

## Applicant contact details

Title	
First given name	Michael
Other given name/s	
Family name	Pitman
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	47607682103
ACN	[REDACTED]
Name	ALBURY SHEDS AND PATIOS PTY LTD
Trading name	ALBURY SHEDS AND PATIOS 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	Brian
Other given name/s	
Family name	Dunne
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Mary
Other given name/s	
Family name	Dunne
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

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

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

## Site access details

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

ABN	
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ACN	
Name	
Trading name	
Address	
Email Address	

#### Development details

Application type	Development Application
Site address #	1
Street address	118 WATERWOOD COURT MULWALA 2647
Local government area	FEDERATION
Lot / Section Number / Plan	3/-/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 <sup>2</sup>  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	Install 6 x 6 x 2.4 m colorbond kit shed and concrete slab
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)	0
Proposed gross floor area (m2)	36
Total site area (m2)	951
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$18,745.00
Estimated development cost	\$18,745.00
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 <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost 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	Albury Sheds and Patios
ABN	
ACN	
Trading Name	
Email address	
Billing address	

### Application documents

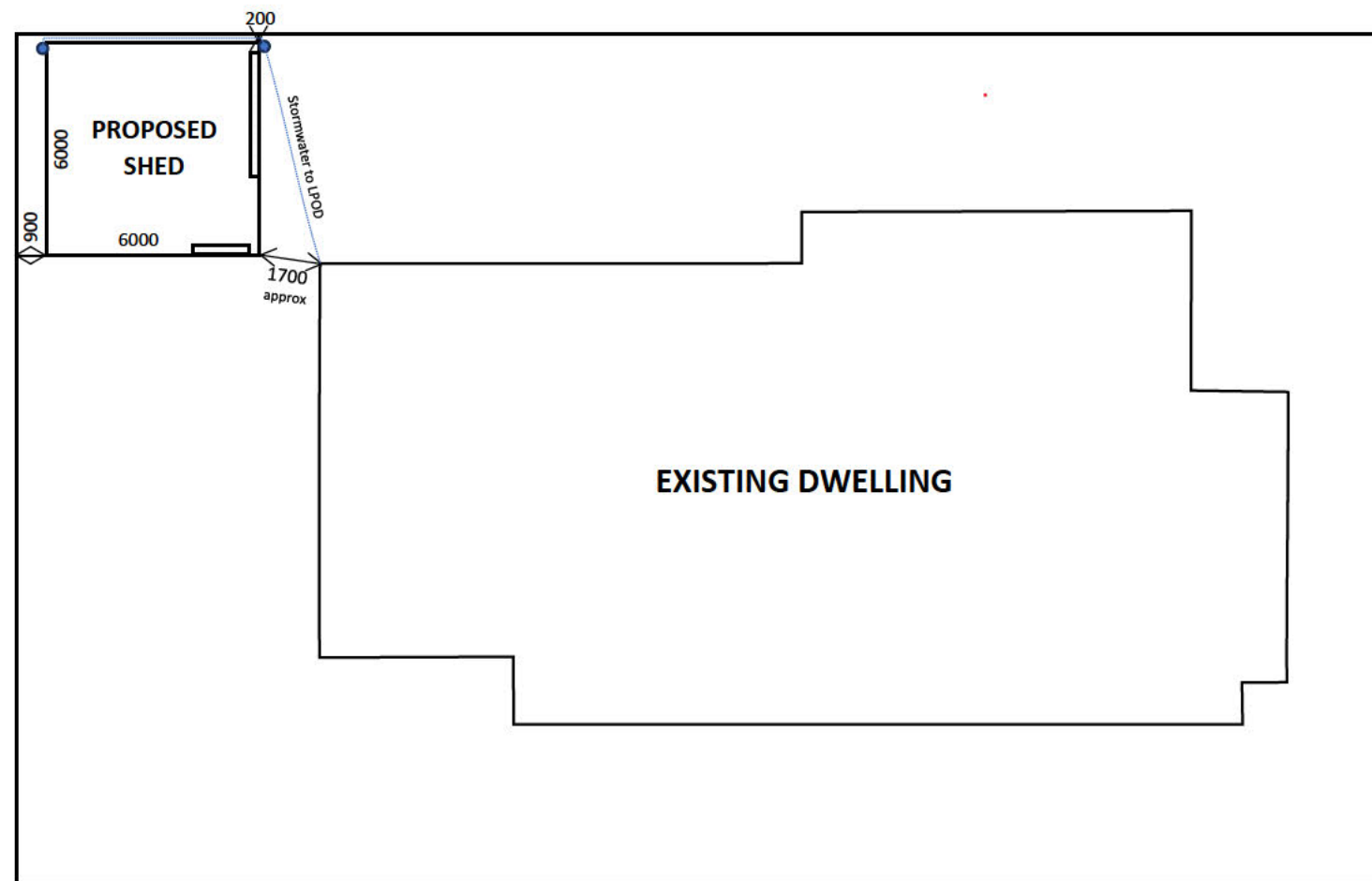
The following documents support the application.

Document type	Document file name
Elevations and sections	Engineer Plans - Brian_Dunne_-_4826709648_-_ (6x6x2.4) _- _Engineering_RegA0 (1)
Site Plans	Site Plan - 118 Waterwood Court - Brian and Mary Dunne
Statement of environmental effects	Federation Council - Statement-of-Environmental-Effects-Small-Scale-Residential-and-Change-of-Use-only

### 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).	



WATERWOOD COURT

**Proposed Shed – 118 Waterwood Court Mulwala, NSW, 2647**

**CLIENT:** Brian & Mary Dunne

**ADDRESS:** 118 Waterwood Ct Mulwala, NSW, 2647

**PROJECT:** Development Application

**DETAILS:** Proposed 6 x 6 x 2.4 m colorbond shed and concrete slab

**LAND SIZE:** 951 m2

**PROJECT No:** 2025- BDMD

**DRAWING:** Site Plan

**DATE:** 15 March 2025 (v2)

**PRPEARED BY:** Michael Pitman

**SHEET:** 1 of 1

**SCALE:** 1:200

**DRAWING SIZE:** A3



**Contact:** Michael Pitman

**Mobile:** 0448 478 398

**Email:** mick.pitman@outlook.com

**ABN:** 47 149 099 042

**NSW Licence No:** 27 27 39C



## STATEMENT OF ENVIRONMENTAL EFFECTS - SMALL SCALE RESIDENTIAL AND CHANGE OF USE

Standard form for minor developments only.

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS EXCEPT 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: Michael Pitman

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

Applicant Signature:  Date: 2 March 2025

### PROPERTY DETAILS

Property Name: \_\_\_\_\_  
 Unit/House No.: 118 Street Name: Waterwood Court  
 Town: Mulwala Postcode: 2647  
 Lot: 3 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.

Install 6 x 6 x 2.4 m colorbond kit shed and concrete slab

### 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 X  
 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.

Flat residential land with dwelling and no vegetation

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

Residential land with dwelling

Is the development site subject to any of the following natural hazards?	Bushfire Prone	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Flooding	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Storm water inundation	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

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

Is the site constrained by any of the following? (Please refer to LEP Maps)	Terrestrial biodiversity	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Riparian Land and Watercourses	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Groundwater vulnerability	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Wetlands	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Item of Environmental Heritage or in conservation area *	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

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

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

Residential land with dwellings / sheds

## CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

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

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



### PRIVACY, VIEWS AND OVERSHADOWING

Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc? ☐ YES ☒ NO

Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ YES ☒ NO

Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc? ☐ YES ☒ NO

Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? ☐ YES ☒ NO

If yes, please provide details of issue. Some issues will require plans, i.e. overshadowing.

### 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?

Small truck, scissor lift/trailer, ute and tradie trailer

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](http://www.threatenedspecies.nsw.gov.au)**

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

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

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

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

Comments

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**WASTE AND STORMWATER DISPOSAL**

How will effluent be disposed of ☒ Sewer ☐ Septic

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

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

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

Details: Stormwater from shed to local point of discharge

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

Comments

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**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

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**OTHER RELEVANT MATTERS**

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

Refer to Variation to DCP documentation

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## OTHER RELEVANT MATTERS (Continued)

n/a

## LEGAL 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.





**FEDERATION  
COUNCIL**

# Request to vary the Development Control Plan

Corowa Shire Development Control Plan 2013  
Urana Shire Development Control Plan 2011

Federation Council

100 Edward Street

Corowa NSW 2646

Phone: 02 60338999

Email: [council@federationcouncil.nsw.gov.au](mailto:council@federationcouncil.nsw.gov.au)

This request is to accompany a development application lodged with Council where the development does not meet the development control(s) contained within the Corowa Shire Development Control Plan 2013 (CDCP 2013), and a variation to such control(s) is sought.

Council will consider variations to the development controls set out in the DCP where a proposed development can otherwise demonstrate that it achieves the applicable planning objectives. Council will consider variations to the DCP provisions as set out below:

- a. Where a proposal does not comply with a particular development control, applicants may propose an alternative solution. In some circumstances, variations can produce improved and innovative solutions for particular site.
- b. A written variation request must:
  1. Identify the development control that is to be varied and detail the extent of variation proposed;
  2. Identify the general and/or specific objectives of that control and how the variation complies with the objectives;
  3. Justify why the specific provisions of the policy do not make appropriate provisions with regard to the subject application; and
  4. Demonstrate why compliance with the provisions of this DCP is unreasonable or unnecessary in the particular circumstances of the case.

**Note:** Variations to a development control(s) will only be considered where the specific development objective can be met.

Link to DCP: <https://www.federationcouncil.nsw.gov.au/Building-Planning/Zoning-Policies/Development-Control-Plans>

Date:	Content Manager Number:
DA No:	

## APPLICANT DETAILS

Applicant/s Name Michael Pitman on behalf of the owners - Brian and Mary Dunne

Address

Development Description & DA number: PAN-523439

## VARIATION

**Description of variation, stating why it is considered onerous or unreasonable to comply**

List specific standards: eg Vary Minimum Lot Width- Chapter 2 -2.17 "Subdivision Standards Minimum Lot Widths

Proposed variation to building setbacks - requesting consideration for 200m for side distance from shed to boundary. Refer to site plan for specific details.

## EXTENT

**Provide details of the extent of variation**

i.e. what is the non-compliance? Is it minor or extensive? Percentage of variation between your proposal and the development control

The extent could be seen as extensive (reducing from 2000 to 200) however the owner has offset this by increasing the rear setback to 900, there is sufficient distance from the house to shed and the shed is on the smaller side.

## STATEMENT OF IMPACTS

### 1. Likely effect on adjoining owners (eg views to and from the lands, overshadowing, privacy, noise, drainage etc)

The shed is considered small (6 x 6 m) compared to other sheds in the area and unlikely to impact adjoining owners. The original plan was side and rear setbacks of 200mm, which has been updated to have a rear setback of 900mm to lessen the impact on neighbouring properties and more distance from the sewer main.

### 2. Compatibility with streetscape?

The shed is located at the rear of the property and unlikely to impact the street scape in any way

### 3. How are the objectives/principles of the DCP satisfied by allowing this variation?

The 200mm distance is required to effectively and safely use the shed roller door when accessing the shed down the side of house eg reversing trailer.

### 4. Any other considerations?

n/a

## JUSTIFICATION

Please provide justification/reasoning as to why the development control(s) does not make specific provision in relation to your proposal or does not enable you to achieve the outcome you are seeking?

The 200mm distance is required to effectively and safely use the shed roller door when accessing the shed down the side of house eg reversing trailer.

## Other

Please provide any other considerations

Applicant's Signature: 

Date: 29 March 2025

**Report by Council Officer**


**Recommendation**


Assessing Officer: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Comments by Manager Planning and Development**

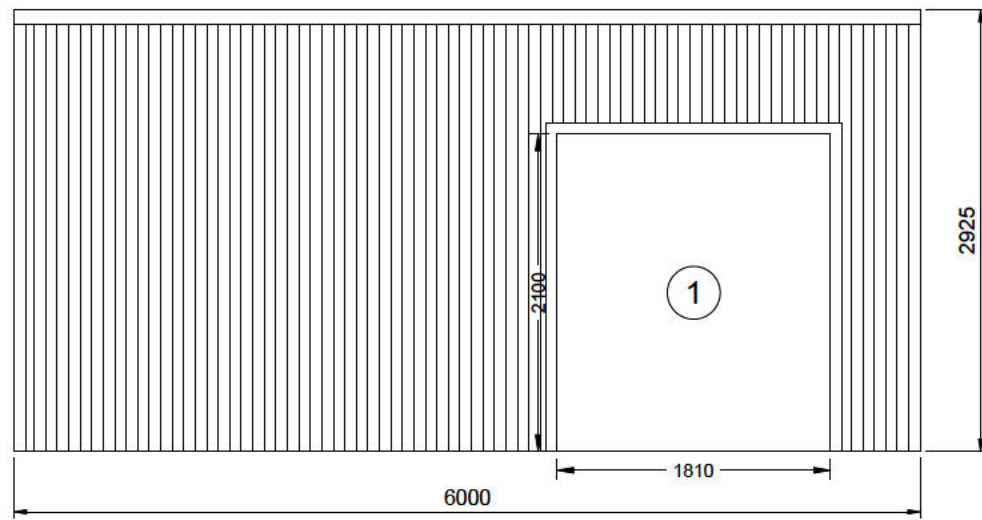

☐ **Approved** / ☐ **Refused**

Manager: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

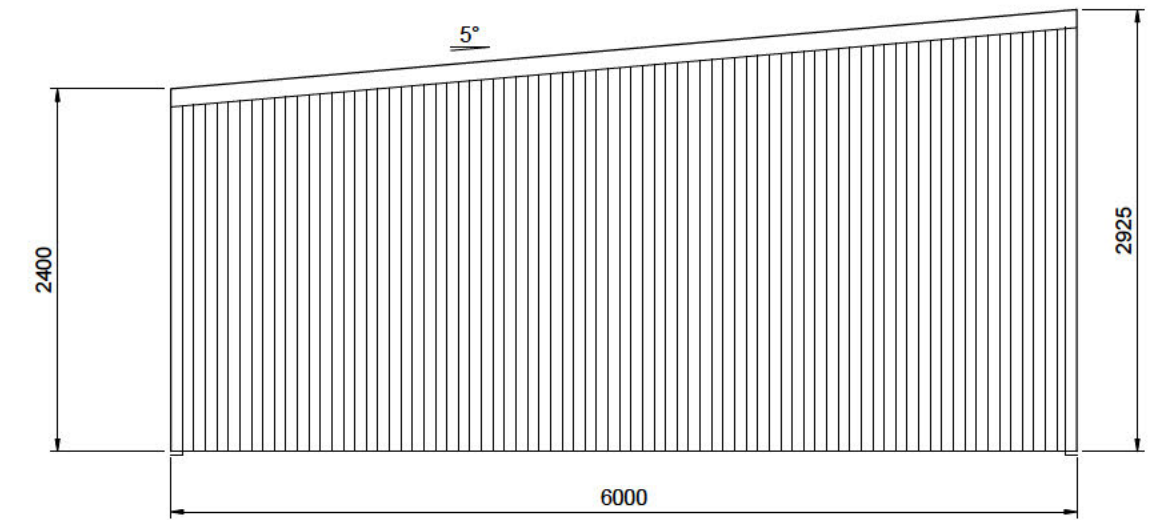




2
2
**LEFT ELEVATION**
SOUTH

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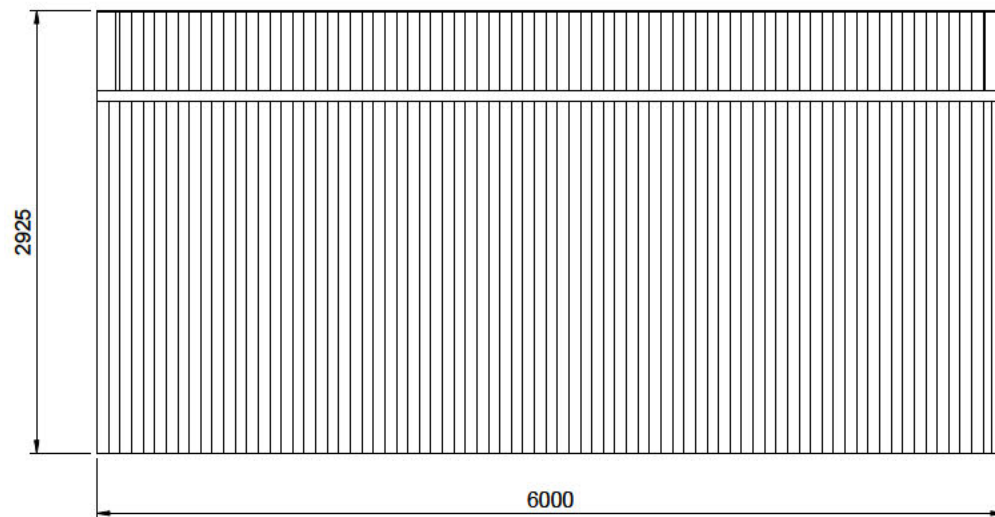
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3
2
**REAR ELEVATION**
WEST

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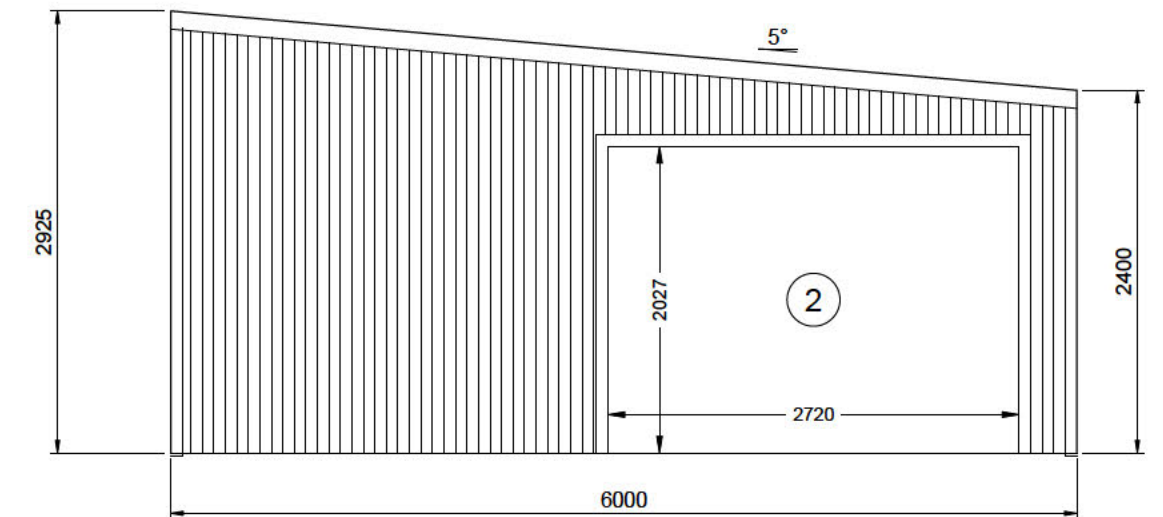
SCALE: 1:50 FRAME #3



1
2
**RIGHT ELEVATION**
NORTH

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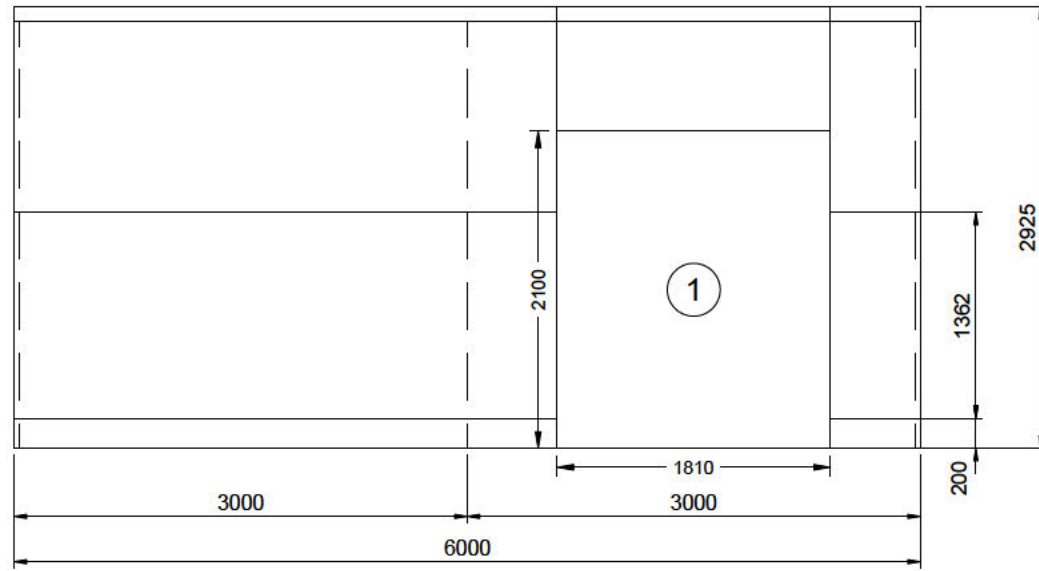
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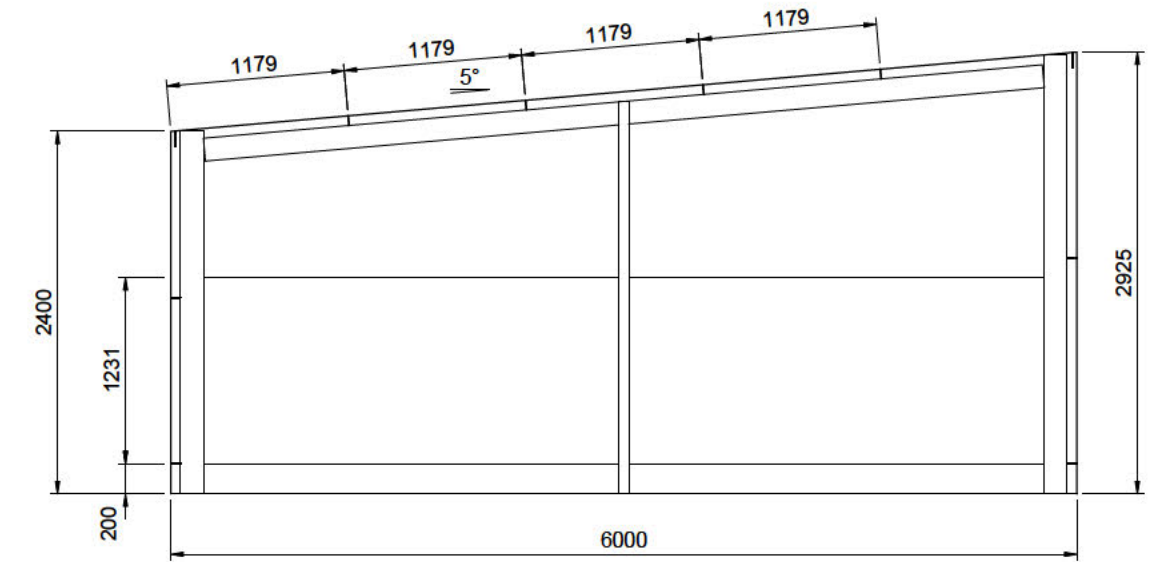
4
2
**FRONT ELEVATION**
EAST

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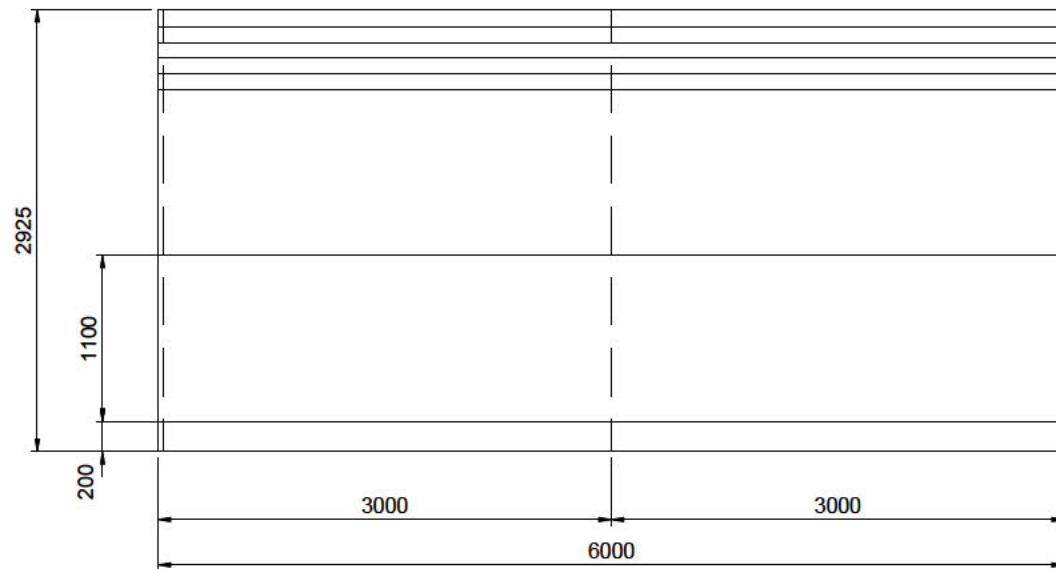
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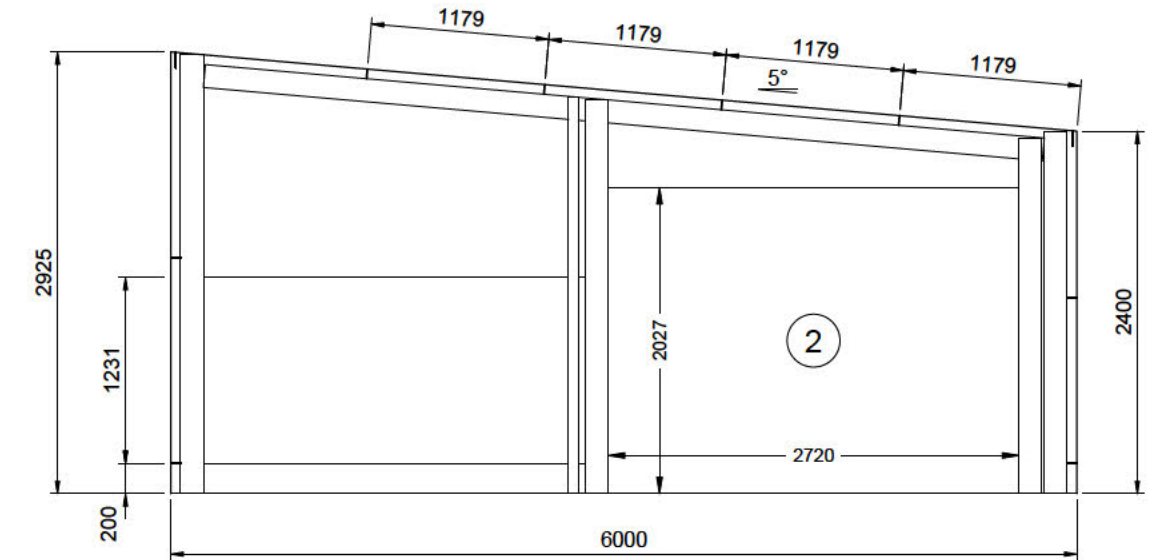
**2** LEFT ELEVATION  
**3** SCALE: 1:50



**3** REAR ELEVATION  
**3** SCALE: 1:50 FRAME #3



**1** RIGHT ELEVATION  
**3** SCALE: 1:50



**4** FRONT ELEVATION  
**3** SCALE: 1:50 FRAME #1