

Applicant contact details

Title	
First given name	Cyclo
Other given name/s	
Family name	Group
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	
ABN	
ACN	
Name	CYCLO CONSTRUCTION AND FITOUT PTY LTD
Trading name	CYCLO CONSTRUCTION AND FITOUT PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	Wilham Nominees P/L
Other given name/s	ATF The Wilham Family Trust
Family name	Wilham Family Trust
Contact number	
Email	
Address	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
---	----

Developer details

ABN	
ACN	
Name	CYCLO CONSTRUCTION AND FITOUT PTY LTD
Trading name	CYCLO CONSTRUCTION AND FITOUT PTY LTD
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	247 HONOUR AVENUE COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	C/-/DP159755 <input checked="" type="checkbox"/> D/-/DP159755 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning E1: Local Centre Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage Corowa Heritage Conservation Area Significance: Local Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Alterations or additions to an existing building or structure Change of use of land or a building or the classification of a building under the Building Code of Australia Demolition
Selected development types	Animal care premises Veterinary hospital
Description of development	Alterations and Additions to existing building including internal fit out and change of use to Veterinary Hospital
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
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	5

Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$440,000.00
Capital Investment Value (CIV)	\$475,000.00
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	5
Number of staff/employees on the site	5

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	13	0	0
Total	13	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	Yes
What are the reasons the development is biodiversity compliant development?	Map search completed for compliance
Is this application subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?	No

Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
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	CYCLO CONSTRUCTION AND FITOUT PTY LTD
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	23093 - Corowa Vet - Corowa NSW - 2024-02-13
Biodiversity development assessment report	BMATReport - 247 Honour Ave
Category 1 Fire Safety Provisions	A-002 - Site Plan - 4
Cost estimate report	23093 Cost summary report
Owner's consent	Federation Council Owner Consent Form
Section J report	240207_NCC 2022 Section J DTS Report-247 Honour Ave
Site Plans	A-002 - Site Plan - 4
Statement of environmental effects	SEE_247 Honor Avenue Corowa
Waste management plan	23093 - DA WMP

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).	

ARCHITECTURAL DRAWING SET

Proposed Alterations & Additions

Corowa Vet - Corowa NSW

247 Honour Avenue Corowa, NSW, 2646

CONCEPT

Issued For DA

JOB NUMBER:
23093

LATEST ISSUE:
2

ISSUED DATE:
13/02/24

Sheet List (A3)			
Sheet Number	Sheet Name	Rev.	Rev. Date
A-000	Cover Sheet	2	13/02/24
A-001	Location Plan	2	13/02/24
A-002	Site Plan	4	13/02/24
A-010	Ground Floor Existing/Demolition Plan	2	13/02/24
A-011	Ground Floor General Arrangement Plan	7	13/02/24
A-200	Sections	2	13/02/24
A-300	Elevations	3	13/02/24
A-301	Elevations	3	13/02/24

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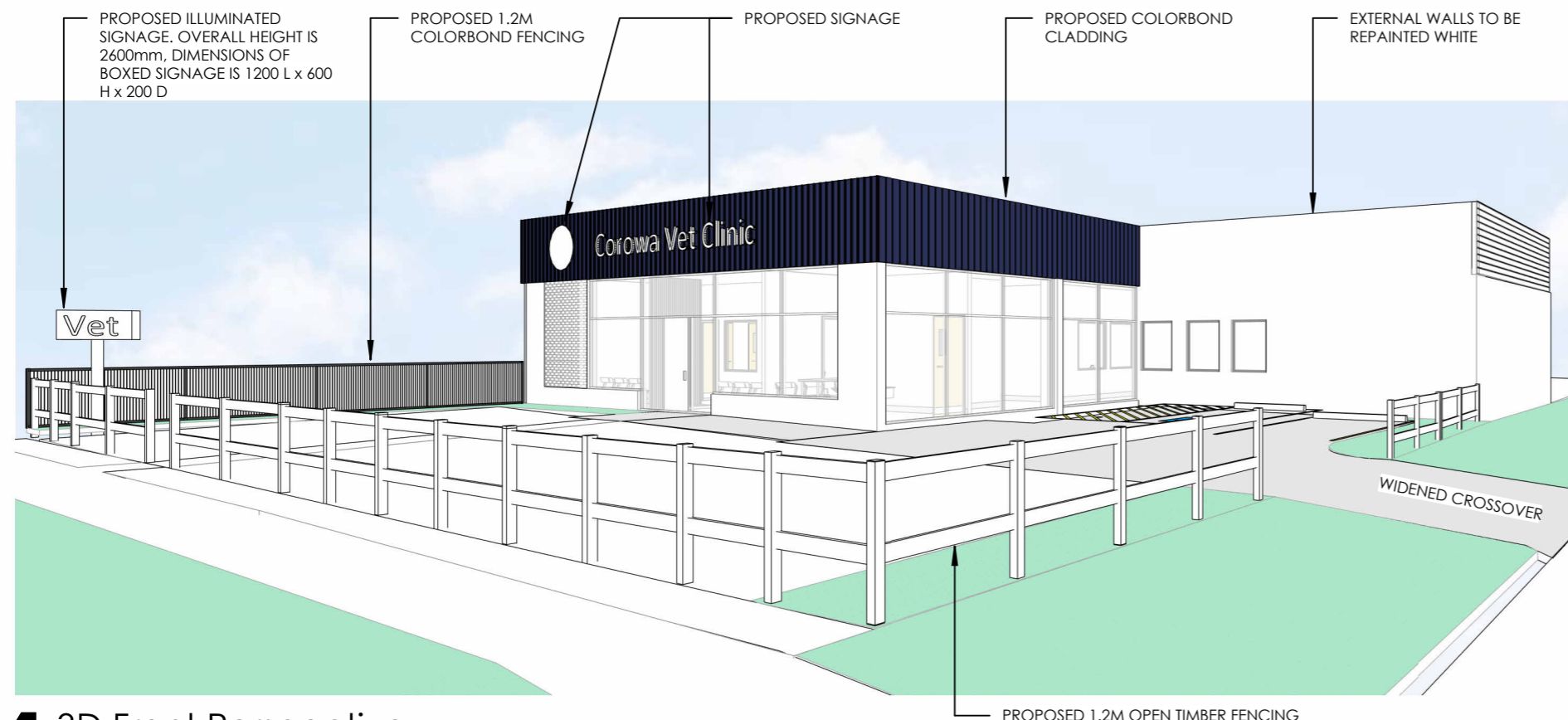
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Corowa Vet - Corowa NSW

Proposed Alterations & Additions

247 Honour Avenue
Corowa, NSW, 2646

Cover Sheet



1 3D Front Perspective

BCA VERSION	2022
BUILDING CLASS	6
TYPE OF CONSTRUCTION	C
CURRENT LEP (YEAR)	2012
LOCAL COUNCIL	COROWA SHIRE
ZONING	E1
SITE AREA	1273m ²
GFA	271
FSR	21.28 %
MAX BUILD HEIGHT	?
STOREYS	1
NO. OF EXITS REQUIRED	2
MAX TRAVEL DISTANCE	30m
CEILING HEIGHT	-

REV. NO.	REV. DATE	ISSUED BY	REV. DESCRIPTION
1	15/01/24	JCC	Client Review
2	13/02/24	JCC	Issued For DA

revision	2
drawing no.	A-000
job no.	23093
scale	@ A3

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Corowa Vet - Corowa NSW

Proposed Alterations & Additions

247 Honour Avenue
Corowa, NSW, 2646

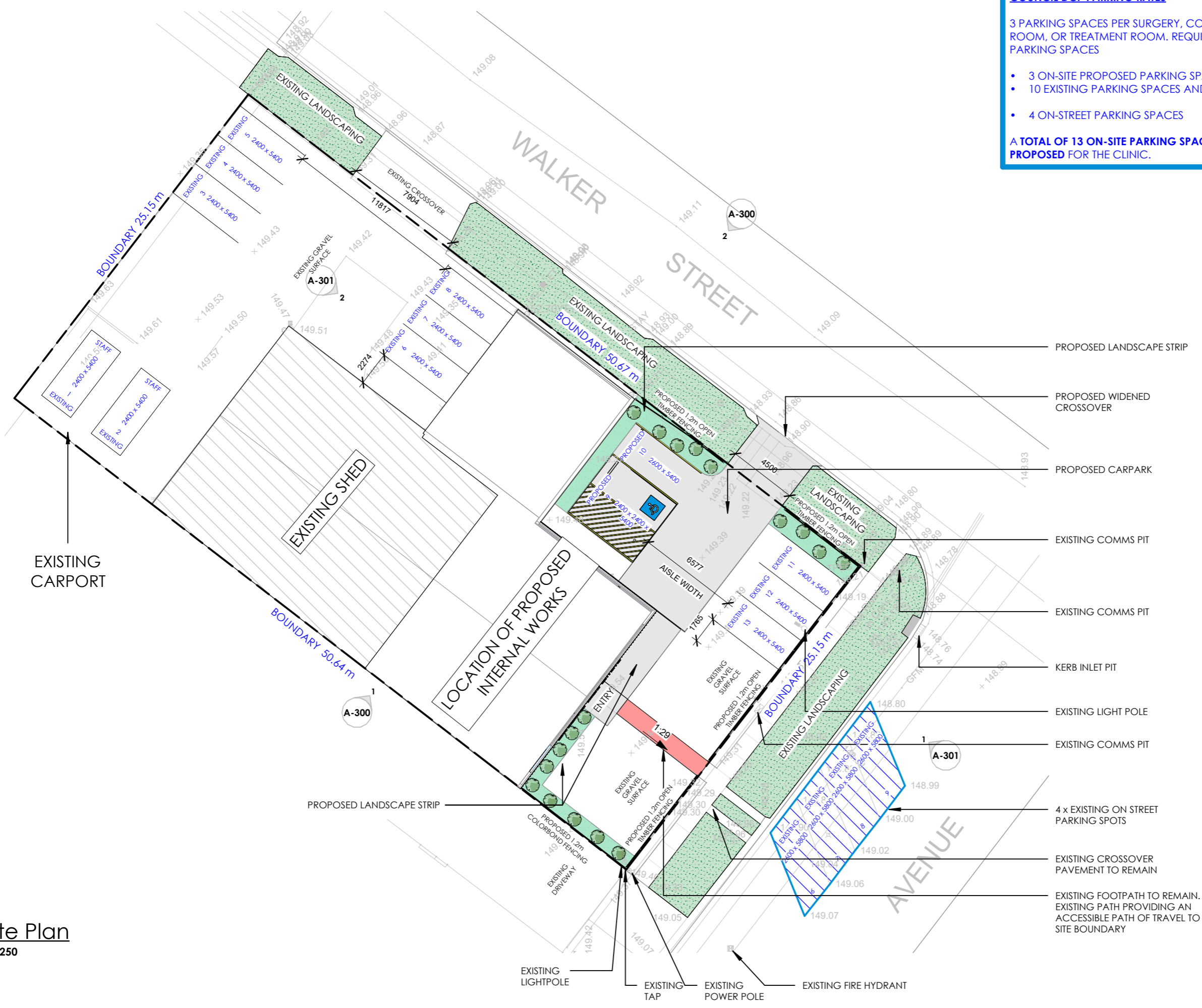
Site Plan

COUNCIL DCP PARKING RATES

3 PARKING SPACES PER SURGERY, CONSULT ROOM, OR TREATMENT ROOM. REQUIRING 12 PARKING SPACES

- 3 ON-SITE PROPOSED PARKING SPACES,
- 10 EXISTING PARKING SPACES AND,
- 4 ON-STREET PARKING SPACES

A TOTAL OF 13 ON-SITE PARKING SPACES PROPOSED FOR THE CLINIC.



- PROPOSED LANDSCAPE STRIP
- PROPOSED WIDENED CROSSOVER
- PROPOSED CARPARK
- EXISTING COMMS PIT
- EXISTING COMMS PIT
- KERB INLET PIT
- EXISTING LIGHT POLE
- EXISTING COMMS PIT
- 4 x EXISTING ON STREET PARKING SPOTS
- EXISTING CROSSOVER PAVEMENT TO REMAIN
- EXISTING FOOTPATH TO REMAIN. EXISTING PATH PROVIDING AN ACCESSIBLE PATH OF TRAVEL TO SITE BOUNDARY

1 Site Plan
1 : 250

REV. NO.	REV. DATE	ISSUED BY	REV. DESCRIPTION
1	01/12/23	JCC	Initial Concept Review
2	11/12/23	JCC	Client Comments Incorporated
3	15/01/24	JCC	Client Review
4	13/02/24	JCC	Issued For DA



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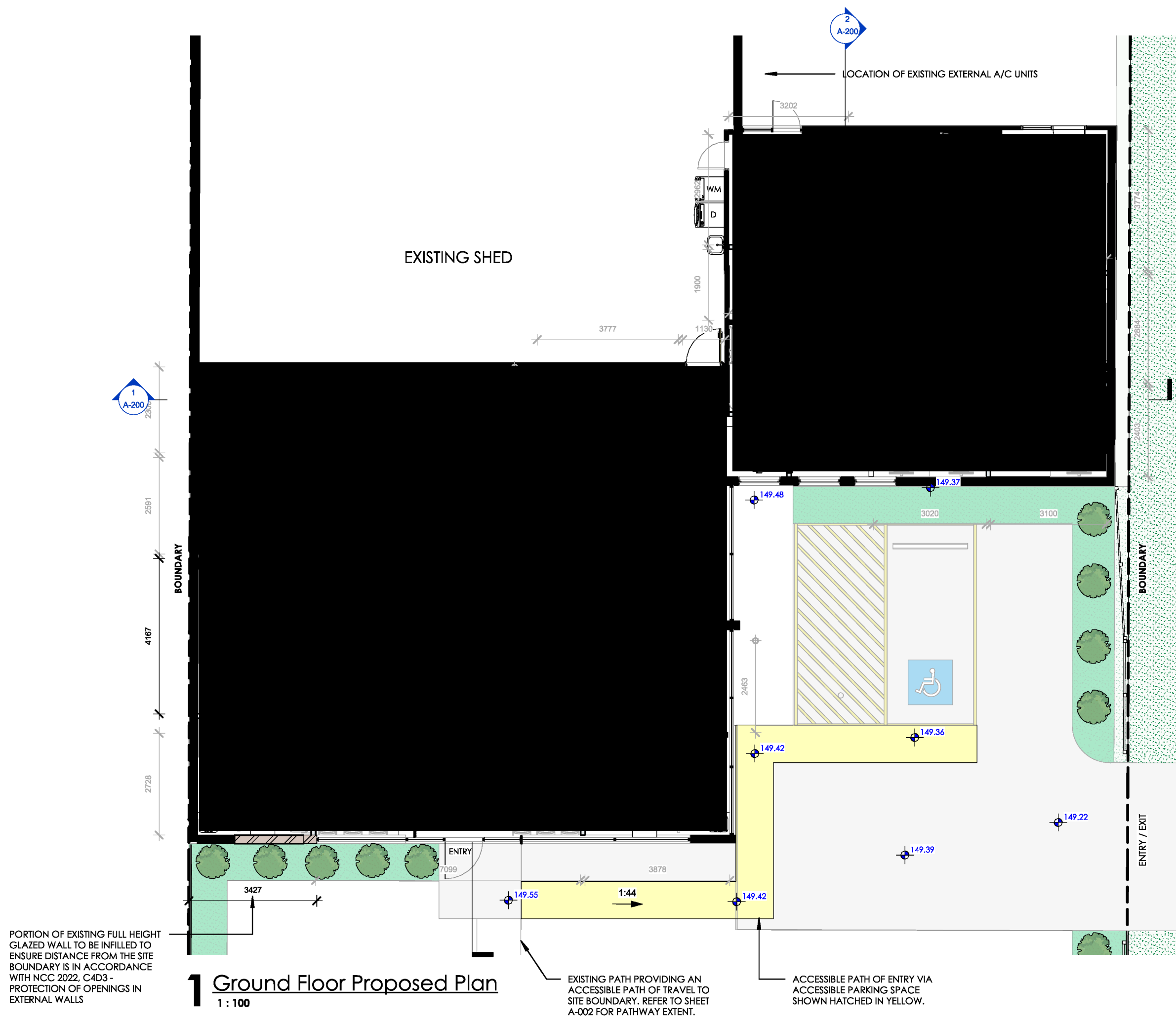
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Corowa Vet - Corowa NSW

Proposed Alterations & Additions

247 Honour Avenue
Corowa, NSW, 2646

Ground Floor General Arrangement Plan



1 Ground Floor Proposed Plan
1 : 100

REV. No.	REV. DATE	ISSUED BY	REV. DESCRIPTION
1	01/12/23	JCC	Initial Concept Review
2	11/12/23	JCC	Client Comments Incorporated
3	15/01/24	JCC	Client Review
4	24/01/24	JCC	Client Review
5	29/01/24	JCC	Client Review
6	02/02/24	JCC	Section J Issue
7	13/02/24	JCC	Issued For DA



revision	7
drawing no.	A-011
job no.	23093
scale	1 : 100 @ A3

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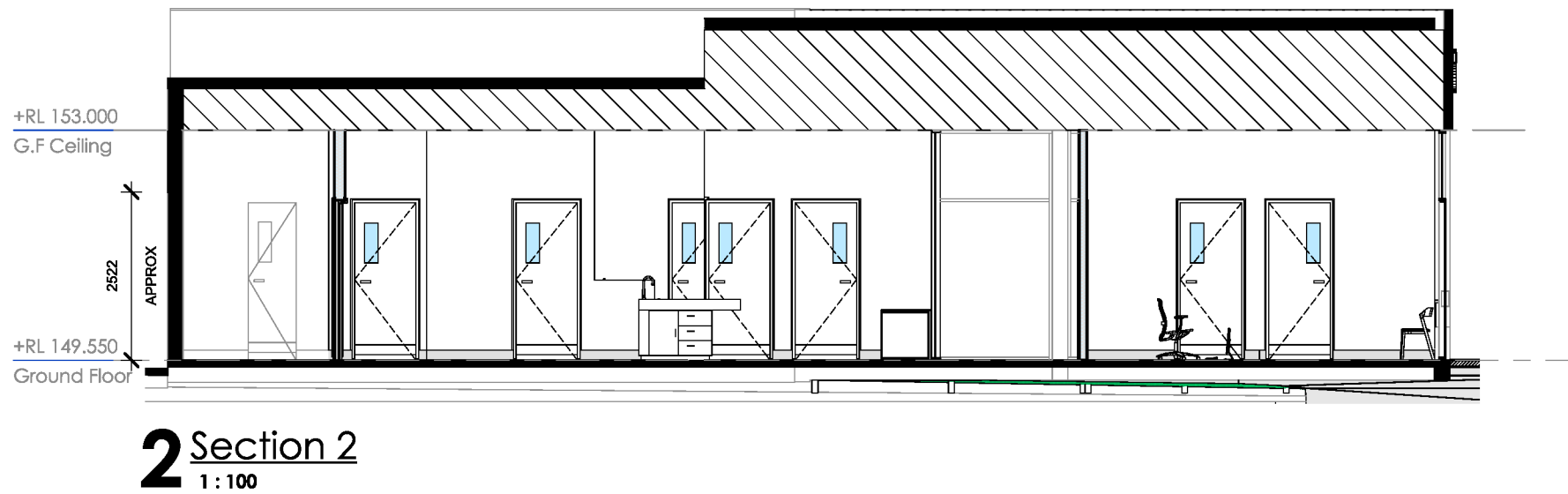
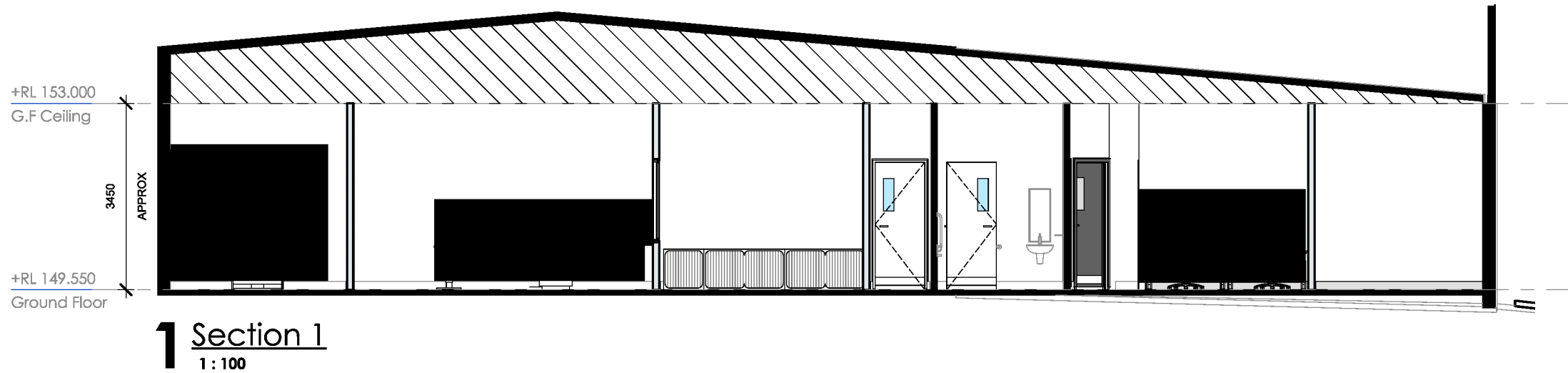
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Corowa Vet - Corowa NSW

Proposed Alterations &
 Additions

247 Honour Avenue
 Corowa, NSW, 2646

Sections



REV. NO.	REV. DATE	ISSUED BY	REV. DESCRIPTION
1	02/02/24	JCC	Section J Issue
2	13/02/24	JCC	Issued For DA

revision	2
drawing no.	A-200
job no.	23093
scale	1 : 100 @ A3

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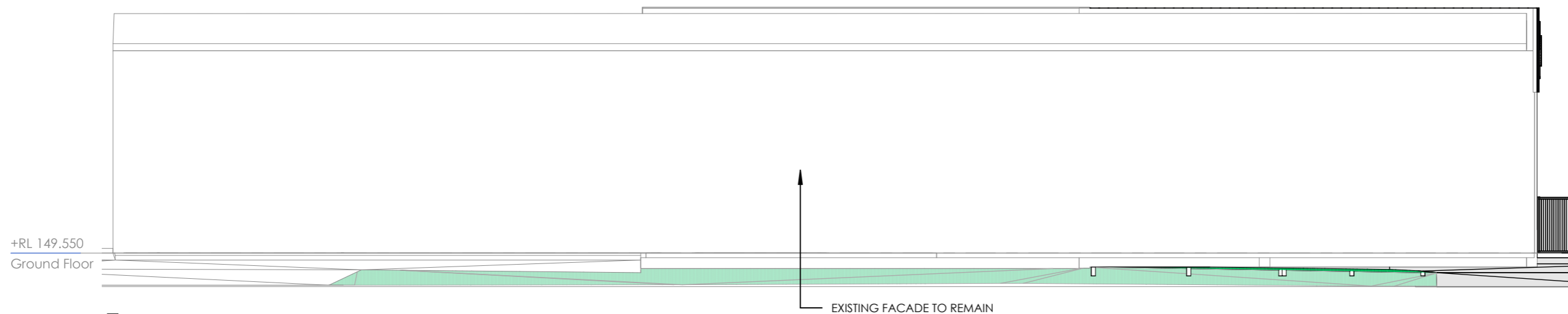
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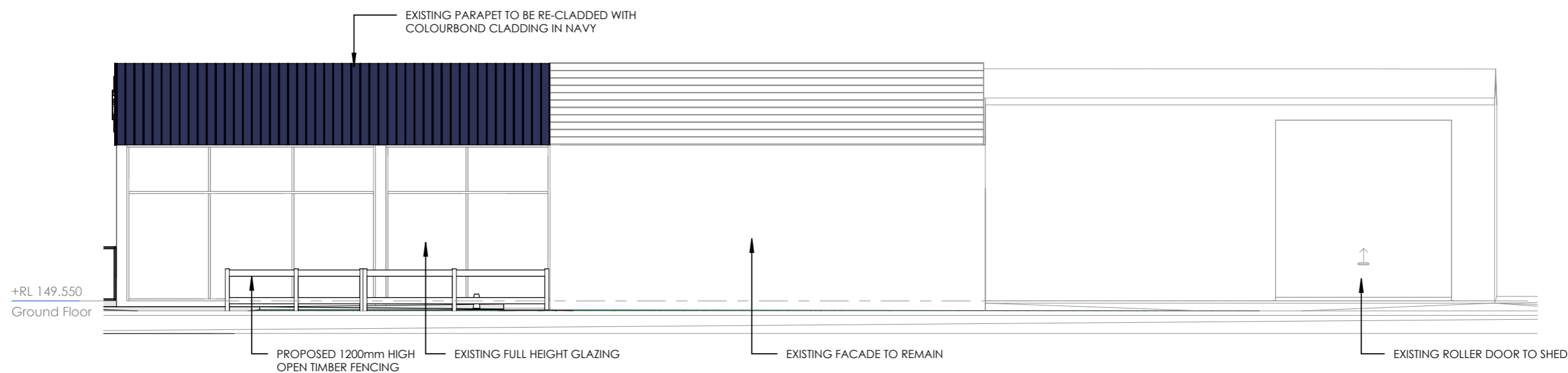
Proposed Alterations & Additions

247 Honour Avenue
Corowa, NSW, 2646

Elevations



1 South West Elevation
1 : 100



2 North East Elevation
1 : 100

REV. NO.	REV. DATE	ISSUED BY	REV. DESCRIPTION
1	15/01/24	JCC	Client Review
2	02/02/24	JCC	Section J Issue
3	13/02/24	JCC	Issued For DA

NOTE:

ALL EXTERNAL WALLS TO BE REPAINTED IN A SHADE OF WHITE

revision **3**

drawing no. **A-300**

job no. **23093**

scale 1 : 100 @ A3

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Corowa Vet - Corowa NSW

Proposed Alterations & Additions

247 Honour Avenue
Corowa, NSW, 2646

Elevations

PROPOSED SIGNAGE SHOWN INDICATIVELY ONLY, TO BE NON ILLUMINATED AND 1200mm HIGH x 10000mm LONG

EXISTING PARAPET TO BE RE-CLADDED WITH COLOURBOND CLADDING IN NAVY

EXISTING WINDOWS TO REMAIN

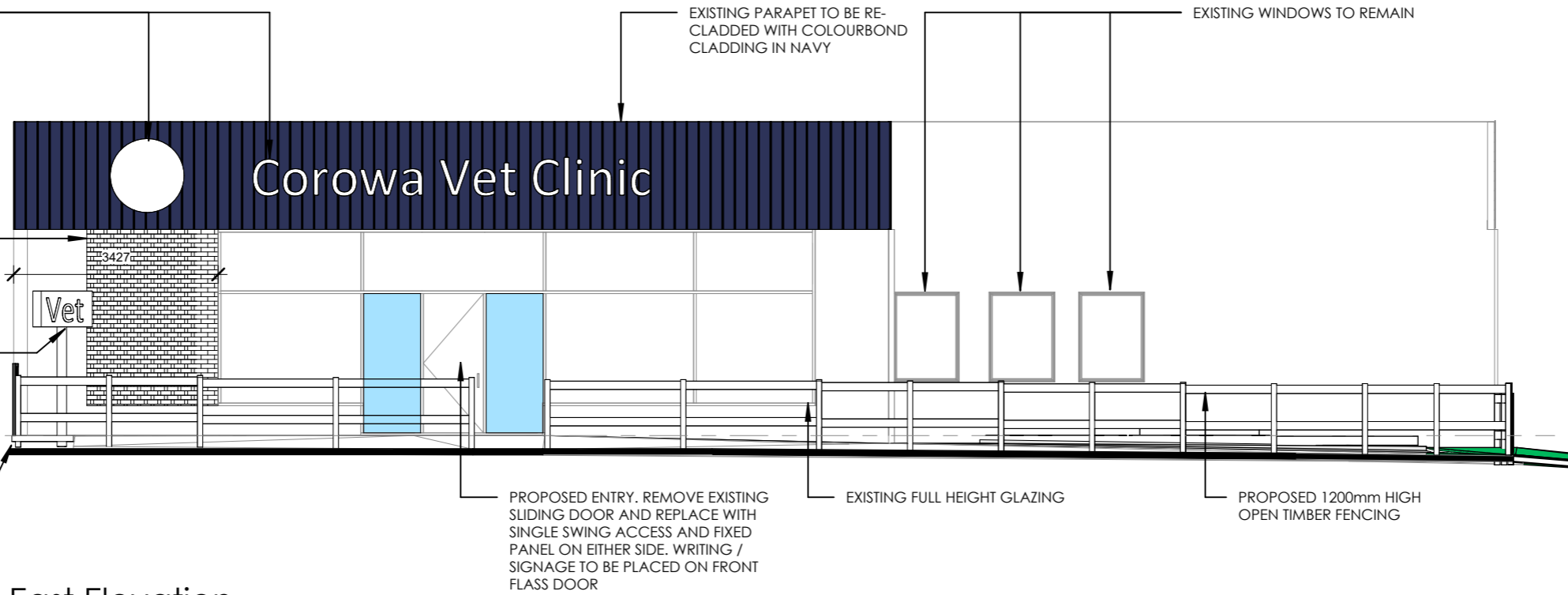
PORTION OF EXISTING FULL HEIGHT GLAZED WALL TO BE INFILLED TO ENSURE DISTANCE FROM THE SITE BOUNDARY IS IN ACCORDANCE WITH NCC 2022, C4D3 - PROTECTION OF OPENINGS IN EXTERNAL WALLS

PROPOSED ILLUMINATED SIGNAGE. OVERALL HEIGHT IS 2600mm. DIMENSIONS OF BOXED SIGNAGE IS 1200 L x 600 H x 200 D

+RL 149.550
Ground Floor

PROPOSED 1200mm HIGH COLOURBOND FENCING

1 South East Elevation
1 : 100



EXISTING PARAPET

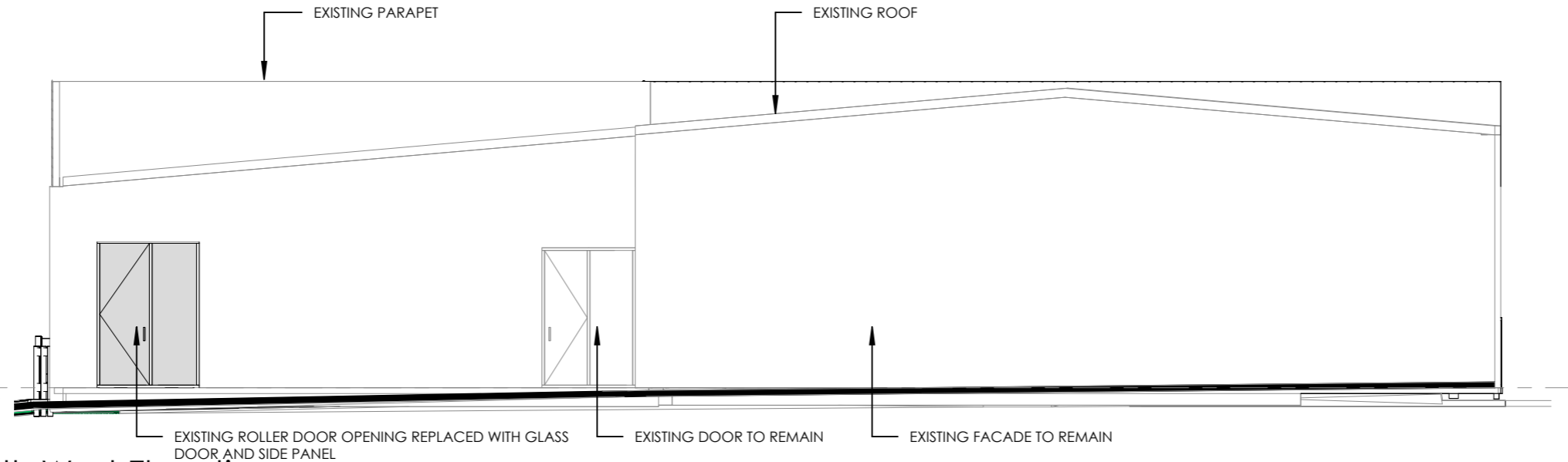
EXISTING ROOF

+RL 149.550
Ground Floor

2 North West Elevation
1 : 100

NOTE:

ALL EXTERNAL WALLS TO BE REPAINTED IN A SHADE OF WHITE



EXISTING ROLLER DOOR OPENING REPLACED WITH GLASS DOOR AND SIDE PANEL

EXISTING DOOR TO REMAIN

EXISTING FACADE TO REMAIN

REV. NO.	REV. DATE	ISSUED BY	REV. DESCRIPTION
1	15/01/24	JCC	Client Review
2	02/02/24	JCC	Section J Issue
3	13/02/24	JCC	Issued For DA

revision	3
drawing no.	A-301
job no.	23093
scale	1 : 100 @ A3

NOT FOR CONSTRUCTION

Statement of Environmental Effects to accompany:

DA 2023/111

- Change of use to Vet Clinic
- Internal renovation
- Car park and entrance improvements; and
- Update external signage

247 Honour Avenue, Corowa

C&D/-/DP159755

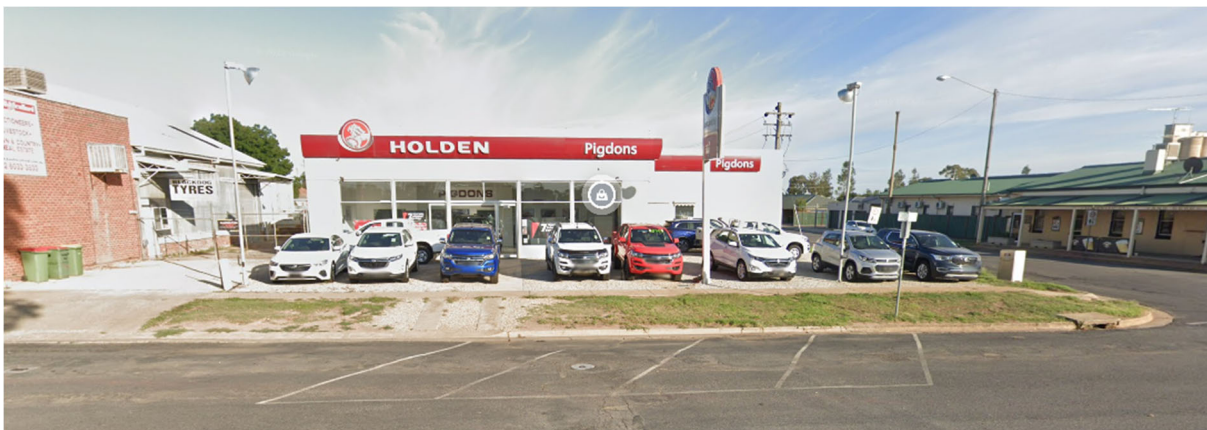


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Appendix A - Proposed Design and Site Layout

Appendix B - Lot Consolidation Application Drawing

1. Introduction

1.1 General

This Statement of Environmental Effects (SEE) has been developed to accompany the Development Application for the Corowa Vet Clinic at 247 Honour Avenue, Corowa. The details outlined in this report also form part of the Corowa Vet Clinic's response to the Federation Council's letter on the initial submission dated 2nd August, 2023.

The proposed development includes the change of use to a Vet Clinic, the internal renovation of the current building, external maintenance and signage.

The proposed site is to be operated as per the current Corowa Vet Clinic. This includes the following clinic hours:

Monday to Friday: 8:30am to 5:30pm and Saturday: 9:00am to 12:00pm. The clinic is closed Sunday.

The clinic also offers an on-call emergency service 24hrs/7 days a week. Access to the clinic may be required during the on-call service outside of normal working hours.

There are two access points to the clinic off Walker Street. These two accesses will remain, with the eastern most access proposed to be widened (see **Appendix A**). The clinic will utilise 10 existing car parks with a proposal to add two additional parks as part of the carpark works. **Appendix A** also outlines the dimensions of the existing car parks and the proposed car parks. There are also four on-street parks adjacent to the proposal on Honour Avenue.

The Corowa Vet Clinic acknowledge that consideration of the application can only be given once the lots have been consolidated. This is currently being undertaken by EDM group, see **Appendix B**, and will only be completed upon approval of the DA.

1.2 Report Structure

This SEE has been developed to follow the structure of the Federation Council's *SEE - Small Scale Residential and Change of Use, Standard form for minor developments only*.

Section 2 – Site Description

Section 3 – Proposed Development

Section 4 – Planning Controls

Section 5 – Environmental Factors

2. Site Description

The subject site is located on DP 159755 (Currently Lot C&D) at 245-247 Honour Avenue, Corowa (Figure 1). The site is currently unoccupied but was previously the Pigdons Holden car dealership. The site is located on the corner of Honour Avenue and Walker Street.

Figure 1 – Subject site location (SIX MAPS)





The site is surrounded by other commercial businesses with a hotel to the north, plumbing services to the west and a Stock & Station agent to the south. The closest residential properties are located along John Street, north-west of the site (Figure 2).

Figure 2 – Adjacent commercial and residential buildings



3. Proposed Development

The proposal involves a change of use of the property to a Veterinary Clinic, internal renovation of the existing building along with upgrades to the existing car park, general maintenance and signage exterior to the building. Detailed plans of the renovation and proposed car park have been prepared by Cyclo Group and are attached in Appendix A.

The building will remain one storey and be used as a veterinary hospital. The building will contain the following:

- Waiting room / reception
- Three consultation rooms
- Dog and cat Wards
- Treatment room
- X-Ray room
- Surgery theatre
- Staff facilities including lockers, lunchrooms and amenities
- Office space
- Storage and freezer rooms

3.1 Car Parking and Entrance upgrades

There are two access points to the clinic off Walker Street. These two accesses will remain, with the eastern most access proposed to be widened (see **Appendix A**). The clinic will utilise 10 existing car parks with a proposal to add two additional parks as part of the carpark works. **Appendix A** also outlines the dimensions of the existing car parks and the proposed car parks. There are also four on-street parks adjacent to the proposal on Honour Avenue.

3.2 Change of Use

The proposal includes the change of use of the site to a Veterinary Clinic. The Corowa Vet Clinic currently operates at 41 Edward St, Corowa. The clinic will employ up to three full-time equivalent (FTE) veterinary surgeons, and up to four FTE veterinary nurses and support staff. The clinics hours will remain the same as current:

- Monday to Friday: 8:30am to 5:30pm
- Saturday: 9:00am to 12pm
- Sunday closed.
- Emergency service offered after-hours.

It is expected that the clinic will have the same traffic volume as the current site. This involves two to three passenger vehicles per hour. Staff parking will be provided as per section 3.1.

4. Planning controls

4.1 Corowa LEP

4.1.1 Land Use Zone

The Federation Council currently includes the Corowa Local Environmental Plan (2012). The proposal is situated with the E1 zone of the Corowa LEP (2012) – see Figure 4 below. Under the Corowa LEP, the following land uses are permitted with consent:

*Amusement centres; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; **Veterinary hospitals.***

Figure 4 – Planning Zone of development proposal site.



4.1.2 Land use objectives

The following is outlined under the *E1 Local Centre* zone objectives:

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.

- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

The proposed development is currently an unoccupied site. The completion of this development and commencement of operations of the Corowa Vet Clinic in this location will meet the objectives set out in the E1 land use zone.

4.2 Corowa Development Control Plan 2013

The proposal relates to commercial development as outlined in section 4 of the Corowa DCP (2013). The requirements of the Corowa DCP (2013) relating to the proposal are outlined below:

- Parking – 3 per surgery for Veterinary Hospital
 - See section 3.1 of this SEE.
- Signage – Signage will be installed to replace the previous owner's signage. An example of the proposal is shown below in Figure 5.
 - Signage will be made of navy-blue cladding with jade green or white text.

Figure 5. Proposed new signage



5. Environmental Factors

The following section details the potential environmental impacts of the proposal's development.

5.1 Surface Water

The proposal site has a fall of roughly 250mm from the southern side of the site to the north. The proposal itself does not include bulk excavation or disturbance of the site soils and therefore poses little risk to local surface waters. If required, adjacent stormwater pits may be protected with silt socks or similar.

5.2 Trade waste

A trade waste connection is not required for the development. A trade waste application will be submitted for operation of the veterinary clinic pending DA approval.

For the purpose of this SEE, and in response to Federation Council's letter dated 2nd August 2023, important remarks regarding trade waste are as follows:

- The veterinary clinic will not provide any animal washing services.
- All areas containing floor drains, will be pre-treated prior to being discharged to the sewerage system. This will include hair traps in all sinks and floor drains where animals are kept.
- There will be no sand pits (e.g. for horses in a stable) as part of the veterinary clinic and therefore a settling pit is not required.
- Other wastes not discharged to the sewer are collected and disposed of by a commercial clinical waste operator.
- As per Federation Council letter on 2nd August 2023, with regard to item 17 (h) – the food preparation area is purely for putting dry and canned dog and cat food into bowls, to then be fed to animals in hospital.
- Safety Data Sheets for all disinfectants will be included in the separate trade waste application.
- Hydraulic design is also included in the plans accompanying the trade waste application.

5.3 Flora and Fauna

There is no proposed clearing as part of this proposal.

5.4 Contamination

Prior to purchasing the property, a Preliminary Site investigation was undertaken by Jones Consulting Group. The investigation found the following:

'All soil samples recorded analytical concentrations of COPC below the human health and ecological adopted criteria for commercial/industrial use.

...

No asbestos containing material was observed during the site walkover and sampling activities.

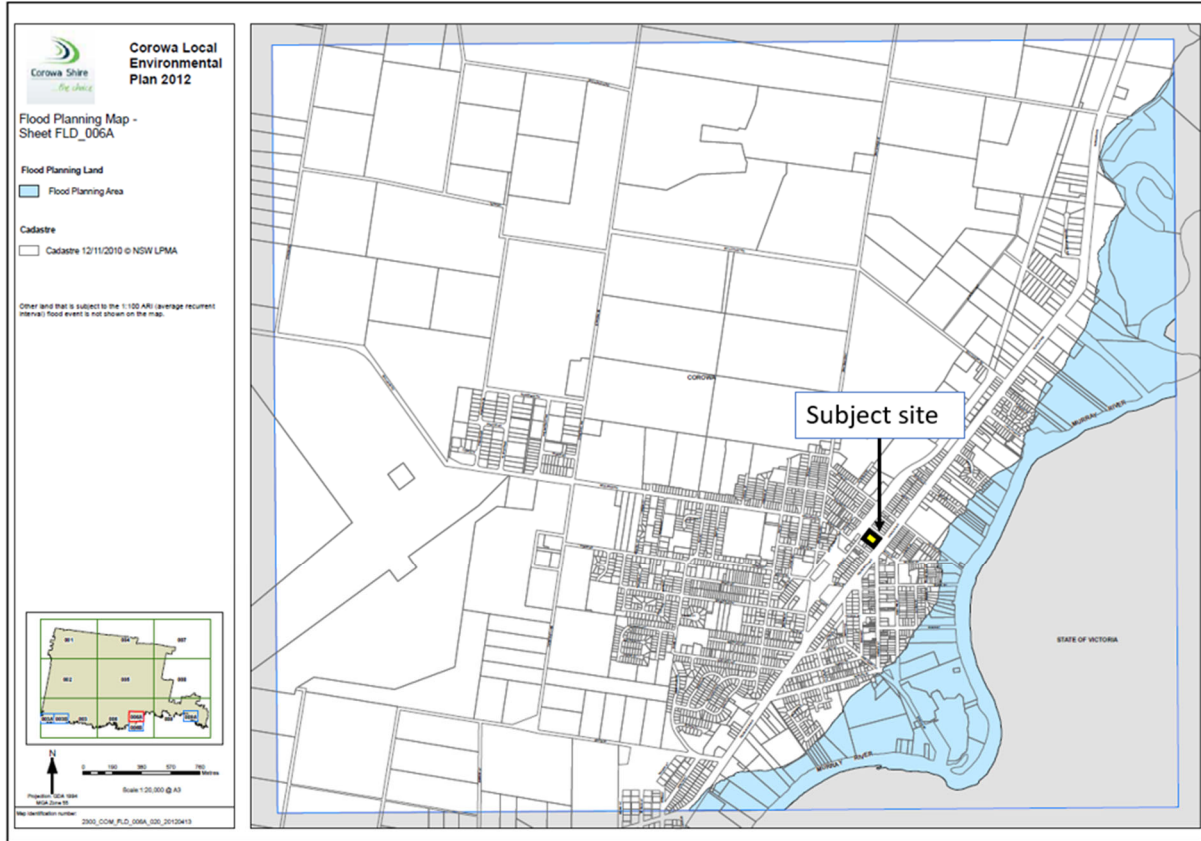
...

Based on the site soil results, the soil conditions are not considered to pose an unacceptable risk to identified receptors related to its proposed use.'

5.5 Flooding

The subject site is outside of the Flood Planning Area as outlined in the Corowa LEP (2012). See below location of subject site in Figure 6.

Figure 6 – Flood Planning Area



5.6 Dust Management

The proposal has limited surface disturbance therefore is not at risk of generating dust levels that would cause nuisance. If required, water will be used to suppress dust during the development.

Appendix A – Proposed Design and Site Layout

