

## Applicant contact details

Title	Mr
First given name	Timothy
Other given name/s	
Family name	Tobias
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

## Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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## 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	5 KEENA COURT COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	16/-/DP1034712 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Corowa Local Environmental Plan 2012</p> <p>Land Zoning R2: Low Density Residential</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 550 m<sup>2</sup></p> <p>Heritage NA</p>

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	I am completing NSW Owner Builders course to manage the project. Trades will be hired for the removal of the existing shed, to ensure the shed and the foundation is demolished safely and appropriately. Trades will be hired for the construction of the new shed. Temporary pool fence location has been identified on site plan to comply with AS 1926.1-2012. This will be erected prior to demolition starting. No trades have been engage yet as I am awaiting permit approval. No existing landscaping will be affected.
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)	29
Proposed gross floor area (m2)	54
Total site area (m2)	70
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$25,200.00
Estimated development cost	\$25,200.00
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 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 <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 permitted with or without consent or is exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

### Payer details

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

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

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be

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

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

First name	Timothy
Other given name(s)	
Family name	Tobias
Contact number	
Email address	
Billing address	

#### Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	5. Estimated Development Cost - Completed
Elevations and sections	Engineering
Other	Previous Shed Permit and Plans - Corowa Certificate - Shed
Owner's consent	3. Owners-Consent-Form - completed
Schedule of colours, materials and finishes	Contract of Sale
Site Plans	Site Plan
Statement of environmental effects	2. Statement of Environmental Effects - Small Scale Residential and Change of Use only - Completed
Stormwater drainage plan	Stormwater Plan
Structural engineers report	Engineering

#### 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).	

## 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: Timothy Tobias

**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: 21/03/25

### PROPERTY DETAILS

Property Name: 5 Keena Court  
 Unit/House No.: 5 Street Name: Keena Court  
 Town: Corowa Postcode: 2646  
 Lot: 16 Section: \_\_\_\_\_ DP/SP: 1034712

### 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.

proposing to construct a new she in place of the old shed. old shed is old and damaged and needs to be removed. shed will be used for storage, entertainment and garden workshop.

### 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.

Site is 979 square meters. there is a current shed on site that is 5.5m x 5.5m in back right corner of site. New shed to replace existing shed. Site is a flat block with no slope or elevation.

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

Residential House

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](http://www.rfs.nsw.gov.au)

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

NA - No natural hazards

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?

NA - No 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 Housing

## 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 **Basic shed on a large residential block with side access to construction area. There will be no impact to Traffic conditions or utilities**

## 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

**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:

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

Comments Gutters will be connected to storm water drains. in the future the gutters will connected  
rain water tank

**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

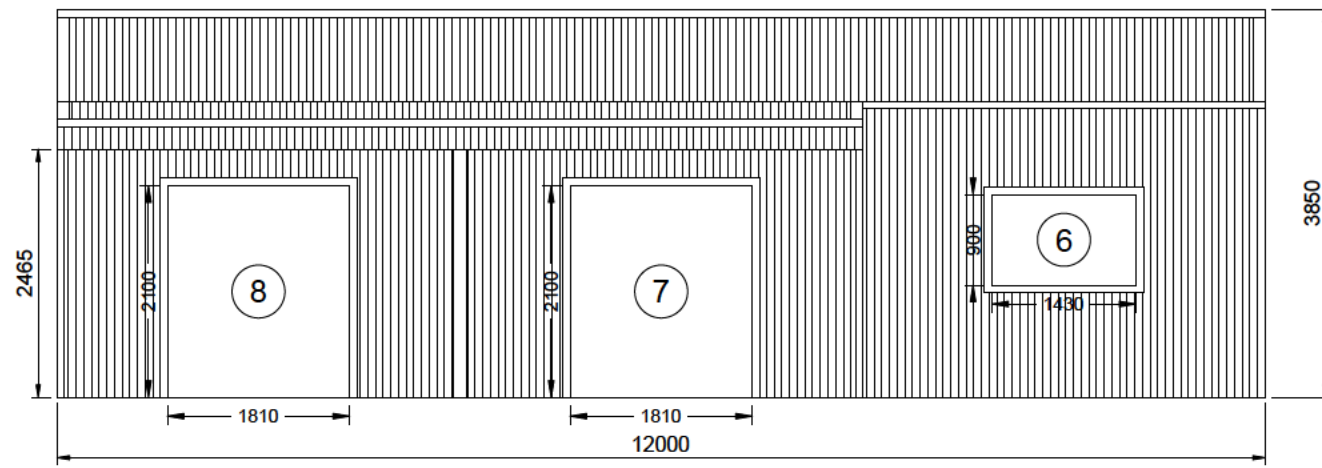
Comments

**OTHER RELEVANT MATTERS**

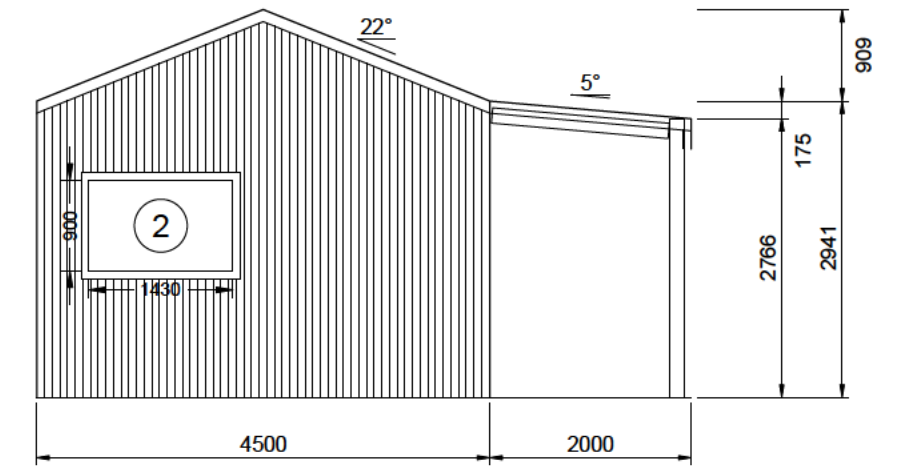
Are there any other matters for consideration that you are aware of as developer?





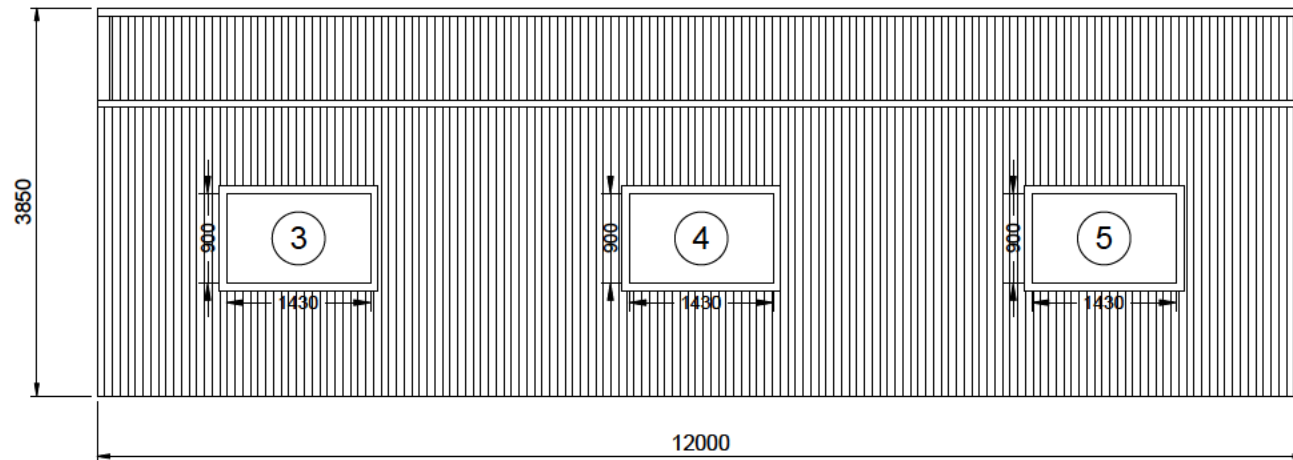


**2 SOUTH ELEVATION**  
SCALE: 1:75

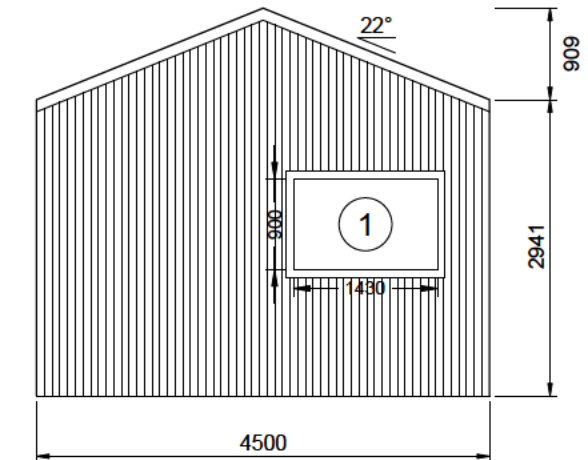


**3 WEST ELEVATION**  
SCALE: 1:75

FRAME #4



**1 NORTH ELEVATION**  
SCALE: 1:75



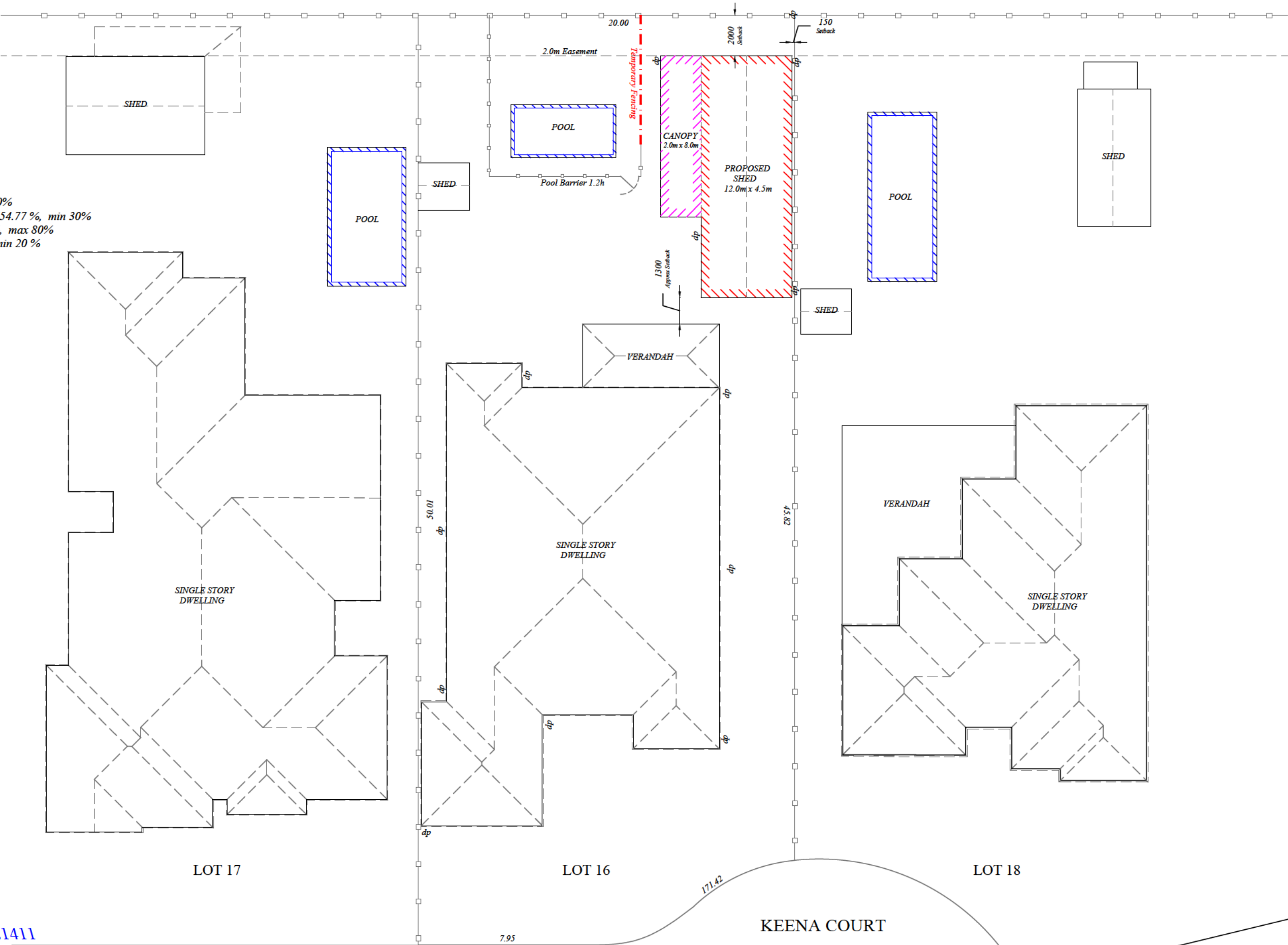
**4 EAST ELEVATION**  
SCALE: 1:75

FRAME #1

SITE ANALYSIS

Site: 978.90 m<sup>2</sup>  
Dwelling : 217.13 m<sup>2</sup>  
Verandah: 35.00 m<sup>2</sup>  
Garage: 45.50 m<sup>2</sup>  
Shed: 6.25 m<sup>2</sup>  
Pool: N/A  
Proposed Shed: 54.00 m<sup>2</sup>  
Proposed Canopy: 16.00 m<sup>2</sup>  
Total: 373.88 m<sup>2</sup>

Site Coverage (Reg 76): 373.88 m<sup>2</sup> / 38.19 %, max 60%  
Garden Area: (Reg 76A): including pool, 536.17 m<sup>2</sup> / 54.77 %, min 30%  
Impermeable surfaces (Reg 77): 536.17 m<sup>2</sup> / 54.77 %, max 80%  
Permeable surfaces (Reg 77): 442.73 m<sup>2</sup> / 45.23 %, min 20 %



REGISTERED  
BUILDING PRACTITIONER DP-AD21411

**ROBERT BAKER**  
DRAFTSMAN  
OFFICE: SARATOGA LODGE  
110 KOBAYBOYN ROAD  
SEYMOUR 3660  
MOBILE: 0428112070  
EMAIL: robsdrafting@bigpond.com

PROPOSAL: PREFAB STEEL SHED & CANOPY

THESE DRAWINGS ARE THE PROPERTY OF  
ROBERT BAKER'S DRAFTING SERVICE,  
ANY ATTEMPT TO ALTER THESE DRAWINGS  
WILL BE IN BREACH OF COPYRIGHT REGULATIONS.  
All measurements, setbacks and levels are to be checked prior to commencement.  
Do not scale these drawings, use the figured dimensions supplied.

Owner / Clients Name Mr Tim Tobis

Builder

Site Address LOT 16, NO 5 KEENA COURT COROWA 2646

Drawn by Robert Baker  
Robert Baker's Drafting Service DP - AD21411

DATE: 22 April 2025

SIZE A3

Drawing Scale 1 : 200

SITE PLAN

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