

Applicant contact details

Title	Mr
First given name	Jason
Other given name/s	
Family name	Hay
Contact number	
Email	
Address	
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	Kevin
Other given name/s	Owen
Family name	Smith
Contact number	
Email	
Address	
Owner #	2
Title	Mrs
First given name	Dianne
Other given name/s	Mary
Family name	Smith
Contact number	
Email	
Address	

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	138-140 BANK STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	11/2/DP758528 <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	Subdivision
Selected development types	Dwelling House
Description of development	proposed 2 lot subdivision
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
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)	0
Total site area (m2)	0
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$0.00
Capital Investment Value (CIV)	\$0.00
Do you have one or more BASIX certificates?	No
Climate Zone	
What climate zone/s is the development in?	Climate zone 6 - mild temperate
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	1

Type of subdivision proposed	Torrens Title
Number of proposed lots	2
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	No

council assessing the application?	
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	Jason
Other given name(s)	
Family name	Hay
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Owner's consent	owners Consent
Preliminary Engineering Drawings	20230821-DP01-V1-DRAFT
Statement of environmental effects	SEE - 138-140 BANK STREET HOWLONG

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).	

WATER, SEWER, STORMWATER, ELECTRICITY, GAS

- EXISTING SEWER MAIN
- - - PROPOSED SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- - - PROPOSED WATER MAIN
- EXISTING ELECTRICITY POLE
- EXISTING GAS MAIN



BANK STREET

STREET

STREET

TOWNSEND

LOT 12
SINGLE STOREY HOUSE

LOT 10
SINGLE STOREY HOUSE

11
2025.1m²

SINGLE STOREY HOUSE

SHED

SHED

EXISTING GAL FENCE

CROSSOVER

CROSSOVER

WATER

SEWER

POWER POLE

POWER POLE

GAS
POWERLINE
SEWER

POWER POLE

WATER

8°46'10"

98°46'10"

40.265

50.295

15 Approx.

8 Approx.

11 Approx.

13 Approx.

40.265

98°46'10"

34 Approx.

50.295

188°46'10"

5.3 TO BDY
3.0 TO BDY
2.1 TO BDY

REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED
1	14/02/24	20230821-EXISTINGCONDITIONS-V2	DJH	JRH			JRH

No. 138-140
BANK STREET
HOWLONG, NSW

SCALE: 1:500 @ A3

EXISTING CONDITIONS PLAN
- SECTION 2 LOT 11 IN DP758528

JHay LandSurvey

DATE - 14/02/2024

REV 1

WATER, SEWER, STORMWATER, ELECTRICITY, GAS

- EXISTING SEWER MAIN
- - - PROPOSED SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- - - EXISTING WATER MAIN
- EXISTING ELECTRICITY POLE
- EXISTING GAS MAIN



BANK STREET

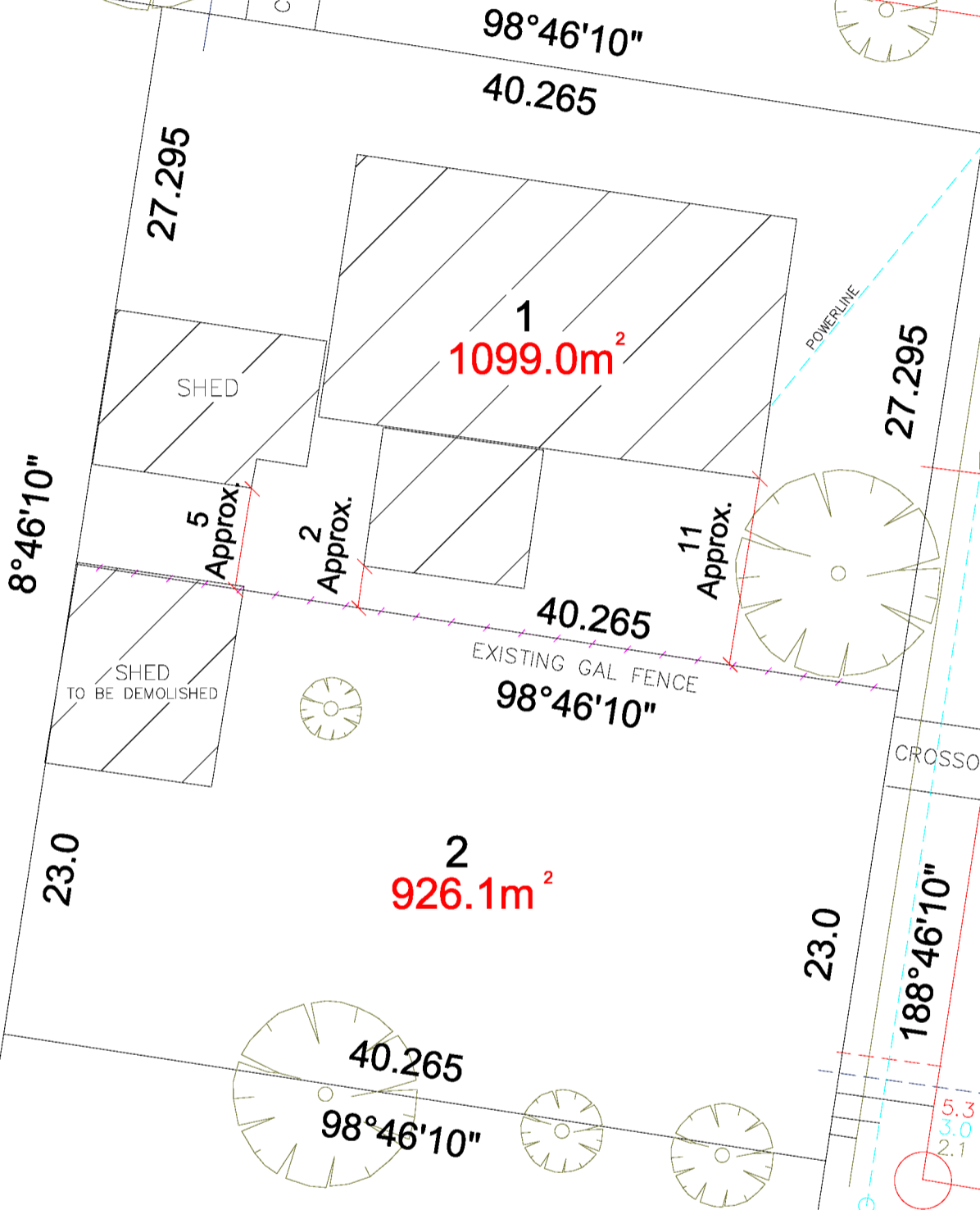
STREET

STREET

TOWNSEND

LOT 12
SINGLE STOREY HOUSE

LOT 10
SINGLE STOREY HOUSE



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED
1	14/02/24	20230821-PROPOSEDPLAN-V2	DJH	JRH			JRH

No. 138-140
BANK STREET
HOWLONG, NSW

PROPOSED SUBDIVISION PLAN

- SECTION 2 LOT 11 IN DP758528

JHay LandSurvey

DATE - 14/02/2024

REV 1

SCALE: 1:500 @ A3

WATER, SEWER, STORMWATER, ELECTRICITY, GAS

- EXISTING SEWER MAIN
- - - PROPOSED SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- - - EXISTING WATER MAIN
- EXISTING COMMUNICATIONS
- - - PROPOSED COMMUNICATIONS
- EXISTING ELECTRICITY POLE
- EXISTING GAS MAIN

No earthworks or road works are required.
Inclusive of any storm water drainage connection for future house to be approved as part of the development.



BANK STREET

STREET

STREET

TOWNSEND

LOT 12
SINGLE STOREY HOUSE

1
1099.0m²
EXISTING SINGLE STOREY HOUSE

2
926.1m²
PROPOSED VACANT LOT

LOT 10
SINGLE STOREY HOUSE

REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED
1	28/02/24	20230821-PREMIENGINEERING-SERVICEPLAN	DJH	JRH			JRH

No. 138-140
BANK STREET
HOWLONG, NSW

PRELIMINARY ENGINEERING/
SERVICE PLAN

- SECTION 2 LOT 11 IN DP758528

JHayLandSurvey

DATE - 28/02/2024

REV 1

SCALE: 1:500 @ A3



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed 2 Lot Subdivision

Prepared for Kevin Smith

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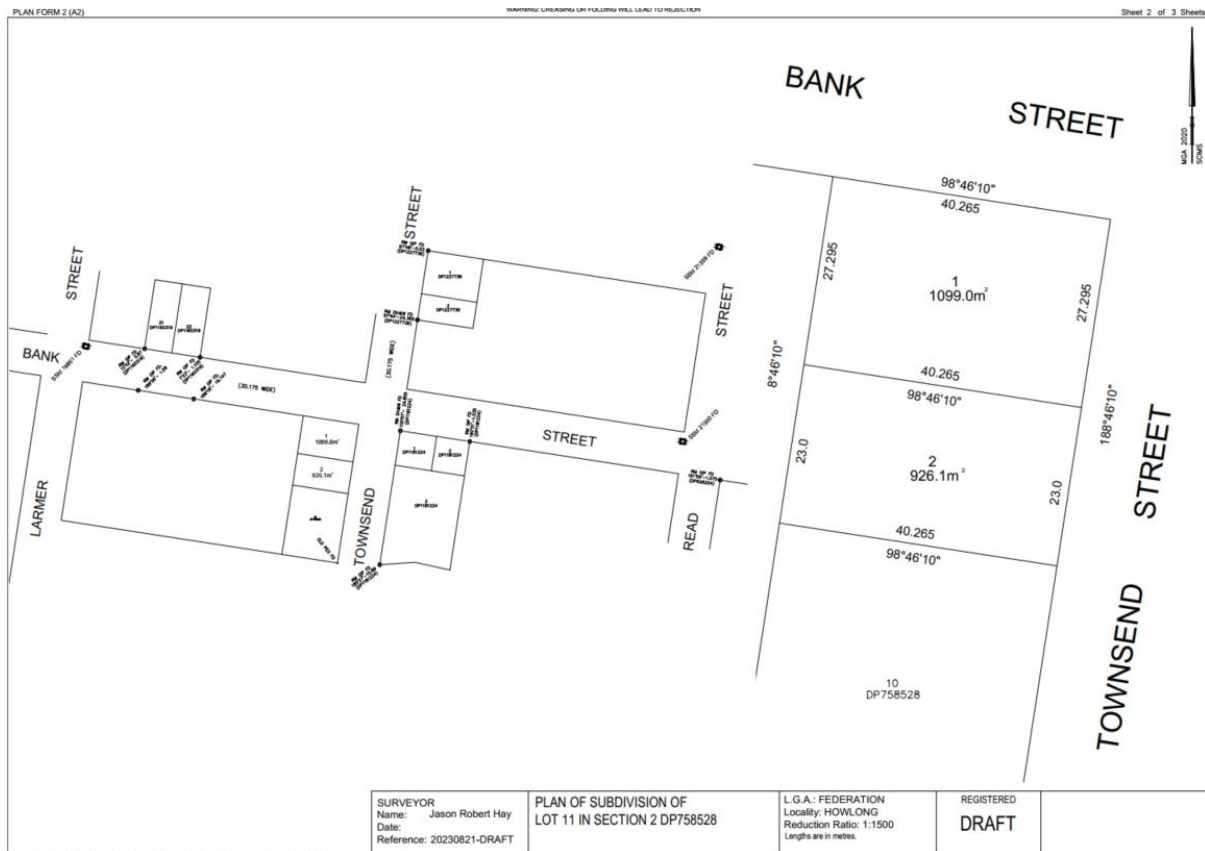
1.0 PROJECT CONTEXT

1.1 The Site

The site comprises of Lot 11 DP758528 being the land in Folio Identifier 11/758528 held in the name of Mr Kevin Smith & Mrs Dianne Smith.

The subject land to which this application relates comprises of one existing allotment addressed as 138-140 Bank Street, Howlong. The site is residential land with two direct frontages off Bank Street & Townsend Street Howlong. Adjoining and opposite the site are residential lots of varying sizes.

1.2 The Development



Proposed 2 Lot Subdivision

2.0 Regulatory Compliance

2.1 Local Environmental Plan 2012

The land is located within the Lot size map of the Local Environment Plan 2012. In this case depicted as "K" from sheet LSZ_009A, and as General Residential Land depicted from the Land Zoning Map "R1" from Sheet LZN_009A. The land comprises one Rectangle Lot both with street frontage to Bank Street and Townsend Street combined total land area is 2025.137m².

It is proposed to subdivide the existing Lot 11 on DP758528 into 2 lots. Proposed Lot 1 will contain the existing house and proposed Lot 2 will be a vacant land lot to allow for a future dwelling STCA.

Lot 1 – 1099.0m²
Lot 2 – 926.1m²

All areas are approximate and subject to survey.

3.0 The Design

3.1 overview

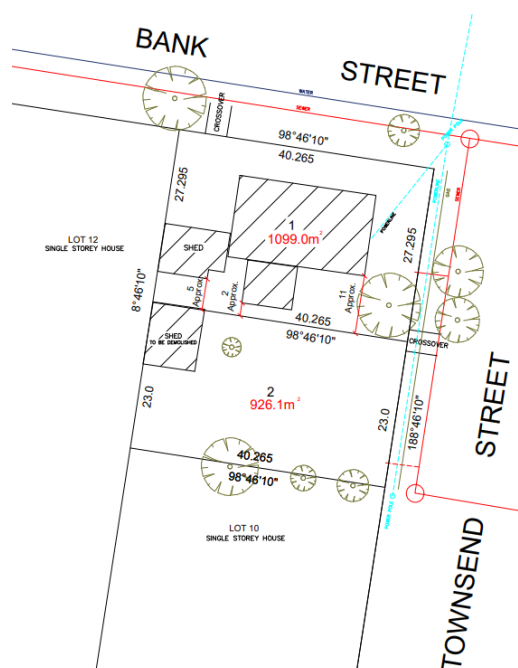
The application seeks approval for a two (2) Lot Subdivision from the existing Torrens Title Lot 11 on DP758528 to enable a dwelling development on the newly created lot.

This will result in the following Lots and features:

- Lot 1 – 1099.0m² comprising of the existing dwelling, garage structures. It will retain a rectangle shape with a width of 40.265 metres, depth of 27.295 metres. Access will be retained from bank street via an existing crossover.
- Lot 2 – 926.1m² of vacant residential development land. It will be a rectangle lot and is located on the Southern portion of the subject land. Lot 2 is proposed to have a width of 40.265, depth of 27.295 metres. Access to this lot will be via Townsend Street, located on the eastern side Boundary, access will also be retained from an existing crossover.

The development proposes generous lot sizes that are in the minimum lot size requirements of the LEP.

The proposed plan is reproduced as follows:



3.2 Access

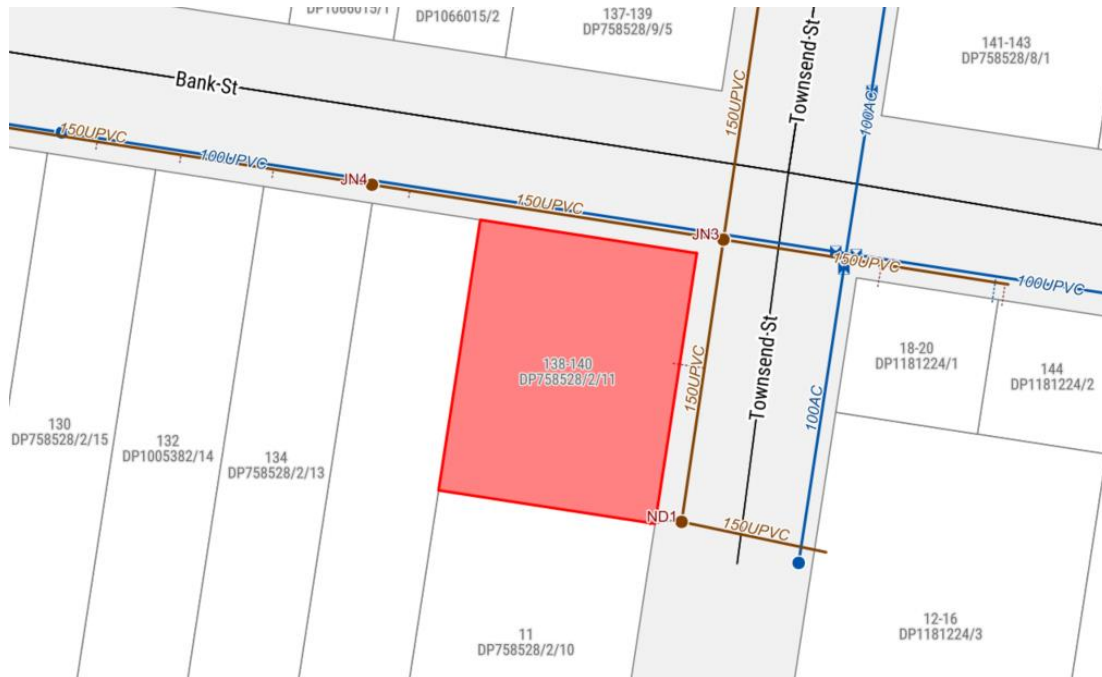
Proposed Lots 1 & 2 will be accessed from the existing road network. Lots 1 will have direct access from Bank street and Lot 2 will have direct access from Townsend Street. Both are made roads and are known to title as abutments to the existing lot boundaries.

3.3 Building Envelopes (Existing Development)

The subject land has no existing building envelopes.

4.0 Services

The existing dwelling already has access to all essential services including water, sewerage, electricity, drainage and telecommunications. No proposed major civil works are required as part of this procedural two lot land subdivision. Works to connect power, water and sewer are proposed and will be assessed as part of a Subdivision / Construction Works Certificate application at council. No Townsend Street road and or onsite earthworks / are required for the two-lot subdivision development.



4.1 Electricity

A reticulated mains electricity supply has been provided to the existing lot, additional connection will be installed for the proposed lot in the subdivision to the satisfaction of council and Essential Energy.

4.2 Telecommunications

An NBN / telephone line has been provided to the existing lot, additional connection will be installed for the proposed Lot in the subdivision to the satisfaction of the service provider.

4.3 Water Supply

An additional water connection will be required for the additional lot created and will be connected in accordance with the requirements of the Federation Council. Water main is located on the east side of Townsend Street and a new connection will be required to front boundary of Lot 2

4.4 Sewerage

The existing dwelling (Proposed Lot 1) is already connected to the existing sewer mains within Townsend Street. Proposed sewer (house drain) for Lot 2 will be connected to the sewer main in accordance with the requirements of council.

4.5 Gas

All dwelling lots can be connected to the reticulated gas system, noting one connection already exists. The additional connection (if required) can be installed to pick up the proposed lot in this development in accordance with the requirements of service provider.

4.6 Lot sizes

Lot 1 – 1099.0m²

Lot 2 – 926.1m²

4.7 Stormwater Drainage

The subject land has constructed dwelling drain to both the Streets frontages and the existing dwelling house is properly connected to a legal point of discharge. The proposed subdivision will not impinge on current drainage patterns or alter pre-development flows. Any future dwelling stormwater connection for the proposed Lot 2 will be subject to council assessment and approval.

4.8 Flooding

The site is not subject to flooding as shown on the Federation Council Overlay.

5.0 ENVIRONMENTAL EFFECTS

5.1 Flora and Fauna

Identified trees on site will not be removed as part of the two-lot subdivision. The proposed common boundary is already defined by existing fencing and there is one small existing tree located in the north west corner of proposed Lot 2 and will be retained in the lot area.

5.2 Traffic

5.2.2 Traffic Generation and Safety Considerations Minimal

Townsend street is a dead-end road with only local residential properties accessing the street.



5.2.3 On Street Parking Impacts

Townsend street is an unmade road with only 2 local residential properties having access with individual all weather crossovers. There is already an existing cross over to the rear of the subject site. Off Street parking is likely with a future dwelling and will be subject to further council approval. An existing un-made crossover exists for the proposed Lot. The rear of the subject site is currently being accessed via the existing crossover on a regular basis and the proposed small two lot subdivision will function with similar traffic movements and will not have any major traffic impacts.

5.3 Effluent

N/A

6.0 BENEFITS

- Provision of an adequate range and choice of residential allotments to meet the needs of the community.
- Will provide for the housing needs of the community
- Will provide for a variety of housing types and densities
- Will encourage affordable housing
- The subdivision will not create unreasonable or uneconomic demands for the provision or extension of services.
- Efficient and sustainable development of the Howlong residential areas adjoining existing and any future infill residential development.