

Applicant contact details

Title	Mr
First given name	Graeme
Other given name/s	
Family name	Bosse
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Border Hoteliers Pty Ltd
ABN / ACN	

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	34-36 GIBSON PLACE HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	114/-/DP1282190 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning E4: General Industrial

Planning controls affecting property	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size NA
	Heritage NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA
	Local Provisions
	Local Clauses Map

Proposed development

Selected common application types	Advertising and signage Erection of a new structure
Selected development types	Industrial Development General industry
Description of development	Four (4) industrial units, vehicle crossover, hardstand areas, car parking, signage, and associated landscaping
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Friday	No
Friday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	6:00 AM - 7:00 PM
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	8
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	970
Total site area (m2)	2,751
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$1,277,000.00
Estimated development cost	\$1,277,000.00
Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 4 - hot dry summer, cool winter

Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	6
Number of staff/employees on the site	8

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Industry	14	0	0
Total	14	0	0

Number of loading bays	4
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 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:	An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value 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	Sawyer Commercial Construction
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans
Cost estimate report	Cost Summary Report - 34-36 Gibson Place
Owner's consent	OWNERS CONSENT - GIBSON PLACE

Preliminary Stormwater Management Plan	Civil Engineering Plans
Site Plans	Site Plan
Statement of environmental effects	23241 - 34-36 Gibson Place, Howlong - Statement of Environmental Effects

Applicant declarations

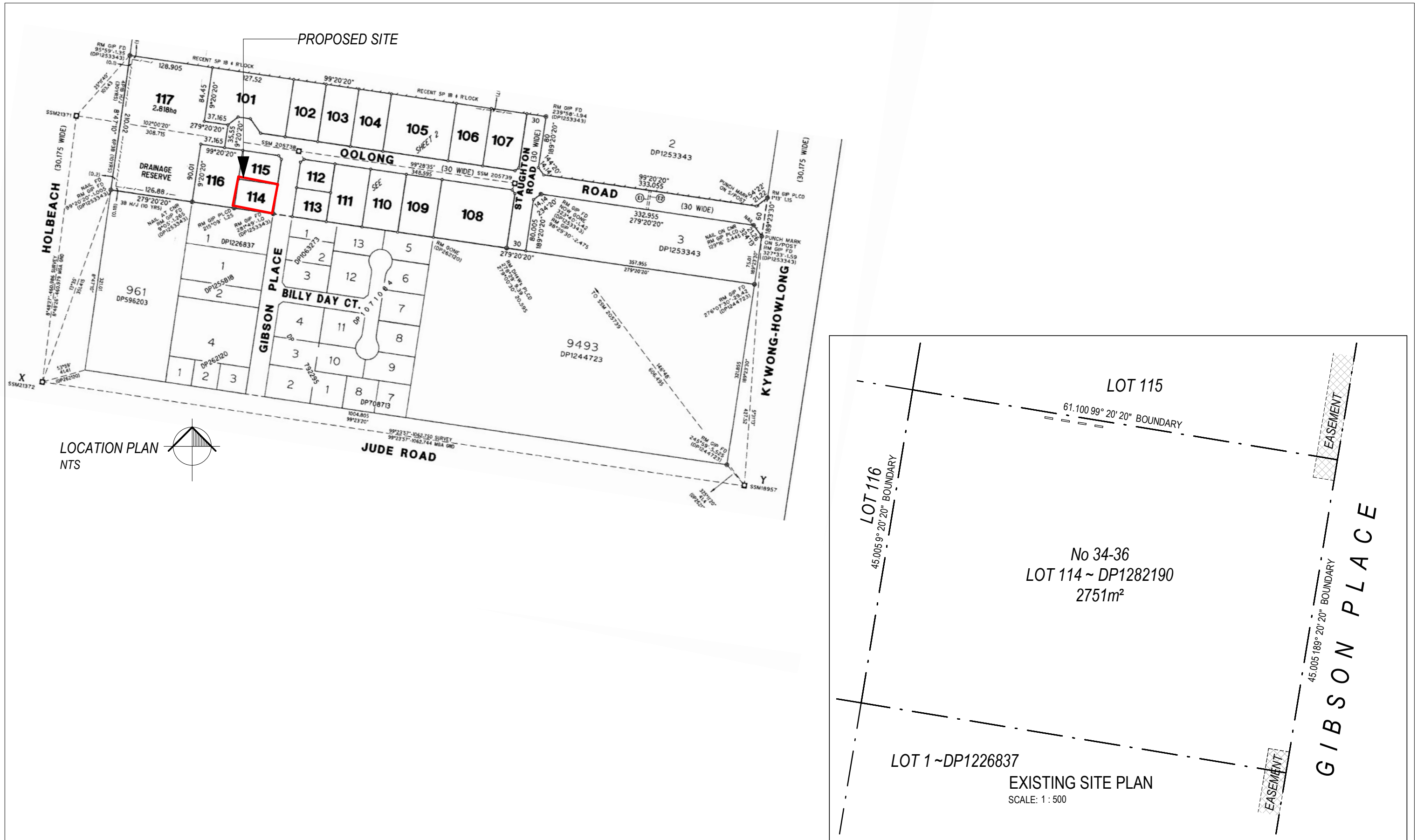
I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment 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).	

PROPOSED INDUSTRIAL DEVELOPMENT 34-36 GIBSON PLACE HOWLONG 2643 LOT 114~DP1282190



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REV #	DESCRIPTION	DATE	NORTH	MENZ BUILDING DESIGN DRAFTING-PROJECT SERVICES		PROJECT ADDRESS:	PROJECT NAME:	CURRENT REVISION:	1
1	DA REVIEW	03.11.2023		 Email: menzdesign@outlook.com Mobile 0429 874 909 ACN 003 633 556 ABN 340 036 335 56 Vic Reg No DP-AD 59618		34-36 GIBSON PLACE HOWLONG 2643 LOT 114~DP1282190	PROPOSED INDUSTRIAL DEVELOPMENT	SHEET No:	D00
						CLIENT NAME:	SHEET NAME:	PROJECT No:	2068
						GRAEME BOSSE	COVER SHEET	PRINTED:	3/11/2023 3:19:11 PM



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PROJECT ADDRESS:
 34-36 GIBSON PLACE HOWLONG 2643
 LOT 114~DP1282190

CLIENT NAME:
 GRAEME BOSSE

PROJECT NAME:
 PROPOSED INDUSTRIAL
 DEVELOPMENT

SHEET NAME:
 EXISTING SITE

CURRENT REVISION:	1
SHEET No:	D01
PROJECT No:	2068





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SCALE @A3 SHEET



PROPOSED SITEPLAN
SCALE: 1 : 250

LEGEND - LANDSCAPE PLANTING

<p>LOMANDRA 'LITTLE CON' LOMANDRA CONFERTIFOLIA 'LITTLE CON' IS A CLUMPING, DENSE, GRASS-LIKE PERENNIAL WITH BRIGHT GREEN NARROW FOLIAGE, GROWING TO AROUND 30CMS HIGH AND 30CMS WIDE. IT IS A LOW MAINTENANCE, EASY CARE PLANT, AND DOES WELL IN A WIDE RANGE OF CONDITIONS. GREAT AS A BORDER OR POT PLANT, AND A GOOD DRIVEWAY OR PATH EDGING. LIKES A SUNNY OR PARTLY SHADED SPOT. LIGHTLY TRIM THE PLANT IN SPRING TO ENCOURAGE FRESH NEW GROWTH. A GOOD PLANT TO PROVIDE HABITAT FOR SMALL LIZARDS, FROGS ETC.</p>  
<p>LAVENDER GREVILLEA THE LAVENDER GREVILLEA IS A SMALL SPREADING SHRUB. THE SMALL LEAVES ARE GREY-GREEN, RESEMBLING LAVENDER (ALTHOUGH SOME FORMS HAVE DARKER GREEN LEAVES). IT PRODUCES CLUSTERS OF BRIGHT RED OR PINK SPIDER-SHAPED FLOWERS IN WINTER AND SPRING. SOME FORMS PRODUCE WHITE OR CREAM FLOWERS.</p> <p>Height 0.2m - 1m Spread 0.5m - 1.5m Wildlife Interest attracts honeyeaters</p>  

TREES WILL BE A MIN 1.2 m IN HEIGHT WHEN PLANTED 1 per 4 meters

MOVEMENT BASED ON AUSTRROADS PASSENGER VEHICLE (5.2m)
INDICATIVE TURNING SPEED 0-5km/h
TOTAL 14 CAR PARKING SPACE PROVIDED ON SITE

BUILDING AREA	
NAME	AREA
UNIT 1	243 m ²
UNIT 3	242 m ²
UNIT 2	243 m ²
UNIT 4	242 m ²
HARD STAND	1683 m ²
PLANTING ZONE 2	48 m ²
PLANTING ZONE 1	48 m ²
TOTAL	2750 m²

	CONCRETE HARD STAND
	GARDEN / LANDSCAPE
	PARKING
	LIGHT BOLLARDS WITH HOODED BAFFLES

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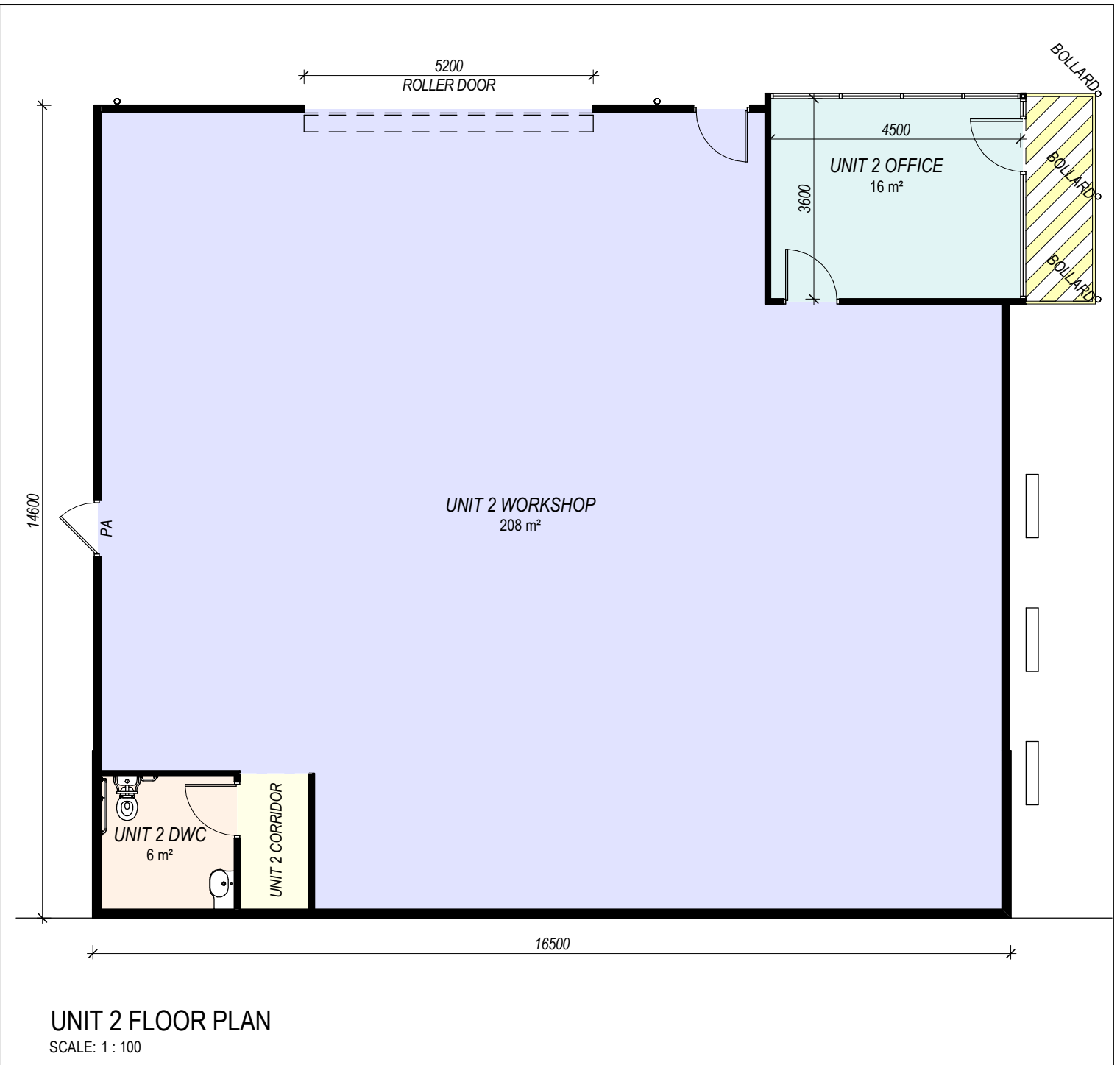
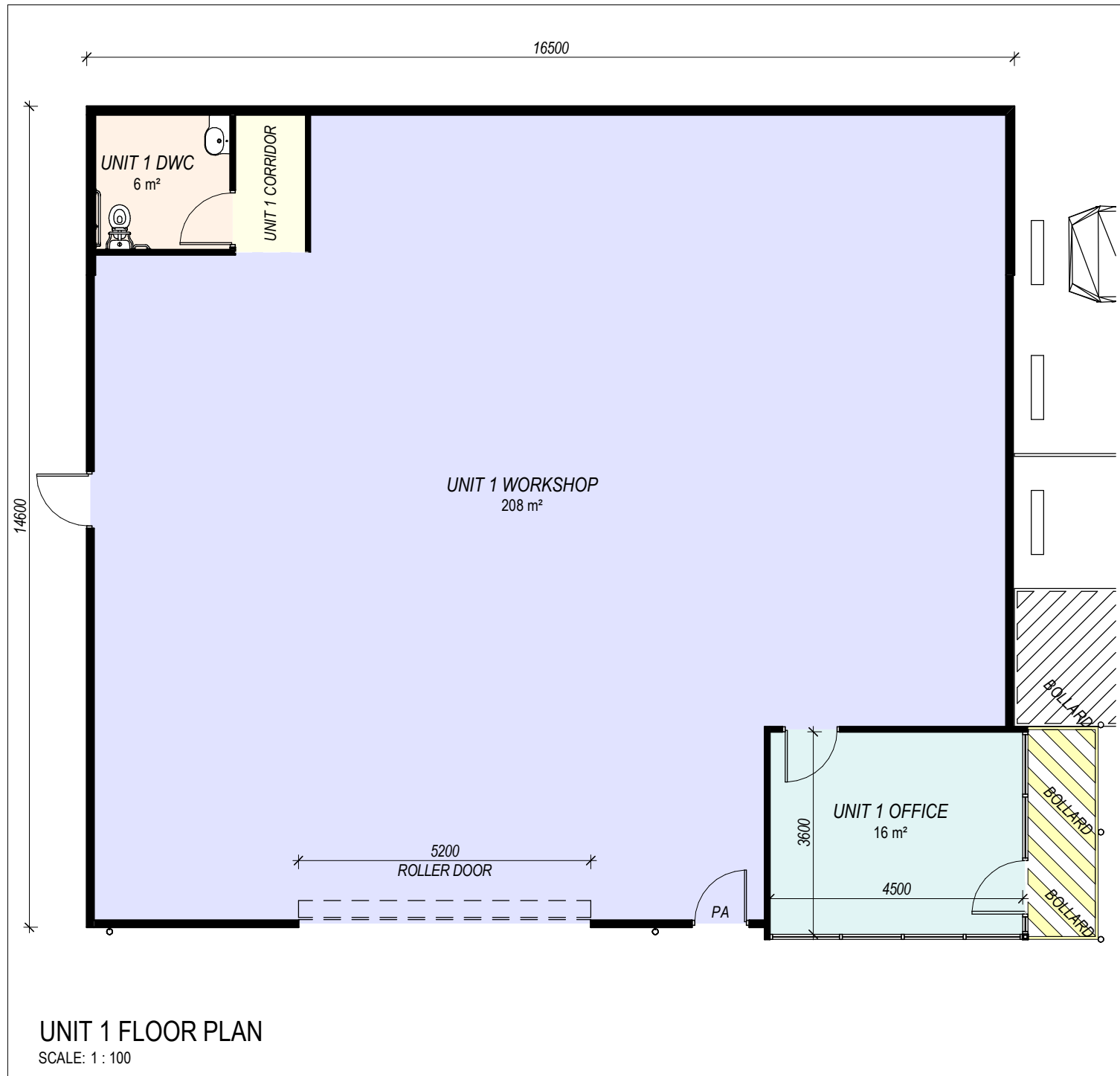
MENZ BUILDING DESIGN
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Email: menzdesign@outlook.com Mobile 0429 874 909
ACN 003 633 556 ABN 340 036 335 56 Vic Reg No DP-AD 59618

PROJECT ADDRESS:
34-36 GIBSON PLACE HOWLONG 2643
LOT 114~DP1282190

CLIENT NAME:
GRAEME BOSSE

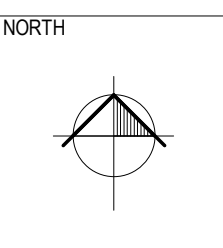
PROJECT NAME: PROPOSED INDUSTRIAL DEVELOPMENT	CURRENT REVISION: 1
SHEET NAME: PROPOSED SITE PLAN	SHEET No: D02
	PROJECT No: 2068
	PRINTED: 3/11/2023 3:19:12 PM



UNIT 1 - 2 AREA SCHEDULE	
NAME	AREA
UNIT 1 CORRIDOR	3 m ²
UNIT 1 DWC	6 m ²
UNIT 1 OFFICE	16 m ²
UNIT 1 WORKSHOP	208 m ²
UNIT 2 CORRIDOR	3 m ²
UNIT 2 DWC	6 m ²
UNIT 2 OFFICE	16 m ²
UNIT 2 WORKSHOP	208 m ²
TOTAL	466 m²

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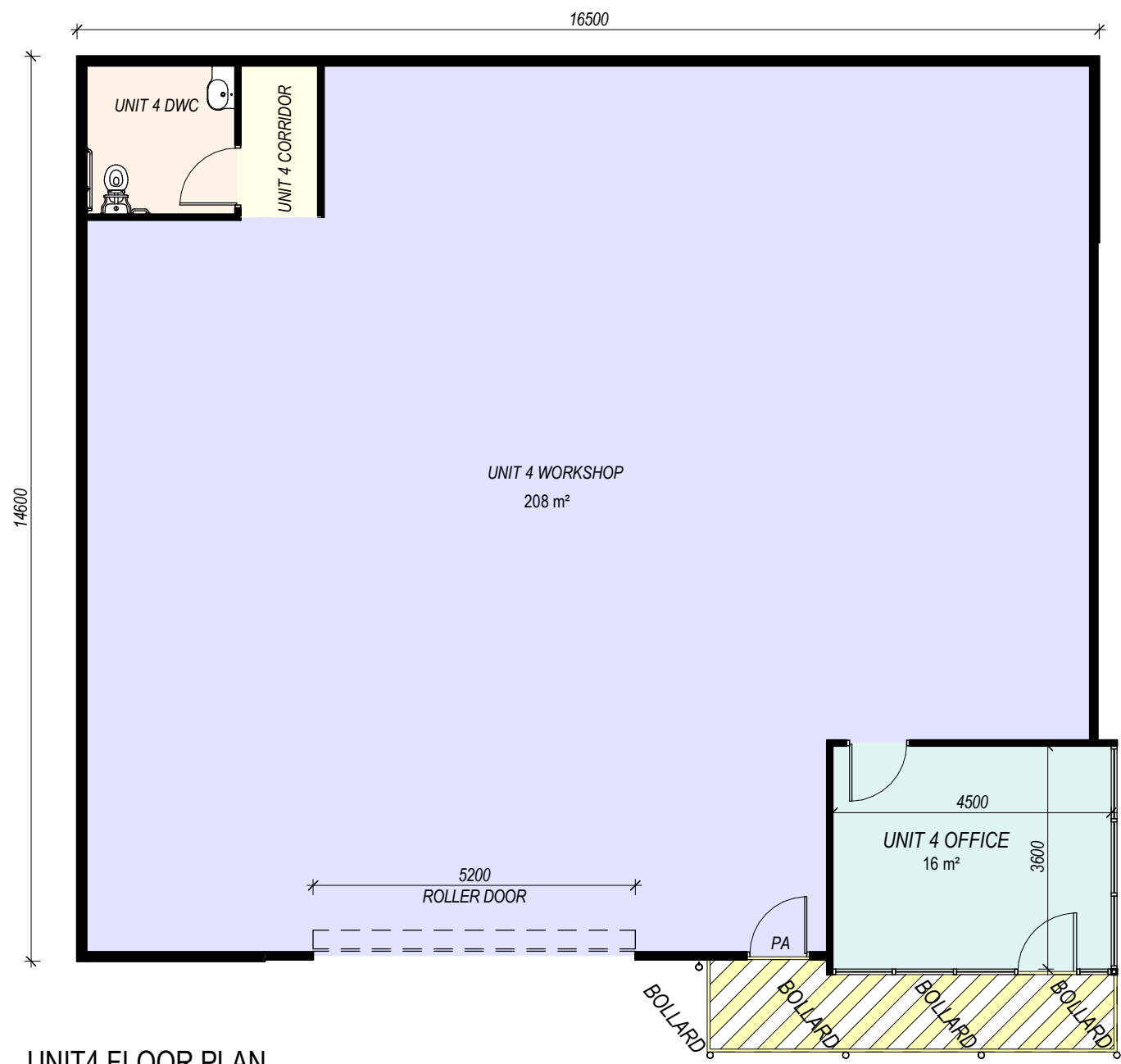
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 34-36 GIBSON PLACE HOWLONG 2643
 LOT 114~DP1282190

CLIENT NAME:
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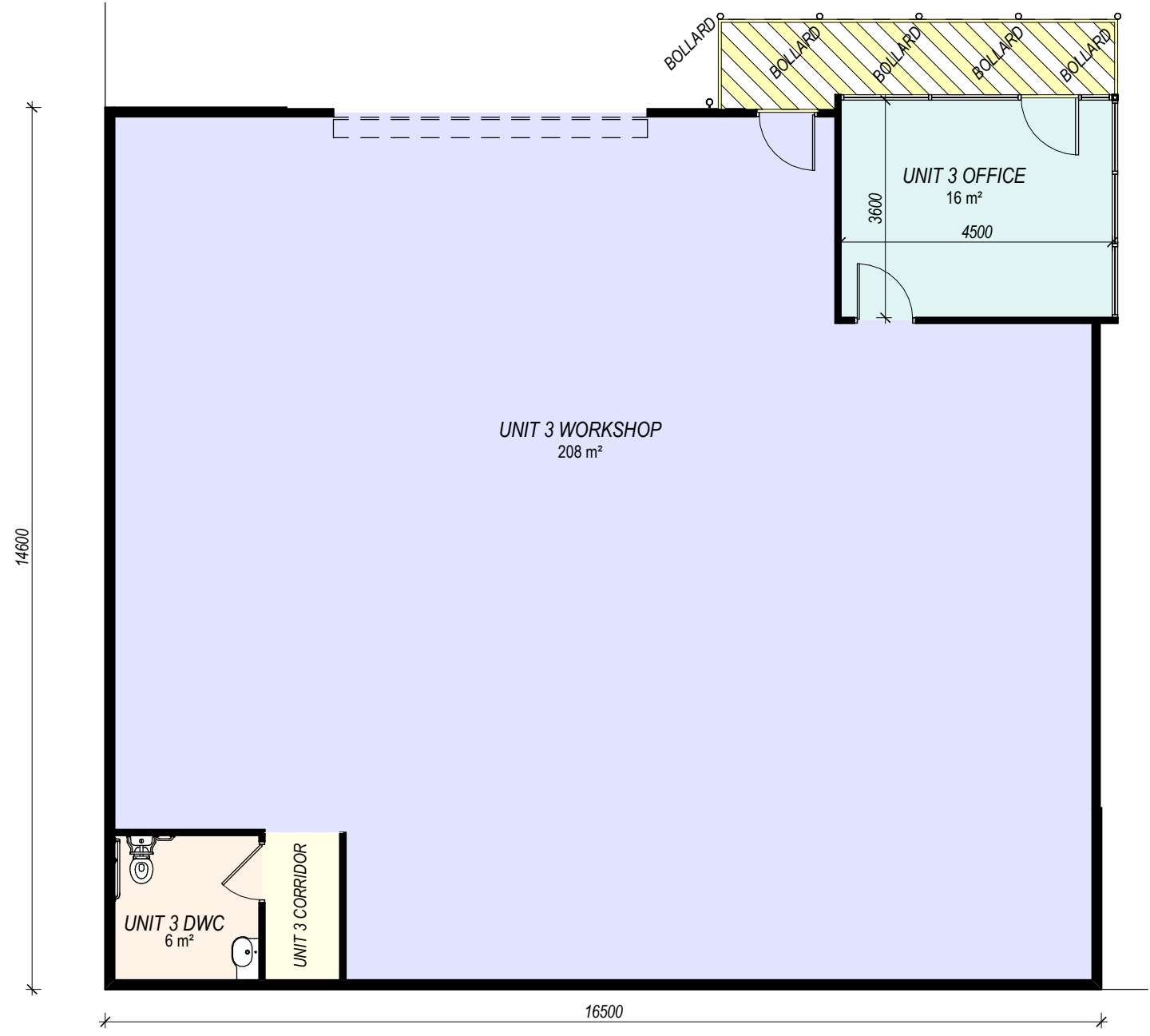
PROJECT NAME:
PROPOSED INDUSTRIAL DEVELOPMENT

SHEET NAME:
UNIT 1 - 2 FLOOR PLAN

CURRENT REVISION:	1
SHEET No:	D03
PROJECT No:	2068
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UNIT 4 FLOOR PLAN
SCALE: 1 : 100



UNIT 3 FLOOR PLAN
SCALE: 1 : 100

UNIT 3-4 AREA SCHEDULE	
NAME	AREA
Room	Not Placed
UNIT 3 CORRIDOR	3 m ²
UNIT 3 DWC	6 m ²
UNIT 3 OFFICE	16 m ²
UNIT 3 WORKSHOP	208 m ²
UNIT 4 CORRIDOR	3 m ²
UNIT 4 DWC	6 m ²
UNIT 4 OFFICE	16 m ²
UNIT 4 WORKSHOP	208 m ²
TOTAL	465 m²

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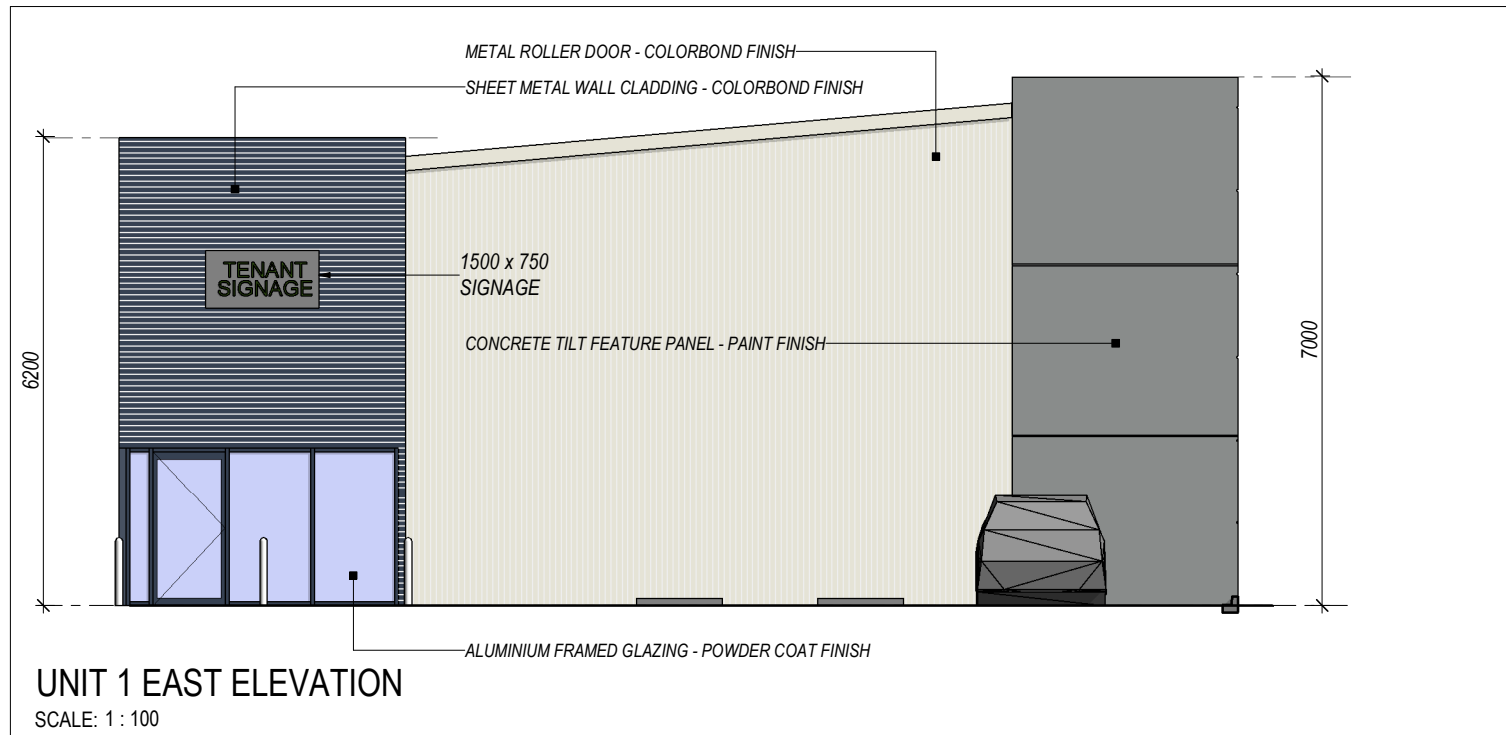
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34-36 GIBSON PLACE HOWLONG 2643
LOT 114~DP1282190

CLIENT NAME:
GRAEME BOSSE

PROJECT NAME:
PROPOSED INDUSTRIAL
DEVELOPMENT

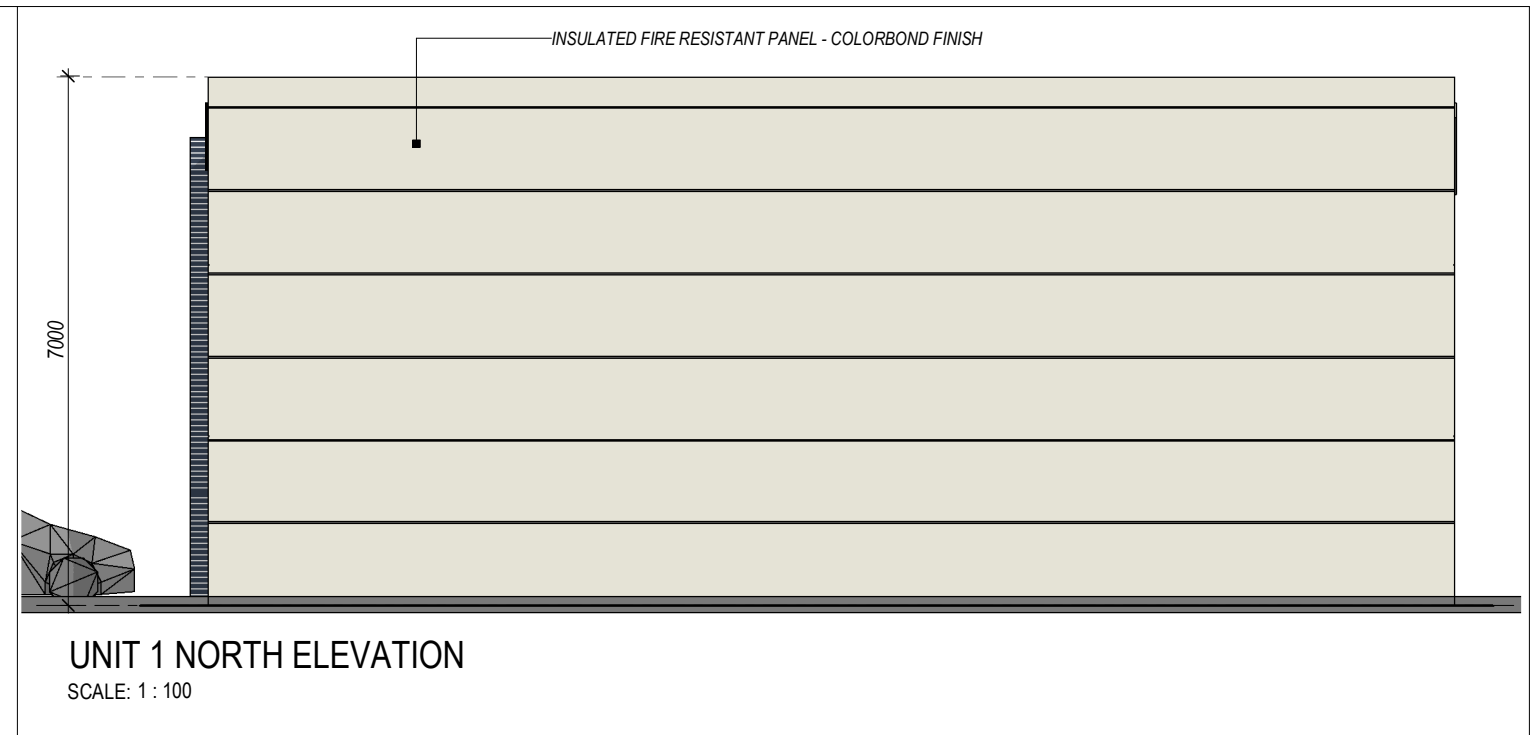
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UNIT 3-4 FLOOR PLAN

CURRENT REVISION:	1
SHEET No:	D04
PROJECT No:	2068
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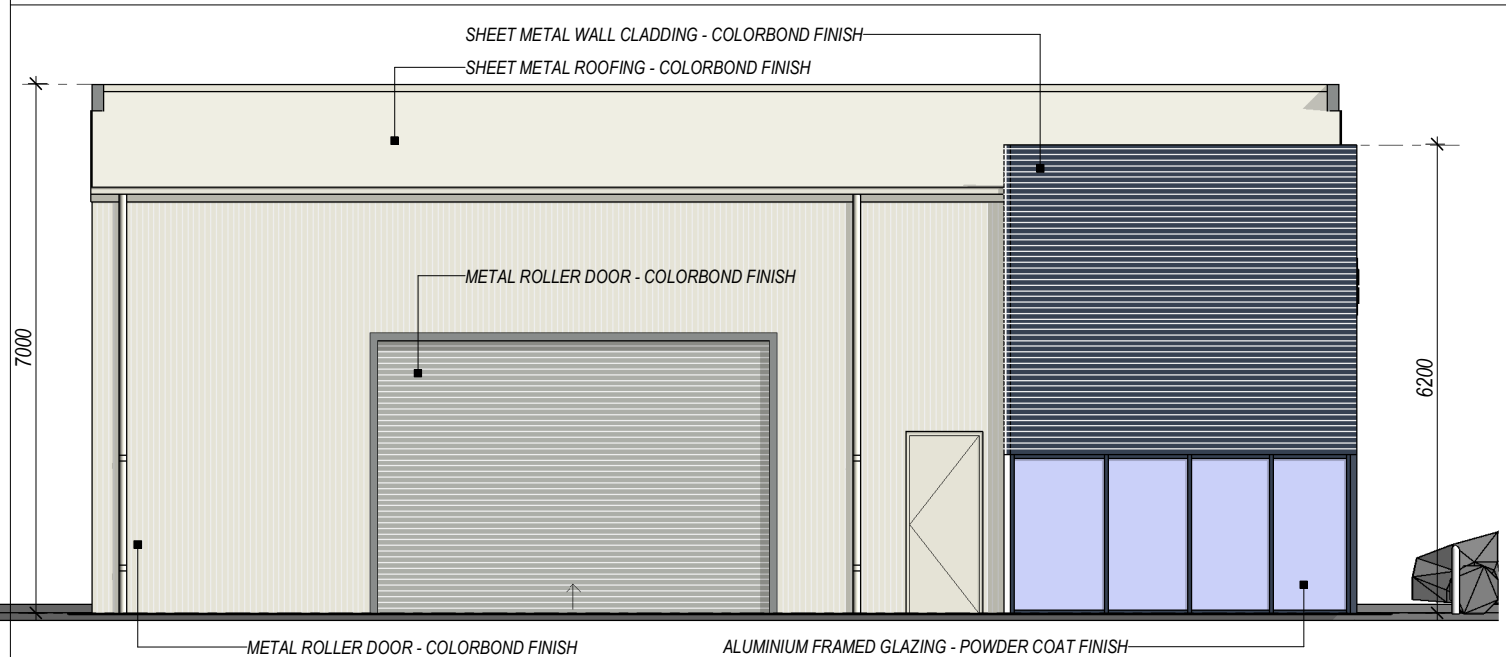
UNIT 1 EAST ELEVATION

SCALE: 1 : 100



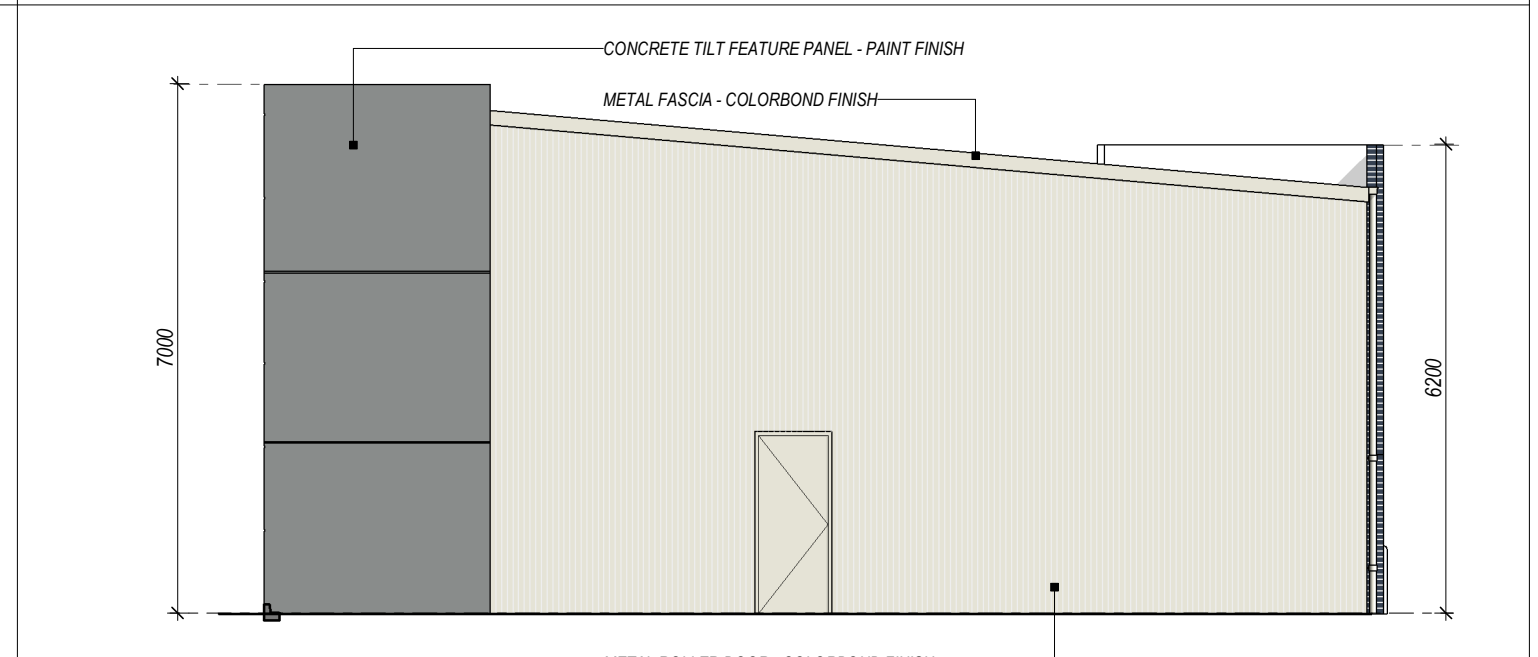
UNIT 1 NORTH ELEVATION

SCALE: 1 : 100



UNIT 1 SOUTH ELEVATION

SCALE: 1 : 100



UNIT 1 WEST ELEVATION

SCALE: 1 : 100

MATERIAL / COLOUR SELECTIONS	
WINDOW FRAME	ALUMINIUM - COLORBOND 'DEEP OCEAN'
TILT PANEL	CONCRETE - COLORBOND 'SURFMIST'
FEATURE TILT PANEL	CONCRETE - COLORBOND - 'WINDSPRAY'
PANEL SYSTEM	FIRE RESISTANT PANEL SYSTEM- COLORBOND 'SURFMIST'
FEATURE AWNING	METAL - COLORBOND 'MANOR RED'
FASCIA / FLASHINGS	METAL - COLORBOND 'SURFMIST'
GUTTER	METAL - COLORBOND 'SURFMIST'
DOWN PIPES	METAL - COLORBOND 'SURFMIST'
SHEET ROOFING	METAL - COLORBOND 'SURMIST'
ROLLER DOOR	METAL - COLRBOND 'SURFMIST'

REV #	DESCRIPTION	DATE	NORTH
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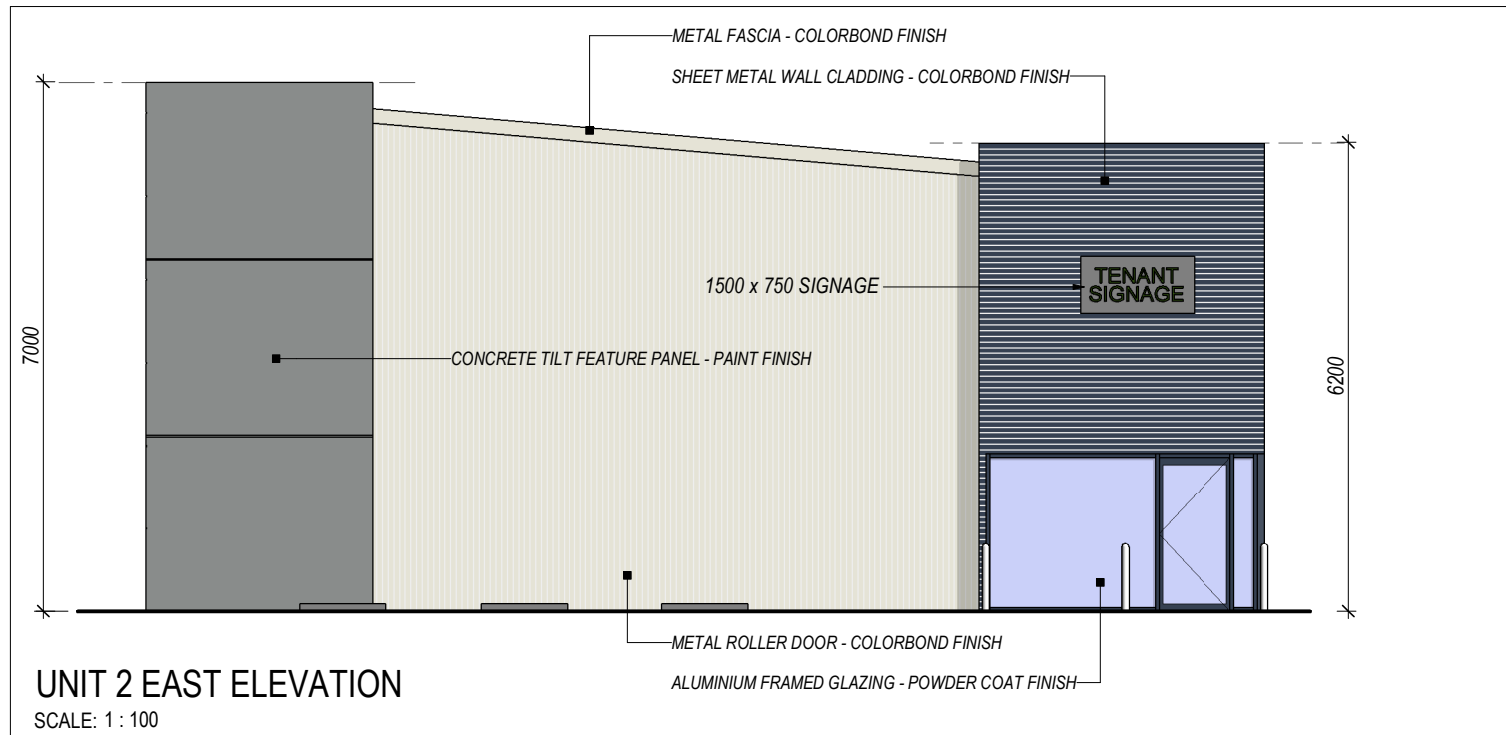
CLIENT NAME:
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PROJECT NAME:
PROPOSED INDUSTRIAL
DEVELOPMENT

SHEET NAME:
UNIT 1 ELEVATIONS

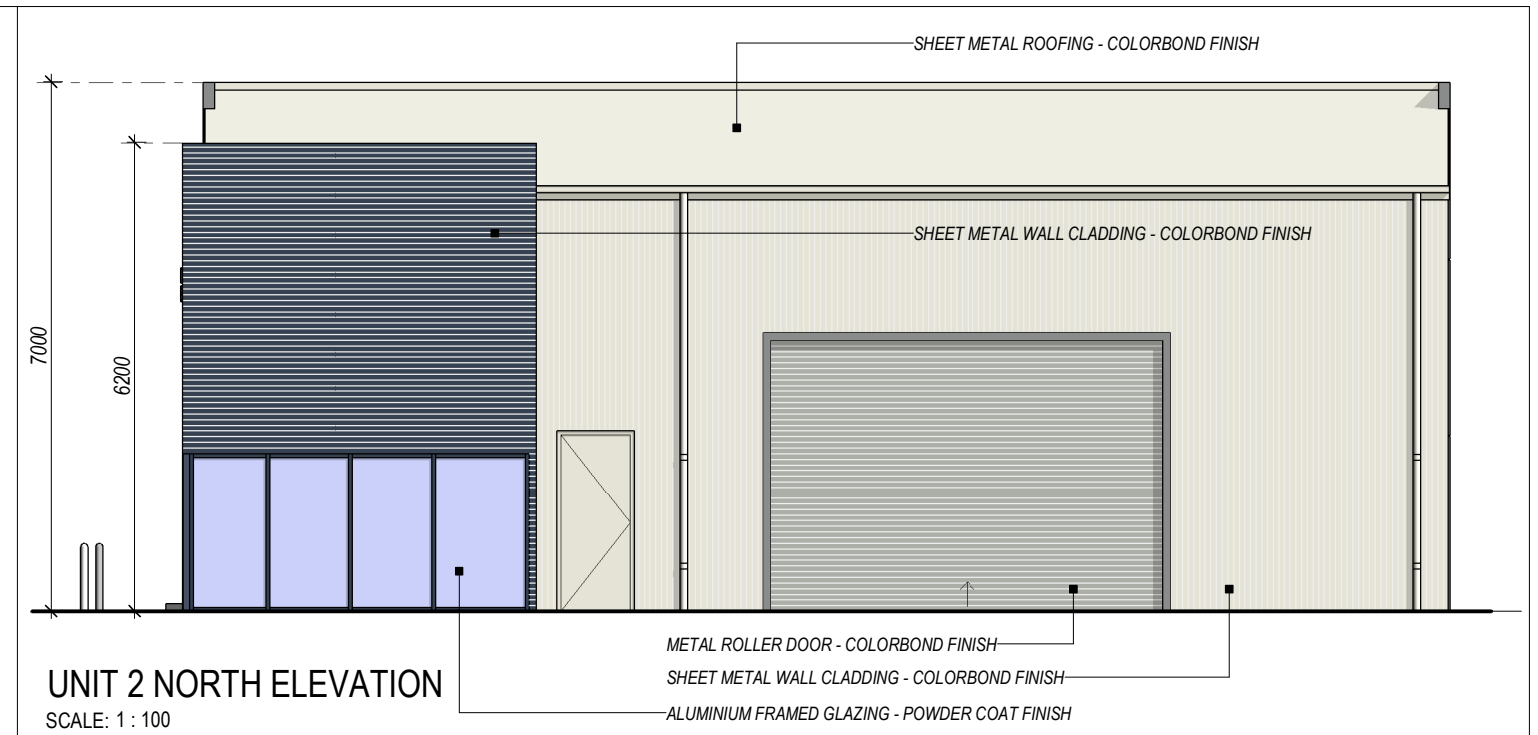
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PROJECT No:	2068
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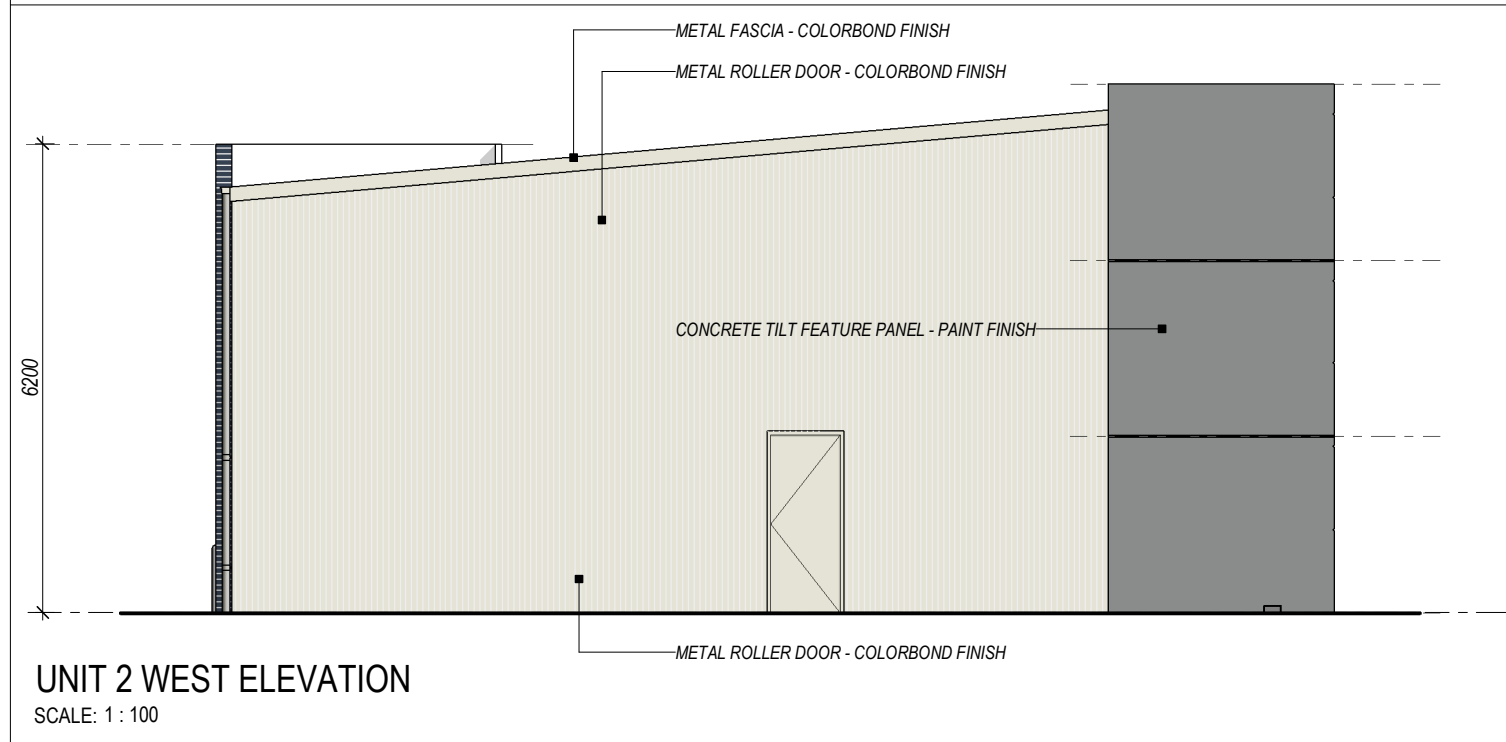
UNIT 2 EAST ELEVATION

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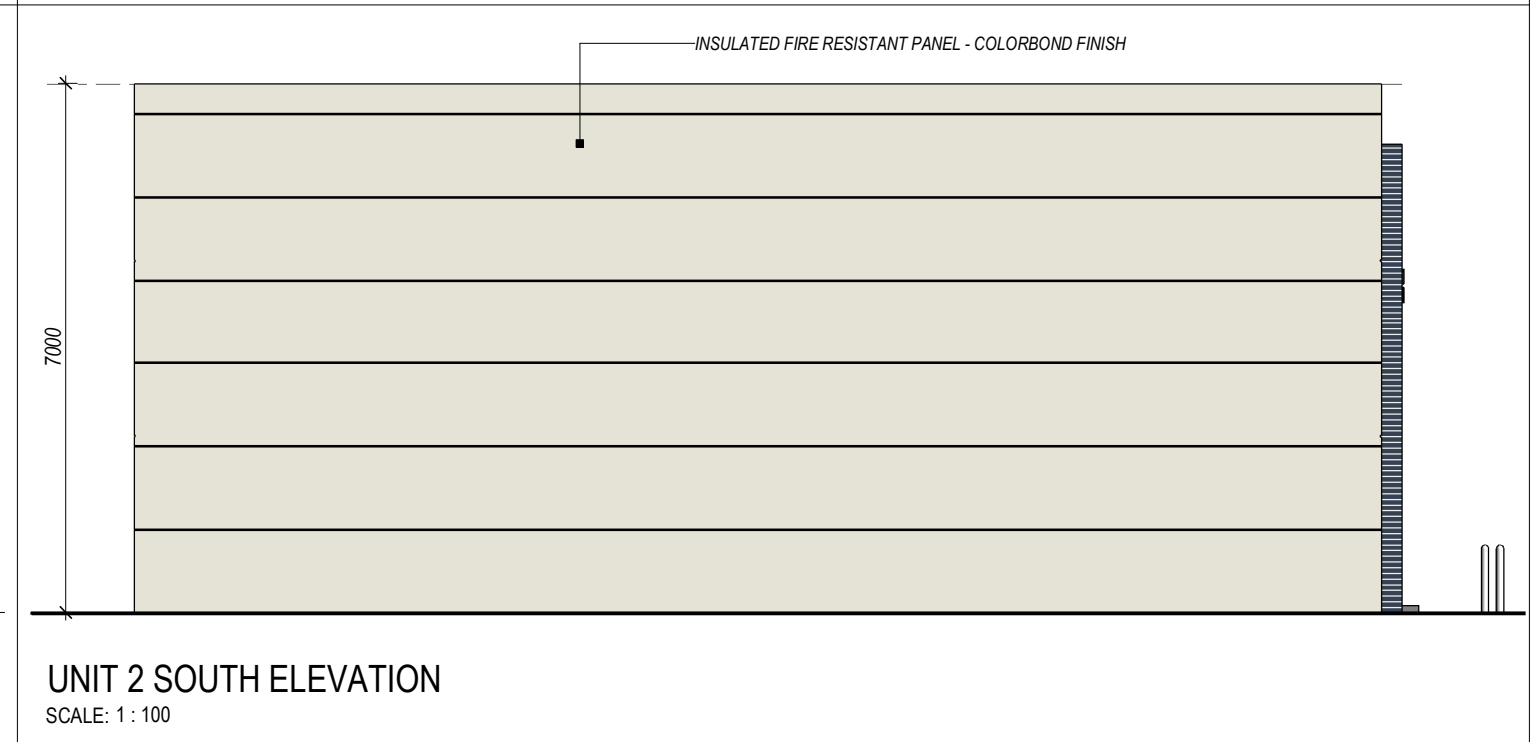
UNIT 2 NORTH ELEVATION

SCALE: 1 : 100



UNIT 2 WEST ELEVATION

SCALE: 1 : 100



UNIT 2 SOUTH ELEVATION

SCALE: 1 : 100

MATERIAL / COLOUR SELECTIONS

WINDOW FRAME	ALUMINIUM - COLORBOND 'DEEP OCEAN'
TILT PANEL	CONCRETE - COLORBOND 'SURFMIST'
FEATURE TILT PANEL	CONCRETE - COLORBOND - 'WINDSPRAY'
PANEL SYSTEM	FIRE RESISTANT PANEL SYSTEM- COLORBOND 'SURFMIST'
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**34-36 GIBSON PLACE HOWLONG 2643
LOT 114~DP1282190**

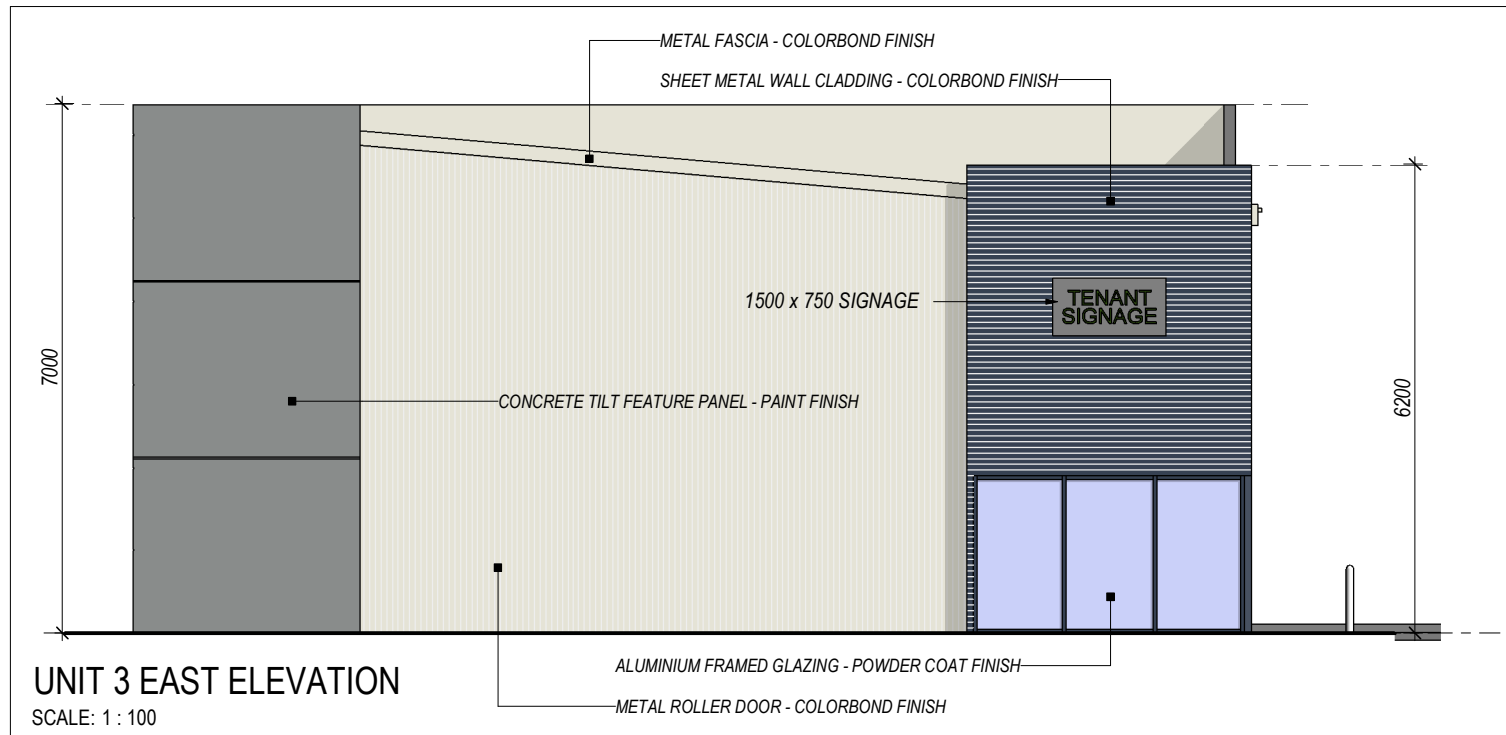
CLIENT NAME:
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**PROPOSED INDUSTRIAL
DEVELOPMENT**

SHEET NAME:
UNIT 2 ELEVATIONS

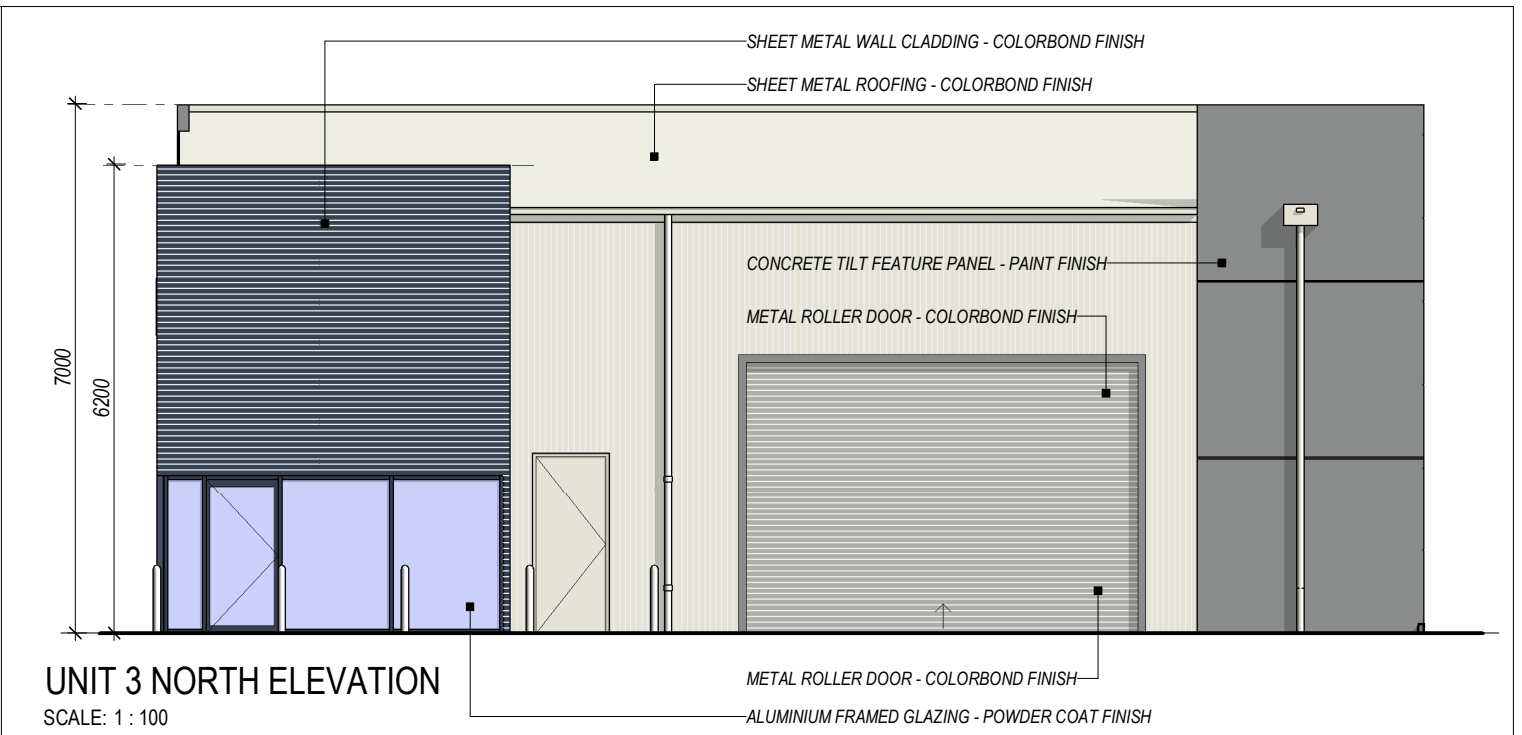
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PROJECT No:	2068
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SCALE @A3 SHEET



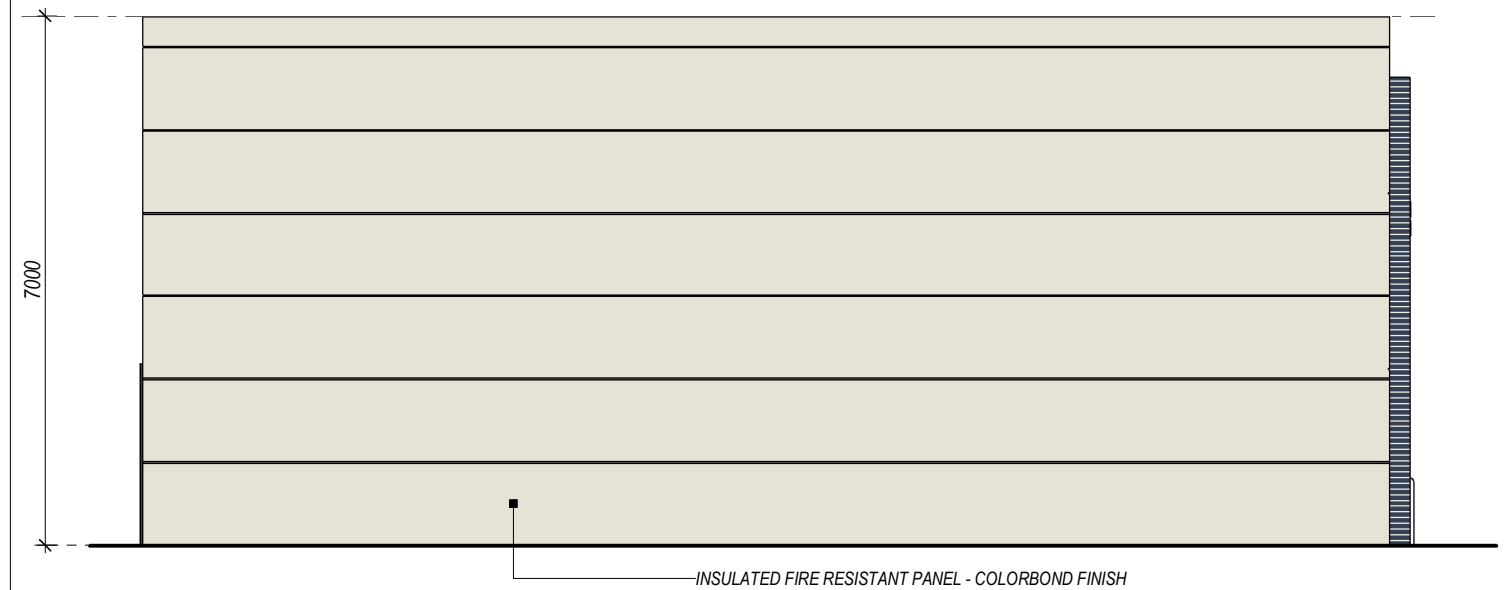
UNIT 3 EAST ELEVATION

SCALE: 1 : 100



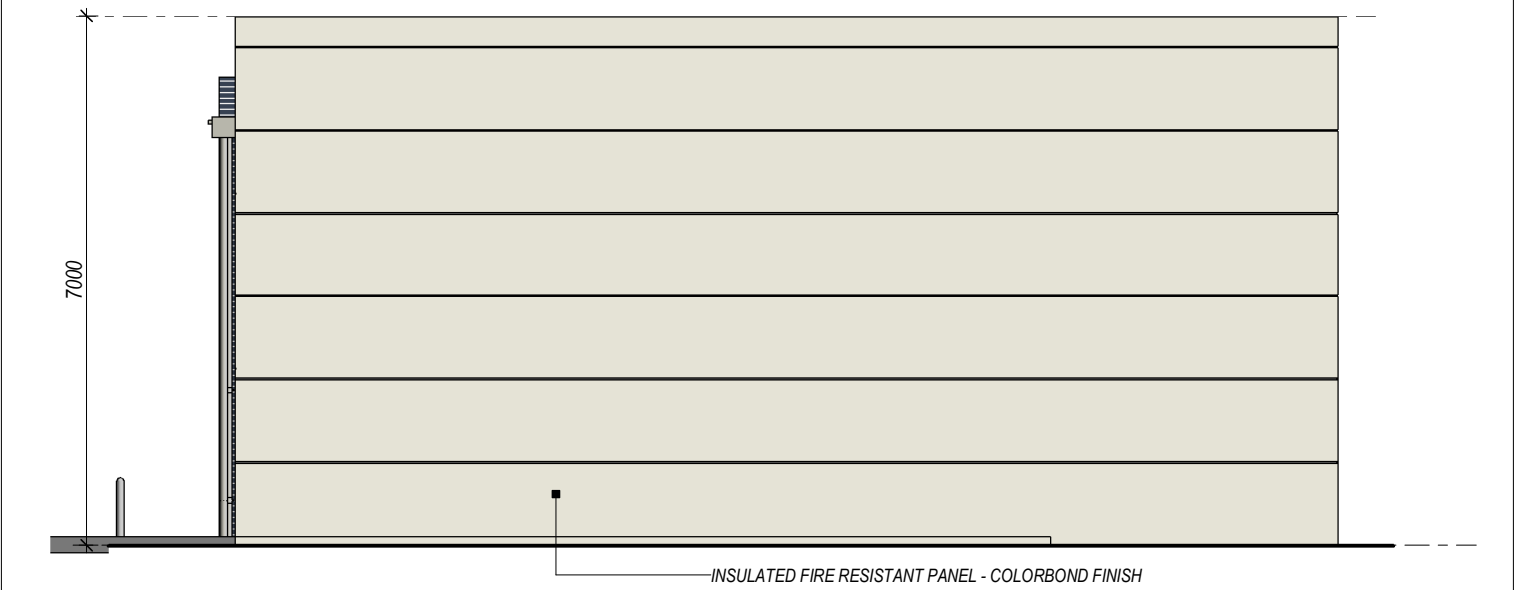
UNIT 3 NORTH ELEVATION

SCALE: 1 : 100



UNIT 3 SOUTH ELEVATION

SCALE: 1 : 100



UNIT 3 WEST ELEVATION

SCALE: 1 : 100

MATERIAL / COLOUR SELECTIONS

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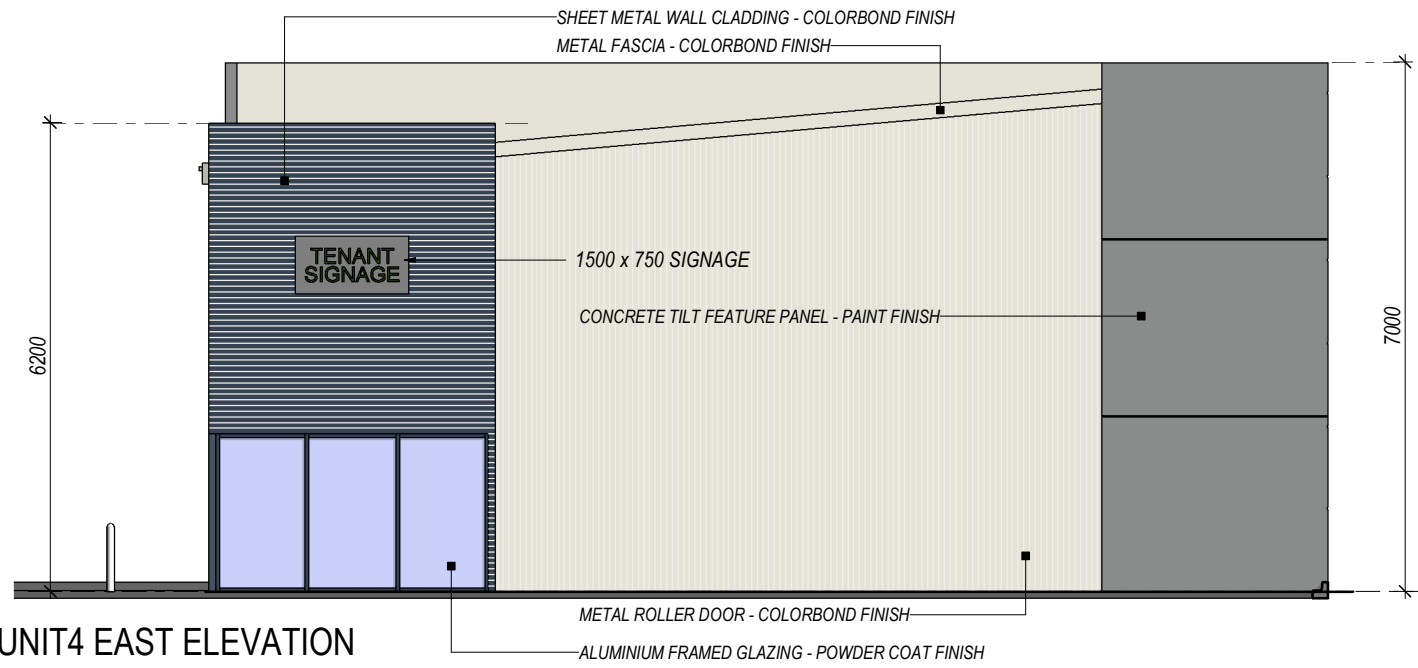
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 34-36 GIBSON PLACE HOWLONG 2643
 LOT 114~DP1282190
 CLIENT NAME:
 GRAEME BOSSE

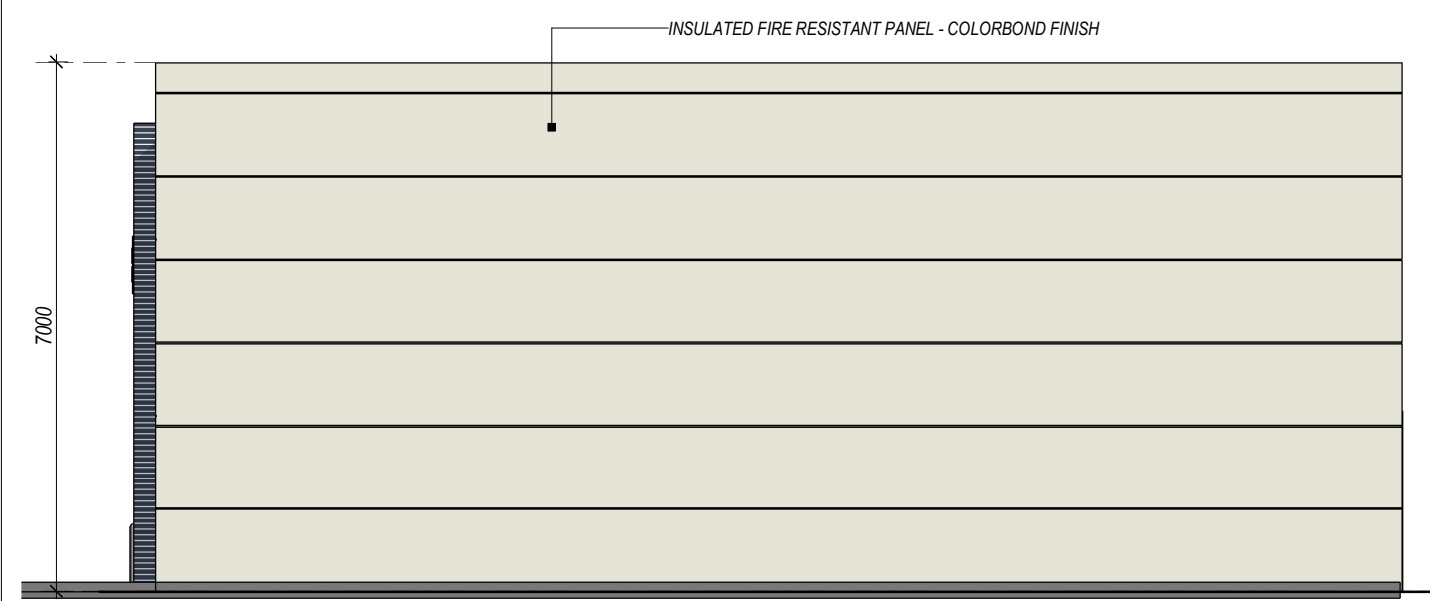
PROJECT NAME:
 PROPOSED INDUSTRIAL
 DEVELOPMENT
 SHEET NAME:
 UNIT 3 ELEVATIONS

CURRENT REVISION:	1
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PROJECT No:	2068
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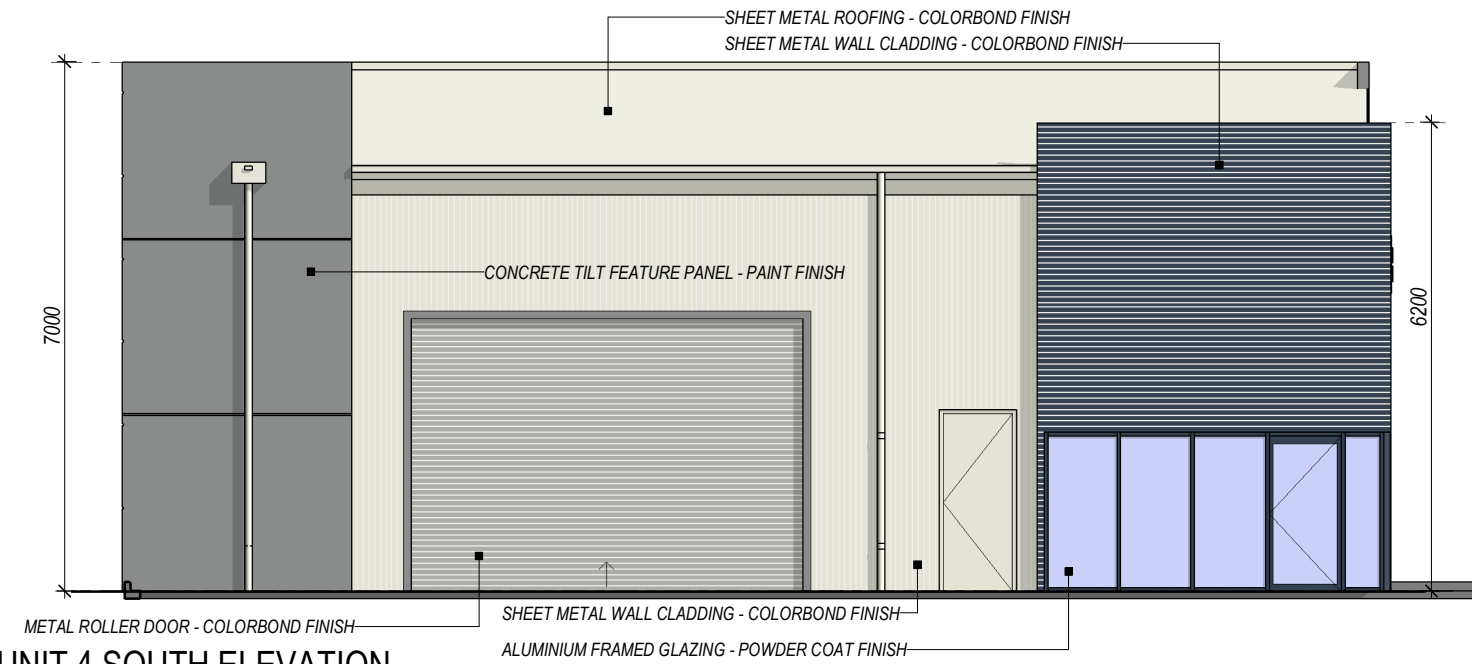
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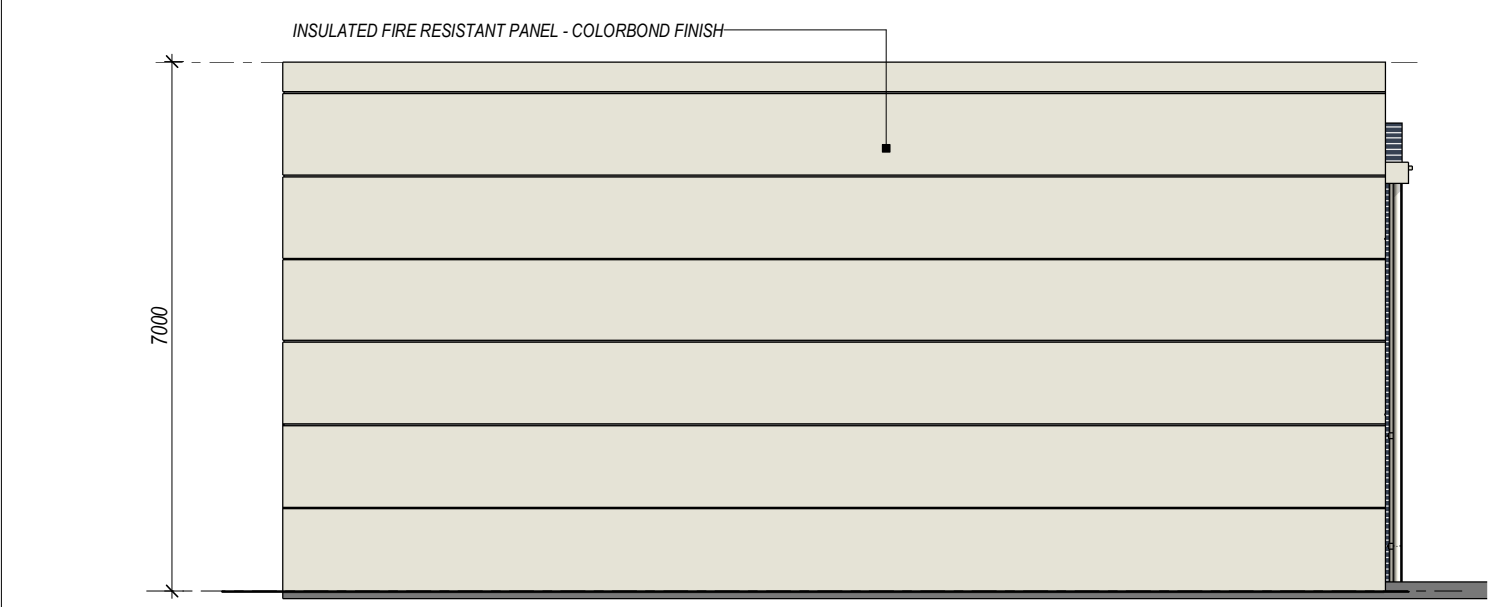
UNIT 4 NORTH ELEVATION

SCALE: 1 : 100



UNIT 4 SOUTH ELEVATION

SCALE: 1 : 100



UNIT 4 WEST ELEVATION

SCALE: 1 : 100

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ACN 003 633 556 ABN 340 036 335 56 Vic Reg No DP-AD 59618

PROJECT ADDRESS:
34-36 GIBSON PLACE HOWLONG 2643
LOT 114~DP1282190

CLIENT NAME:
GRAEME BOSSE

PROJECT NAME:
PROPOSED INDUSTRIAL
DEVELOPMENT

SHEET NAME:
UNIT 4 ELEVATIONS

CURRENT REVISION:	1
SHEET No:	D08
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SCALE @A3 SHEET



Four (4) Industrial Units, vehicle crossover,
hardstand areas, car parking, signage, and
associated landscaping

34-36 Gibson Place, Howlong

MARCH 2024

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Contents

1. Introduction.....	5
1.1. Overview.....	5
1.2. Supporting Plans and Documentation.....	5
2. Site Analysis	6
2.1. Site Location and Context	6
2.2. Site Description	7
2.3. Surrounding Development.....	9
3. Description of Proposal	12
3.1. Overview.....	12
3.2. Industrial Units.....	12
3.3. Access, Hardstand areas and Car parking	15
3.4. Signage	15
3.5. Landscaping and Fencing	15
3.6. Infrastructure and Services	15
3.7. Operational Summary	15
4. Planning Assessment	17
4.1. Applicable Environmental Planning Policies, Instruments and Controls.....	17
4.4. State Environmental Planning Policy (Transport & Infrastructure) 2021	19
4.5. State Environmental Planning Policy (Biodiversity and Conservation) 2021	20
4.6. State Environmental Planning Policy (Industry and Employment) 2021.....	21
4.7. Corowa Local Environmental Plan 2012	25
4.8. Corowa Development Control Plan 2013.....	29
5. Assessment of Environmental Impacts.....	31
5.1. Context and Setting.....	31
5.2. Access, Traffic, Parking.....	31
5.3. Infrastructure	32
5.4. Heritage	32
5.5. Cultural Heritage	32
5.6. Soils & Erosion	32
5.7. Natural hazards	32
5.8. Flora and Fauna	33
5.9. Social & Economic Impacts.....	33
5.10. Waste	33
5.11. Noise	33
5.12. Air Quality.....	34
5.13. Suitability of the Site for Development	34
5.14. The Public Interest	34
6. Conclusion.....	35

List of Appendices

- Appendix A – Owners’ Consent
- Appendix B – Cost Summary
- Appendix C – Architectural Plans
- Appendix D – Preliminary Engineering Plans
- Appendix E – Planning Compliance Tables

List of Figures

Figure 1 Context Map (Source: Open Street Map, 2023).....	6
Figure 2 Aerial image of site context (red outline) (Source: NearMap, 2023)	7
Figure 3 Aerial view of site (red outline)	7
Figure 4 View of southern extent of subject site, looking northwest.....	8
Figure 5 View of southern extent of site, looking west	8
Figure 6 View of northern extent of subject site, looking west.	9
Figure 7 View of Gibson Place and surrounding development, looking east	10
Figure 8 View of Gibson Place and surrounding development, looking north.....	10
Figure 9 View of Gibson Place and surrounding development, looking south	11
Figure 10 Proposed Site Plan.....	12
Figure 11 Unit 1 elevations (Source: David Menz Building Design).....	13
Figure 12 Unit 2 elevations (Source: David Menz Building Design).....	13
Figure 13 Unit 3 elevations (Source: David Menz Building Design).....	14
Figure 14 Unit 4 elevations (Source: David Menz Building Design).....	14
Figure 15 Visual Illustration of proposed Industrial Buildings	14
Figure 16 Excerpt of Land Zoning Map (Source: NSW Planning Portal)	26
Figure 17 Local Clauses Map – Buffer area (Source: Corowa LEP 2012).....	28
Figure 18 Howlong Strategic Land Use Plan.....	30

List of Tables

Table 1 Surrounding development.....	9
Table 2 Operational Summary Table.....	16
Table 3 SEPP (Transport & Infrastructure) 2021 – Matters for consideration.....	19
Table 4 Schedule 5: Assessment criteria	21
Table 5 Compliance table for Industrial Development – Chapter 3.0.....	41

1. Introduction

1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Graeme Bosse and is submitted to Federation Council in support of a Development Application (DA) for four (4) industrial units, vehicle crossover, hardstand areas, car parking, signage, and associated landscaping at land described as Lot 114 in DP1282190 and addressed as 34-36 Gibson Place, Howlong.

The DA and this report have been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (“EP&A Act”) and the *Environmental Planning and Assessment Regulation 2021* (“EP&A Regs”).

This report addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

1.2. Supporting Plans and Documentation

This application is accompanied by:

- Owner’s Consent
- Cost Summary
- Architectural Plans, prepared David Menz Building Design
- Preliminary Engineering Plans, prepared by Barrat Consulting
- Planning Compliance Table, prepared by Habitat Planning

2. Site Analysis

2.1. Site Location and Context

The subject land to which this application relates is described as Lot 114 in DP1282190 and is addressed as 34-36 Gibson Place, Howlong. The site is a newly created lot within an established and expanding industrial estate, located north east of the township of Howlong.

The site is approximately two kilometres from the Howlong Public School and three kilometres from the main shopping strip of Howlong which contains the Howlong Post Office, Howlong Police Station and Howlong Bakery and IGA supermarket. The location of the site is shown at **Figure 1** below.



Figure 1 | Context Map (Source: Open Street Map, 2023)



Figure 2 | Aerial image of site context (red outline) (Source: NearMap, 2023)

2.2. Site Description

The subject site is a rectangular parcel of land with a site area of 2,751m². It is oriented in an east-west direction, with shorter axes of 45 metres to the east and west, the eastern boundary having frontage to Gibson Place. The site has longer axes to the north and south making the site 61 metres deep.

The site is flat in topography, has no existing development and is characterised by exotic grasses and small self-sown trees following the recent civil works. The site has two (2) easements that are approximately 3m x 3m. The one in the north east corner is for sewer and south east corner easement is for water. Consequently, the lot is currently serviced by sewer and water, and stormwater and electricity via Gibson Place.

The verge, east of the site, has two immature native street trees and there is an electricity pole, underground cable and service pillar and northeast of the site, overhead powerlines that run parallel to the site. There is currently no formal vehicle crossover to the site from Gibson Place.

The site is further depicted in the images below.



Figure 3 | Aerial view of site (red outline)



Figure 4 | View of southern extent of subject site, looking northwest



Figure 5 | View of southern extent of site, looking west



Figure 6 | View of northern extent of subject site, looking west.

2.3. Surrounding Development

The surrounding development context is industrial by nature, given the land surrounding the site is zoned E4 General Industrial. This stage of the industrial estate has recently been constructed with sealed roads and formal kerb and guttering.

The lots surrounding the subject site are of a similar size, as well as other lots of variable sizes. The surrounding sites are in varying stages of development, with some fully established and others vacant. The site has good access to the Riverina Highway being only 1.2 kilometres north along a sealed road.

A summary of the surrounding development context is outlined in the Table below.

Table 1 | Surrounding development

Direction	Description
North	38-40 Gibson Place, a similarly sized lot located to the north of the subject site and is currently vacant. Further north along Gibson Place intersects with Oolong Road which contains further vacant General Industrial lots.
South	28-32 Gibson Place, a lot that is approximately 0.88ha in size is located to the south of the site and is currently occupied with temporary shipping containers along the northern boundary of the site, caravans, and some permanent outbuildings.
East	The Gibson Place road reserve is directly abutting the site. 31-33 Gibson Place and 35-37 Gibson Place are located further east on the opposite side of this roadway. The latter is vacant, and the former is fenced with cyclone mesh fencing with a temporary shipping container on site.

West	31-33 Oolong Road is a site that is approximately 0.59ha is located to the west and is currently occupied with temporary shipping containers with roofing structures between and trucks and truck trailers. Further west is a stormwater detention basis serving the industrial estate.
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The surrounding development is further depicted in the Figures below.



Figure 7 | View of Gibson Place and surrounding development, looking east



Figure 8 | View of Gibson Place and surrounding development, looking north



Figure 9 | View of Gibson Place and surrounding development, looking south

3. Description of Proposal

3.1. Overview

The proposal seeks development consent for four (4) industrial units, a vehicle crossover, hardstand areas, car parking, signage, and associated landscaping.

A copy of the proposed Site Plan is included as **Appendix C** and is reproduced below.

A detailed description of the proposal is provided in the following sections.

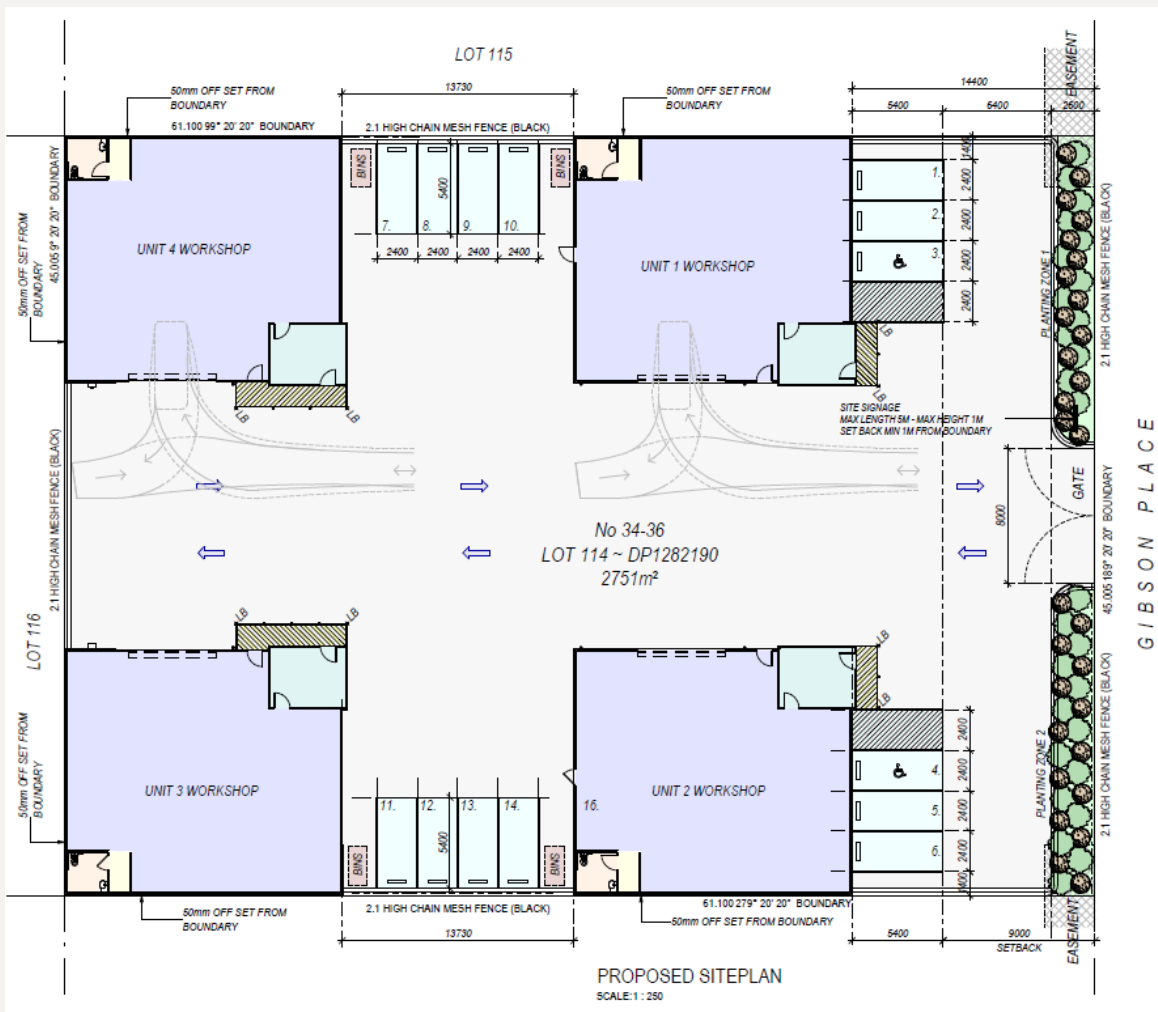


Figure 10 | Proposed Site Plan

3.2. Industrial Units

The proposal seeks approval for four (4) industrial units that are largely identical in appearance, each 208m² in size, each with offices with an area of 16m² and all abilities water closet. The specific purpose of each industrial tenancy is currently unknown, so approval is sought for the higher order definition of ‘industry’ as this will allow for a range of industrial activities.

Externally, all units will have a 5.2 metre roller door for vehicular access and two (2) personal access doors. The units will be constructed with concrete fire resistant tilt panels painted in colours complementary to the Colorbond clad areas and roller door.

All offices will have large, glazed areas fronting the internal access driveway and these glazed entrances to the offices will be protected using light bollards with hooded baffles. To achieve a high standard of visual appearance, the front two units (No's 1 & 2) have been designed and orientated to front the adjoining Gibson Place.

The plans, materials and colour selections are documented in detail within the enclosed architectural plans (**Appendix C**) and are reproduced in the following to show the elevations for Units 1-4.



Figure 11 | Unit 1 elevations (Source: David Menz Building Design)

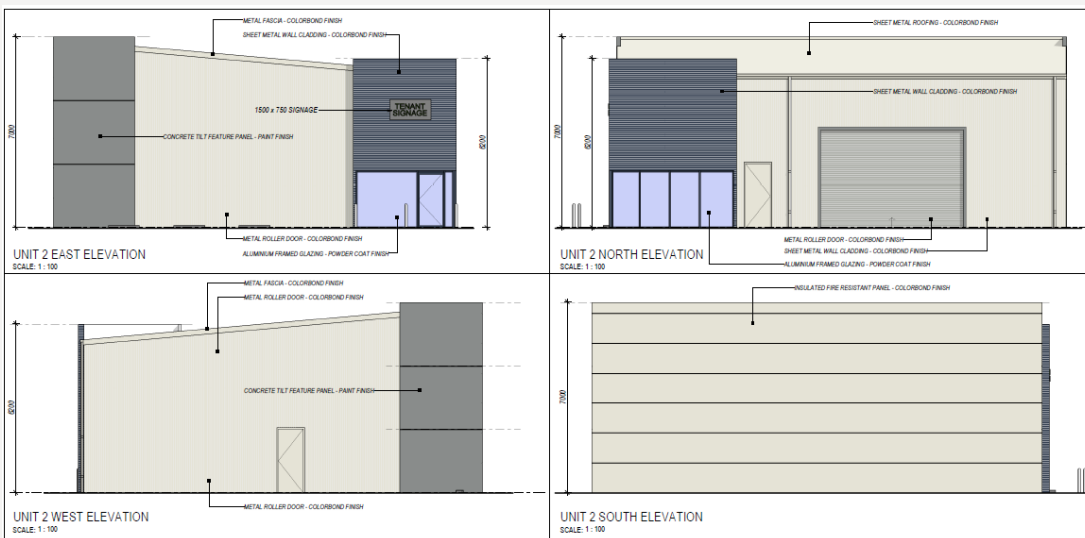


Figure 12 | Unit 2 elevations (Source: David Menz Building Design)



Figure 13 | Unit 3 elevations (Source: David Menz Building Design)

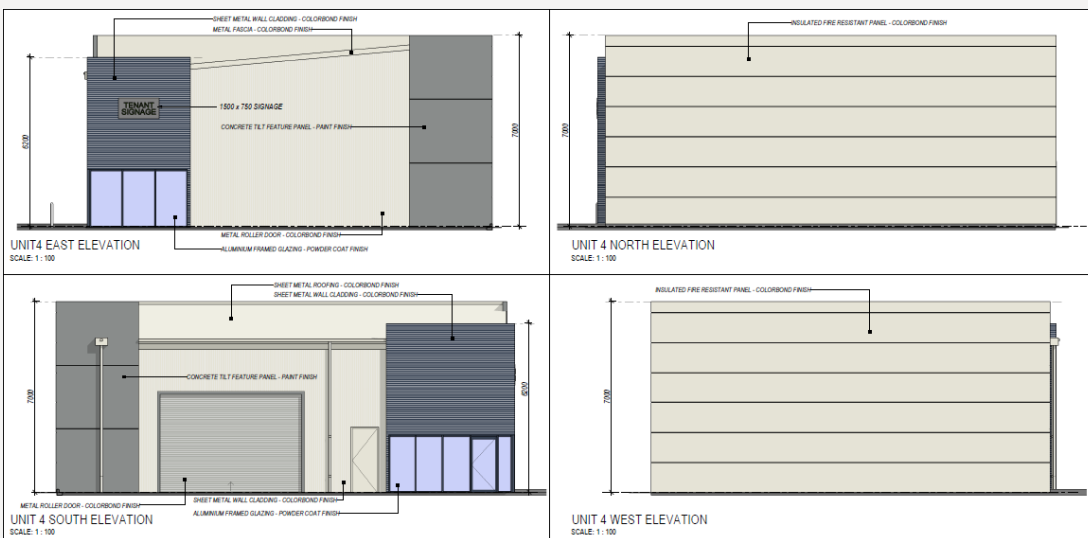


Figure 14 | Unit 4 elevations (Source: David Menz Building Design)



Figure 15 | Visual Illustration of proposed Industrial Buildings

3.3. Access, Hardstand areas and Car parking

Vehicular access to the site will be via an 8 metre vehicle crossover that will be connected to Gibson Place. This driveway crossover will be centrally located on the lot fronting Gibson Place and will provide two way vehicle access to an internal hardstand driveway that services all four units.

The vehicle crossover and internal driveway will be wide enough for two way vehicle movement for passenger vehicles. The concrete hardstand areas cover all areas of the site, except for the proposed units and landscaped areas. Refuse areas have been located between the workshops to the north and south, to be concealed from view of Gibson Place.

Units 1 and 2 will have three (3) dedicated car spaces, including one (1) disabled car space each and units 3 and 4 will have four (4) dedicated car spaces each consistent with Council's DCP requirements.

3.4. Signage

The site will have an entrance sign that is setback 1m from the eastern boundary, behind the proposed chain mesh fence, which will be no greater than 5 metres wide x 1 metre high.

Each unit will have a 1500 wide x 750mm high non-illuminated business identification sign that fronts the east (Gibson Place). The signage along with light bollards will assist with wayfinding to each unit.

3.5. Landscaping and Fencing

The site will be embellished with two (2), 18.3 metre long x 2.6 metre wide strips of landscaping along the Gibson Place frontage, inside a 2.1 metre high black chain mesh fence. The chain mesh fence will be present between each unit along the boundary of the site for securing the premises.

3.6. Infrastructure and Services

The subject land forms part of a recently constructed industrial subdivision and therefore has access to all reticulated infrastructure and services such as water, sewerage, drainage, telecommunications and electricity. The proposed new buildings will be connected to these services and it is expected that there is ample capacity within this infrastructure to service the needs of these buildings.

As outlined within Section 2 of this report, two small easements traverse the north east and south east corners of the site. The proposed works have been located and designed outside of these areas and will not adversely affect existing services and infrastructure.

Further details regarding infrastructure and services are addressed in the enclosed Preliminary Engineering Plans enclosed in **Appendix D**.

3.7. Operational Summary

As the individual tenants/uses of the building are unknown, there are no specific operational requirements applicable to the development.

Nonetheless, the following table provides a broad summary of the operational matters of the future tenants, unless otherwise modified.

Table 2 | Operational Summary Table

Operational Matters	
Days & hours of operation	Seven days, 6:00am to 7:00pm
Car parking	Tenancies 1 & 2 – 3 spaces (including 1 accessible space each) Tenancies 3 & 4 – 4 spaces
Goods/Products	General industrial products
Loading/Unloading	All loading to occur within the site within dedicated roller doors.
Signage	See enclosed plans for further details.
Storage	All storage to occur within the buildings or behind the building line out of view.
Waste management	Dedicated waste refuse bins are identified on the submitted plans and will be collected either via Council's kerbside collection or by a waste contractor depending on the future uses.
Security	2.1 metre high black security fence.

4. Planning Assessment

Under Section 4.15(1) of the EP&A Act when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

4.1. Applicable Environmental Planning Policies, Instruments and Controls

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policies
- Corowa Local Environmental Plan 2012
- Corowa Development Control Plan 2013

Compliance with the applicable legislation and policies is discussed below.

4.2. Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (“the EP&A Act”) is the principal piece of legislation governing the use and development of land in NSW. The objects of the Act are:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,*
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

The objects of the EP&A Act are intended to guide land planning and management. Section 4.15 (discussed below) of the Act lists matters for consideration when assessing and determining a development application.

4.2.1. Evaluation

Section 4.15 of the EP&A Act sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.”*

The matters for consideration identified in Section 4.15(1) of the EP&A Act are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act are addressed in Section 5 of this Statement of Environmental Effects.

The proposed development requires consent under Section 4.2 of the EP&A Act. This Statement of Environmental Effects and supporting documentation addresses the matters to be considered under clause 4.15 of the Act.

4.2.2. Approval Pathway

The subject development is not classified as Designated Development, Integrated Development, crown development, as well as state or regionally significant development. Thus, the approval pathway for the subject development is council determination.

4.3. State Environmental Planning Policy (Resilience & Hazards) 2021**4.3.1. Chapter 4 – Remediation of Land**

Chapter 4 of *State Environmental Planning Policy (Resilience & Hazards) 2021* sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish ‘best practice’ guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 4.6 of Chapter 4 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The SEPP requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject land has been highly modified as part of previous subdivision civil construction works. The land is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use and surrounding context. Similarly, following a review of both Council's and the NSW EPA's contaminated land register, the land is not classified as being significantly contaminated.

Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of Chapter 4 are satisfied by the current proposal.

4.4. State Environmental Planning Policy (Transport & Infrastructure) 2021

4.4.1. Chapter 2 – Infrastructure

Chapter 2 of *State Environmental Planning Policy (Transport & Infrastructure) 2021* provides a consistent and flexible planning system to facilitate the delivery of infrastructure and services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

The Chapter 2 contains provisions relating to approval processes and assessment requirements for infrastructure proposals according to the type or sector of infrastructure. It outlines land-use zones where types of infrastructure are permissible with or without consent and identifies certain works as exempt and complying development.

There are several Clauses under the SEPP that trigger referral and concurrence matters. These are addressed in the table below for consideration.

Table 3 | SEPP (Transport & Infrastructure) 2021 – Matters for consideration

Matter for consideration	Response
<p>Clause 2.48 – Determination of development applications – other development</p>	<p>This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</p> <ul style="list-style-type: none"> (a) <i>the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</i> (b) <i>development carried out—</i> <ul style="list-style-type: none"> (i) <i>within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> (ii) <i>immediately adjacent to an electricity substation, or</i> (iii) <i>within 5m of an exposed overhead electricity power line,</i> (c) <i>installation of a swimming pool any part of which is—</i> <ul style="list-style-type: none"> (i) <i>within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i> (ii) <i>within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</i> (d) <i>development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines</i>

Matter for consideration	Response
	<p><i>is in force between the electricity supply authority and the council for the land concerned.</i></p> <p>Comment:</p> <p>Referral under Clause 2.48 will be required to the relevant electricity supply authority due to the proximity of the underground powerline located on Gibson Place to the proposed fence.</p>
<p>Clause 2.122 – Traffic generating development</p>	<p>This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p> <p><i>(a) new premises of the relevant size or capacity, or</i></p> <p><i>(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</i></p> <p>The following thresholds apply to the proposed development:</p> <p><i>Industry of the size or capacity of 20,000m² in site area with access to a road generally.</i></p> <p>Comment:</p> <p>As the proposed site does not meet these thresholds, the development is not classified as ‘traffic-generating development’ and referral to TfNSW is not required.</p>

4.5. State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.5.1. Chapter 5 – River Murray lands

The subject site falls within the area to which *Chapter 5 – River Murray lands* (previously “MREP”) applies. The aims of this chapter are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.

The objectives are:

- (a) to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray;*
- (b) to establish a consistent and coordinated approach to environmental planning and assessment along the River Murray; and*
- (c) to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.*

Part 5.2 of this chapter requires Council to take into account a number of general and specific principles when considering development proposals to which the plan applies. These controls generally relate to the to the protection of the River Murray.

Whilst it is acknowledged that the subject land falls within the area of which Chapter 5 applies, given the location of the subject land in an established industrial area of Howlong and its distance from the

Murray River and its flood plain, the development is not expected to adversely affect the environmental values of this area.

Consequently, no further assessment of the requirements of Chapter 5 has been undertaken.

4.6. State Environmental Planning Policy (Industry and Employment) 2021

4.6.1. Chapter 3 – Advertising and signage

Chapter 3 of *State Environmental Planning Policy (Industry & Employment) 2021* aims to ensure that signage (including advertising) is compatible with the desired amenity and visual character of an area, provide effective communication in suitable locations and is of a high degree of quality design and finish.

Under Clause 3.6 of the SEPP a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that:

- (a) *That the signage is consistent with the objectives of the policy as set out in clause 3.1(a) and*
- (b) *That the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

An assessment of the proposed signage against the relevant considerations of the SEPP is provided below.

Table 4 | Schedule 5: Assessment criteria

Criteria	Comment	Complies
1 Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage facing east towards Gibson Place is compatible with the existing and future character of the area. The signage is appropriately located on the facades over an entrance and is proportional to the building and will assist with legibility.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no established advertising theme in the area.	N/A
2 Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural	The signage does not have a direct interface to any environmentally sensitive areas, heritage areas, natural or conservation areas.	Yes

Criteria	Comment	Complies
landscapes or residential areas?	<p>The signs are of a suitable proportion to the buildings, are not overbearing, and in suitable locations for the purposes of business identification.</p> <p>It is not expected to have any significant impact on adjoining areas of public open space. The signage is non-illuminated and does not protrude from the building.</p>	

3 Views and vistas

Does the proposal obscure or compromise important views?	<p>No, the proposed development will not obscure or compromise any important views.</p> <p>The signage will be limited to the proposed location and not obscure or compromise important views.</p>	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	<p>No, the signage is flush with the wall and is designed to an appropriate scale so as not to dominate. It does not protrude the building and will not reduce the quality of vistas.</p> <p>The signage will not dominate the streetscape and is considered to be of a scale appropriate to what would be expected on a commercial building.</p>	Yes
Does the proposal respect the viewing rights of other advertisers?	<p>The signs will not impact the viewing rights of other advertisers.</p>	Yes

4 Streetscape, setting or landscape

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	<p>Yes, the proposed signage is of a scale, proportion and form that is considered appropriate for the area such as the location proposed. The signage will contribute to an attractive streetscape, contributing to breaking up the façade of the building and appropriately and clearly identifies the building and its use.</p>	Yes
Does the proposal contribute to the visual interest of the	<p>Yes, the signage will integrate with the overall site design. The proposed signage</p>	Yes

Criteria	Comment	Complies
streetscape, setting or landscape?	is considered to positively contribute to the Gibson Place streetscape.	
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage is clear, uncluttered, and assists with legibility for visitors. The proposed four (4) signs will be concise and simple.	Yes
Does the proposal screen unsightliness?	The proposed signage is not designed to screen unsightliness as the existing building has no features that are considered unsightly.	Yes
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No, the proposed signage is wall mounted and does not protrude above the existing awning or parapet and will complement the building form on the subject site and locality.	Yes
Does the proposal require ongoing vegetation management?	No there are no large trees in front of this signage requiring ongoing management.	Yes

5 Site and building

Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	<p>Yes, given the proposed development and the size of the parcel of land to which the development relates, the proposed signage is considered to be compatible.</p> <p>The proposed signage is considered to represent the type of signage which would be expected for such a development and the location of the signage will not create an undesirable appearance.</p>	Yes
Does the proposal respect important features of the site or building, or both?	Yes, the proposed signage respects the development and site and enables an appropriate outcome. The site is currently vacant and will benefit from the proposed development.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is located above the entry of each unit and complements and is sympathetic to the existing building.	Yes

Criteria	Comment	Complies
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6 Associated devices and logos with advertisements and advertising structures

Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	<p>Yes, the signage will contain the logo of the proposed business use and brand.</p> <p>There are however no safety devices or platforms that are integral to the proposed signage given it is wall mounted signage and will be attached appropriately to reduce risk of detachment in high winds.</p> <p>The sign is also non-illuminated.</p>	Yes
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7 Illumination

Would illumination result in unacceptable glare?	No illumination is proposed.	N/A
Would illumination affect safety for pedestrians, vehicles or aircraft?	No illumination is proposed.	N/A
Would illumination detract from the amenity of any residence or other form of accommodation?	No illumination is proposed.	N/A
Can the intensity of the illumination be adjusted, if necessary?	No illumination is proposed.	N/A
Is the illumination subject to a curfew?	No illumination is proposed.	N/A

8 Safety

Would the proposal reduce the safety for any public road?	No, the location of signage is appropriately located to ensure no road safety issues. The signs face the Gibson Place frontages to make it easier for customers to identify the site efficiently and safely.	Yes
Would the proposal reduce the safety for pedestrians or bicyclists?	No, the location of signage is appropriately located to ensure no pedestrian safety issues.	Yes

Criteria	Comment	Complies
<p>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>No, the location of signage is appropriately located to ensure no safety issues. The signage is wall mounted and will not obscure sight lines.</p>	<p>Yes</p>

4.7. Corowa Local Environmental Plan 2012

The *Corowa Local Environmental Plan 2012* (“the LEP”) is the principal planning instrument that guides development within the former Corowa Shire.

The applicable provisions of the LEP are:

- Clause 2.3 – Zone objectives and Land Use Table
- Clause 5.10 – Heritage Conservation
- Clause 7.1 – Earthworks
- Clause 7.3 – Stormwater Management
- Clause 7.9 – Essential services
- Clause 7.11 – Development within buffer areas.

The below provides an assessment of consistency and compliance of the proposal against the relevant provisions.

4.7.1. Land Use and Permissibility

The subject land is within the E4 General Industrial Zone (“E4 zone”) (**Figure 16**).

The objectives of the E4 zone are as follows:

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*

The proposed development complies with these objectives as it will support industrial activity within an industrial zone, which will support economic development and jobs growth. Given the location of the subject land and the nature of the proposed works, the development will not adversely affect the amenity of adjoining similar industrial businesses.

Development for the purposes of ‘industry’ is permitted with consent in the E4 zone.



Figure 16 | Excerpt of Land Zoning Map (Source: NSW Planning Portal)

4.7.2. Clause 5.10 – Heritage Conservation

Clause 5.10 of the LEP relates to heritage conservation and seeks to conserve the environmental heritage of the LGA, the heritage significance of heritage items and heritage conservation areas, archaeological sites and Aboriginal objects and places of heritage significance.

The subject land is not identified as a heritage item nor is it located within a heritage conservation area following a review of Schedule 5 and the Heritage Map of the LEP.

Similarly, matters regarding Aboriginal Cultural Heritage have also been investigated. A review of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken and it is confirmed that there are no recorded items of Aboriginal cultural significance within 100 metres of the subject site.

Furthermore, the subject land is highly disturbed following previous civil construction works associated with the previous industrial subdivision. Similarly, the land contains no natural groundcover or vegetation, as well as any waterways, elevated ridgelines or terraces, scarred trees, sand dunes or caves that would indicate previous occupation by traditional owners. Therefore, the likelihood of items of cultural heritage significance being present on-site is considered to be low.

Further details regarding environmental impacts are discussed in Section 5 of this report.

4.7.3. Clause 7.1 – Earthworks

Clause 7.1 of the LEP relates to earthworks and applies in this instance as the proposed earthworks are not classified as exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Consequently, consent is required for the earthworks and the provisions of this clause require consideration.

Before Council can grant development consent, it must consider the following matters:

- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,*
- (b) *the effect of the development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area;*
- (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed development is consistent with these matters for consideration as follows:

- It will not adversely affect existing drainage conditions or soil stability in the area as it does not involve works to an existing drainage line. Furthermore, the subject land is readily able to be connected to the drainage network on Gibson Place and the land will be stabilised accordingly as part of the construction of the new Industrial Units and hardstand areas;
- The purpose of the works is to support the development of the sheds for the industrial development;
- Any fill material to be imported to construct the new development will be clean granular fill; and any unusable excess material from construction will be disposed of at a facility that can lawfully accept the waste;
- The works are not expected to have an adverse amenity impact on adjoining properties as the industrial units have been positioned and designed to minimise impacts on adjoining neighbours;
- The subject land will not adversely affect a drinking water catchment. The subject land is also well setback from any natural waterways.
- The likelihood of disturbed relics is considered low following the completion of a due diligence assessment (see response to clause 5.10 for further details)

4.7.4. Clause 7.3 – Stormwater Management

Clause 7.3 of the LEP seeks to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—

- (a) *is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
- (b) *includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
- (c) *avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

The proposed works satisfy these requirements as the development will be connected to Council's constructed stormwater infrastructure in the adjoining Gibson Place and will minimise off-site run-off impacts. See enclosed preliminary engineering plans for further details.

4.7.5. Clause 7.9 – Essential Services

Clause 7.9 of the LEP requires that development consent must not be granted unless the consent authority is satisfied that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.

The subject land is urban zoned and has recently been constructed and therefore already has access to all relevant infrastructure and services. Consequently, further consideration of the requirements of this clause is not considered necessary in this instance as the proposed building works will not place any additional demands upon the function of these services.

4.7.6. Clause 7.11 – Development within buffer areas

Clause 7.11 of the LEP sets out to protect the operational environment of certain industrial areas and minimise land use conflict. This clause applies to this site as it is within the Livestock Processing Facility Buffer Area (see **Figure 17**). Before granting development consent to development on land to which this clause applies, the consent authority must consider the following:

- (a) *the likely adverse impact that any noise or other emissions associated with existing land uses may have on the development,*
- (b) *any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing land use,*
- (c) *the likely adverse impact of the development on the operations of relevant industry,*
- (d) *whether the development has been sited to maximise the distance between the development and relevant industry and minimise any land use conflict.*



Figure 17 | Local Clauses Map – Buffer area (Source: Corowa LEP 2012)

It is considered that the proposed use (Industrial Units) is unlikely to suffer any adverse impacts of noise or other emissions from existing land uses. The proposed development seeks to construct industrial units of concrete tilt panel, which will assist in ameliorating any noise issues and it is anticipated that any other emissions from the existing land use will be tolerable in this industrial context.

It is unlikely the proposed development and future operations will impact the operations of the livestock processing facility as any noise or other emissions generated are likely to be minimal and intermittent. The siting of the subject development is such that the roller doors of the industrial units face the internal driveway towards the south and north, not east towards the livestock processing area.

Furthermore, the development is sited to the northwest of existing development providing a further buffer between the subject development and livestock processing area.

Therefore, it is considered that the proposal is consistent with this clause.

4.8. Corowa Development Control Plan 2013

The *Corowa Development Control Plan 2013* (“the DCP”) provides specific guidelines for development within the Corowa Shire, including the subject site. The following sections of the DCP are applicable to the proposed development:

- Chapter 3 – Industrial Development
- Chapter 6 – Strategic Land Use Plan
- Chapter 12 – Notification Policy

The below provides an overview of consistency and compliance of the proposal against the relevant chapters of the DCP.

4.8.1. Variations to Development Controls

It is important to acknowledge that the principal purpose of a DCP is to provide guidance to a consent authority rather than statutory controls. If a development application does not comply with provisions in a DCP, the consent authority must be flexible in the way it applies the controls and allow for reasonable alternative solutions to achieve the objectives of those standards.

It is noted that the development complies with all relevant development controls of the DCP.

4.8.2. Chapter 3 – Industrial Development

The subject land is zoned E4 General Industrial under the LEP and therefore the provisions of Chapter 3 are applicable.

The general objectives for industrial developments are outlined below:

- *Provide for a range of industrial activities in industrial precincts.*
- *Provide a level of amenity in industrial areas for those that visit and work there.*
- *Ensure that development incorporates safe and functional movement of vehicles on and off site.*
- *Encourage a high standard of design in industrial areas.*

The development is generally consistent with these objectives as it supports new industrial development within a newly emerging industrial area. The proposed works are of a high standard and due to their generally small nature, are not expected to create adverse impacts on surrounding neighbours. Lastly, the development ensures safe and efficient transport movements on and off site.

A compliance table assessing the proposal against the relevant provisions of Chapter 3 is provided at **Appendix E** of this report. The proposed development generally complies with the relevant requirements of Chapter 3 of the DCP.

4.8.3. Chapter 6 – Strategic Land Use Plan

Chapter 6 of the DCP provides Council’s Strategic Land Use Plans for each of the main townships within the Corowa LGA.

The subject land is included within the Howlong Land Use Plan and is classified as ‘longer term expansion of industrial estate’. The proposed construction of a new industrial development within the defined industrial area achieves the land use vision for this area.

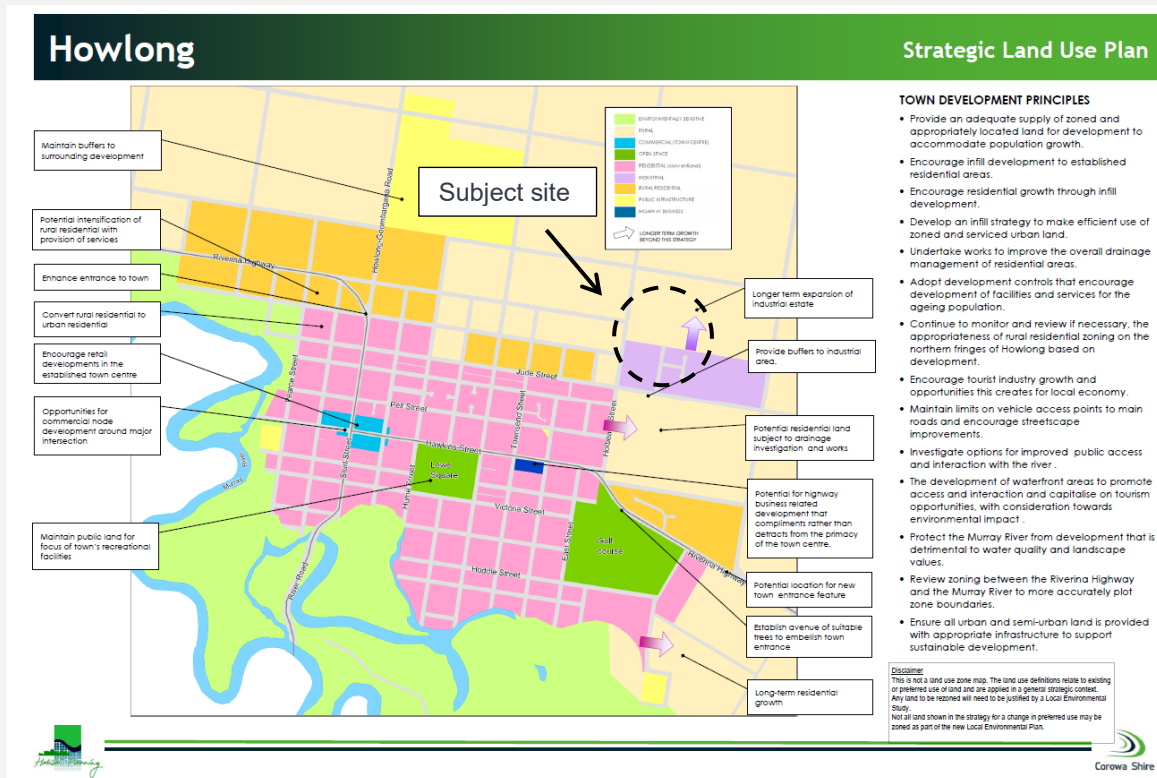


Figure 18 | Howlong Strategic Land Use Plan

4.8.4. Chapter 12 – Notification Policy

Chapter 12.0 of the DCP outlines Council’s process and criteria for the notification and advertising of development applications, modification applications and review of determination applications.

The proposal does not identify as a development that does not require advertising and therefore, will be notified in accordance with the requirements of the DCP.

5. Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to I of the EP&A Act.

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

The analysis and impact identification under this section is informed by:

- Site analysis and visual inspection of the subject land and surrounding properties.
- Analysis of the proposed plans for development (provided attached for reference)
- Desktop review of applicable Environmental Planning Instruments
- Consideration of the Councils Development Plans and Policies including the DCP
- Assessment of relevant strategic planning documents.
- Consultation with Council and other authorities

5.1. Context and Setting

The subject site is zoned E4 General Industrial and is located within an establishing industrial area to the north east of the Howlong township. The site is completely surrounded by industrial zoned land uses with a mixture of developed and vacant sites. The development has access to all applicable services and utility infrastructure as described by Section 2 of this report.

The subject land is currently vacant industrial land, and the proposal seeks approval to construct an industrial development that is consistent with the desired industrial precinct character of Howlong.

The development represents a quality, modern design which will address the Gibson Place street frontage. The development will have a high standard of appearance as the buildings are well setback from the street and will be softened by a maintained landscaping strip along the street frontage. The single storey buildings have been designed with offices and the building frontages that are visible from the street and the façade is defined with concrete tilt panels painted in Colorbond Surfmist, contrasted by sections of sheet metal wall cladding and glazed sections.

The development will be clearly legible with tenancy signage visible from the street and a main entrance sign. The individual industrial units will be accessible via a roller door that fronts the central driveway and personal access doors. Furthermore, the development will have more than adequate car parking servicing each tenant and Units 1 and 2 will have accessible car parks servicing the site.

The proposed development is consistent with the industrial setting of the area and sets the standard as the preferred industrial character and scale of development in the area.

5.2. Access, Traffic, Parking

The site will be accessible from Gibson Place via an 8 metre centrally located vehicle crossover proposed for the development. The car park areas, vehicle crossover and internal driveway will be constructed as a concrete hardstand area and wide enough for two way vehicle movement for passenger vehicles. Units 1 and 2 will have three (3) car spaces, including one (1) disabled car space each and units 3 and 4 will have four (4) car spaces each, which complies with Council's DCP parking requirements.

Furthermore, all vehicles will be able to enter and exit the site in a forward direction and all loading will occur on-site via dedicated roller doors.

5.3. Infrastructure

The subject site is urban zoned in an establishing industrial precinct and has access to all relevant infrastructure and services including reticulated water, sewerage, electricity, drainage, telecommunications and gas. Vehicular access to the property is achieved directly from Gibson Place.

These existing services will be extended and connected to the development. It is confirmed that there is ample capacity and supply within this infrastructure network to service the proposed development.

5.4. Heritage

There are no heritage items or heritage conservation areas in the immediate surrounds.

5.5. Cultural Heritage

The subject land is a highly modified site and has very little likelihood of containing any items of cultural heritage. There are also no significant landscape features that would indicate an increased likelihood.

A review of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken, and it is confirmed that there are no recorded items of Aboriginal cultural significance within 50 metres of the subject site.

Notwithstanding, in the event that the applicant does identify or uncover archaeological items during works, the items will be left in place and appropriate protocols for dealing with such instances will be observed ('unexpected finds protocol').

5.6. Soils & Erosion

The proposed works will involve disturbance of the existing site. Excavation works will be required as part of the extension and connection of services, as well as the construction of the proposed building, underground utilities, and car parking areas. These activities will be appropriately secured and managed by the appointed contractors to avoid any significant impact on drainage infrastructure.

Erosion impacts will be mitigated by use of sediment control and stabilisation techniques, both before and after construction including sediment fencing and hay bales.

To ensure all potential impacts are minimised, appropriate Soil and Water Management techniques will be implemented during construction works, in accordance with Council's guidelines.

An assessment *State Environmental Planning Policy (Resilience & Hazards) 2021* has also been undertaken and the land is not expected or known to be subject to contamination. Consequently, there is a high degree of confidence that the land is not potentially contaminated.

5.7. Natural hazards

The subject land is not mapped as flood prone, nor bushfire prone and is not known to be contaminated. The site within the River Murray Lands area as identified under the SEPP (Biodiversity and Conservation) 2021, but as noted, it is not likely to impact or be impacted by the Murray River due to the large setbacks from this waterway.

5.8. Flora and Fauna

The subject land is heavily disturbed following previous civil construction works and is devoid of vegetation outside of non-native paddock grasses. It is confirmed that no trees are proposed to be removed as part of the works.

5.9. Social & Economic Impacts

The development will have an overall positive social impact as it will increase the variety of industrial development within a semi established and emerging industrial precinct.

The proposal seeks to develop the subject site with an attractive and compatible built form consistent with the desired industrial character of the area. The building will have a high-quality appearance and is not expected to create any adverse off-site impacts in terms of odour, noise, stormwater drainage, light spill or traffic.

The proposed development represents investment in high-quality industrial development within an establishing industrial precinct. It is expected that the proposal will generate positive economic flow on effects, including to local trades and services and indirect impacts of additional spending in without detracting from the commercial function of the CBD's.

5.10. Waste

The proposal will generate waste during the construction phase that would be typical of an industrial construction development of this scale. This will typically include excavated soil, off-cuts and excess construction material, concrete; and domestic and putrescible waste (including food waste, bottles, cans and paper). During the construction works, appropriate waste receptacles will be maintained on-site by building contractors.

All waste generated during construction would be collected or stored in appropriate locations and either removed from the site for disposal or reused if appropriate. Any waste which cannot be reused shall be classified in accordance with the Waste Classification Guidelines (EPA, 2014), removed from the site and disposed of at a facility that can lawfully accept the waste.

Waste management plans and procedures are to be established before construction works occurring on-site, subject to appropriate conditions imposed by Council. This plan and procedures will be incorporated into the construction management plan for the site.

Once occupied, the development will generate industrial business wastes, which will be stored in dedicated waste receptacles on-site, which will be screened from view. Waste material will either be collected by Council's kerbside collection or via a contractor depending on the nature of the business.

5.11. Noise

Construction works will include a period of noise generation during establishment, which will occur over a short period of time, and will be limited to appropriate hours of operation, as determined by Council, and expressed through conditions of approved consent.

Noise outputs will result predominantly from power tools and manual construction, with more infrequent machinery and vehicle noise.

Noise associated with the use of the land will largely be limited to vehicle movements and parking, as well as loading and unloading. The level of noise expected from the use of this land will be similar to other surrounding businesses and is not expected to cause any adverse off-site amenity impacts.

5.12. Air Quality

Matters regarding air quality and air emissions have also been considered and are considered to be limited in this instance. Specifically, all vehicle turning and manoeuvring areas will be sealed, which will prevent opportunities for dust generation. Similarly, all processing loading and unloading activities will be undertaken inside the building and will be screened from adjoining land uses.

All waste receptacles and storage areas are well screened and enclosed to ensure they will not create issues of air quality or odour emissions.

5.13. Suitability of the Site for Development

The subject land is vacant but is located within a newly emerging and establishing large scale industrial precinct and the development seeks approval for industrial purposes consistent with surrounding land uses.

The subject land is therefore considered to be suitable for the proposed use.

5.14. The Public Interest

The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. Taking into account the full range of matters for consideration under Section 4.15C of the EP&A Act (as discussed within this report), it is considered that approval of the application is consistent with the public interest.

The development of land in an orderly and economic way is in the public interest.

6. Conclusion

This Development Application seeks development consent for the construction of four (4) industrial units, vehicle crossover, hardstand areas, car parking, signage, and associated landscaping at land described as Lot 114 in DP1282190 and addressed as 34-36 Gibson Place, Howlong

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable EPIs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it satisfies the relevant environmental planning instruments and development control plan;
- it seeks to develop a currently vacant site, which will increase the supply and access to essential industrial development in the area;
- it proposes an orderly and well considered development of industrial zoned land within an establishing industrial area;
- it proposes a built form which represents a preferred and appropriate urban design response while being respectful of the establishing industrial character of this part of Howlong;
- it will not create any adverse environmental or social impacts as the development involves industrial development within a designated industrial estate. Similarly, the proposal is not expected to generate excessive levels of noise, odours, or traffic;
- it encourages continued investment in industrial development of Howlong generally; and
- it will have no detrimental impact upon the function of existing services or essential infrastructure.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Appendix A: Owners Consent

Appendix B: Cost Summary

Appendix C: Architectural Plans

Appendix D: Preliminary Engineering Plans

Appendix E: Planning Compliance Tables

Table 5 | Compliance table for Industrial Development – Chapter 3.0

Standard	Compliance	Comment
3.1 Appearance		
Buildings are to have their main building facade and entries addressing the primary street frontage.	Complies	The proposal includes four industrial units that each have offices with glazed sections and personal access doors that address the central internal driveway and street frontage. Furthermore, the tenant signage on each industrial unit faces Gibson Place.
High quality materials and finishes should be used for building exteriors as well as any fences.	Complies	<p>The proposed industrial units, light bollards, signage, landscaping and associated fencing will be of high quality materials providing an overall quality design for the complex.</p> <p>The buildings will incorporate a range of materials and colours including glazing, Colorbond, and concrete tilt up panels, which will utilise a variety of colours so as to create visual interest.</p>
Sites are to be maintained in a neat and tidy condition at all times.	Complies	The site will be maintained ongoing following its redevelopment.
For buildings facing the highway, front facades must provide visual interest through articulation and use of varied building materials and colours.	Not Applicable	The subject land does not face a highway.

Standard	Compliance	Comment
Office components shall be located at the street frontage of the structure to enable the placement of windows and doors to 'break up' the façade.	Complies	As noted above, the office areas front the street and contain glazed areas and alternate building materials and signage to 'break up' the façade. Furthermore, the proposed landscaping and entrance signage will soften and 'break up' the façade of the complex.
3.2 Landscaping		
All industrial sites are to be appropriately landscaped.	Complies	The site will be embellished with two (2), 18.3 metre long x 2.6 metre wide strips of landscaping along the Gibson Place frontage, inside a 2.1 metre high black chain mesh fence. This amount and quality of landscaping is considered appropriate for the context and will soften and improve the overall visual appearance of the site.
Proposed landscaping elements are to be clearly identified on development application plans submitted to Council with a comprehensive landscape plan required to show all areas of vegetation, pathways and vehicles access areas.	Complies	The proposed architectural plans provide details of landscaping, the suggested plant species and mature heights of plants. The plans also display access and egress areas.
All landscaping is to be maintained in good condition at all times. Dead plants should be removed and replaced at the earliest opportunity.	Noted	Noted. It is expected that this will be included as a condition of consent.

Standard	Compliance	Comment
A range of species types are to be used in the landscaping and these should be various heights to create interest and help screen storage and car parking areas.	Noted	Noted. See comment above regarding species and mature heights of vegetation.
Landscaping areas are to be protected from vehicle activity areas by a minimum 100mm high kerb, wheel stops or other similar barrier devices to prevent the damage to these vegetated areas.	Complies	The proposed landscaping areas will be protected from vehicular traffic, by means of kerb and gutter.
The landscaping must have an irrigation system installed.	Noted	Noted. A condition to this effect is acceptable.
Existing mature trees should be incorporated in the development where possible.	Not applicable	There are no mature trees on site, only immature trees that have self-sown since civil works were completed.
Where ever possible native plant species are to be utilised in landscaping with preference given to drought tolerant species.	Complies	As above.

3.3 Building setbacks

Standard	Compliance	Comment
<p>All buildings shall be setback a minimum of:</p> <p>9m from the street alignment of a main road; and</p> <p>4.5m from the street alignment of any other road.</p>	Complies	<p>Industrial Unit One and Two are both located 14.4 metres from the boundary of the site fronting Gibson Place, which complies with this requirement.</p>
<p>In the case of corner allotment, the minimum setback required for the secondary frontage is 5 metres, provided that this frontage does not address a main road.</p>	Not Applicable	<p>Not applicable as the subject land is not a corner lot.</p>
<p>Side and rear setbacks from adjoining properties should comply with the standards detailed in the <i>Building Code of Australia</i>.</p>	Complies	<p>The proposed side and rear setback of the shed complies with the relevant standards of the <i>Building Code of Australia</i>. Specifically, all proposed buildings within 3 metres of a boundary have their external walls containing no openings and are constructed of solid concrete. The proposed walls will be constructed of fire resistant panel.</p>
<p>Where a development occurs on land adjoining a residential property, the minimum setback to the common boundary is 3m.</p>	Not applicable	<p>The site is surrounded by industrial zoned land.</p>
<p>A minimum 1m strip along the front boundary area shall be landscaped, incorporating use of native vegetation wherever possible.</p>	Complies	<p>The site will be embellished with two (2), 18.3 metre long x 2.6 metre wide strips of landscaping along the Gibson Place frontage, inside a 2.1 metre high black chain mesh fence. Some of the proposed vegetation is native.</p>

Standard	Compliance	Comment
<p>Fencing is permissible within the front setback if it is:</p> <p>open type fencing (e.g. green coloured open mesh security fencing), provided that it is not closer than 5m to a road; and/or</p> <p>low solid fencing (less than 500mm high) which does not obstruct the view of landscaping from the street and the driver's view from driveway to road.</p>	Complies	The development proposes a 2.1 metre black chain mesh fence that will be 5 metres from the road.
<p>3.4 Parking & access</p>		
<p>Parking is to be provided on-site at the rates contained in the following table.</p>	Complies	<p>The proposed land use is 'Industry', requiring 1 car space per 80m² and the GFA of the proposed development is 224m² per unit, thus the development requires 2.8 spaces per unit.</p> <p>The proposal ensures Units 1 and 2 will have three (3) car spaces, including one (1) disabled car space each, and units 3 and 4 will have four (4) car spaces each.</p> <p>The proposal meets off street car parking requirement.</p>

Standard		Compliance	Comment																																					
<table border="1"> <thead> <tr> <th>Land Use</th> <th>Minimum Parking Spaces Required</th> </tr> </thead> <tbody> <tr> <td>Agricultural produce industry</td> <td>1 per employee</td> </tr> <tr> <td>Boat repair facility</td> <td>1 per employee</td> </tr> <tr> <td>Commercial port facility</td> <td>At Council's discretion</td> </tr> <tr> <td>Electricity generating works</td> <td>1 per employee</td> </tr> <tr> <td>Freight transport facility</td> <td>1 per employee</td> </tr> <tr> <td>Home industry</td> <td>1 per employee not resident at the site</td> </tr> <tr> <td>Industry (hazardous, heavy, light, offensive & retail outlets)</td> <td>1 per 80m² GFA (minimum 2 spaces per single occupation)</td> </tr> <tr> <td>Liquid fuel depot</td> <td>1 per employee plus tanker parking</td> </tr> <tr> <td>Materials recycling or recovery centre</td> <td>1 per 2 employees plus 1 per 200m² site area</td> </tr> <tr> <td>Mine</td> <td>At Council's discretion</td> </tr> <tr> <td>Rural industry</td> <td>At Council's discretion</td> </tr> <tr> <td>Transport depot</td> <td>1 per employee</td> </tr> <tr> <td>Truck depot</td> <td>1 per employee</td> </tr> <tr> <td>Vehicle body repair shop</td> <td>4 per service bay plus 1 per 200m² outdoor active use area</td> </tr> <tr> <td>Vehicle repair station</td> <td>4 per service bay plus 1 per 200m² outdoor active use area</td> </tr> <tr> <td>Warehouse or distribution centre</td> <td>1 per 100m² GFA</td> </tr> <tr> <td>Waste management facility</td> <td>At Council's discretion</td> </tr> <tr> <td>Wholesale supplies</td> <td>1 per 50m² GFA</td> </tr> </tbody> </table>	Land Use	Minimum Parking Spaces Required	Agricultural produce industry	1 per employee	Boat repair facility	1 per employee	Commercial port facility	At Council's discretion	Electricity generating works	1 per employee	Freight transport facility	1 per employee	Home industry	1 per employee not resident at the site	Industry (hazardous, heavy, light, offensive & retail outlets)	1 per 80m ² GFA (minimum 2 spaces per single occupation)	Liquid fuel depot	1 per employee plus tanker parking	Materials recycling or recovery centre	1 per 2 employees plus 1 per 200m ² site area	Mine	At Council's discretion	Rural industry	At Council's discretion	Transport depot	1 per employee	Truck depot	1 per employee	Vehicle body repair shop	4 per service bay plus 1 per 200m ² outdoor active use area	Vehicle repair station	4 per service bay plus 1 per 200m ² outdoor active use area	Warehouse or distribution centre	1 per 100m ² GFA	Waste management facility	At Council's discretion	Wholesale supplies	1 per 50m ² GFA		
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<p>Council may consider a reduction in these standards if it can be demonstrated the proposed use of the premises does not warrant such provision. However, applicants must demonstrate there is sufficient space on the site to provide parking in accordance with the standards should the use of the premises change.</p>	Not applicable	The proposal meets the relevant requirements.																																						

Standard	Compliance	Comment
Council may require on-site parking at a rate in excess of the above if the proposed use of the premises warrants such an outcome.	Noted	It is not considered that the proposed use will require additional car spaces and in the event of overflow, Gibson Place is of a sufficient width to accommodate car parking.
The parking area, if possible should be located immediately behind the minimum setback area and in front of the industrial activity on the site.	Complies	The car parking is sited 6.4 metres from the front boundary.
Parking spaces must be physically separated from access ways, loading and unloading areas, and manoeuvring areas.	Complies	Complies as above. See plans for manoeuvring areas.
All parking areas are to be constructed so as to allow for the catchment and disposal of stormwater to a point of discharge agreed to by Council.	Complies	Complies and all stormwater will be directed to the legal point of discharge.
Driveways should generally comprise a width of at least 8m, allowing two-way 'in' and 'out' movements.	Complies	The development proposes an 8 metre vehicle crossover and a driveway in excess of 8 metres to accommodate two way traffic.
Internal layout must ensure all vehicles (including trucks) are able to enter and exit the site in a forward direction without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas.	Complies	Complies as above

Standard	Compliance	Comment
Development shall be designed to accommodate the largest vehicle expected to access the site. If the development is likely to be accessed by larger vehicles, the appropriate access and manoeuvring areas are to be shown on plans provided with the development application.	Complies	Complies as above
All parking, loading or unloading of vehicles is to be carried out on the development site.	Complies	Complies as above
3.5 Outdoor areas		
Outdoor storage areas are to be substantially screened from public roads and adjoining lots by dense landscaping.	Not Applicable	The development does not propose any outdoor storage areas in the context of this standard
Outdoor storage areas are not to encroach within 3m of any boundary for fire safety reasons.	Not Applicable	Not applicable as above.
Outdoor storage areas must be surfaced to prevent dust raising from vehicle movements or wind.	Not Applicable	As above
3.6 Amenity		

Standard	Compliance	Comment
All development is required to comply with the requirements of the <i>Protection of the Environment Operations Act 1997</i> (as amended) and its Regulation.	Complies	The proposal complies with the relevant requirements of the <i>Protection of the Environmental Operations Act 1997</i> and will not create any adverse environmental or amenity impacts in terms of noise or pollution.
Applications for potentially hazardous or offensive development are to submit information demonstrating compliance with <i>SEPP 33- Hazardous and Offensive Development</i> .	Not Applicable	The proposal is not a hazardous or offensive development.
All stormwater is to be contained within the site and discharged to the point and facility nominated by Council.	Complies	The proposal will connect to the existing on-site stormwater infrastructure and will be discharged to the legal discharge point to Council's specifications.
A trade waste agreement with Council for disposal of liquid waste to the sewerage system may be required.	Not Applicable	The development does not propose any liquid waste disposal.
Exterior light sources shall be directed away from adjoining properties.	Complies	Any exterior lighting will be baffled, including that of the light bollards.
Land uses or development considered by Council to potentially have a detrimental impact on adjoining properties through noise or air emissions (e.g. dust or odour) are to provide information in respect to the likely impacts and proposed mitigation measures of these impacts.	Complies	The land uses and the development itself, should not have any detrimental impact on adjoining properties through noise or air emissions. The site will have hardstand areas, reducing dust or air emissions and the likely uses will not create undue air emissions. The development is proposed to be built from concrete tilt panel which will also ameliorate any noise from penetrating into adjoining properties.

Standard	Compliance	Comment
<p>Activities that have the potential to create noise levels that are in excess of the relevant standards when measured at the nearest residence or future residential land will not be supported without the submission of a Noise Impact Statement (NIS) by the applicant demonstrating otherwise. Compliance with the NIS will then become a condition of consent.</p>	Complies	<p>The proposed sheds are not expected to cause excessive noise impacts greater than what is already generated by the surrounding industrial developments.</p>
<p>Buildings shall comply with the <i>Disability (Access to Premises—Buildings) Standards 2010</i> to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability.</p>	Complies	<p>Complies with the relevant standards of the <i>Disability (Access to Premises—Buildings) Standards 2010</i>. In addition, all units have all abilities toilets.</p>
<p>3.7 Signage</p>		
<p>Signage to be restricted to identifying and promoting the business activity occupying the site and the goods and services it offers.</p>	Complies	<p>The proposed signage will be limited to an entrance sign for the complex and a sign for each of the four (4) industrial units which will be business identification signage.</p>
<p>For single occupant industrial sites with highway frontage, one low level free standing advertising sign may be located between the building line and the road boundary. The sign is to generally be no more than 1m high and 6m in length and is to be integrated with landscaping.</p>	Not applicable	<p>The site does not have highway frontage</p>

Standard	Compliance	Comment
For single occupant industrial sites without frontage to a highway, a free standing pole or pylon sign may be used as an alternative to a low level sign may be used as an alternative to a low level sign. Consent may be assumed for a free standing pole or pylon sign (one per site only) not exceeding a maximum height of 5m which incorporates a sign panel not exceeding 4.5m ² in area.	Not applicable	The site is not for a single occupant.
Signage relating to a product, activity or service unrelated to the business on the site is not permitted	Noted	
Advertising signs and structures shall be of a size, colour and design which are compatible with the building to which they relate	Noted	Please see the Architectural Plans for compatibility of the proposed signs with the building in terms of size, colour and design.
Signs should not visually dominate the area of building walls nor should they extend above the roof of the building.	Complies	Each unit will have a 1500 wide x 750mm high non-illuminated business identification sign that fronts the east (Gibson Place). This is not considered to be dominating the building or wall on which it is attached.
3.8 Non-industrial activities	Not Applicable	The development does not propose any non-industrial activity
3.9 Subdivision	Not Applicable	The development does not propose any subdivision

Applicant contact details

Title	Mr
First given name	Graeme
Other given name/s	
Family name	Bosse
Contact number	60210662
Email	habitat@habitatplanning.com.au
Address	409 KIEWA STREET SOUTH ALBURY 2640
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Border Hoteliers Pty Ltd
ABN / ACN	

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	34-36 GIBSON PLACE HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	114/-/DP1282190 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning E4: General Industrial

Planning controls affecting property	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size NA
	Heritage NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA
	Local Provisions
	Local Clauses Map

Proposed development

Selected common application types	Advertising and signage Erection of a new structure
Selected development types	Industrial Development General industry
Description of development	Four (4) industrial units, vehicle crossover, hardstand areas, car parking, signage, and associated landscaping
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Friday	No
Friday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	6:00 AM - 7:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	6:00 AM - 7:00 PM
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	8
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	970
Total site area (m2)	2,751
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$1,277,000.00
Estimated development cost	\$1,277,000.00
Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 4 - hot dry summer, cool winter

Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	6
Number of staff/employees on the site	8

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Industry	14	0	0
Total	14	0	0

Number of loading bays	4
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 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:	An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value 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	Sawyer Commercial Construction
ABN	
ACN	
Trading Name	
Email address	lisa@sawyerconstruction.com.au
Billing address	952 Electra Street, Albury

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans
Cost estimate report	Cost Summary Report - 34-36 Gibson Place
Owner's consent	OWNERS CONSENT - GIBSON PLACE

Preliminary Stormwater Management Plan	Civil Engineering Plans
Site Plans	Site Plan
Statement of environmental effects	23241 - 34-36 Gibson Place, Howlong - Statement of Environmental Effects

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).	