

Applicant contact details

Title	
First given name	Jason
Other given name/s	
Family name	Kiely
Contact number	[REDACTED]
Email	[REDACTED] u
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	15141984312
ACN	141984312
Name	O'Halloran Property Services Pty Ltd
Trading name	O'Halloran Property Services 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	Samantha
Other given name/s	
Family name	Churchin
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Grant
Other given name/s	
Family name	Churchin
Contact number	
Email	[REDACTED]
Address	[REDACTED]

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

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

Site access details

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

ABN	
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ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	13 HEATHER CIRCUIT MULWALA 2647
Local government area	FEDERATION
Lot / Section Number / Plan	13/-/DP1116584 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building 9 m Floor Space Ratio (n:1) NA Minimum Lot Size 550 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	construction of Shed
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	0
Existing gross floor area (m2)	201
Proposed gross floor area (m2)	70
Total site area (m2)	565
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$41,129.00
Estimated development cost	\$41,129.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	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	No

two years?	
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

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

Payer details

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

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

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

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

Company Name	O'HALLORAN PROPERTY SERVICES
ABN	15 141 984 312
ACN	141 984 312
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	Contract ...
Floor plans	Plans
Owner's consent	Owners Consent
Site Plans	Site plan
Statement of environmental effects	See
Title Documentation / Certificate of Title	Churchin - NSW Title - 13 1116584 Churchin - NSW Plan - Deposited Plan 1116584
Variations to Controls in the Development Control Plan	request to vary DCP pic

Applicant declarations

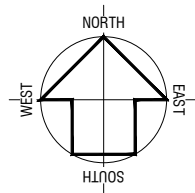
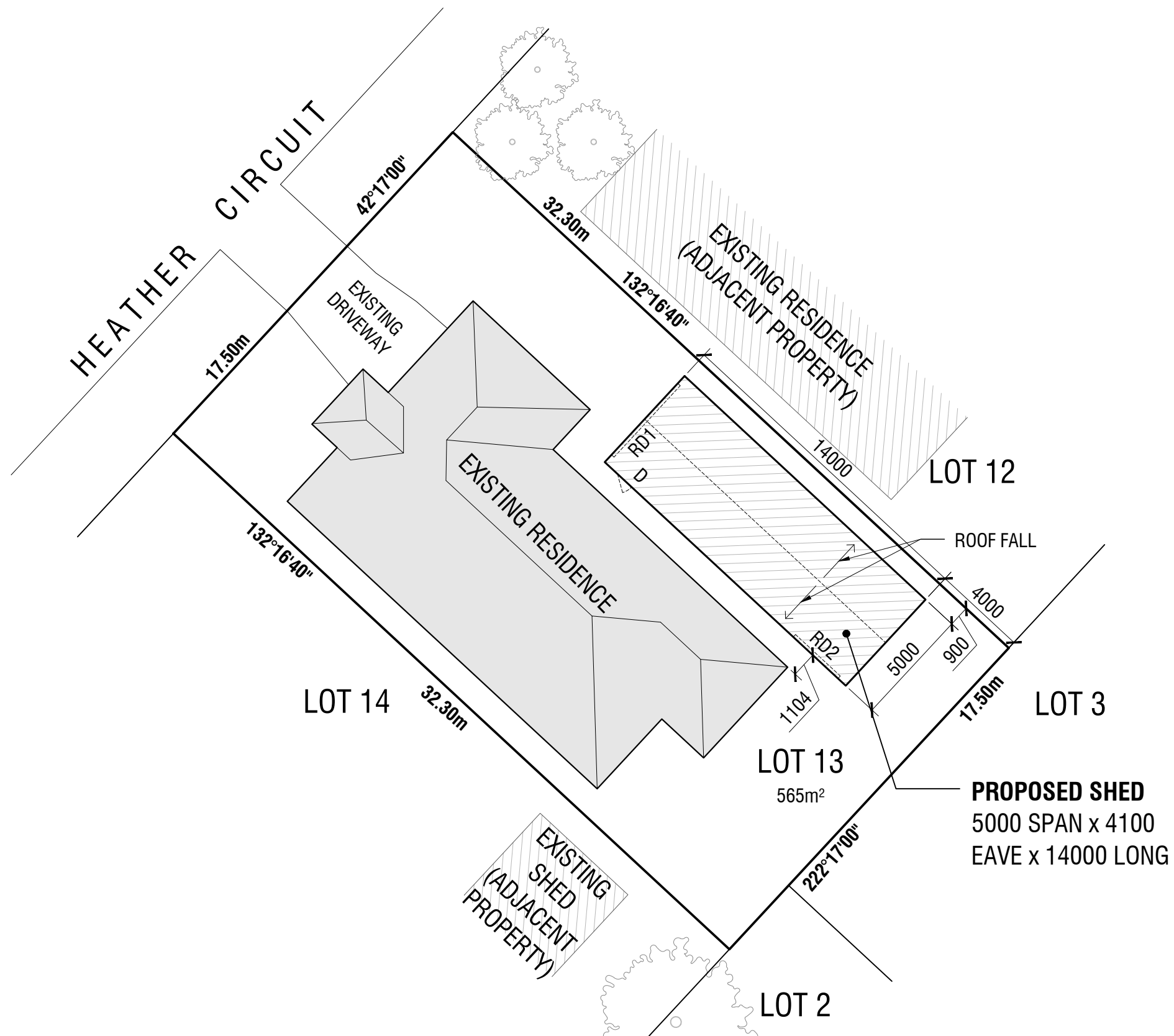
I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment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

NOTE:

- DOWN PIPES ARE TO BE CONNECTED TO EXISTING STORM WATER SYSTEM ACCORDANCE WITH AS3500.
- IF WATER TANK IS INSTALLED THE OVERFLOW FROM THE TANK MUST BE DISCHARGED TO STORM WATER SYSTEM.
- AREA FAIRLY FLAT, NO REMOVAL OF ANY VEGETATION OR TREES
- DP: DOWN PIPE LOCATION

SITE COVERAGE	
SITE AREA	565.00m ²
EXISTING RESIDENCE	201.00m ²
PROPOSED SHED	70.00m ²
TOTAL	271.00m ²
SITE COV. =	47.96%



CLIENT:	SAM CHURCHIN	PROJECT:	13 HEATHER CIRCUIT MULWALA NSW 2647	BUILDING:	PROPOSED SHED 5000 SPAN x 4100 EAVE x 14000 LONG	JOB NUMBER:	
SHEET NO.:	A.01					SCALE:	1:200 @ A3
						FIRST DRAWN:	27.03.2025
						DRAWN:	AKL
						REVISION:	
						REVISION DATE:	

ECHUCA
SHEDS & GARAGES



FEDERATION COUNCIL

100 Edward Street Corowa NSW 2646
PO Box 77, Corowa NSW 2646
(02) 6033 8999
council@federationcouncil.nsw.gov.au

STATEMENT OF ENVIRONMENTAL EFFECTS

Standard form for minor developments only.

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS EXCEPT INTEGRATED DEVELOPMENTS WHICH REQUIRE AN ENVIRONMENTAL IMPACT STATEMENT (EIS).

ABOUT THIS FORM: This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- ✓ Dwellings, single storey in the R1, R2, RU1, RU5 and R5 zones.
- ✓ Single shops or commercial premises in the B1, B2 & B6 zones*
- ✓ Residential alterations and additions
- ✓ Ancillary residential buildings and structures such as, verandahs, carports, garages, sheds, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Corowa.

Developments not listed above may require a SEE with greater detail. Please contact Council for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact, please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

APPLICATION DETAILS

Applicant:

O'HALLORAN PROPERTY SERVICES

APPLICANT'S DECLARATION: I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.

Applicant Signature:

[Signature]

Date:

9/4/25

PROPERTY DETAILS

Property Name:

13 Heather Circuit Mulwala

Unit/House No.:

13

Street Name:

Heather circuit

Town:

Mulwala

Postcode:

2647

Lot:

13

Section:

DP/SP:

DP1116584

PROPOSED DEVELOPMENT

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

construction of shed used for storing caravan and other items, all in colourbond.

PLANNING CONTROLS

Is your proposal permissible in the zone under Corowa LEP 2012 / Urana LEP 2011



YES



NO

Is your proposal consistent with the zone objectives?



YES



NO

Is your proposal in accordance with Corowa DCP 2013 / Urana DCP 2011



YES



NO

NOTE: If you answered no to any of the above questions please discuss your application with Council staff.

Are there any other planning controls relevant to your proposal



YES



NO

If yes, please list controls and how the application complies:

DESCRIPTION OF SITE

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

It is an existing residential flat block with 1 existing dwelling

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

residential

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

Bushfire Prone

☐ YES ☒ NO

Flooding

☐ YES ☒ NO

Storm water inundation

☐ YES ☒ NO

NOTE: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

Is the site constrained by any of the following? (Please refer to LEP Maps)

Terrestrial biodiversity

☐ YES ☒ NO

Riparian Land and Watercourses

☐ YES ☒ NO

Groundwater vulnerability

☐ YES ☒ NO

Wetlands

☐ YES ☒ NO

Item of Environmental Heritage or in conservation area *

☐ YES ☒ NO

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

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

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

Dwellings

CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

Visually prominent in the surrounding area?

☐ YES ☒ NO

Inconsistent with the existing streetscape?

☐ YES ☒ NO

Out of Character with the surrounding area?

☐ YES ☒ NO

Inconsistent with surrounding land uses?

☐ YES ☒ NO

Vary a building line setback

☐ YES ☒ NO

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

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc? ☐ YES ☒ NO
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ YES ☒ NO
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc? ☐ YES ☒ NO
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? ☐ YES ☒ NO
- If yes, please provide details of issue. Some issues will require plans, i.e. overshadowing.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ☒ YES ☐ NO
- Will the development increase traffic movements/volumes? ☐ YES ☒ NO
- If Yes by how much and what types of Vehicles?
- Are additional access points to a road network required? ☐ YES ☒ NO
- Has vehicle maneuvering and onsite parking been addressed in the design? ☐ YES ☒ NO
- Is power, water, electricity, sewer and telecommunication service readily available to the site? ☒ YES ☐ NO
- Comments

ENVIRONMENTAL IMPACTS

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

FLORA AND FAUNA – FOR THREATENED SPECIES PLEASE VISIT www.threatenedspecies.nsw.gov.au

Is the development likely to result in any form of air pollution (smoke, dust odours etc?) ☐ YES ☒ NO

Will the development result in the removal of any native vegetation from the site? ☐ YES ☒ NO

Is the development likely to have any impact on threatened species or native habitat? ☐ YES ☒ NO

If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.

Comments

WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of **n/a** ☐ Sewer ☐ Septic

Will liquid trade waste be discharged to Council's sewer? ☐ YES ☒ NO

Will the Development result in any hazardous waste or other waste disposal issue? ☐ YES ☒ NO

How will stormwater (from roof and hard standing areas) be disposed of? ☒ Council System ☐ Other (Provide Details)

Details:

Have all potential overland stormwater risks been considered in the design of the development? ☒ YES ☐ NO

Comments

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic or social consequences in the area? ☐ YES ☒ NO

Has the development addressed safety, security or crime prevention issues? ☐ YES ☒ NO

Comments

OTHER RELEVANT MATTERS

Are there any other matters for consideration that you are aware of as developer?

Please refer to my request to vary the DCP.

OTHER RELEVANT MATTERS (Continued)

LÉGAL REFERENCES

Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.

Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).

Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:

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

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

PRIVACY STATEMENT: Information provided to Council may comprise personal information as defined under the Privacy and Personal Information Protection Act 1998. Personal information may be utilised by Council to assess any application under the Environmental Planning and Assessment Act 1979 and in accordance with other legislation. Please note that personal information may also be made available to third parties in accordance with the Government Information (Public Access) Act 2009.

COPYRIGHT STATEMENT:

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