

Applicant contact details

Title	
First given name	Fernleigh
Other given name/s	
Family name	Drafting
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	

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	Christopher
Other given name/s	
Family name	Micallef
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Michelle
Other given name/s	
Family name	Johnston
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	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	28-32 HEATHER CIRCUIT MULWALA 2647
Local government area	FEDERATION
Lot / Section Number / Plan	53/-/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	Detached Steel Framed 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)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$33,000.00
Estimated development cost	\$30,000.00
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?	

Concept development	
Is the development to be staged?	
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?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
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.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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:	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:

First name	Christopher
Other given name(s)	
Family name	Micallef
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	Cost Estimate
Other	Shed Use
Owner's consent	OC
Site Plans	240927_28_Heather_Circuit_Mulwala_FINAL_PLANS_V6_Micallef
Statement of environmental effects	241016_28_Heather_Circuit_Micallef_SOEE_v2
Waste management plan	241016_28_Heather_Circuit_Micallef_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).	

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 16/10/2024

Property Owner: Chris Micallef

Address: 28 Heather Circuit Mulwala 2647 (53/-/DP1116584)

Proposed Structure and Size: Detached Steel Framed Shed (48m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** R1 General Residential
2. **Land Size:** 700m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (257.61m²)

Building details

1. The development is proposed under the Building Code of Australia as Class **10a**.
2. The development will involve the construction of Steel Portal Frame Shed **48 m²** in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of **11** degrees.
5. Stormwater from the roof will connect to the **existing dwelling's approved stormwater line**.
6. The lowest eave height will be **3.6 m** from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **4.02 m**.
8. The roof will be cladded in **Corrugated** roof cladding.
9. The walls will be cladded in **Corrugated** wall cladding.
10. The building will not be dominant in visual appearance.

Site disturbance and placement

1. **Minor Earthworks** will be required to cut and fill site.
 - a. **No more than 0.2m** cut is required.
 - b. **No more than 0.2m** fill is required.
 - c. An on-site waste storage area will be used and will remain in place until the construction is completed.
 - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **No trees** are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed is setback behind the primary building line.
7. Proposed is setback **0.15 m** from the nearest side boundary.
8. Proposed is setback **2.5 m** from the rear boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS AS 3500.
11. The proposed structure is **NOT** a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Hazard

- I. **Bushfire** The property is **NOT** within a bush fire prone zone.
- II. **Flood.** The proposed development is **NOT** in a Flood prone land.

b. Protection

- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is **NOT** affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

c. Mines Subsidence

- I. The proposed development is **NOT** within a Mines Subsidence affected area.

Development Control Plan Compliance and Variations

DCP Item	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: 60m ² Proposed: 48m ²	✓	
Maximum Height DCP: 3.9m. Proposed: 4.02m.		✗
Minimum Front Boundary/Primary Building Line Setback DCP: Behind Building Line. Proposed: Behind Building Line.	✓	
Minimum Side Boundary Setback DCP: 1m. Proposed: 0.15m.		✗
Minimum Rear Boundary Setback DCP: 1m. Proposed: 2.5m.	✓	
Cut Required DCP: Merit. Proposed: No more than 0.2m.	✓	
Fill Requirement DCP: Merit. Proposed: No more than 0.2m.	✓	
Variation:		
<p>Item: Maximum Height DCP: 3.9m. Proposed: 4.02m.</p> <p>Justification:</p> <ul style="list-style-type: none"> The height of the proposed shed is necessary for it to perform it's intended use. The shed will be used for the storage of a boat which necessitates the current height proposed. Any reduction in height will invalidate the intended use of the shed which is strongly undesirable. The proposed shed is only 0.12m over height for this zone which is only a 3% variation to this DCP control. This is a more than appropriate scope of variation to propose and will not set an adverse precedent if approved. The proposed variation is small enough that the height of the shed will not appear visually inconsistent with other sheds in the locality. This will be assisted by the placement of the shed which achieves an appropriate setback to the nearest road frontage. The proposed shed is not excessive with regards to floor space or size and as such will not appear visually dominant in the locality if approved despite the minor height variation currently proposed. The proposed shed will remain entirely ancillary to the primary dwelling on the site in both use and visual appearance which will ensure that all zone objectives are met despite this non-compliance. 		

Item:

Minimum Side Boundary Setback

DCP: 1m.

Proposed: 0.15m.

Justification:

- The current placement for the proposed shed is the most appropriate location on the site. The shed currently requires no more than minor earthworks to level the development area which may not be the case in alternate build areas.
- The proposed shed is not excessive with regards to either height or bulk and will not impact on any neighbours views to prominent ridgelines or vistas if approved despite the proximity of the shed to the near side and rear boundaries.
- The proposed shed will not cast any adverse shadows on neighbouring properties despite the placement of the shed on the site on account of the overall modest size and bulk of the structure.
- The current placement of the shed allows for the largest portion of the back yard to be retained as usable space for recreational purposes which is strongly desirable. Relocation of the shed will impede this space.

Prepared by Fernleigh Drafting

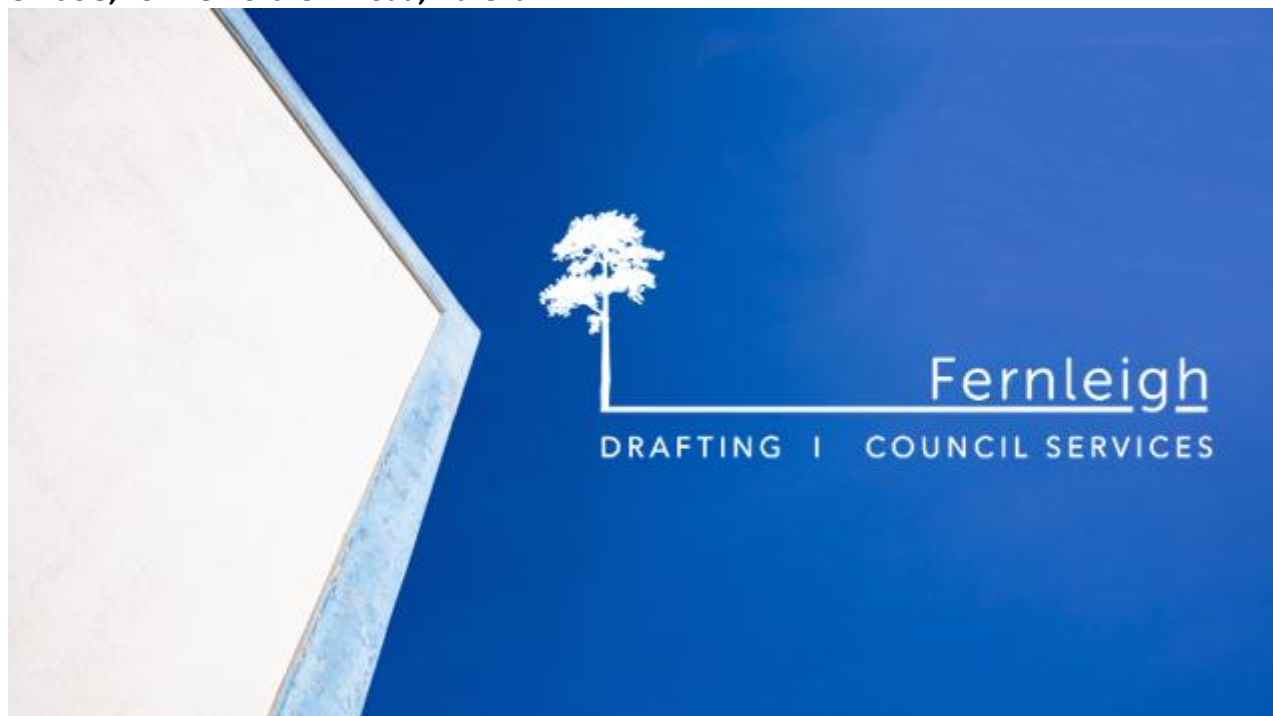
admin@fernleighdrafting.com.au

(02) 7902 5111

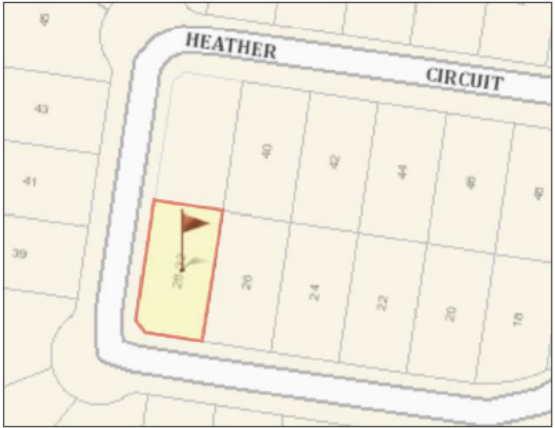
www.fernleighdrafting.com.au

P.O. BOX 57 Camden, 2570 NSW

Unit 3G, 49 The Northern Road, Narellan



Supplied By:



02
01 Locality Map
NTS

Area Ratios: Property Size = 700 m²

	Proposed Steel Frame Shed = 48m ² (6.86%)
	Existing - Dwelling Approx. = 257.61m ² (36.8%)
	Free space Approx. = 394.39m ² (56.34%)

Total Site Coverage Approx. = 305.61m² (43.66%)



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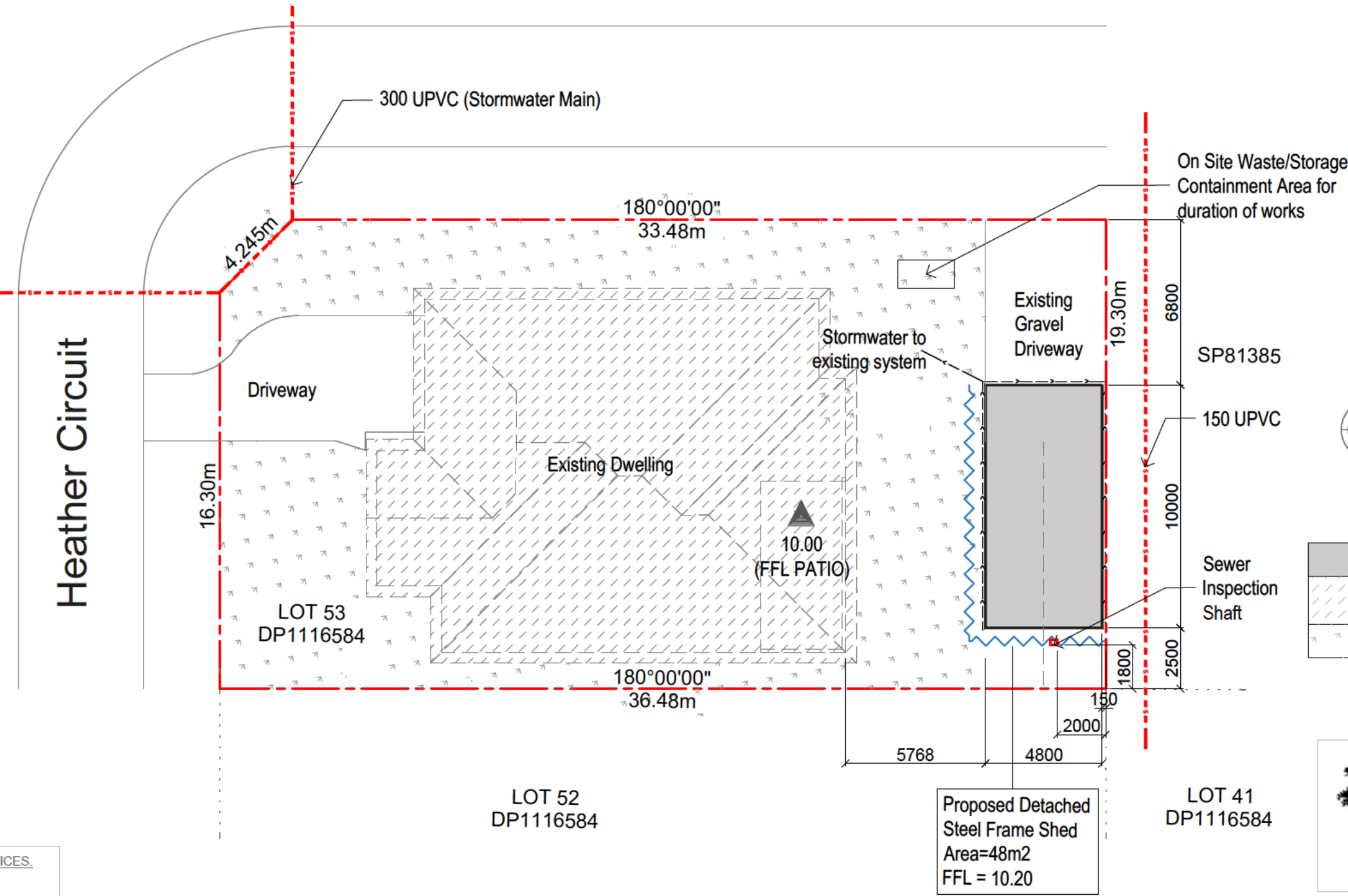
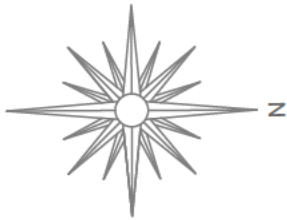
Proposed: Detached Steel Frame Shed
Client: Christopher Micallef
Address: 28 Heather Circuit Mulwala
Lot 53 / DP1116584
Council: Federation Council Mulwala

Plan: Site Plan

Drawn: RP
Date: September 2024
Scale: 1:200 @ A3
Job No: 240927

01
04

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



SEDIMENT TRAPPING DEVICES.

SEDIMENT FENCES

DESCRIPTION
A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS
Sediment Fences have the following design limits:
- The area draining to the fence is 0.6ha or less.
- The maximum slope length behind the fence is 60m.

PURPOSE
Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

INSTALLATION
Sediment fences should have a stable outlet or overflow point, in case the flow rates exceed their capacity to filter the water.

MAINTENANCE
After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.

Site Plan

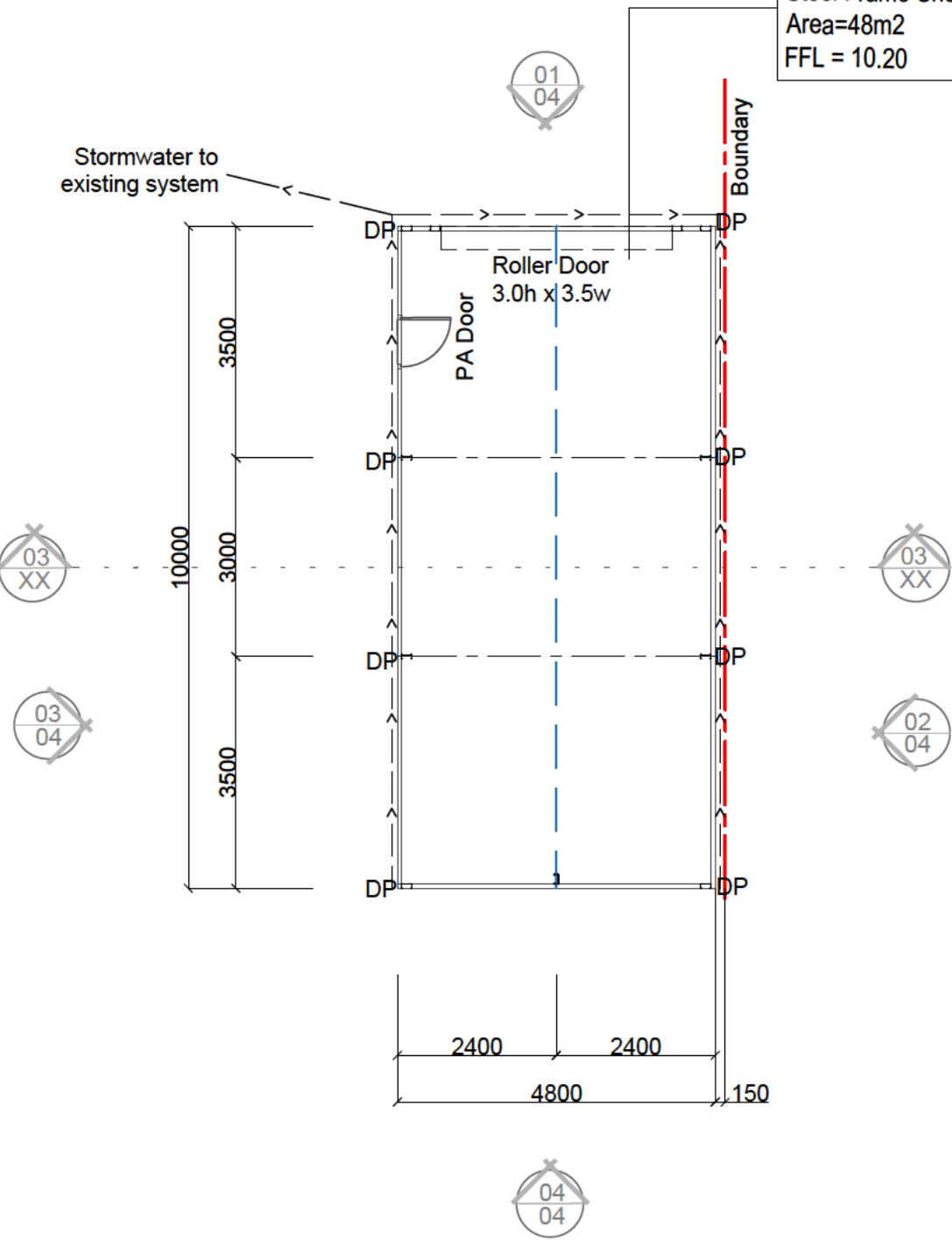
1:200

01
01

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Proposed Detached
Steel Frame Shed
Area=48m2
FFL = 10.20



Floor Plan / Concept Drainage Plan

1:100



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Address: 28 Heather Circuit Mulwala
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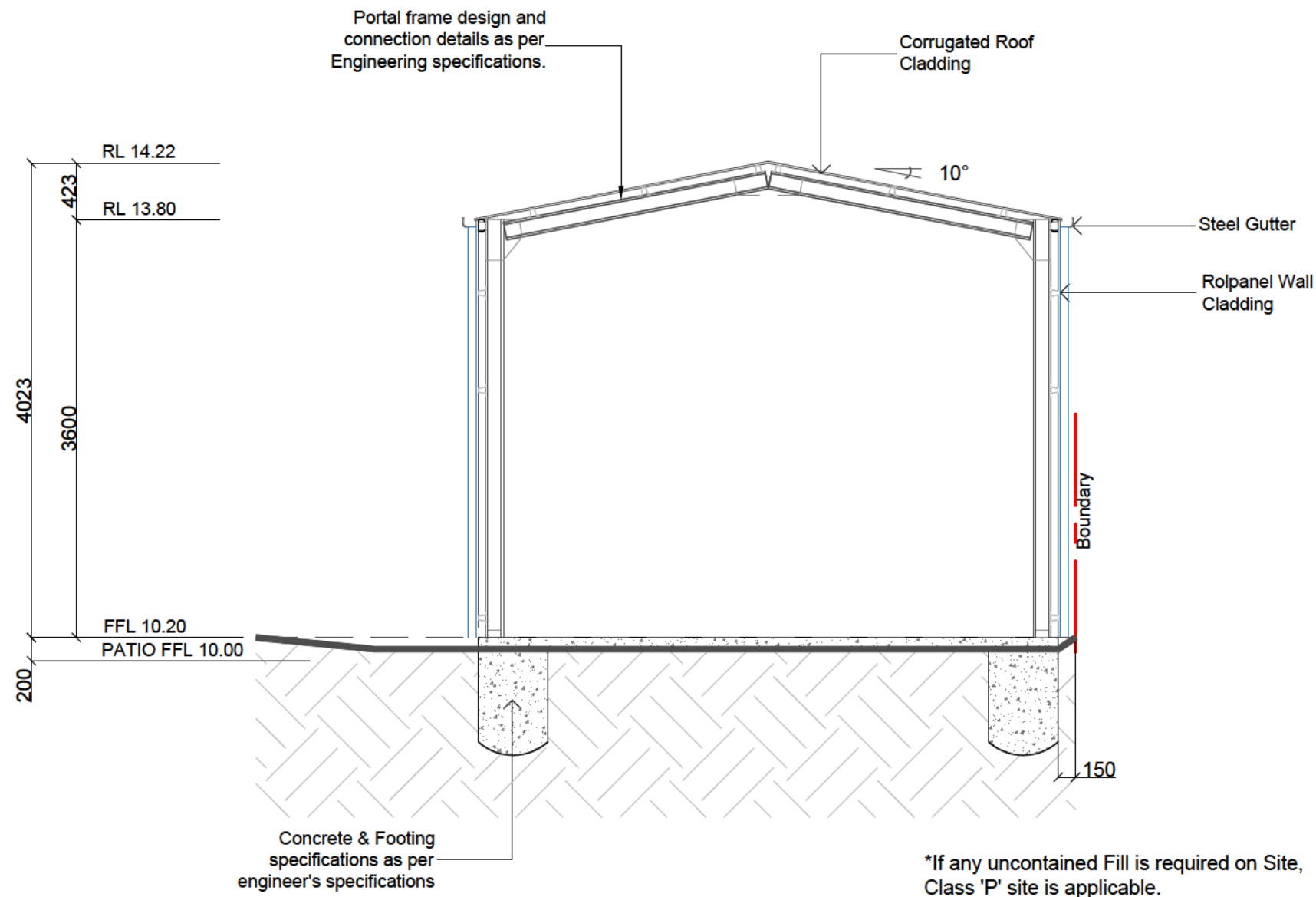
Plan: Floor Plan / Concept Drainage Plan

Drawn: RP
Date: September 2024
Scale: 1:100 @ A3
Job No: 240927

Of: 02
04

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Supplied By:



Typical Section Thru - X

1:50

All works to be completed in accordance with the performance requirements of the National Construction Code (NCC) 2022 Volume 2

Detached Portal Frame Sheds

Part H1 Structure (dealt with in Engineering)

- H1P1 Structural reliability and resistance
- H1P2 Buildings in flood areas
- H1D2 Structural provisions
- H1D3 Site preparation
- H1D4 Footings and slabs
- H1D6 Framing
- H1D7 Roof and wall cladding
- H1D8 Glazing
- H1D9 Earthquake areas
- H1D10 Flood hazard areas
- H1D11 Attachment of framed decks and balconies to external walls of buildings using a waling plate
- H1D12 Piled footings

Part H2 Damp and weatherproofing (dealt with in Engineering)

- H2P1 Rainwater management
- H2P2 Weatherproofing
- H2P4 Drainage from swimming pools
- H2D2 Drainage

Part H3 Fire safety (dealt with in Engineering)

- H3D1 Deemed-to-Satisfy Provisions
- H3D2 Fire hazard properties and non-combustible building elements
- H3D3 Fire separation of external walls

Part H4 Health and amenity

- H4P1 Wet areas
- H4P2 Room heights

Part H5 Safe movement and access

- H5P1 Movement to and within a building

Part H7 Ancillary provisions and additional construction requirements (dealt with in Engineering)

- H7P1 Swimming pool access
- H7P2 Swimming pool reticulation systems
- H7P5 Buildings in bushfire prone areas



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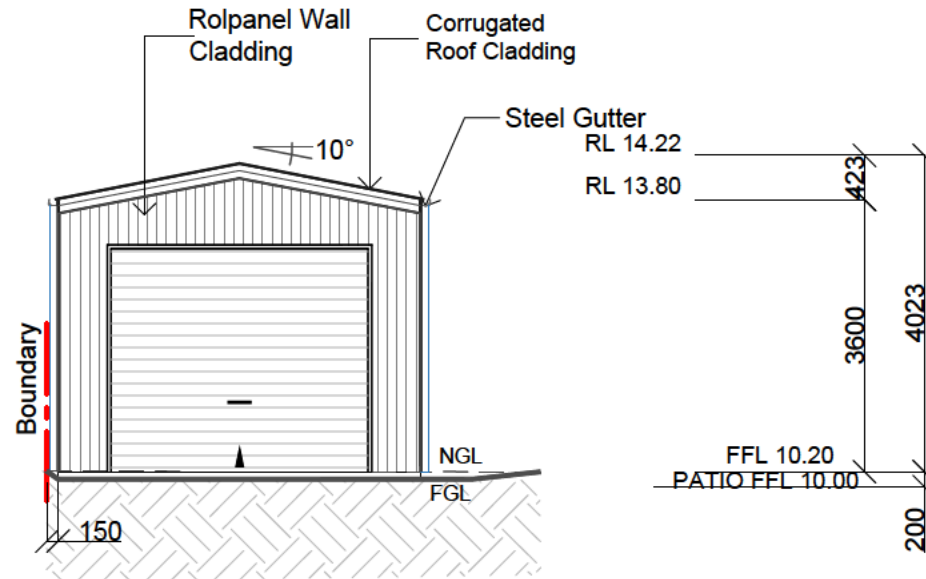
Plan: Section

Drawn: RP
Date: September 2024
Scale: 1:50 @ A3
Job No: 240927

Of: 03
04

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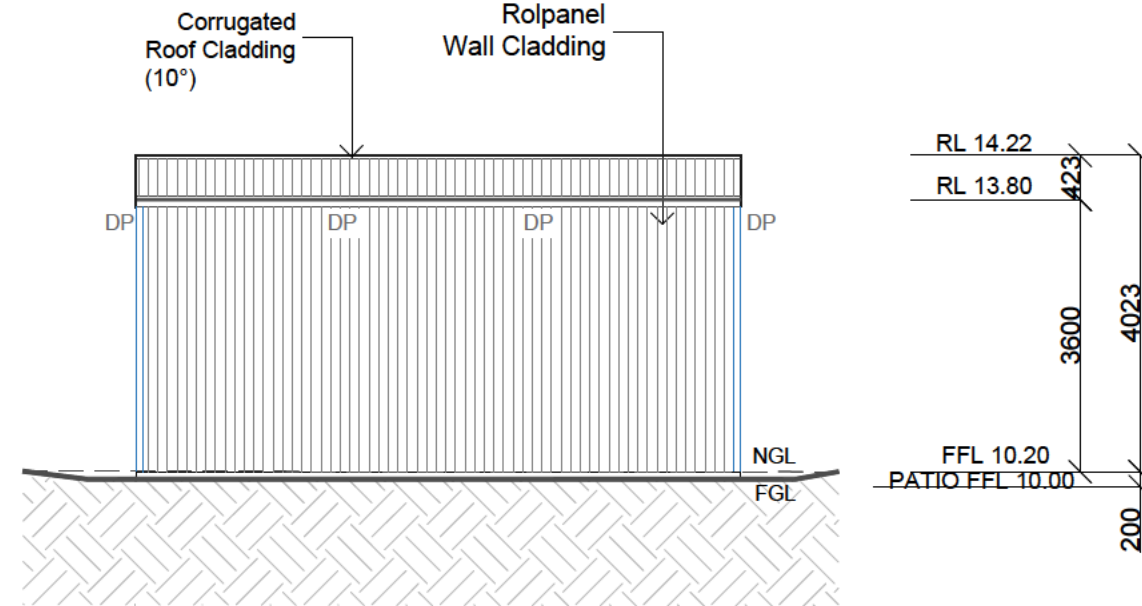
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West Elevation

1:100

01
04

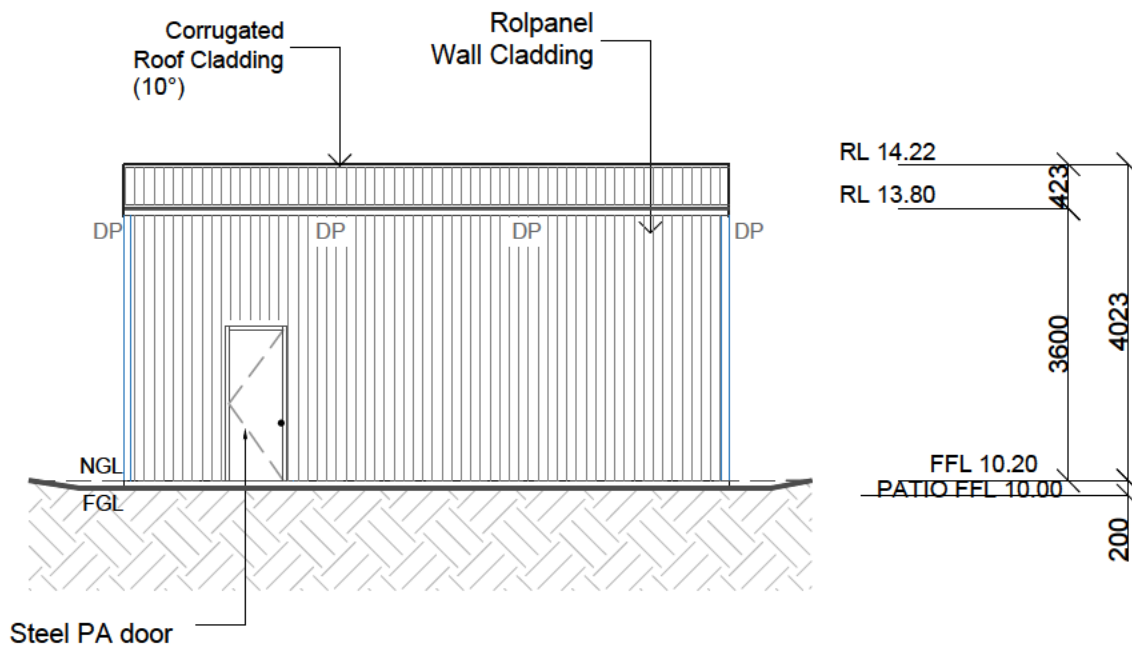


North Elevation

1:100

02
04

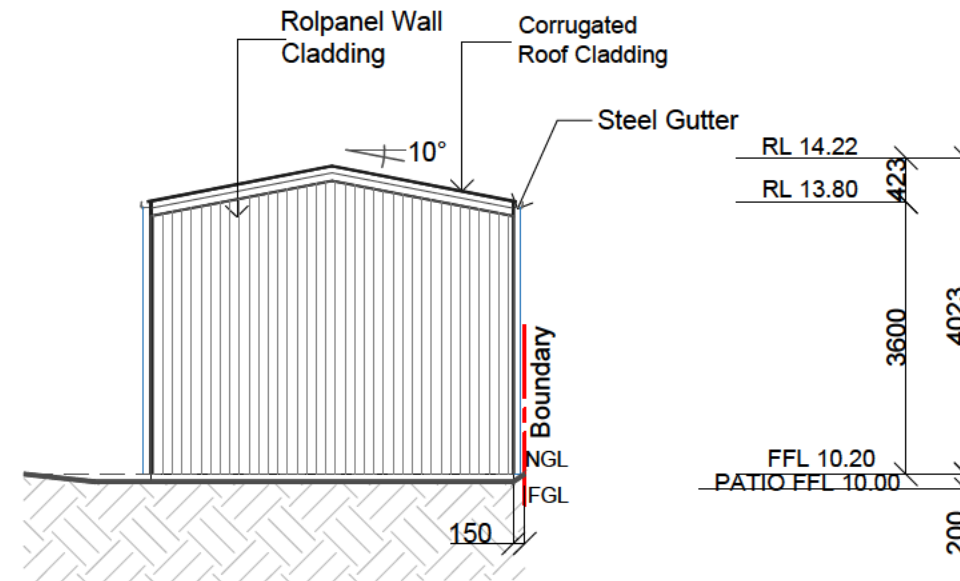
- Roof Cladding / TBC
- Wall Cladding / TBC
- Roller Doors / TBC
- Flashings / TBC
- PA Door / TBC



South Elevation

1:100

03
04



East Elevation

1:100

04
04



Proposed: Detached Steel Frame Shed
Client: Christopher Micallef
Address: 28 Heather Circuit Mulwala
Lot 53 / DP1116584
Council: Federation Council Mulwala

Plan: Elevations

Drawn: RP
Date: September 2024
Scale: 1:100 @ A3
Job No: 240927

Of: 04
04

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