

**Applicant contact details**

Title	Mr
First given name	Jason
Other given name/s	
Family name	Kohn
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	Rowan
Other given name/s	
Family name	Hall
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	28 RUSSELL STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	15/107/DP758528 <input checked="" type="checkbox"/>

Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Corowa Local Environmental Plan 2012</p> <p>Land Zoning R1: General 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	Alterations or additions to an existing building or structure
Selected development types	Dwelling House
Description of development	Addition to existing dwelling
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	1
Number of dwellings to be demolished	0
Number of proposed occupants	4
Existing gross floor area (m2)	206
Proposed gross floor area (m2)	127
Total site area (m2)	1,012
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$297,000.00
Estimated development cost	\$297,000.00
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?	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
<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.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<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
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Provide reason for exemption. Is the development any of the following:	<p>Development that is permitted with or without consent or is exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p> <p>Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4</p> <p>Development that is wholly residential</p> <p>An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million</p>
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**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	JK Homes Pty Ltd
ABN	[REDACTED]
ACN	[REDACTED]
Trading Name	[REDACTED]
Email address	[REDACTED]
Billing address	[REDACTED]

**Application documents**

The following documents support the application.

Document type	Document file name
BASIX certificate	Rowan Hall BASIX
Cost estimate report	Rowan Hall Federation Council - Estimated-Development Cost Report
Site Plans	Rowan Hall DA Plans
Statement of environmental effects	Rowan Hall Federation Council SEE

**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).

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## 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: Rowan Hall

**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: 9/12/24

### PROPERTY DETAILS

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

Unit/House No.: 28 Street Name: Russell St

Town: Howlong Postcode: 2643

Lot: 15 Section: 107 DP/SP: 758528

### 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.

Addition and renovation to existing dwelling

### 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.

Residential land that is rectangular in shape that is relatively flat with grass cover

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

dwelling with attached garage

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

All residential

## CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

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

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### ACCESS, TRAFFIC AND UTILITIES

Is legal and practical access available to the development?  YES  NO

Will the development increase traffic movements/volumes?  
If Yes by how much and what types of Vehicles?  YES  NO

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 \_\_\_\_\_

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### 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 BASIX attached with application

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**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?

\_\_\_\_\_

\_\_\_\_\_

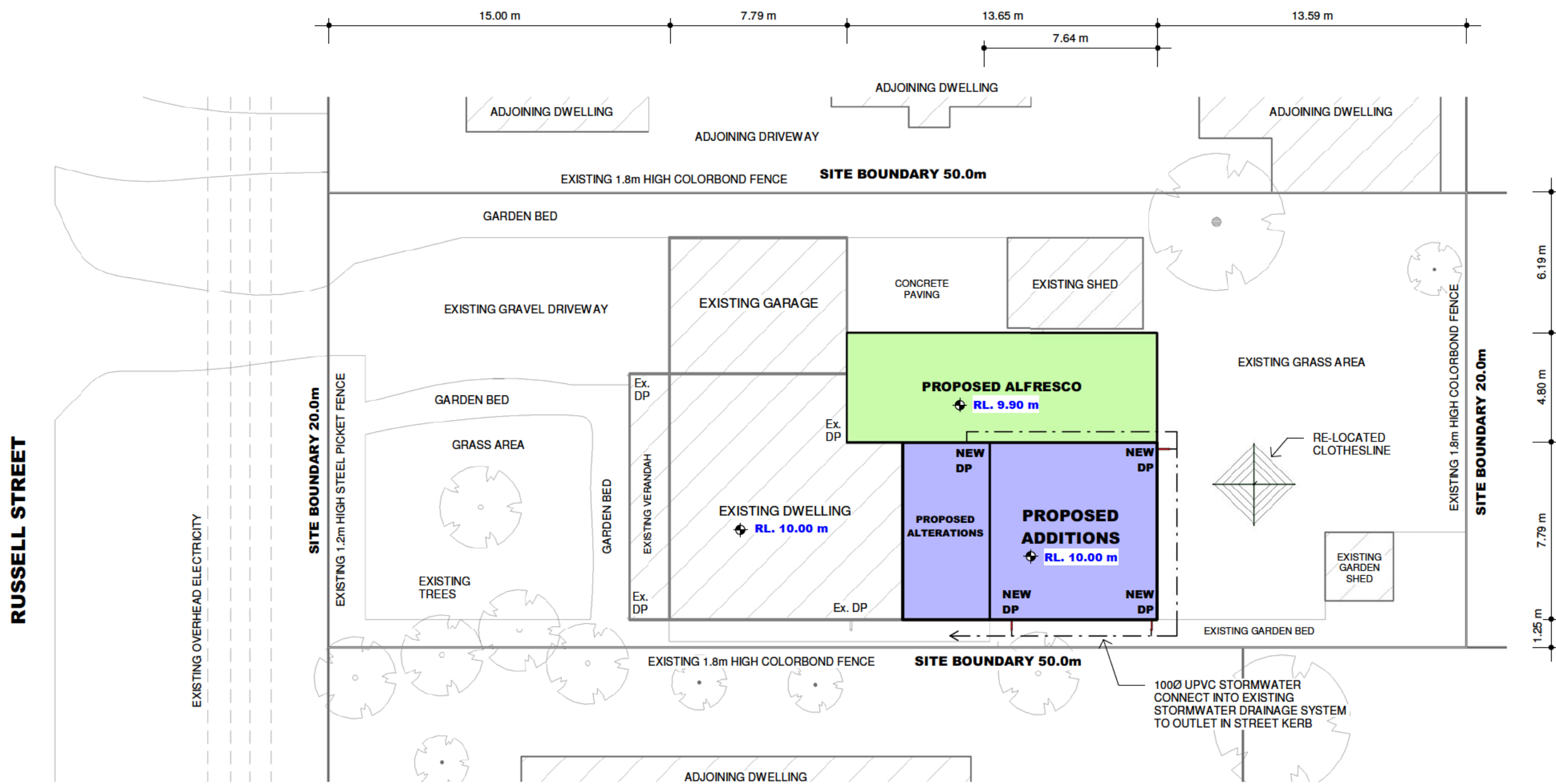
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







**SITE PLAN - PROPOSED**

1 : 200



AREA TABULATION (GROSS)		
NAME	AREA	SQUARES
1 - EXISTING DWELLING	102.91 m <sup>2</sup>	11.07
1 - EXISTING FRONT VERANDAH	19.40 m <sup>2</sup>	2.09
1 - EXISTING GARAGE	46.74 m <sup>2</sup>	5.03
2 - EXISTING PERGOLA - DEMOLISHED	18.81 m <sup>2</sup>	2.02
2 - EXISTING REAR VERANDAH - DEMOLISHED	18.75 m <sup>2</sup>	2.02
3 - PROPOSED ADDITIONS	57.49 m <sup>2</sup>	6.18
3 - PROPOSED ALFRESCO	65.52 m <sup>2</sup>	7.05
3 - PROPOSED ALTERATIONS	29.91 m <sup>2</sup>	3.22
	359.53 m <sup>2</sup>	38.66

**STORMWATER NOTE:**

- 100Ø CLASS 6 UPVC STORMWATER LINE LAID TO A MIN. GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE.
- PROVIDE INSPECTION OPENINGS @ 9.0m c/c AND AT EACH CHANGE OF DIRECTION.
- COVER OF UNDERGROUND STORMWATER DRAINS SHALL NOT BE LESS THAN:
  - 100mm UNDER SOIL
  - 50mm UNDER PAVED/CONCRETE AREAS
  - 100mm UNDER UNREINFORCED CONCRETE/PAVED DRIVEWAYS
  - 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

**SHEET SIZE "A3"**  
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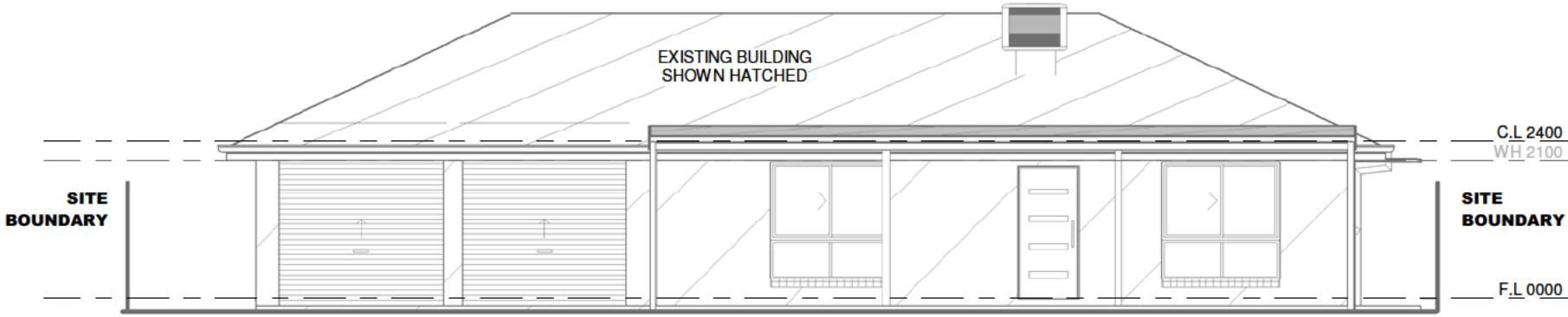
**PROPOSED ALTERATIONS & ADDITIONS**  
**For: JK HOMES**  
**At: 28 RUSSELL STREET, HOWLONG NSW 2643**



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**Sketch: DA**  
**Sheet: A02**  
**Date: 11-12-2024**  
**Job No: 6037**



**NORTH ELEVATION**

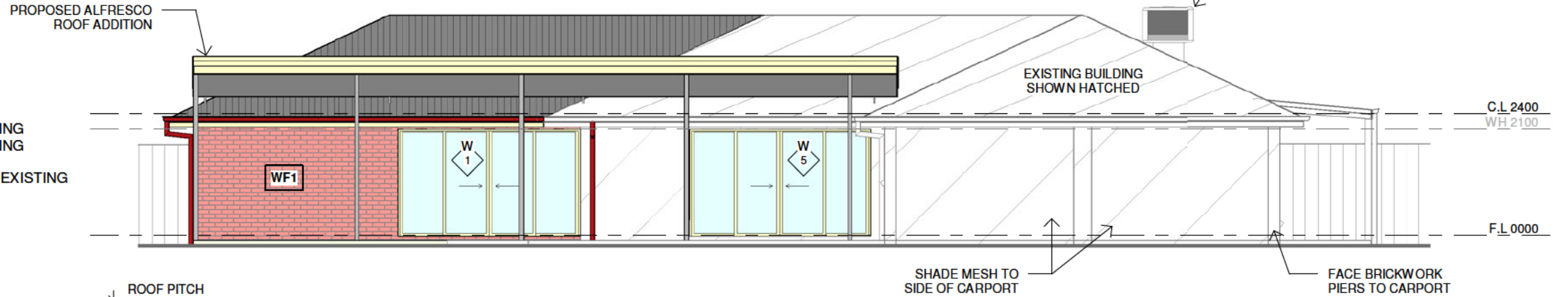
1 : 100

**: MATERIAL / COLOURS :**

- WINDOWS - COLORBOND CLASSIC CREAM - TO MATCH EXISTING
- FASCIA - COLORBOND CLASSIC CREAM - TO MATCH EXISTING
- GUTTER - COLORBOND MANOR RED - TO MATCH EXISTING
- ROOFING - CORRUGATED COLORBOND BASALT - TO MATCH EXISTING

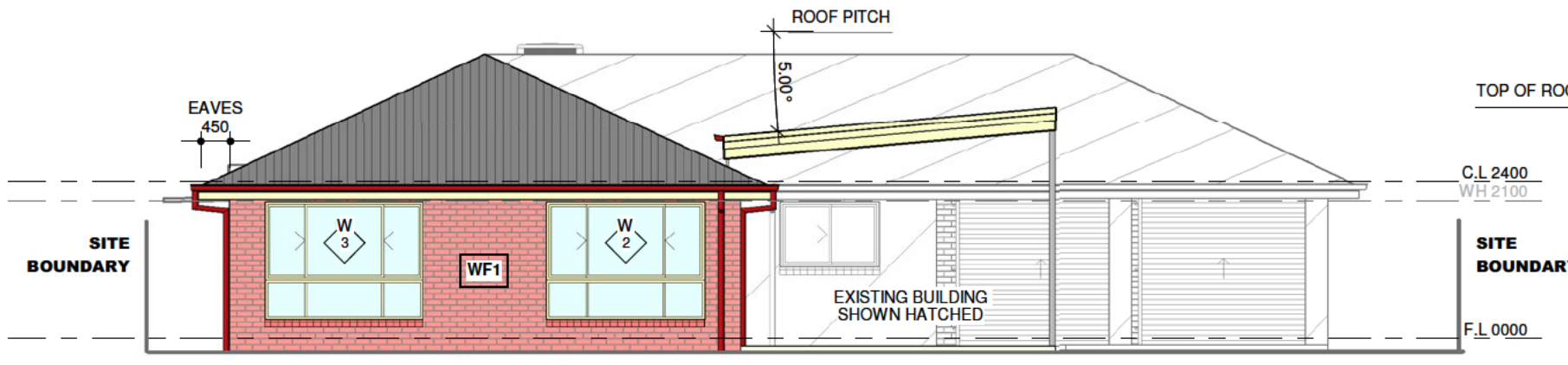
**WF1** - FACE BRICK 'RED BRICK' - TO MATCH EXISTING

WINDOW SCHEDULE					
MARK	HEIGHT	WIDTH	OPERATION	NOTES	GLAZED
1	2100	3590	SLIDING DOOR	ALUMINIUM FRAME DOUBLE GLAZED	7.54 m <sup>2</sup>
2	1800	2410	SLIDER	ALUMINIUM FRAME DOUBLE GLAZED	4.34 m <sup>2</sup>
3	1800	2410	SLIDER	ALUMINIUM FRAME DOUBLE GLAZED	4.34 m <sup>2</sup>
4	900	1000	SLIDER	ALUMINIUM FRAME DOUBLE GLAZED OBSCURE	0.90 m <sup>2</sup>
5	2100	3590	SLIDING DOOR	ALUMINIUM FRAME DOUBLE GLAZED	7.54 m <sup>2</sup>



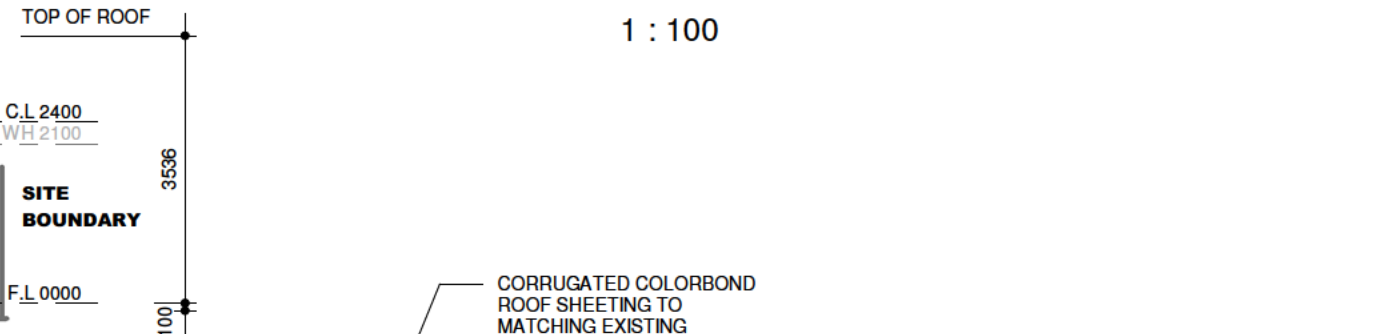
**EAST ELEVATION**

1 : 100



**SOUTH ELEVATION**

1 : 100



**WEST ELEVATION**

1 : 100

DOOR SCHEDULE				
MARK	HEIGHT	WIDTH	OPERATION	NOTES
1	2040	820	HINGED	SINGLE LEAF INTERNAL
2	2040	820	HINGED	SINGLE LEAF INTERNAL
3	2040	2510	SLIDING	3 PANEL ROBE/CUPBOARD
4	2040	2510	SLIDING	3 PANEL ROBE/CUPBOARD
5	2040	820	HINGED	SINGLE LEAF INTERNAL
6	2040	820	HINGED	SINGLE LEAF INTERNAL

**SHEET SIZE "A3"**

**PROPOSED ALTERATIONS & ADDITIONS**

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**For: JK HOMES**

**At: 28 RUSSELL STREET, HOWLONG NSW 2643**

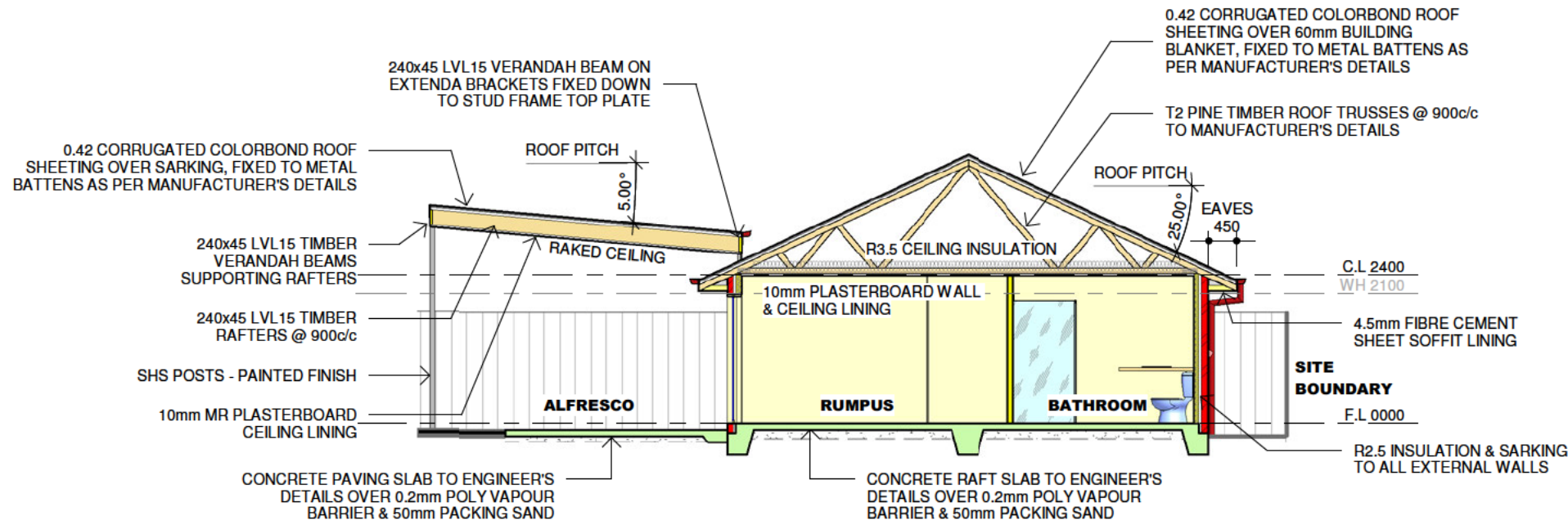


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**Sketch: DA**  
**Sheet: A06**  
**Date: 11-12-2024**  
**Job No: 6037**





**SECTION A**

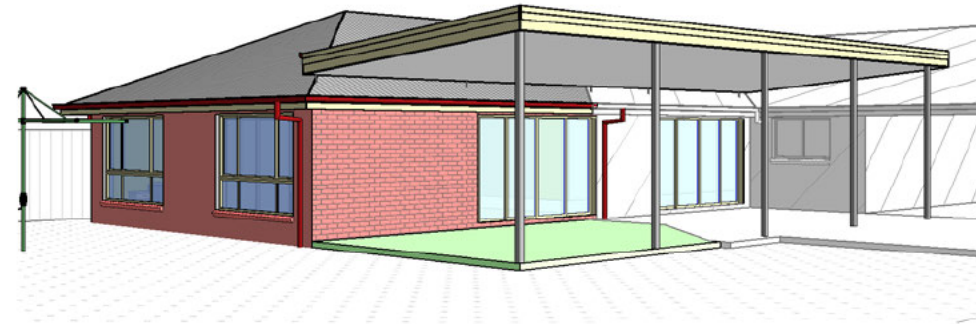
1 : 100

**NOTE:**

3D PERSPECTIVE VIEWS ARE ONLY AN ARTIST IMPRESSION OF THE PROPOSED BUILDING. ELEMENTS, COLOURS AND DETAILED FINISHES MAY VARY TO THE COMPLETED BUILT FORM.



**3D View 1**



**3D View 2**

**SHEET SIZE "A3"**

**PROPOSED ALTERATIONS & ADDITIONS**

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**For: JK HOMES**

**At: 28 RUSSELL STREET, HOWLONG NSW 2643**

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**Sketch: DA**

**Sheet: A07**

**Date: 11-12-2024**

**Job No: 6037**