proposed installation and occupation of this dwelling is therefore not expected to adversely affect the context and setting of the area.</p>
Traffic, Access and Parking	<p>The subject land is already serviced via an existing driveway crossover that connects with the Honour Avenue service road located to the west. This driveway access will remain and be unaltered as a result of the works.</p> <p>Vehicle parking to the existing dwelling will continue to be provided by an existing covered carport.</p> <p>No formalised/dedicated car parking space is proposed in relation to the new secondary dwelling consistent with the requirements of SEPP (Housing) and in recognition of the fact that the secondary dwelling will be used in association with the primary dwelling on-site.</p> <p>Notwithstanding, an opportunity exists to provide an informal car parking space on-site, which will service the needs of the occupants of this new dwelling.</p>

Impact	Response
Infrastructure	<p>The development is serviced by all reticulated infrastructure and services and the new dwelling will be connected to these services. Where necessary, these services will be augmented and connected to the new dwelling as part of a Section 68 Local Government approval.</p> <p>It is also confirmed that the proposed works avoid existing Council infrastructure including a sewer main located in the rear portion of the neighbouring property to the east.</p>
Heritage	<p>The subject land and adjoining properties are not identified as a heritage item, or being located within a Heritage Conservation Area as per Schedule 5 and the Heritage Maps of the LEP.</p>
Cultural Heritage	<p>Matters regarding Aboriginal Cultural Heritage must be considered as a part of the application process.</p> <p>As discussed in the assessment above in response to Clause 5.10 Heritage Conservation of the LEP, the subject land is heavily disturbed and is not expected to contain any items of cultural heritage significance due to the level of works previously undertaken on-site.</p> <p>Furthermore, a review of the AHIMS database did not reveal any recorded items of cultural heritage significance. Should any items of cultural significance be discovered all works will be undertaken in accordance with all relevant Cultural Heritage Protection measures ('unexpected finds protocol').</p>
Soils and Erosion	<p>Matters regarding soils and erosion have been investigated and the land is not considered to be contaminated as per the requirements of SEPP (Resilience and Hazards).</p> <p>Given the nature of the works (installation of a transportable dwelling) the works will not create soil and erosion control issues.</p>
Biodiversity	<p>Vegetation on-site consists of mainly planted non-native vegetation and the works do not require the removal of any trees or vegetation.</p> <p>The works will therefore not adversely affect matters regarding biodiversity.</p>
Natural Hazards	<p>The subject land is identified as being bushfire prone, nor is it identified as being flood prone.</p>
Social and Economic Impact	<p>The proposal will have a generally positive social and economic impact as it will support the residential needs of the existing residents on-site and their extended family.</p> <p>The proposal will not have any adverse social impacts due to its location, height and setbacks, as well as the fact that it will be largely screened from view. Similarly, it is expected that the proposal will also have positive flow-on effects to the local economy including trades and services during construction.</p>

Impact	Response
Suitability of the site for development	<p>The site is within an established residential area and the development seeks approval for a new secondary dwelling. The proposal has been sympathetically located and positioned and will not adversely affect the characteristics of the surrounding locality, respective of adjoining residential properties and the natural environment.</p> <p>The land is therefore considered suitable for the proposed development.</p>
The public interest	<p>The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. Taking into account the full range of matters for consideration under Section 4.15C of the EP&A Act (as discussed within this report), it is considered that approval of the application is consistent with the public interest.</p> <p>The development of land in an orderly and economic way is in the public interest.</p>

6. Conclusion

The Development Application seeks consent to relocate an existing transportable dwelling ('manufactured home') and install/commission this on the subject land for use as a secondary dwelling (granny flat) on land described as Lot 8, Section C in DP978429 and addressed as 232 Honour Avenue, Corowa

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the assessment above, the proposal satisfies the intent of the provisions of the applicable EPs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and applicable development controls.
- it proposes an orderly and well-considered development of residential zoned land.
- it proposes an appropriate and sensitively designed dwelling, sympathetic to the characteristics of the area.
- it will not detrimentally impact upon the natural environment and rural setting.
- it will not create any adverse environmental or social impacts.
- it can be appropriately connected to infrastructure and services.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Appendix A: DCP Assessment Tables

Table 5 | Chapter 2 – Residential Development DCP Compliance Table

Controls	Complies	Comment
2.1 Neighbourhood character		
<p>General</p> <ol style="list-style-type: none"> <i>The design of residential development is to suit the existing scale, density, setbacks and character of the neighbourhood.</i> <i>No more than two dwellings should be provided within any one building (unless proposed as a residential flat building).</i> <p>Average Density:</p> <ol style="list-style-type: none"> <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> 	Complies	<p>The proposed development is of a suitable scale and density and is setback sufficiently, so it suits the character of the neighbourhood. Due to the location of the dwelling at the rear of the site, the dwelling will be largely screened from view.</p> <p>The new secondary dwelling and existing primary dwelling are detached.</p> <p>The subject site is in an R1 zone and does not interface with the R2 or R5 zones.</p>
2.2 Streetscape		
<p>General</p> <ol style="list-style-type: none"> <i>Dwellings are to 'face' street frontages.</i> <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> <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 streets as listed.</i> 	Complies	<p>Despite the new dwelling be located at the rear of the site, this dwelling will be orientated towards the street. Due to the location of the dwelling at the rear of the site, the dwelling will be largely screened from view.</p> <p>The rear or service areas do not front the street and the proposal does not seek to build fencing on the primary street frontage.</p> <p>The existing building is of a durable construction and not incompatible with surrounding established residential dwellings.</p> <p>No garages are proposed as part of the works.</p>

Controls	Complies	Comment
<p>4. All fences forward of the front building line are to be designed to make a positive contribution to the streetscape.</p> <p>5. High quality materials and finishes should be used for residential building exteriors as well as any fences constructed as part of the development.</p> <p>6. Double garages must not extend across more than 50% of the lot frontage</p>		
2.3 Site Requirements		
<p>Average density</p> <p>1. As per General Housing Code in Subdivision 2, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	Complies	Complies The proposal does not exceed site coverage requirements.
2.4 Building Heights		
<p>General</p> <p>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.</p>	Complies	As per Part 3 - Housing Code, Division 3, Subdivision 2 Clause 3.8 Maximum building height of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the proposed development complies as it is less than 8.5 metres above ground level.
2.5 Building setbacks		

Controls	Complies	Comment
<p>General</p> <ol style="list-style-type: none"> <i>A 1m wide articulation zone for no more than 25% of the frontage of the building is permitted within the front building setback.</i> <i>A garage must be setback a minimum 1m behind the front building line if the building is at the minimum setback distance.</i> <p>Average density</p> <ol style="list-style-type: none"> <i>As per General Housing Code in Subdivision 3, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> 	<p>Front & side setbacks comply</p> <p>Variation sought for rear setback</p>	<p>The proposed secondary dwelling complies with the front and side setback requirements of Part 3 - Housing Code, Division 3, Subdivision 2 Clause 3.10 Minimum setbacks as follows:</p> <ul style="list-style-type: none"> • Front setback > 4.5m. • Side setback > 900mm. <p>It is noted however that the development does not comply with the rear setback requirement as follows:</p> <ul style="list-style-type: none"> • Rear setback > 3m. <p>This variation is considered appropriate in this instance as it will not create amenity issues in terms of overlooking or overshadowing as it is only single storey in height and will be screened by existing side and rear boundary fencing.</p> <p>The proposed building will also be screened to the south east by existing dense landscaping.</p>
<p>2.6 Privacy & amenity</p>		
<p>General</p> <ol style="list-style-type: none"> <i>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.</i> <i>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.</i> <i>External lighting shall be baffled so there is no light spillage onto adjoining properties.</i> 	<p>Complies</p>	<p>The proposed development complies with this requirement despite having a small covered patio. Given that this patio is largely enclosed and is located internally within the site, it is not expected that this will create issues of overlooking and overshadowing.</p> <p>The development does not represent an attached dwelling and no external lights are proposed.</p> <p>Similarly, the house is single storey in height and will not create privacy and overlooking concerns.</p>

Controls	Complies	Comment
<p><i>Average density</i></p> <p>4. <i>As per General Housing Code in Subdivision 3, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i></p>		
2.7 Landscaping		
<p><i>General</i></p> <ol style="list-style-type: none"> 1. <i>A minimum of 15% of a lot area should have a surface permeable to water</i> 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> 3. <i>Wherever possible native plant species are to be utilised in landscaping with preference given to drought tolerant species</i> 4. <i>Deciduous species of trees to be used in open space located on the northern side of living areas.</i> 5. <i>Landscaping must comply with that shown on the approved BASIX certificate for the dwelling.</i> <p><i>Average density</i></p> <p>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></p>	Complies	<p>The subject land is already developed and contains an existing dwelling and landscaped areas.</p> <p>The installation of a new secondary dwelling will still retain a minimum of 15% of the site as permeable.</p> <p>No existing trees are proposed to be removed and no new ones are proposed to be planted.</p>
2.8 Private Open Space		

Controls	Complies	Comment
<p><i>General</i></p> <ol style="list-style-type: none"> <i>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:</i> <ul style="list-style-type: none"> <i>30m² for a one bedroom dwelling.</i> <i>50m² per two or more bedroom dwelling</i> <i>The principal private open space is to be in close proximity to the main living area of the dwelling.</i> <p><i>Average density</i></p> <ol style="list-style-type: none"> <i>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.</i> 	<p>Complies</p>	<p>All private open space is provided accordingly exceeding the minimum area coverage required and these areas are accessible from main living areas.</p> <p>As per Part 3 - Housing Code, Division 3, Subdivision 3 Clause 3.13 (4) Minimum area of principal private open space of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, the proposed development has:</p> <ul style="list-style-type: none"> Adequate principal private open spaces that are of a gradient less than 1:50.
<p>2.9 Carparking & Access</p>		
<p><i>Average density</i></p> <ol style="list-style-type: none"> <i>As per General Housing Code in Subdivision 5, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i> 	<p>Complies</p>	<p>Part 3 - Housing Code, Division 3, Subdivision 4 Clause 3.16 Car parking and vehicle access requirements of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, requires the provision of at least 1 off-street car parking space.</p> <p>As per the requirements of the SEPP, the development incorporates a dedicated car parking space on-site.</p> <p>It is noted however that development for the purposes of a secondary dwelling does not require the provision</p>

Controls	Complies	Comment
		of a car space as per the provisions of the Housing SEPP.
2.10 Earthworks & Drainage		
<p>Average density</p> <p>1. <i>As per General Housing Code in Subdivision 6, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i></p>	Complies	As per Part 3 - Housing Code, Division 6, Subdivision 4 Clause 3.30 Earthworks and retaining walls requirements of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> , the proposed development will not exceed the depths for excavation within the boundary limitations or fill levels as outlined within SEPP.
2.11 Ancillary development		
<p>Average density</p> <p>1. <i>As per General Housing Code in Subdivision 7, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i></p>	Not applicable	No ancillary development is proposed.
2.12 Outbuildings		
<p><i>Standards</i></p>	Not applicable	No outbuildings are proposed with this application.
2.13 Development standards for particular land		

Controls	Complies	Comment
<p><i>Average density</i></p> <ol style="list-style-type: none"> <i>As per General Housing Code in Subdivision 9, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i> 	<p>Not applicable</p>	<p>Not applicable.</p>
<p>2.14 Site Facilities</p>		
<p><i>General</i></p> <ol style="list-style-type: none"> <i>Service metres shall not be placed on the street frontage of the building.</i> <i>Clothes drying facilities are to be provided within the private open space of each dwelling.</i> <i>The mail box design and location should be complementary to the front setback landscaping and the dwelling design.</i> <i>Garbage bins for each unit are to be stored within the building or private open space. If a common bin storage area is proposed, it shall be located in a screened enclosure central to the development.</i> 	<p>Complies</p>	<p>As the development involves a secondary dwelling. Both dwellings will share existing service meters, clothes lines, mailboxes and garbage bins.</p>
<p>2.15 Security</p>		
<p><i>General</i></p> <ol style="list-style-type: none"> <i>The site layout is to be designed to enhance personal safety and minimise the potential for fear, crime and vandalism.</i> <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> <i>Adequate lighting must be provided for all paths, access ways, parking areas and building entries.</i> 	<p>Complies</p>	<p>The siting of the development is such that the new dwelling will address the street adequately to offer informal surveillance of the public realm.</p> <p>The dwellings will have adequate lighting for the main entrances and driveway area to deter criminal activity in the area and private open spaces will be accessible from the rear of the dwellings and fenced to avoid access from public areas.</p>

Controls	Complies	Comment
<p>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></p>		
<p>2.16 Energy Efficiency</p>		
<p>General</p> <ol style="list-style-type: none"> 1. <i>Buildings should be oriented to make appropriate use of solar energy, be sited and designed to ensure energy efficiency of existing dwellings is not unreasonably reduced.</i> 2. <i>Living areas and private open space should be located on the north side of development where practicable.</i> 3. <i>Developments should be designed so that solar access to north facing windows is maximised.</i> 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> 5. <i>Buildings should be constructed of materials and using designs which improve thermal mass.</i> 6. <i>Buildings should provide for natural cross-ventilation.</i> 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> 	<p>Complies</p>	<p>The dwellings enable appropriate solar access, particularly in the cooler months and will not impact the solar access to adjoining dwellings.</p> <p>It is noted that the development is not classified as a 'BASIX-affected development'.</p> <p>The new dwelling is also single storey and centrally located and will not create overshadowing impacts.</p>

Controls	Complies	Comment
2.17 Subdivision		
<p>General</p> <p>1. Compliance with Council's Design Manual for the Subdivision of Land in regards to:</p> <ul style="list-style-type: none"> • Road layout • Road pavement • Sub-surface drainage • Stormwater drainage • Site works (e.g. cut & fill) • Soil & water management (e.g. erosion) • Waterfront development • Cycleway & pedestrian paths • Bushfire protection • Water reticulation • Sewerage system <p>2. <i>Minimum lot widths should be provided in accordance with the following table.</i></p> <p>3. <i>A minimum of 70% of allotments in a subdivision are to have favourable northern orientation as per the figure opposite.</i></p> <p>4. <i>Allotments orientated in a north-south direction can be longer and narrower than required to allow good solar access to yards and living areas.</i></p>	<p>Not applicable</p>	<p>The application does not seek approval for subdivision.</p>

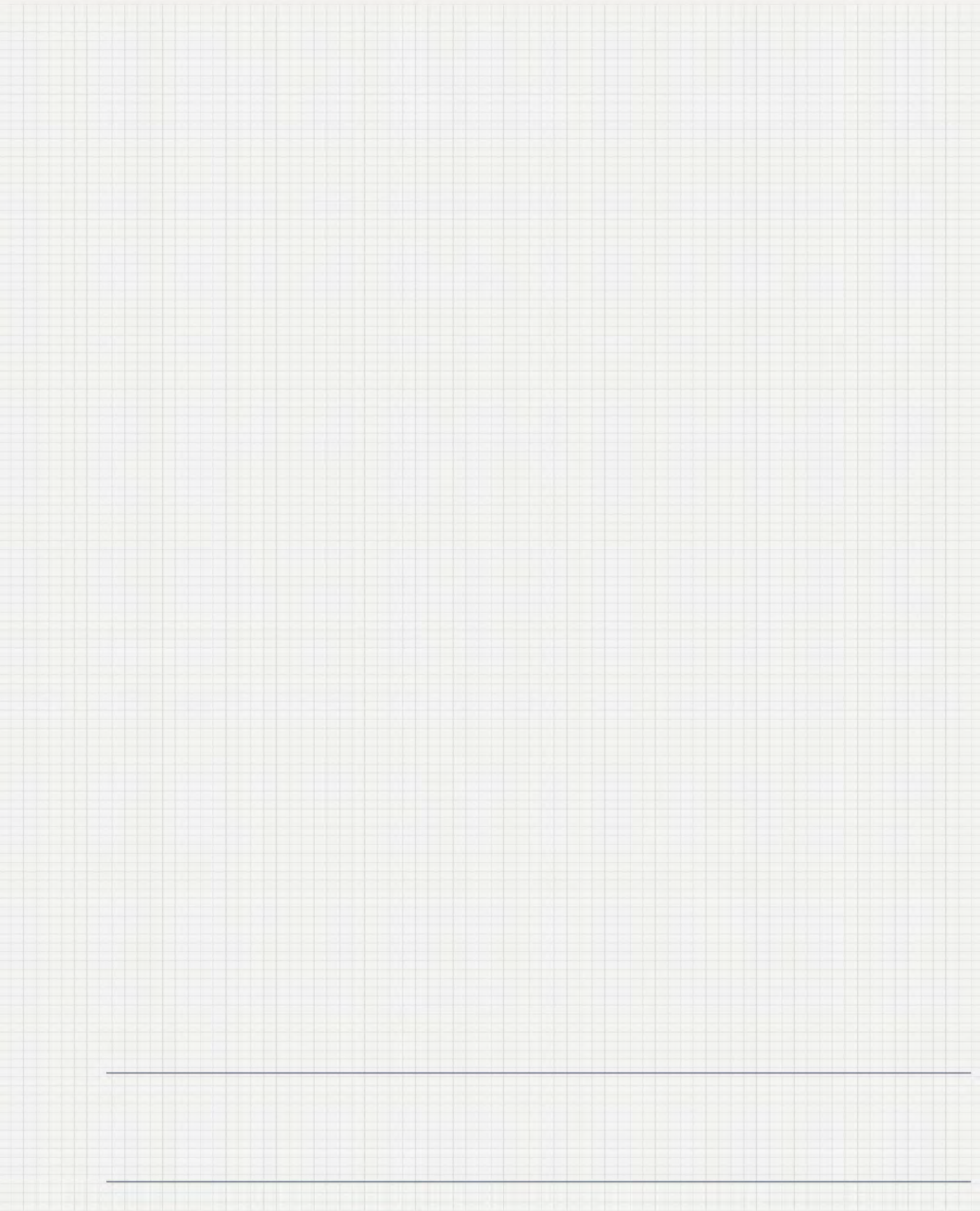
Controls	Complies	Comment
<p>5. Allotments orientated in east-west direction need to be wider than required to provide greater opportunity for solar access to yards and living areas.</p>		
<p>6. Battle-axe allotments are not encouraged. However, where they are necessary the minimum access handle within is to be 5m and the maximum length to the land is to be 30m. Shared access handles may be a minimum of 5m in width.</p>		
<p>7. No more than two battle-axe allotments should adjoin on another or share an access handle.</p>		



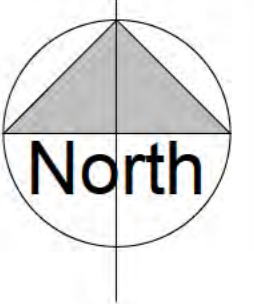
Appendix B: Building Plans

Appendix C: Cost Summary Report

Appendix D: Landowners' Consent



Areas:
 Site: 750m²
 Existing house: 182m²
 Proposed secondary dwelling: 60m²
 Landscaped area: 508m²



HONOR AVE (SERVICE LANE)

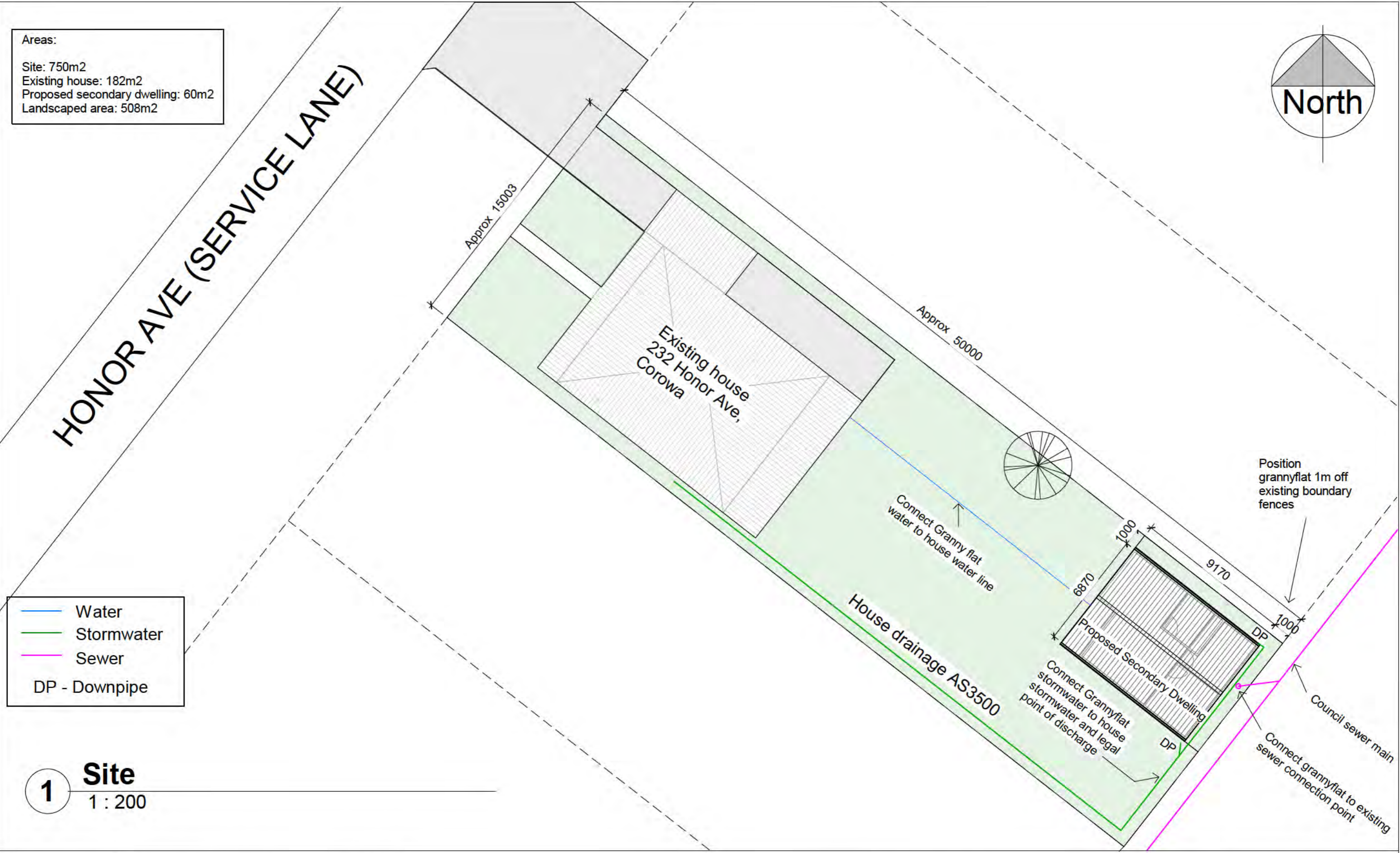
Approx 15003

Approx 50000

Existing house
 232 Honor Ave,
 Corowa

- Water
- Stormwater
- Sewer
- DP - Downpipe

1 Site
 1 : 200



Position grannyflat 1m off existing boundary fences

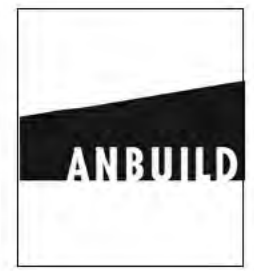
Connect Granny flat water to house water line

House drainage AS3500

Connect Granny flat stormwater to house stormwater and legal point of discharge

Council sewer main

Connect grannyflat to existing sewer connection point



No.	Description	Date

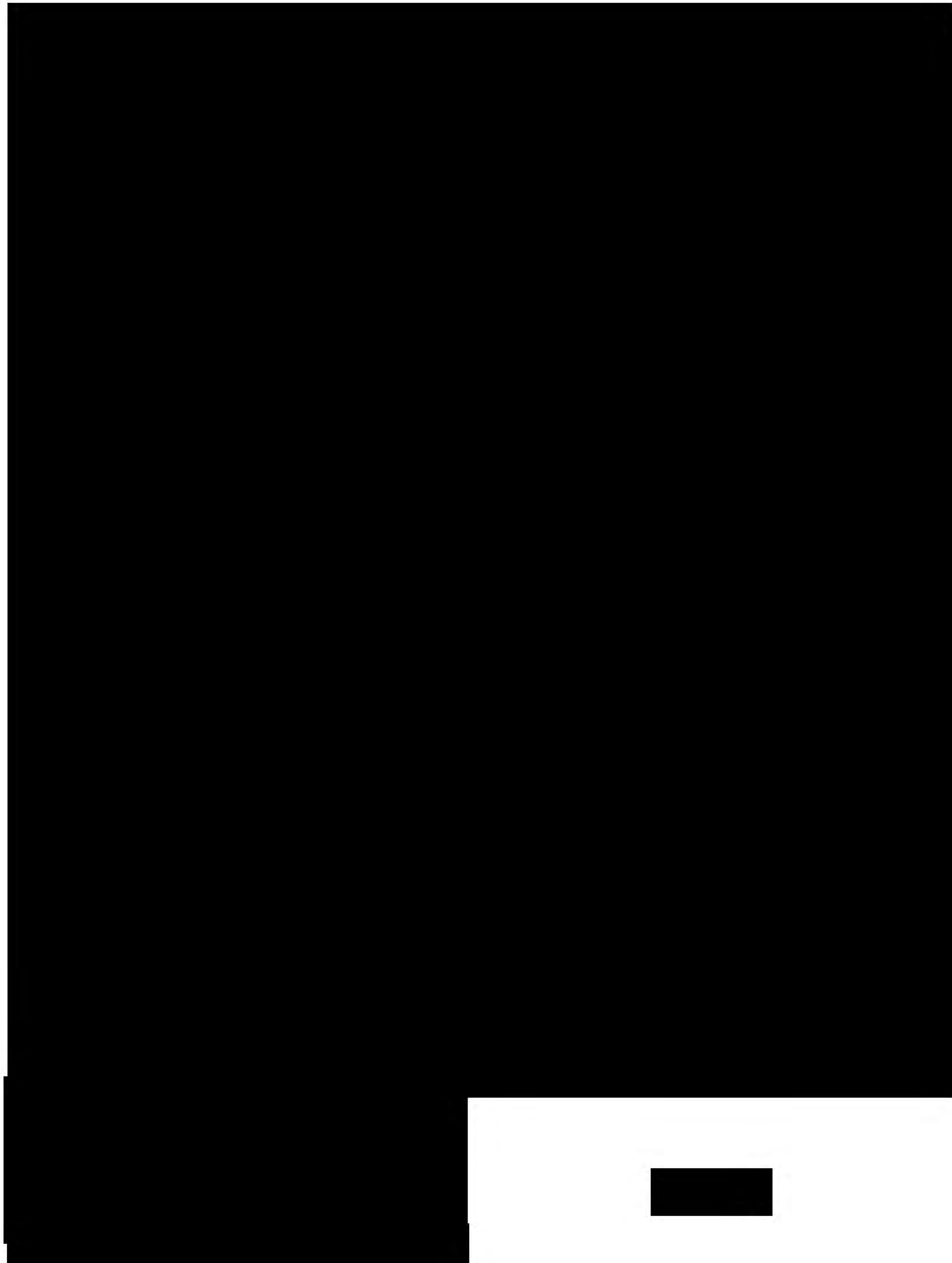
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
232 Honor Ave, Corowa

SHEET
Site Plan

CLIENT
Tanya Greaney

Date	Project number	Scale (@ A3)
Issue Date	232	1 : 200
Drawn by	DRWAING NUMBER	REV
Tom A	A101	A
Checked by		
Tom A		



- NORTH WEST

- SOUTH WEST

- SOUTH EAST

- NORTH EAST

GENERAL NOTES
All notes on Drawings and the Contract Documents are to be understood as AND requirements and not as OR requirements. Any anomalies between the design documents/contracted Site Conditions and Contractor's requirements are to be referred to the Architect and the respective Drawings for confirmation prior to proceeding with any works.
Do not scale Drawings, use figured dimensions only.
The Contractor and their Associates shall verify all dimensions of this drawing and the corresponding site conditions prior to any works commencing.

REVISIONS

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

KEY PLAN

DRAWING NUMBER CURRENT REVISION

C1

STATUS

Scale 1:100 @ A0

Date

Drawn by

Checked by