

Applicant contact details

Title	
First given name	Cavalier Homes
Other given name/s	
Family name	Permits
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 one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Stuart
Other given name/s	
Family name	Balins
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Mrs
First given name	Deanna
Other given name/s	
Family name	Balins
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
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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	50 JUDE STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	2/-/DP1280435 <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 Dual occupancy Dual occupancy (detached) Garage, carport or carparking space Dwelling House
Description of development	Construct 2x new domestic single storey dwellings (bedrooms & living), brick veneer with Colorbond Roof
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
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	4
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	155
Total site area (m2)	826
Total net lettable area (m2)	310
What is the estimated development cost, including GST?	\$565,420.00
Estimated development cost	\$565,420.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	TTUOIHQG75 U94X01WW0J
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?	Yes
Was the s68 applied for via the NSW Planning Portal?	Yes
Please provide portal reference number	S68-2024-18158
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No

Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

Payer details

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

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

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

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

Company Name	CAVALIER HOMES ALBURY-WODONGA PTY LTD
ABN	11 117 293 053
ACN	
Trading Name	CAVALIER HOMES ALBURY-WODONGA PTY LTD
Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Plans - CO3 - Energy Stamped Site Plan Amended for DA
BASIX certificate	24031BA (Energy - BASIX) 20240911222937372
Cost estimate report	24031BA (Permit - DA Estimated-Development-Cost-Applicant-Form-Unit_1_PAN-475757) 20241031145457155v02

Owner's consent	24031BA (Permit - DA - Federation Council - Owners-Consent - Signed) 20241003160647513v02
Section 10.7 Planning Certificate (formerly Section 149)	Planning Certificate 2024-553 - 26 June 2024
Site Plans	Site Plan - 50 Jude St, Howlong
Statement of environmental effects	Statement-of-Environmental-Effects Jude Street Howlong_PAN-486345
Structural engineers report	24031BA (ENGINEERING 24060 CAV C1 2024.09.16) 20240917150400533
Title Documentation / Certificate of Title	24031BA (Title - Owners Name) 20240617124251673

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 - SMALL SCALE RESIDENTIAL AND CHANGE OF USE

Standard form for minor developments only.

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS EXCEPT INTERGRATED DEVELOPMENTS WHICH REQUIRE AN ENVIRONMENTAL IMPACT STATEMENT (EIS).

ABOUT THIS FORM: This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- ✓ Dwellings, single storey in the R1, R2, RU1, RU5 and R5 zones.
- ✓ Single shops or commercial premises in the B1, B2 & B6 zones*
- ✓ Residential alterations and additions
- ✓ Ancillary residential buildings and structures such as, verandahs, carports, garages, sheds, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Corowa.

Developments not listed above may require a SEE with greater detail. Please contact Council for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact, please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

APPLICATION DETAILS

Applicant: Krystal Spencer

APPLICANT'S DECLARATION: *I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.*

Applicant Signature:  Date: 02/10/2024

PROPERTY DETAILS

Property Name: _____
 Unit/House No.: _____ Street Name: 50 Jude Street
 Town: Howlong NSW Postcode: 2643
 Lot: 2 Section: _____ DP/SP: DP1280435

PROPOSED DEVELOPMENT

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

Construct 2x new domestic single storey dwellings (bedrooms & living), brick veneer with Colorbond Roof

PLANNING CONTROLS

Is your proposal permissible in the zone under Corowa LEP 2012 / Urana LEP 2011 YES NO
 Is your proposal consistent with the zone objectives? YES NO
 Is your proposal in accordance with Corowa DCP 2013 / Urana DCP 2011 YES NO

NOTE: *If you answered no to any of the above questions please discuss your application with Council staff.*

Are there any other planning controls relevant to your proposal YES NO

If yes, please list controls and how the application complies: _____

DESCRIPTION OF SITE

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.
Rectangle shaped lot, no easements and very minimal fall to site.

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

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

Bushfire Prone	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Flooding	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Storm water inundation	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

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

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

Terrestrial biodiversity	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Riparian Land and Watercourses	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Groundwater vulnerability	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Wetlands	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Item of Environmental Heritage or in conservation area *	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

**Note a Heritage Impact statement may be required. Please discuss with Council*

What types of land use and development exist on the surrounding land?

Surrounding lots are developed/existing residential dwellings.

CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

Visually prominent in the surrounding area?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Inconsistent with the existing streetscape?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Out of Character with the surrounding area?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Inconsistent with surrounding land uses?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Vary a building line setback	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc? YES NO
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? YES NO
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc? YES NO
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? YES NO
- If yes, please provide details of issue. Some issues will require plans, i.e. overshadowing.
-
-
-

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? YES NO
- Will the development increase traffic movements/volumes? YES NO
- If Yes by how much and what types of Vehicles? 1x additional car vehicle due to dual occupancy
- Are additional access points to a road network required? YES NO
- Has vehicle maneuvering and onsite parking been addressed in the design? YES NO
- Is power, water, electricity, sewer and telecommunication service readily available to the site? YES NO
- Comments _____
-
-
-

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust odours etc?) YES NO
- Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)? YES NO
- Will the development have any noise impacts above background noise levels? (i.e. air conditioner units, pool pumps)? YES NO
- Does the development involve any significant excavation or filling? YES NO
- Could the development cause erosion or sediment runoff (including during construction)? YES NO
- Is there a likelihood of the development resulting in site contamination? YES NO
- Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)? YES NO
- Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance? YES NO
- Is the development likely to disturb any aboriginal artifacts or relics? YES NO
- Comments _____
-
-
-

FLORA AND FAUNA – FOR THREATENED SPECIES PLEASE VISIT www.threatenedspecies.nsw.gov.au

Is the development likely to result in any form of air pollution (smoke, dust odours etc?) YES NO

Will the development result in the removal of any native vegetation from the site? YES NO

Is the development likely to have any impact on threatened species or native habitat? YES NO

If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.

Comments _____

WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of Sewer Septic

Will liquid trade waste be discharged to Council’s sewer? YES NO

Will the Development result in any hazardous waste or other waste disposal issue? YES NO

How will stormwater (from roof and hard standing areas) be disposed of? Council System Other (Provide Details)

Details: To water tanks and overflow to council LPOD (existing swale drain)

Have all potential overland stormwater risks been considered in the design of the development? YES NO

Comments _____

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic or social consequences in the area? YES NO

Has the development addressed safety, security or crime prevention issues? YES NO

Comments _____

OTHER RELEVANT MATTERS

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

SITE CUTS & BATTERS SHALL NOT EXCEED A 45° SLOPE OR A 1:1 BATTER FOR CLAY CUTS SHALL NOT EXCEED A 30° SLOPE OR 1 HORIZONTAL TO 2 VERTICAL BATTER FOR SAND

DP: DENOTES DOWNPIPE

CONNECT STORMWATER DRAINAGE SYSTEM TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER P.V.C. SWD PIPE WITH 1:100 MIN FALL IN ACCORDANCE WITH LOCAL COUNCIL'S REGULATIONS & REQUIREMENTS

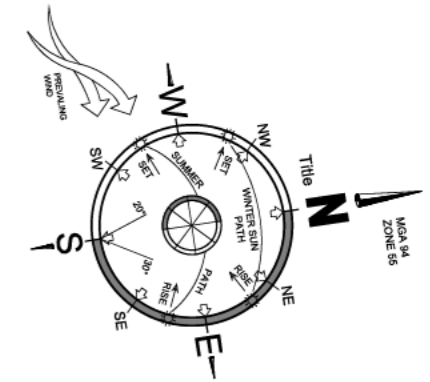
PROVIDE 100mm U.P.V.C. SWD PIPE WITH 1:100 MIN. FALL UNDER CONCRETE SLAB

NOTE: ELECTRICITY, TELEPHONE, WATER, STORMWATER & SEWER SERVICES ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.

NOTE: ADEQUATE GRADING & DRAINAGE MEASURES ARE TO BE PROVIDED AROUND THE BUILDING TO PREVENT SURFACE STORMWATER COLLECTING ADJACENT TO THE BUILDING.

NOTE: I / WE THE CLIENT UNDERSTAND THE FULL EXTENT OF SITE WORKS REQUIRED & DISPLAYED ON THESE PLANS.

SIGNED:..... DATE:.....



SERVICES LEGEND

- ST STORMWATER
- SW SEWER
- E ELECTRICAL
- T TELSTRA
- W WATER
- H HYDRANT
- P POWER POLE
- D DATUM POINT
- NBN NBN POINT
- G GAS

AREAS (COMBINED)

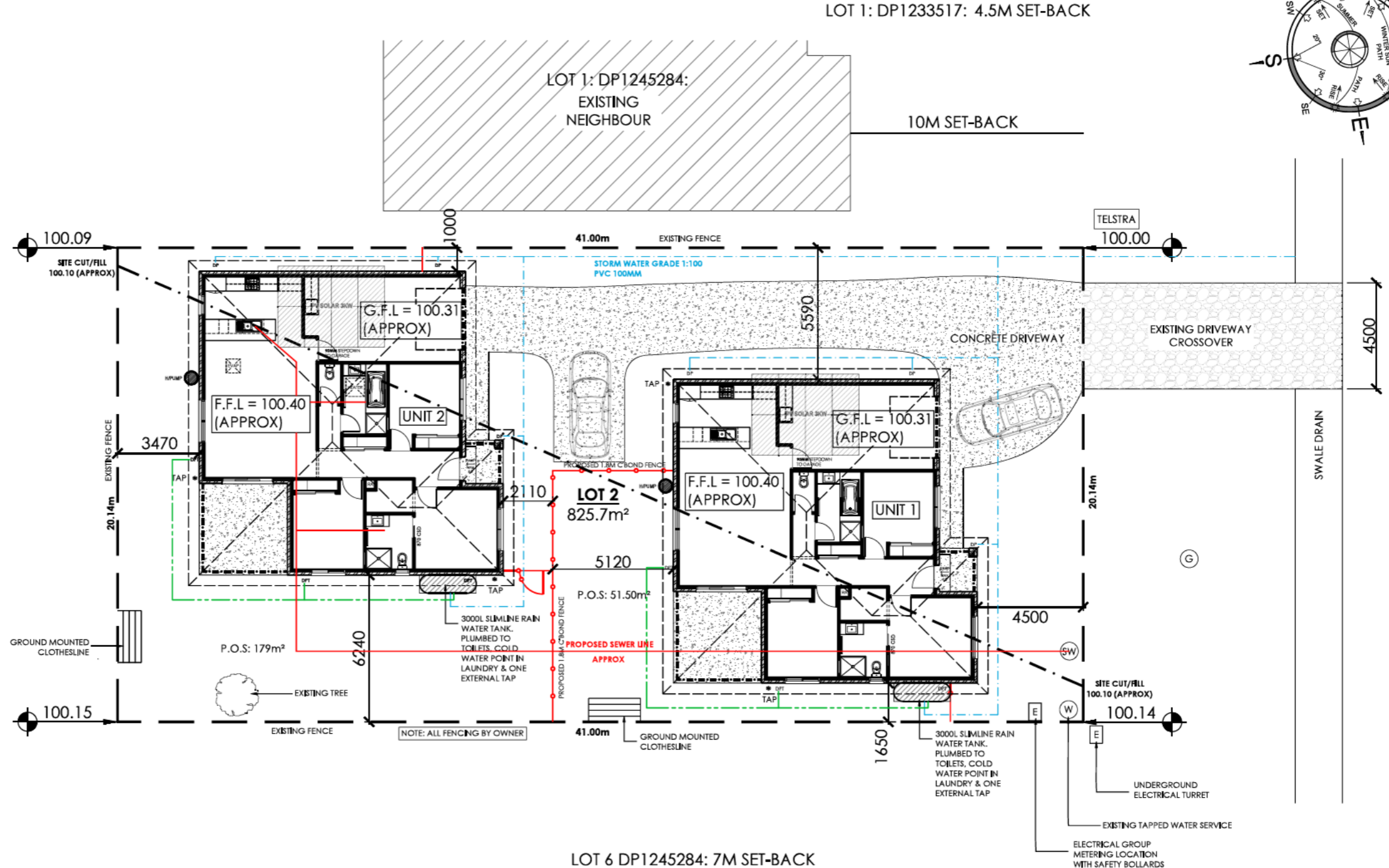
DRIVEWAY:	117.60 sqm
FRONT PATH:	7.00 sqm
ALFRESCO:	30.00 sqm
PORCH:	5.92 sqm
TANK PAD:	1.87 sqm
TOTAL:	162.39 sqm

SITE PLAN

SCALE 1 : 200

SITE CUT/FILL @ 100.10 APPROX

SOIL CLASSIFICATION - CLASS "H1-D"



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: 11/09/24

BUSHFIRE ATTACK LEVEL: BAL - LOW



CAVALIER HOMES ALBURY-WODONGA PTY LTD.
4C SHEATHERS ROAD, WODONGA, VIC, 3690.
PH: 02 6056 6006

PROPOSED NEW RESIDENCE FOR STUART BALINS & DEANNA BALINS AT LOT 2, 50 JUDE STREET, HOWLONG, NSW, 2643.

AS PER CONDITIONS OF CONTRACT, THESE DRAWINGS ARE A REPRESENTATION OF WHAT IS TO BE BUILT AND ITEMS NOT SHOWN ON THIS DOCUMENT OR IN SPECIFICATION ARE DEEMED NOT TO BE PART OF THE CONTRACT.

I/WE APPROVE THESE DRAWINGS CORRECT AS PER THE CONTRACT

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

No. AMENDMENT DATE

CO3	ADDED INTERNAL INSULATION	16/10/24

DESIGN: CUSTOM UNIT

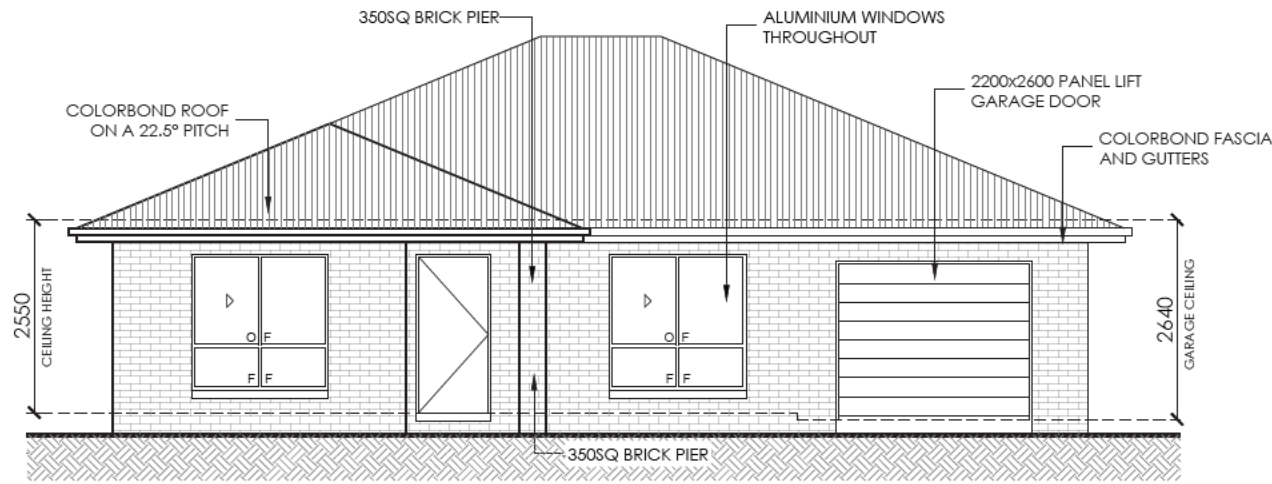
THIS IS THE SOLE PROPERTY OF CAVALIER HOMES AUSTRALIA PTY LTD, AND MAY NOT BE USED IN WHOLE, OR IN PART WITHOUT WRITTEN OR FORMAL CONSENT FROM CAVALIER HOMES AUSTRALIA PTY LTD. LEGAL ACTION WILL BE TAKEN AGAINST ANY PERSON/S INFRINGING THE COPYRIGHT.

drawn: JL

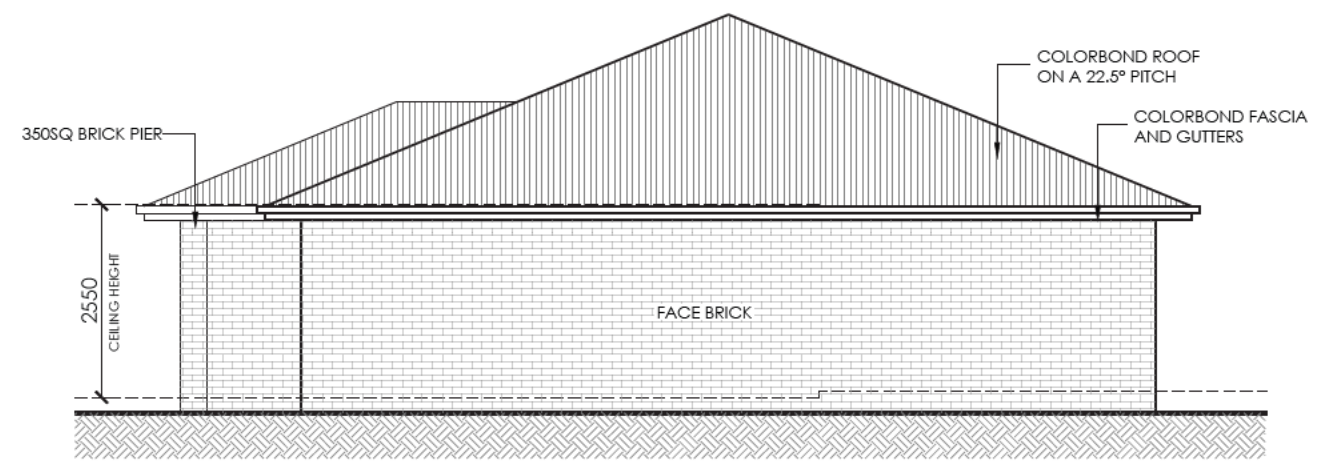
date: 16/10/24

sheet: 1 of 10

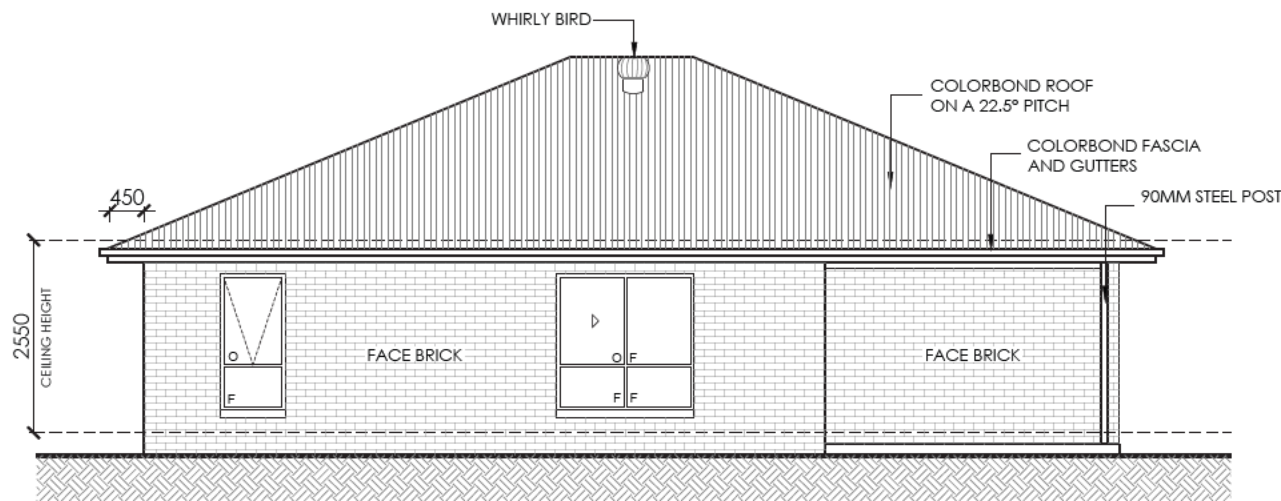
job no:
24031-32BA CO3



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS

SCALE 1 : 100

NOTE: REFER TO ENGINEERING DRAWINGS FOR EXACT LOCATION OF ARTICULATION JOINTS.



CAVALIER HOMES ALBURY-WODONGA PTY LTD.
4C SHEATHERS ROAD, WODONGA, VIC, 3690.
PH: 02 6056 6006

**PROPOSED NEW RESIDENCE
FOR STUART BALINS & DEANNA
BALINS AT LOT 2, 50 JUDE STREET,
HOWLONG, NSW, 2643.**

AS PER CONDITIONS OF CONTRACT, THESE DRAWINGS ARE A REPRESENTATION OF WHAT IS TO BE BUILT AND ITEMS NOT SHOWN ON THIS DOCUMENT OR IN SPECIFICATION ARE DEEMED NOT TO BE PART OF THE CONTRACT.

I/WE APPROVE THESE DRAWINGS CORRECT AS PER THE CONTRACT

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

No. AMENDMENT DATE

No.	AMENDMENT	DATE
CO3	ADDED INTERNAL INSULATION	16/10/24

DESIGN: CUSTOM UNIT

THIS IS THE SOLE PROPERTY OF CAVALIER HOMES AUSTRALIA PTY LTD, AND MAY NOT BE USED IN WHOLE, OR IN PART WITHOUT WRITTEN OR FORMAL CONSENT FROM CAVALIER HOMES AUSTRALIA PTY LTD. LEGAL ACTION WILL BE TAKEN AGAINST ANY PERSON/S INFRINGING THE COPYRIGHT.

drawn: JL

date: 16/10/24

sheet: 4 of 10

job no:

24031-32BA CO3