

**Initiator details**

Title	
First given name	Brandon
Family name	Johnson
Contact number	[REDACTED]
Email	[REDACTED]

**Applicant contact details**

Title	Mr
First given name	Brandon
Other given name/s	
Family name	Johnson
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	[REDACTED]
ACN	[REDACTED]
Name	JOHNSON GROUP & CO PTY LTD
Trading name	JOHNSON GROUP & CO PTY LTD
Is the nominated company the applicant for this application	Yes

**Owner/s of the development site**

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Seاون
Other given name/s	
Family name	Wilton
Contact number	[REDACTED]
Email	[REDACTED]
Address	5 HOGG COURT COROWA 2646

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
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**Developer details**

ABN	
ACN	

Name	
Trading name	
Address	
Email Address	

#### Development details

Application type	Development Application
Site address #	1
Street address	5 HOGG COURT COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	28/-/DP252661 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Corowa Local Environmental Plan 2012</p> <p>Land Zoning R2: Low Density Residential</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 550 m<sup>2</sup></p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p>

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Carport Garage, carport or carparking space Shed
Description of development	Construction of a Carport in Driveway Construction of a Shed in rear of property
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	118
Total site area (m2)	
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$38,795.00
Estimated development cost	\$38,795.00
Do you have one or more BASIX certificates?	
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?	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 <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 An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million

### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Fair Dinkum Builds Albury Wodonga
ABN	13 659 938 986
ACN	
Trading Name	Fair Dinkum Builds Albury Wodonga
Email address	[REDACTED]
Billing address	[REDACTED]

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	FDAW10732Wilton shed corowa FDAW10713Wilton carport corowa
Environmental impact statement	Statement of Environmental Effects - 5 HOGG COURT - COROWA
Other	Carport and Shed Contract signed wilton
Site Plans	SITE PLAN - 5 HOGG COURT - COROWA
Statement of environmental effects	Statement of Environmental Effects - 5 HOGG COURT - COROWA

### Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying	

information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

# Statement of Environmental Effects

Accompanying a development application for

**Construction of a Carport in the Driveway**

**Construction of a shed in the rear of the property**

At

**Lot 28 DP252661**

**5 Hogg Court, Corowa NSW 2646**

**18/09/24**

The logo for 'Fair Dinkum Builds' is displayed on a dark green rectangular background. The word 'fair' is in a light orange, lowercase, sans-serif font. Below it, 'dinkum' is in a larger, bold, light orange, lowercase, sans-serif font. At the bottom, 'builds' is in a dark blue, bold, lowercase, sans-serif font, followed by a small 'TM' trademark symbol.

**Albury Wodonga**

## **Contents**

1. Introduction
2. Site description and analysis
3. Details of proposal
4. Clause 4.15 – Matters for consideration
5. Other considerations
6. Conclusion

## **1. Introduction**

This statement of environmental effects has been prepared by Brandon Johnson to accompany a development application for the construction of a carport and the construction of a shed at 5 Hogg Court, Corowa NSW 2646. The application is being lodged by Brandon Johnson, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal consists of the construction of an 8m by 8.7m carport in the driveway of the property in front of the existing garage / shed. Along with the construction of a 7m by 7m steel frame colour-bond sheeted shed in the rear South-Western side of the property.

This statement has been prepared having regard to the following documentation:

- Engineering plans – FDAW10732 Wilton Shed Corowa
- Engineering plans – FDAW10713 Wilton Carport Corowa
- SITE PLAN – 5 HOGG COURT - COROWA

## **2. Site description and analysis**

### **Location and property description**

The land is described as Lot 28 on Deposited Plan 252661, otherwise known as 5 Hogg Court, Corowa, NSW 2646.

The allotment can be described as trapezoid in shape. The site is 1028m<sup>2</sup> nestled alongside parkland and contains an existing dwelling. The dwelling was built in 1975 with 2 bedrooms, 1 bathroom, and 3 parking spaces. The site is not subject to any known contamination, erosion, acid sulphate soils or fill. There are no significant views to or from the site. Access is from an existing crossover from Hogg Court (sealed road). There are no notable site features or characteristics.



## Surrounding development

The surrounding environment consists of residential allotments of similar size containing dwellings and sheds. The area is an established residential subdivision containing dwellings of roughly the same age.



### **3. Details of proposal**

#### **Proposed works**

The proposal is for the development of a 8m by 8.7m steel frame Colorbond sheeted carport in the drive way of the property in front of the existing garage / shed. Along with the construction of a 7m by 7m steel frame Colorbond sheeted shed in the rear South-Western side of the property. The carport and shed is to be used in association with the existing dwelling on the land. The shed is to be constructed of Colorbond materials.

Setbacks of the carport are proposed at 200mm from the front Eastern side boundary, 800mm from the rear Eastern boundary and 16.7m from the Southern boundary.

Setbacks of the shed are proposed at 1m from the Western side boundary, 9m from the Southern boundary.

See site plan below for setback information.



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builds™**  
Albury Wodonga

SITE PLAN

5 HOGG COURT COROWA  
NSW 2646

PROPOSED COLOURBOND SHED  
7M X 7M  
PROPOSED CARPORT  
8M X 8.7M

SCALE 1:100

N



#### **4. 4 Clause 4.15 -Matters for consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

*a. the provisions of:*

*b. (i) any environmental planning instrument*

The proposed carport and shed is associated with an existing dwelling.

Due to the setback of the proposed carport and shed, a DA is required.

The proposal does not contravene the zone in any way and is consistent with the existing sheds on surrounding properties

#### **Visual impacts**

The subject land is located in an existing residential area and the proposed carport and shed is normal for the area. Being well setback from the road with the carport only 69.6m<sup>2</sup> and gutter height of 2.7m and the shed only 49m<sup>2</sup> and gutter height of 2.7m it is considered the carport and shed will not have any visual impact on the local area. The colour of the shed is to be Colorbond 'Ironstone' which is considered a non-reflective colour.

#### **Open space**

The subject land is 1028m<sup>2</sup> and provides adequate open space.

#### **Overshadowing and Privacy**

The proposed carport and shed is to be only 2.7m in height and will not impact any existing dwelling.

#### **Noise**

Residential noise is expected from this type of development and is considered normal.

#### **Erosion control measures**

All erosion control measures will be undertaken by the builder to ensure no offsite impact.

#### **Economic and social impacts**

The proposed shed will create economic benefit in relation to jobs and using local businesses.

#### **Environmental benefits**

There are no adverse environmental impacts that will result from the proposed carport or shed.

#### **Security, site facilities and safety**

The proposed shed will be constructed in accordance with the Building Code of Australia and Council requirements.

**Stormwater/flooding**

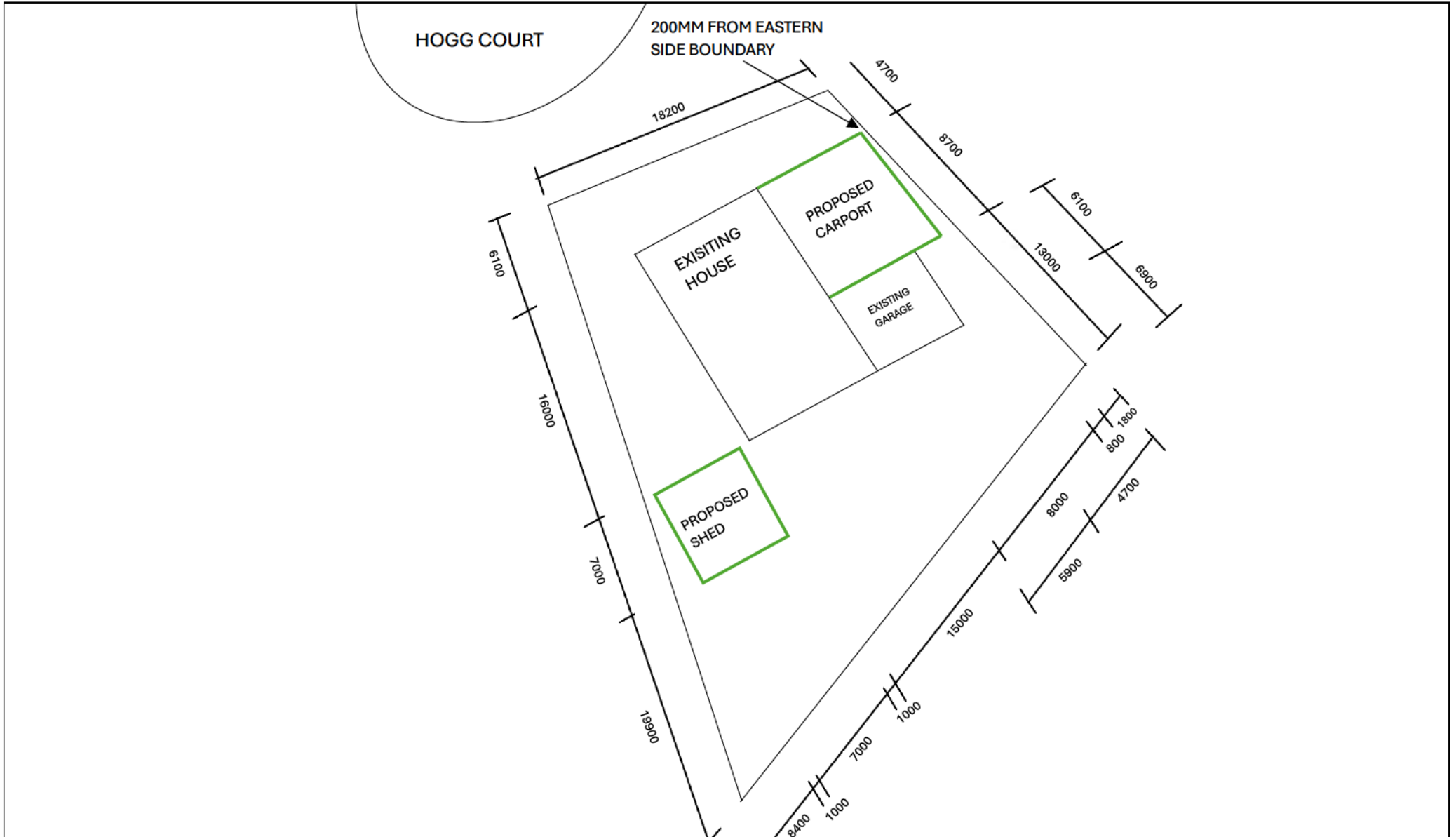
Stormwater from the shed will be connected to the existing stormwater system.

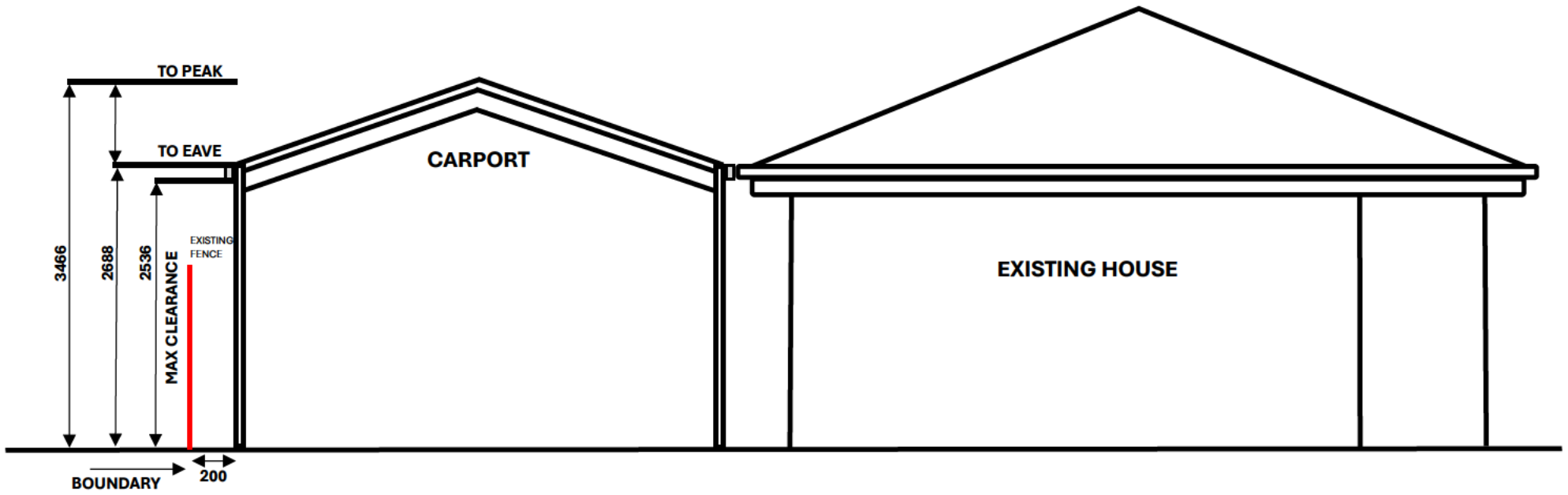
**5. Conclusion**

The application for the development of a carport and shed on land known as 5 Hogg Court, Corowa NSW 2646 is considered appropriate in this instance as the land contains an existing dwelling and is to be used in association with the dwelling.

The proposal represents an efficient use of this land and is consistent with the surrounding land uses and development.

Accordingly, it is recommended the development application be granted.





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NORTHERN  
ELEVATION

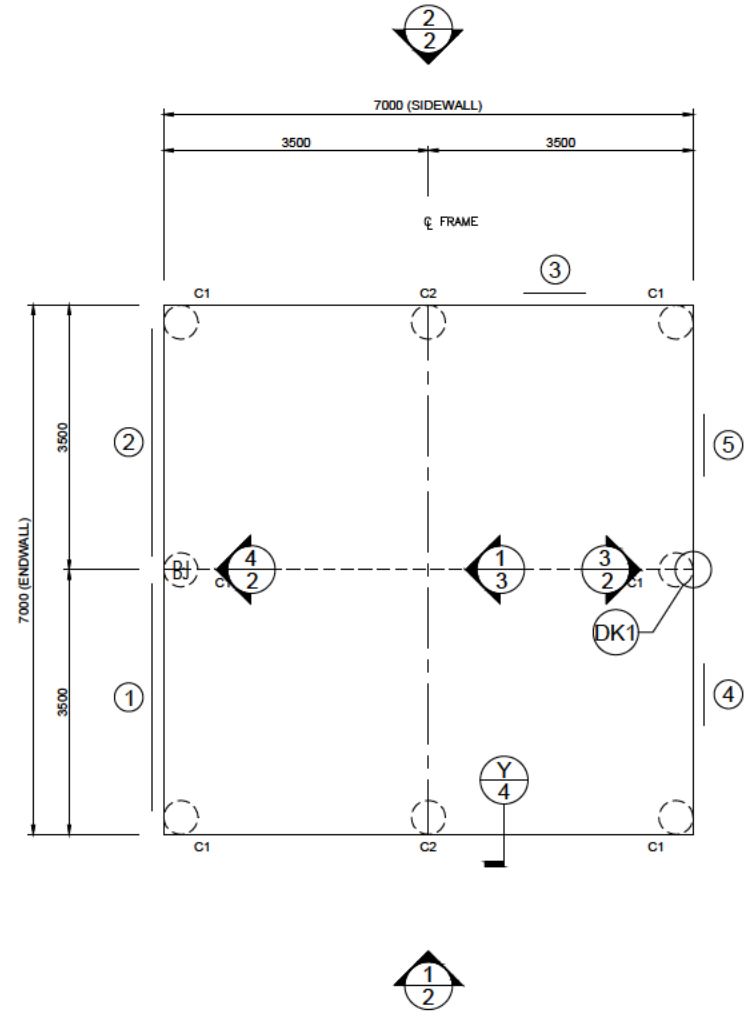
5 HOGG COURT COROWA  
NSW 2646

PROPOSED CARPORT  
8M X 8.7M



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IF IN DOUBT, ASK.



FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

C1	C15012
C2	2C15012

1 OF 6  
SHEET  
JOB NO. FIDAW10732  
DATE 17/9/2024  
CHECKED TM  
DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS ALBURY WODONGA**  
FOR 0427990082  
AT **SEAUN WILTON**  
5 HOGG COURT  
COROWA



**NORTHERN CONSULTING**  
Civil & Structural Engineers  
50 Punari Street  
Currajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

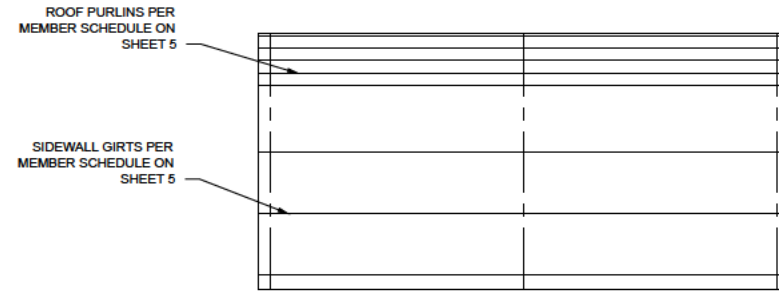
Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Certifying Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

Regn. No. 2558980  
Regn. No. 9985  
Regn. No. 116373ES  
Regn. No. PE0002216  
Regn. No. CC5648M

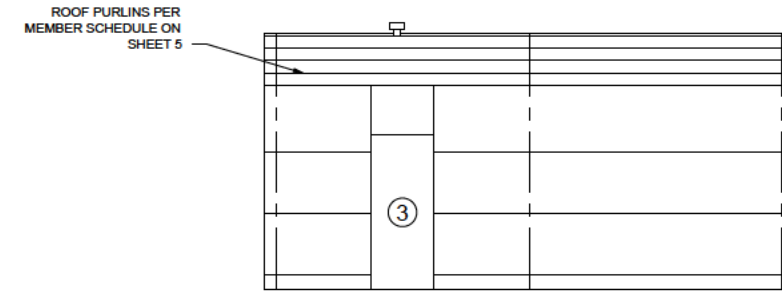
Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature *T. Messer*  
Date 17/9/2024  
Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers Register



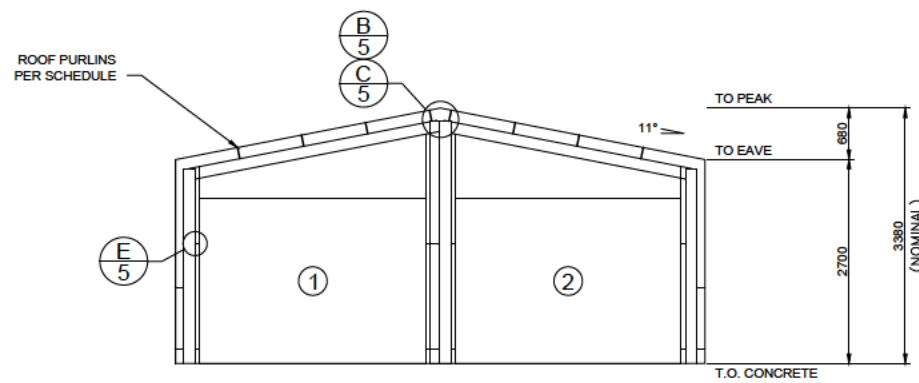
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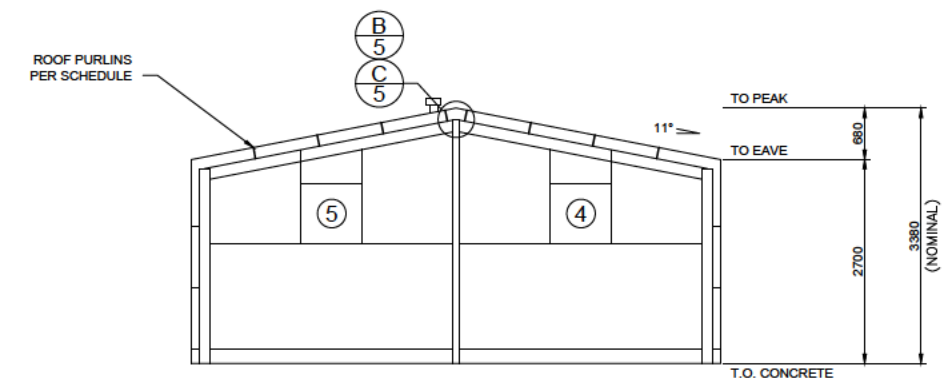
1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 100



2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 100






4 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 100

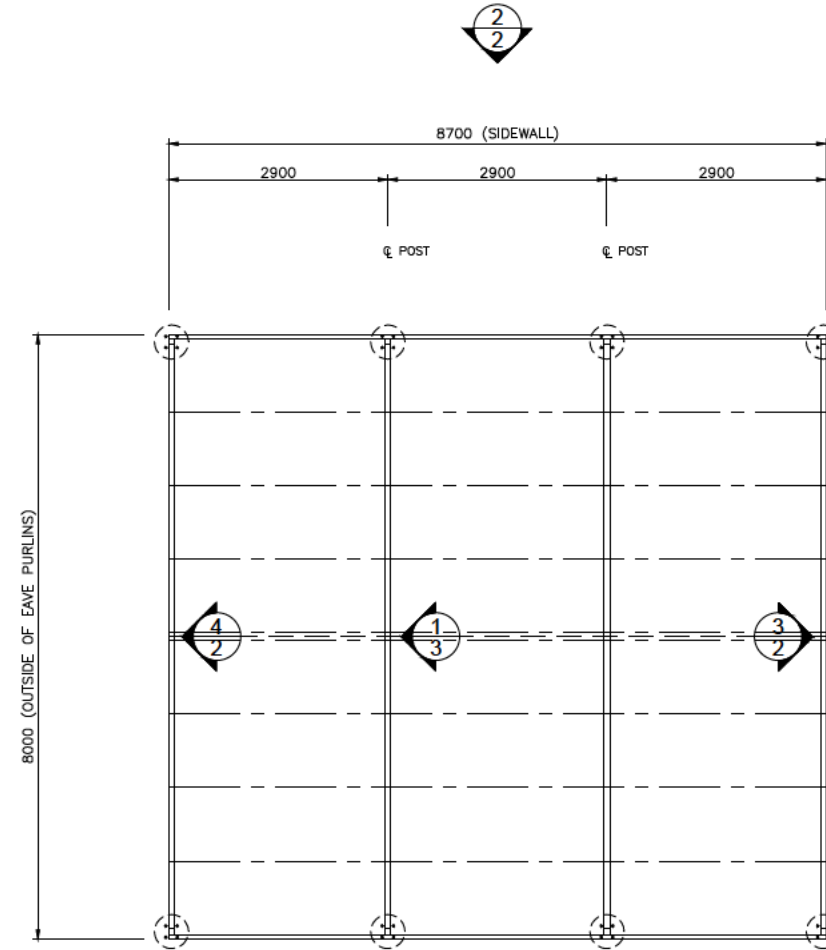


3 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.  
CLADDING DIAPHRAGM SUFFICIENT.

2 OF 6 SHEET	JOB NO. FDAW10732	DATE 17/9/2024	CHECKED TM	DRAWN FDB	STEEL BUILDING BY (CONTACT)	FOR AT	<b>FAIR DINKUM BUILDS ALBURY WODONGA</b> 0427990082 <b>SEAUN WILTON</b> 5 HOGG COURT COROWA			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 17/9/2024 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	Regn. No. 2558980	Regn. No. 9985	Regn. No. 116373ES	Regn. No. PE0002216	Regn. No. CC5648M	Registered Chartered Professional Engineer	Registered Professional Engineer (Civil & Structural) QLD	Registered Certifying Engineer (Structural) N.T.	Registered Engineer - (Civil) VIC	Registered Engineer - (Civil) TAS	

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1  
2

1  
1

**FOUNDATION PLAN**  
SCALE: 1:100

1 OF 5 SHEET

JOB NO. FIDAW/0713

DATE

CHECKED TM

DRAWN FDS

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS ALBURY WODONGA**  
 FOR 0427990082  
 AT **SEAUN WILTON**  
 5 HOGG CT  
 COROWA



**NORTHERN CONSULTING**  
 engineers

Civil & Structural Engineers  
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 Currajong, Qld 4812  
 Fax: 07 4725 5850  
 Email: design@nceng.com.au  
 ABN 341 008 173 56

Registered Chartered Professional Engineer  
 Registered Professional Engineer (Civil & Structural) QLD  
 Registered Certifying Engineer (Structural) N.T.  
 Registered Engineer - (Civil) VIC  
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Regn. No. 2558980  
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 Regn. No. PE0002216  
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

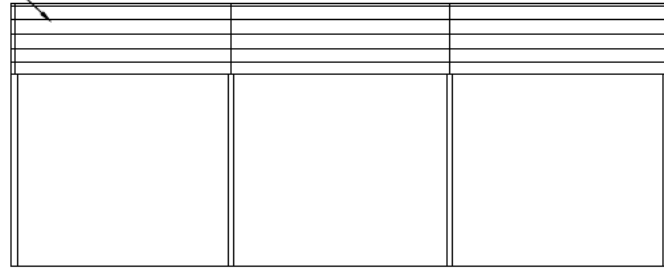
Signature *T. Messer*

Date 17/9/2024

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

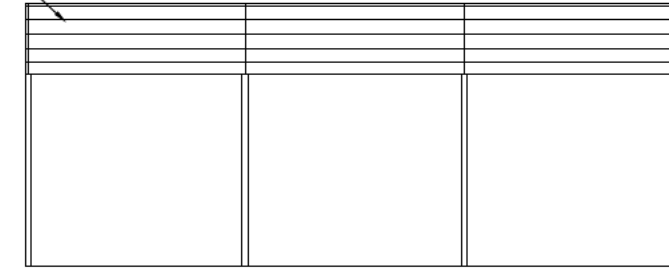
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ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



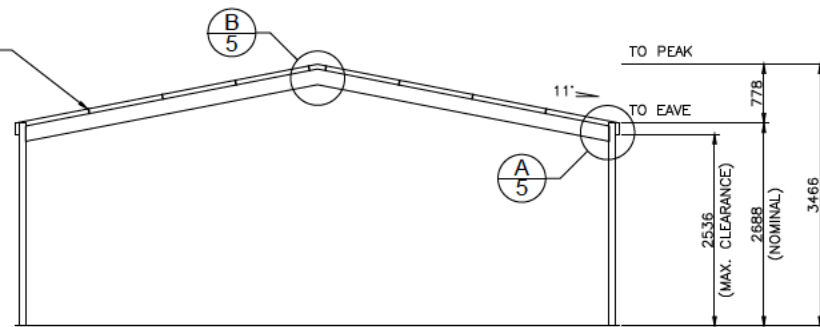
1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1:100

ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



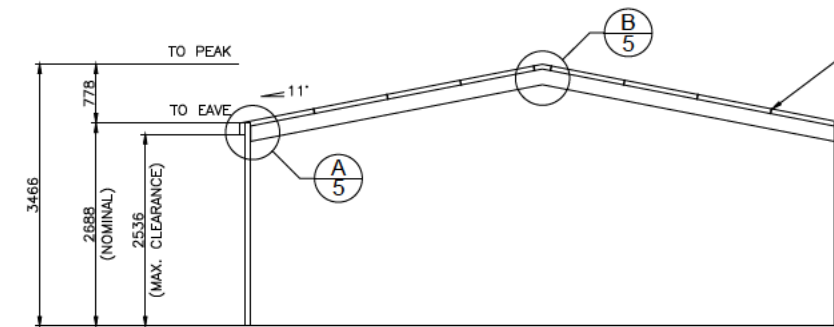
2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1:100

ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



3 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1:100

ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



4 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1:100

2 OF 5 SHEET  
JOB NO. FIDAW10713  
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