

Applicant contact details

First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	No

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	
Other given name/s	
Family name	
Contact number	
Email	
Address	124 PEARCE STREET HOWLONG 2643

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	124 PEARCE STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	1/-/DP1199469 ☒
Primary address?	Yes

Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 550 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA
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Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	Supply and install a metal frame, colourbond roof and clad shed kit on a 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	
Existing gross floor area (m2)	368
Proposed gross floor area (m2)	60
Total site area (m2)	963
What is the estimated development cost, including GST?	\$58,556.00
Estimated development cost	\$58,556.00
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
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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 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 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	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Elevations and sections	Site Plan and Elevations_124 Pearce St Howlong - Proposed Shed
Owner's consent	Owners Consent _Jessica Howe_SIGNED
Site Plans	Site Plan and Elevations_124 Pearce St Howlong - Proposed Shed
Statement of environmental effects	Statement_of_Environmental_Effects_Minor_Structure_Sheds Residential_Jessica Howe
Subdivision Plan	DP1199469
Title Documentation / Certificate of Title	Title Lot 1 DP1199469_124 Pearce St Howlong NSW 2644

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

Dwelling House - Ancillary Building/Structure (shed, retaining wall, garage, outbuilding, swimming pool, etc)

R1 General Residential

DESCRIPTION OF DEVELOPMENT (SELECT ALL RELEVANT)

Ancillary Building/Structure (shed, retaining wall, garage, outbuilding, swimming pool, etc) please list all that apply Shed

SITE DESCRIPTION

Lot 1 Section DP1199469

Address 124 Pearce Street NSW 2643

Lot Size 963m²

Zone R1 (for development in other zones please refer to relevant Statement of Environmental Effects)

IMPACTS AND HAZARDS

Land Owner's Consent

Will any of the development associated with your proposal occur on property for which you do not have landowner consent? This includes retaining walls or buildings on lot boundaries, construction of access through adjacent properties, extension of services through neighbouring land – you will need consent from the owner of the affected land [Click or tap here to enter text.](#)

Do you have landowner's consent for the making of the application? ☐ No ☒ Yes

Heritage

Heritage Conservation Item ☒ No ☐ Yes

Heritage Conservation Area ☒ No ☐ Yes

(If yes has been answered to any of the above, please explain how the proposal has been designed to not impact on the heritage significance of the Heritage Conservation Area and/or Item) [Click or tap here to enter text.](#)

Bushfire

Is the site bushfire prone? ☒ No ☐ Yes (If yes, please ensure [the Bushfire Prone Land - Single Dwelling, Alterations and Additions Application Kit](#) has been completed as part of this proposal.)

Flooding

Is the site flood prone? ☒ No ☐ Yes (If yes, please ensure you have consulted Council on the flood levels of the site and have indicated the finished floor levels on the site and floor plan/s.)

Contaminated land

Have there been any activities or historic uses that could have contaminated the site to the best of your knowledge? ☒ No ☐ Yes (if yes, describe) [Click or tap here to enter text.](#)

Easements, topography

Describe the subject land including any constraints such as easements, sloping land, etc.,?

☒ No ☐ Yes (if yes provide further details) [Click or tap here to enter text.](#)

Services

Are services such as water, wastewater, electricity, etc available and adequate for the proposed development. ☒ Yes ☐ No (if No provide details of how services will be accessed) Click or tap here to enter text.

How will stormwater be disposed of - existing Council drainage system or other? (Please ensure that details are provided on the plans as required). **LPOD to existing Council drainage system**

How will sewerage be disposed of - to existing sewer or via onsite system (ie, septic tank)? Of an onsite system is proposed, have you had a Land Capability Assessment prepared? (Please provide details on how it will be moved off-site both in this document and on your plans) **N/A**

Trees/Vegetation

Will the proposal require/result in removal of Trees or vegetation (including those on site or in the street)? ☒ No ☐ Yes (if yes, have you considered design options that allow trees/vegetation to be retained?) Click or tap here to enter text.

Impacts to neighbours

Will the proposal overshadow neighbouring dwellings? ☒ No ☐ Yes (if yes, how have you addressed these matters?) **Clear open space in neighbours' property to the south, Existing large established trees currently shade the proposed shed and neighbours yard space**

Will the proposal impact on privacy on neighbouring dwellings? ☒ No ☐ Yes (if yes, how have you addressed these matters?) **No Windows to be installed facing neighbours**

Land use

What is the current use of the site? Residential

What was the previous use of the site (if known)? Click or tap here to enter text.

Are there any existing structures on site? **Yes/No** (if yes ensure this is clearly shown on plans)

Yes, existing carport to be demolished

Access

What are the existing arrangements for vehicular and pedestrian access? **Driveway**

What are the proposed arrangements for vehicular and pedestrian access? **Driveway**

Aboriginal Cultural Heritage

If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology.
N/A

IF YOU DO NOT COMPLY WITH A LISTED GUIDELINE IN THE FOLLOWING TABLE, YOU ARE REQUIRED TO MAKE A PLANNING ARGUMENT EXPLAINING HOW YOU COMPLY WITH THE PERFORMANCE CRITERIA.

Ancillary development, including sheds, garage and other outbuildings		
Max. gross floor area of a shed or a garage (when not part of a dwelling house), or both.	60% of the gross floor area of the dwelling house. The gross floor area of other ancillary development will be considered on merit.	Shed area = 59.62m² Lot area = 963m² Shed GFA as% of lot area = 6.19% Satisfaction of performance criteria to be demonstrated to justify departures from guidelines
Min. landscaped area and private open space.	Ancillary development does not reduce the min. landscaped area or private open space to an amount less than that required.	175m ² Open space adjacent to the proposed shed
Max. building wall height, measured from existing ground level to the eaves.	3.3m with a minimum side and rear setback of 900mm 3.6m with a minimum side and rear setback of 1.5m.	Wall height = 3.6m Side setback = 0.2m Rear setback = 1m Satisfaction of performance criteria to be demonstrated to justify departures from guidelines
Min. front setback.	3m behind the primary street setback of the dwelling house.	Front setback = 30.68m Satisfaction of performance criteria to be demonstrated to justify departures from guidelines
Min. side setback.	900mm.	Side setback = 0.2m Satisfaction of performance criteria to be demonstrated to justify departures from guidelines
Min. rear setback.	900mm.	Rear setback = 1 m Satisfaction of performance criteria to be demonstrated to justify departures from guidelines
Build to boundary/zero setbacks (0-900mm).	Not permitted on a lot >20m wide at the primary street setback. 0-900mm setback permitted to one boundary only. 3.3m max. wall height. An unbroken wall length is not to exceed 10m, or one third of the boundary length, whichever is less.	200mm shed wall to boundary, gutter to boundary line.
Materials & colours.	Sheds and other outbuildings are to be constructed of non-reflective materials and colours that are compatible with other buildings on the lot.	Colourbond roof and wall cladding "Woodland Grey"

Earthworks, retaining walls & other related structures.	Development is to be stepped to align as closely as possible with the slope of the lot. Earthworks and related structures are not to result in finished ground levels that differ by more than 600mm from existing ground levels at any boundary with adjoining land. Earthworks that result in finished ground levels that differ by more than 600mm from existing ground levels are only to be carried out: • Within the dwelling house's footprint, to provide for habitable or non-habitable rooms or spaces. • To provide access to the dwelling house or those habitable or non-habitable rooms or spaces mentioned above. If the lot was benched when the land was subdivided, earthworks and related structures are not to further increase or decrease finished ground levels at any boundary with adjoining land. All earthworks and associated structures are to be properly drained and not direct surface water onto adjoining land.	Site Scrape to be completed
	Structures related to earthworks that differ by more than 600mm from existing ground levels, including any retaining, drainage works or other works, are to be designed by a suitably qualified and experienced engineer.	
	Appropriate construction techniques, including minimising where possible, are to be implemented to assist in erosion and sediment control during and post construction. An erosion and sediment control plan is to be submitted with a development application, except when development does not involve soil disturbance or when soil disturbance is insignificant.	Significant works to be completed

Site Calculations	
SITE AREA	964.09m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	59.50m ²

Notes	
1	MC 4/11/25 10:50 am Existing Stormwater point
2	MC 4/11/25 10:59 am Existing Dwelling
3	MC 4/11/25 11:02 am Proposed Shed

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jordan@mrnrigging.com.au

Property Details

124 Pearce St, Howlong, NSW 2643, Australia
Lot/DP: 1/-/DP1199469

Sheet Name
Site Plan

Sheet no.
1

Lic no.

Job no.

Design

Scale
1:200@A3

1st version date:
04/11/2025

Current version date:
04/11/2025

Version #
3



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Site Plan

Sheet no.
2

Lic no.

Job no.

Design

1st version date:
04/11/2025

Current version date:
04/11/2025

Scale
NOT TO SCALE

Version #
3



REV	DATE	DESCRIPTION	  	PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 59 626 802 257	Signed  Date 04-11-2025 Grant J Wood MIEAust CPENG NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer Qld (No. 1434) Registered Civil Engineer Building Practitioner VIC (No. PE0002490) Registered Centring Engineer (Structural) NT (No. 3007165) Building Services Provider (Engineer Civil) TAS (No. 60020425)	Customer Name: Robert Howe Site Address: 124 Pearce Street Howlong, NSW, 2643	DATE 04-11-2025 JOB NO. LRAM1019453396 SHEET 2 of 10
A	04-11-2025	-					