

**Applicant contact details**

Title	
First given name	Leanne
Other given name/s	
Family name	Kennedy
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	Stephen
Other given name/s	
Family name	Clyne
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	1/20/DP758726
Local government area	FEDERATION
Lot / Section Number / Plan	
Primary address?	Yes

Planning controls affecting property	Land Application LEP	NA
	Land Zoning	NA
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA

### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dwelling House
Description of development	2 BR/BV Residence on slab floor with attached garage & iron roof
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
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)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$398,000.00
Estimated development cost	\$398,000.00
Do you have one or more BASIX certificates?	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?	
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	

### 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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

### Sustainable Buildings

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

## Payer details

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

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

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

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

Company Name	Kennedy Builders
ABN	57 112 289 559
ACN	
Trading Name	Kennedy Builders
Email address	
Billing address	

## Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	LANDSCAPING stamped GENERAL NOTES stamped WET AREAS stamped ROOF LINES stamped FLOOR FINISHES stamped ELEVATIONS stamped ELECTRICAL stamped DIMENSIONS stamped CROSS SECTION stamped
BASIX certificate	NatHERS certificate BASIX certificate
Cost estimate report	Signed QUOTATION Signed BUILDING CONTRACT
Owner's consent	Kennedy Builders Owners Consent
Site Plans	SITE stamped
Statement of environmental effects	Statement of Environmental Effect
Stormwater drainage plan	STORMWATER stamped
Structural engineers report	241001-S1-S16 REV C1 241001-Computations 241001-Certificate-of-Compliance 1481-01sc.24awg - 48 Ward Street
Title Documentation / Certificate of Title	Title Search

## Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices	Yes

and on its website and/or the NSW Planning Portal	
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

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: Kennedy Builders

**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: [Signature] Date: 07.11.2024

### PROPERTY DETAILS

Property Name: \_\_\_\_\_

Unit/House No.: 48 Street Name: ward Street

Town: Mulwala Postcode: 2647

Lot: 1 Section: 20 DP/SP: DP758726

### 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.

2 BR/BV residence on slab floor with Attached garage & iron 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.

*vacant.*

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

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

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

**NOTE:** If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website [www.rfs.nsw.gov.au](http://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  YES  NO
- Riparian Land and Watercourses  YES  NO
- Groundwater vulnerability  YES  NO
- Wetlands  YES  NO
- Item of Environmental Heritage or in conservation area \*  YES  NO

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

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

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

**CONTEXT AND SETTING – WILL THE DEVELOPMENT BE**

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

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



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

ACCESS, TRAFFIC AND UTILITIES			Comments
<input type="checkbox"/>	YES	<input type="checkbox"/>	Is legal and practical access available to the development?
<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	Will the development increase traffic movements/volumes?
<input type="checkbox"/>	YES	<input type="checkbox"/>	If yes by how much and what types of vehicles?
<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	Are additional access points to a road network required?
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	Has vehicle maneuvering and onsite parking been addressed in the design?
<input type="checkbox"/>	YES	<input type="checkbox"/>	Is power, water, electricity, sewer and telecommunication service readily available to the site?

PRIVACY, VIEWS AND OVERSHADOWING			If yes, please provide details of issue. Some issues will require plans, i.e. overshadowing.
<input type="checkbox"/>	YES	<input type="checkbox"/>	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?
<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
<input type="checkbox"/>	YES	<input type="checkbox"/>	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?
<input type="checkbox"/>	YES	<input type="checkbox"/>	Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths?



**FLORA AND FAUNA – FOR THREATENED SPECIES PLEASE VISIT [www.threatenedspecies.nsw.gov.au](http://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: \_\_\_\_\_

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



1. To the extent that the signatory to this form is the copyright owner of documents lodged with this application, you licence Council to make all documents publicly available, and further licence Council to reproduce and/or communicate all such documents for any purpose associated with the exercise of its functions, and for the purpose of complying with its obligations under the Government Information (Public Access) Act 2009 and any other applicable legislation.
2. By executing this form, the signatory warrants that to the extent that he/she is not the copyright owner of any documents lodged with this application, Council is licensed by the copyright owner to use the documents lodged with this application in accordance with paragraph 1 above.
3. By executing this form, the signatory indemnifies Council against all claims and actions in respect of a breach of copyright arising from any unauthorised use of any documents lodged with this application.

**COPYRIGHT STATEMENT:**

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- Any matters required to be indicated by any guidelines issued by the Director-General.
- The steps to be taken to protect the environment or lessen the expected harm to the Environment
- How the impacts have been identified?
- The environmental impacts of the development

The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.

Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:  
 Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).  
 Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.  
 Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.

**LEGAL REFERENCES**

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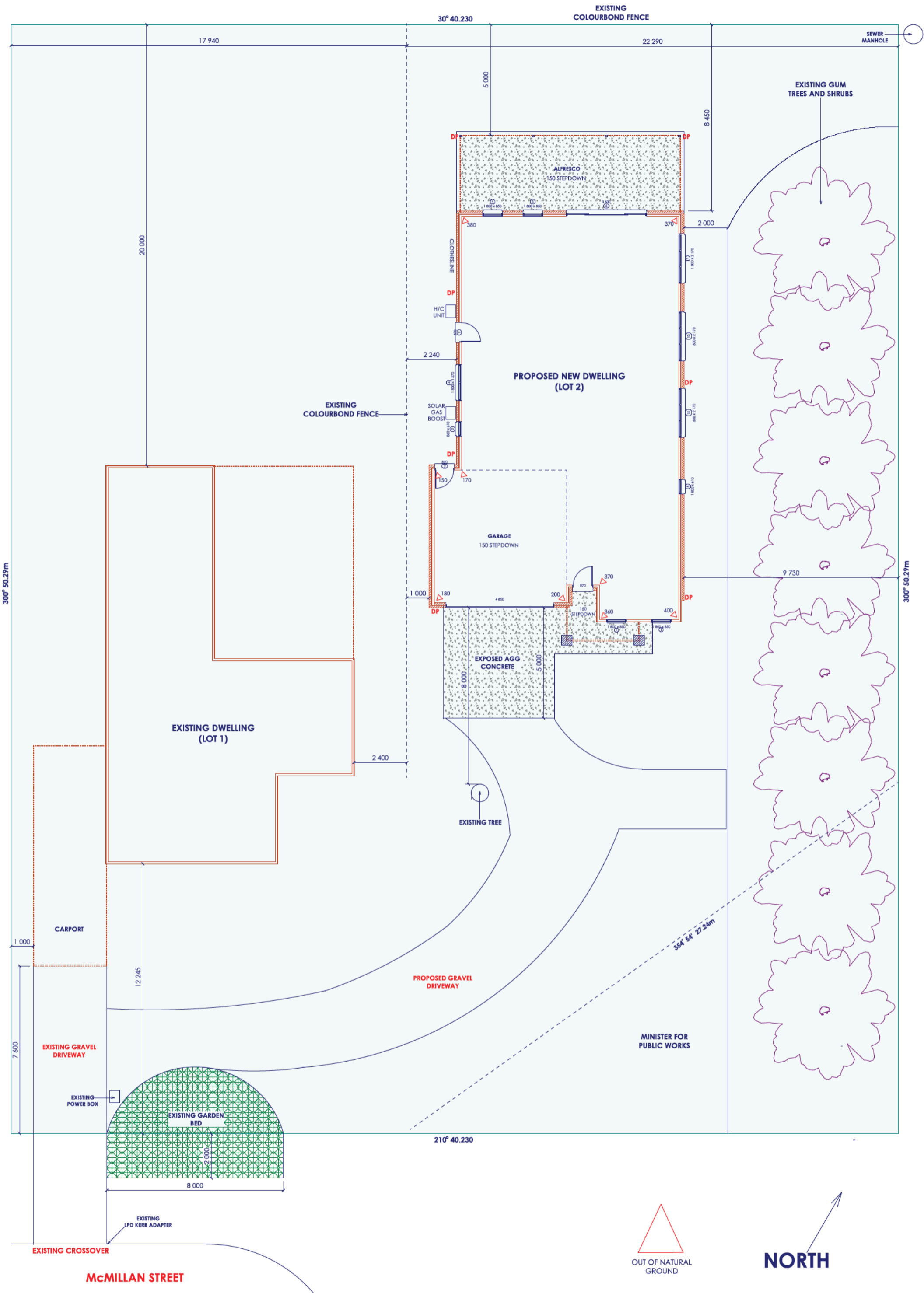
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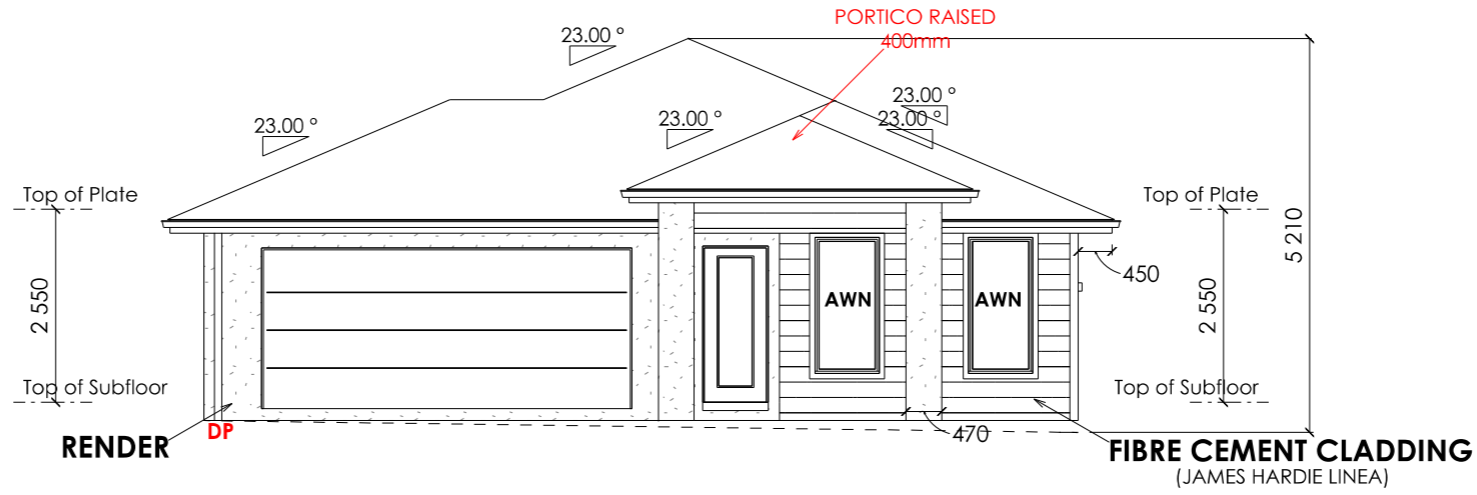
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**OTHER RELEVANT MATTERS (Continued)**

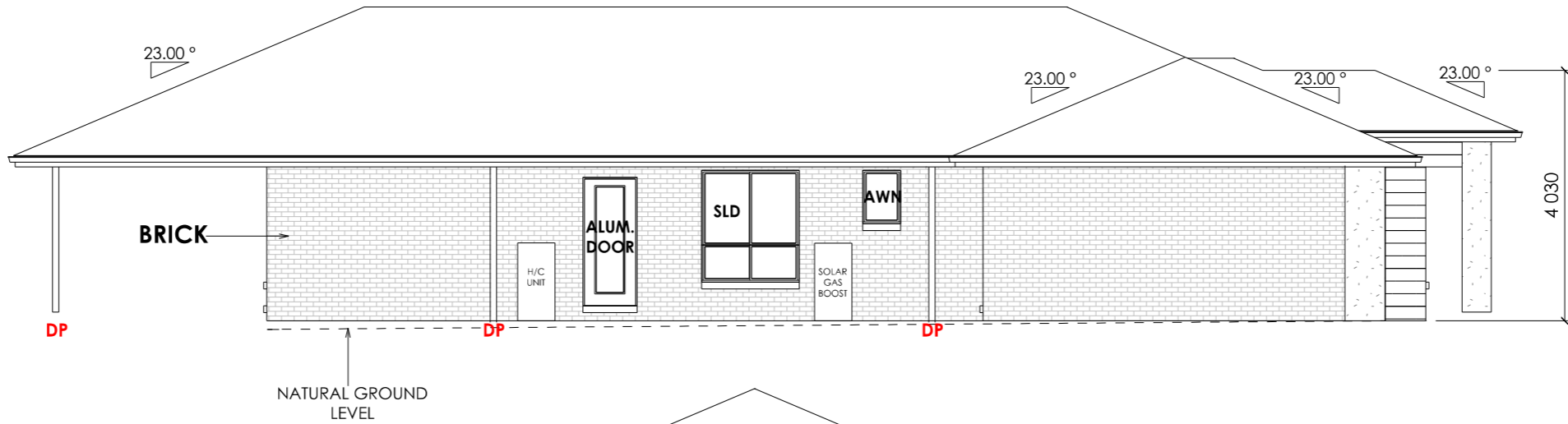


	SHOP 6, 97-103 MELBOURNE STREET MULWALA NSW 2647 Ph: 0408549685 damien@kennedybuilders.com.au www.kennedybuilders.com.au	PROJECT TITLE: <b>CLYNE</b>	CLIENT: <b>STEPHEN CLYNE</b>	ADDRESS: <b>48 WARD STREET                  LOT 2,                  MULWALA NSW 2647</b>	DRAWING TITLE: <b>SITE PLAN</b>	DRAWN BY: <b>KENNEDY BUILDERS</b>
	McMILLAN STREET					

**SOUTH ELEVATION**



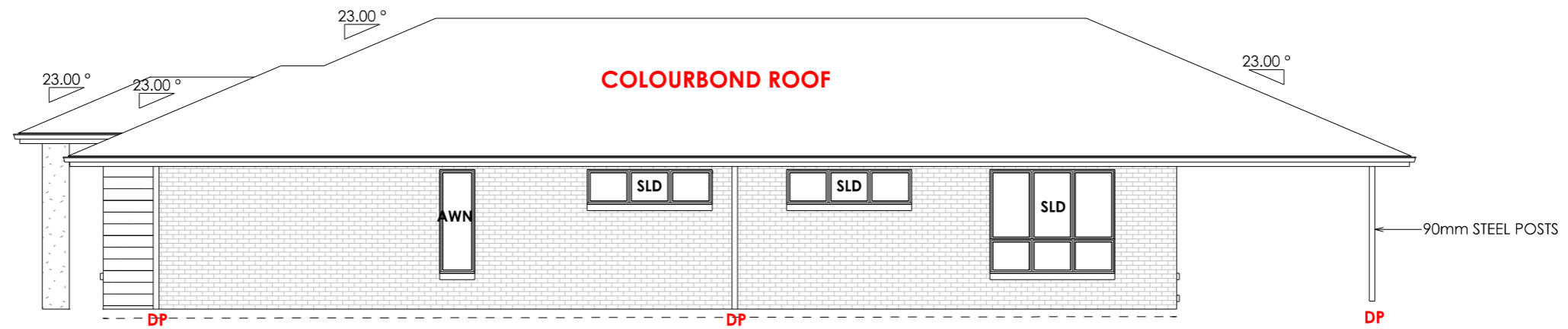
**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



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PROJECT TITLE:  
**CLYNE**

CLIENT:  
**STEPHEN CLYNE**

ADDRESS:  
**48 WARD STREET,  
MULWALA NSW 2647**

DRAWING TITLE:  
**ELEVATIONS**

DRAWN BY:  
**KENNEDY BUILDERS**

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SCALE:  
1:100

SHEET NO.:  
004

DATE STARTED: 1-5-2024

DATE REVISED: 18-7-2024