



AGENDA

Extraordinary Council Meeting Tuesday, 24 March 2020

Date: Tuesday, 24 March 2020

Time: 2.00pm

Location: Council Chambers, Market Street Balranald

**Michael Kitzelmann
General Manager**

BALRANALD SHIRE COUNCIL**AGENDA**

In Case of an emergency, for example a fire, please evacuate the building following the direction of the Mayor. The order to evacuate may be signified by a council officer or myself. Please proceed to the assembly area (in front of police station) or in the car park across the road. An instruction to evacuate to an area should be followed without delay to assist Council in ensuring the Health and Safety of all staff and visitors.

LIVE STREAMING OF COUNCIL MEETINGS PLEASE NOTE: This Council meeting is being streamed live, recorded, and broadcast online via Facebook. To those present in the gallery today, by attending or participating in this public meeting you are consenting to your image, voice and comments being recorded and published. The Administrator and/or General Manager have the authority to pause or terminate the stream if comments or debate are considered defamatory or otherwise inappropriate for publishing. Attendees are advised that they may be subject to legal action if they engage in unlawful behaviour or commentary

Notice is hereby given that an Extraordinary Meeting of Council will be held in the Council Chambers, Market Street Balranald on:
Tuesday, 24 March 2020 at 2.00pm

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1 OPENING OF MEETING

The Council’s Charter

(Chapter 3. Section 8 (1) Local Government Act 1993)

(1) A Council has the following charter:

- To provide directly or on behalf of other levels of government, after due consultation, adequate and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively;
- To exercise community leadership;
- To exercise its functions in a manner that is consistent with and actively promotes the principles of multiculturalism;
- To promote and to provide and plan for the needs of children;
- To properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development;
- To have regard to the long term and cumulative effects of its decisions;
- To bear in mind that it is the custodian and trustee of public assets and to effectively account for and manage the assets for which it is responsible;
- To facilitate the involvement of councillors, members of the public, users of facilities and services and council staff in the development, improvement and co-ordination of local government;
- To raise funds for local purposes by the fair imposition of rates, charges and fees, by income earned from investments and, when appropriate, by borrowings and grants;
- To keep the local community and the State government (and through it, the wider community) informed about its activities;
- To ensure that, in the exercise of its regulatory functions, it acts consistently and without bias, particularly where an activity of the council is affected;
- To be a responsible employer.

(2) A council, in the exercise of its functions, must pursue its charter but nothing in the charter or this section gives rise to, or can be taken into account in, any civil cause of action.

2 ACKNOWLEDGEMENT OF COUNTRY

Acknowledgement of Country

We pay our respect to the Traditional Custodians of the Lands where we hold this meeting and pay our respects to Elders past, present and emerging.

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**3 APOLOGIES**

**4 DISCLOSURE OF INTEREST**

**5 ADMINISTRATOR MINUTE/REPORT****5.1 MAYORAL MINUTE - NCOVID-19: CONSIDERATIONS & ANTICIPATED IMPACTS ON COUNCIL OPERATIONS**

**Record Number:** D20.29278

**Authorising Officer:** Michael Kitzelmann, General Manager

**OFFICER RECOMMENDATION**

That Council

1. Note and receive the report.
2. Conduct upcoming public consultation for the draft Community Engagement Strategy and the proposed Advisory Committees through the use of webinars and public surveys.

**Novel Coronavirus disease (nCOVID-19): The facts**

Coronaviruses are a large family of viruses known to cause respiratory infections. These can range from the common cold to more serious diseases such as Severe Acute Respiratory Syndrome (SARS) and Middle East Respiratory Syndrome (MERS). This new coronavirus originated in Hubei Province, China and the disease is named COVID-19.

This new coronavirus originated in Hubei Province, China and the infectious disease caused by the virus is known as COVID-19. While COVID-19 is of great concern, it is important to remember that most people displaying these symptoms are likely suffering with a cold or other respiratory illness – not coronavirus.

**Understanding the risk of infection and slowing the spread**

Coronavirus is most likely to spread from person-to-person through:

- Direct close contact with a person while they are infectious or in the 24 hours before their symptoms appeared.
- Close contact with a person with a confirmed infection who coughs or sneezes.
- Touching objects or surfaces (such as door handles or tables) contaminated from a cough or sneeze from a person with a confirmed infection, and then touching your mouth or face.

Practising good hand and sneeze/cough hygiene and keeping your distance from others when you are sick is the best defence against most viruses. You should:

- Wash your hands frequently with soap and water, before and after eating, and after going to the toilet.
- Cover your cough and sneeze, dispose of tissues, and wash your hands.
- If unwell, avoid contact with others (stay more than 1.5 metres from people).
- Exercise personal responsibility for social distancing measures.

**Social distancing and self-isolating explained**

The Australian Health Department offers the following information:

Social distancing is one way to help slow the spread of viruses such as COVID-19. Social distancing includes staying at home when you are unwell and keeping a distance of 1.5 metres between you and other people whenever possible. It is important to minimise physical contact especially with people at higher risk of developing serious symptoms, such as older people and people with existing health conditions.

Government restrictions apply for organised outdoor gatherings of more than 500 people and indoor gatherings of more than 100 people that are not essential.

There's no need to change your daily routine, but taking these social distancing precautions can help protect the people in our community who are most at risk.

All people who arrive in Australia from midnight 15 March 2020, or think they may have been in close contact with a confirmed case of coronavirus, are required to self-isolate for 14 days.

If you have been diagnosed with COVID-19, you must stay at home to prevent it spreading to other people. You might also be asked to stay at home if you may have been exposed to the virus.

Staying at home means you:

- do not go to public places such as work, school, shopping centres, childcare or university
- ask someone to get food and other necessities for you and leave them at your front door
- do not let visitors in — only people who usually live with you should be in your home

You do not need to wear a mask in your home. If you need to go out to seek medical attention, wear a surgical mask (if you have one) to protect others.

### **Considerations and impacts on Council operations**

In light of the aforementioned information and advice, Council is actively seeking to understand the present and forecasted impacts on our operations.

Council is currently impacted in our ability to undertake community engagement. Such effective, proven techniques as community workshops where we make decisions together are now being postponed until we can be satisfied that the risk of infection is sufficiently low. We intended to conduct workshops on the Community Engagement Strategy and Council Advisory Committees. Instead, Council will use webinars and public surveys to consult with our community on these very important strategic objectives.

In step with the current increasing risk of infection in Australia and regionally, Council will consider suspending non-essential services such as our public library and the visitor information centre.

Council is committed to maintaining essential services such as water and sewer operations and road maintenance. Council will also continue to make every effort in keeping our community informed on the changing situation – especially as it relates to Council operations and the impacts on our community.

### **ATTACHMENTS**

**Nil**

**GENERAL MANAGER'S REPORTS (INCORPORATING ALL STAFF REPORTS)****PART A – ITEMS REQUIRING DECISION****6 INFRASTRUCTURE & DEVELOPMENT REPORTS****6.1 DA 23/2020 PROPOSED EIGHT (8) ACCOMMODATION UNITS**

|                                    |                                                                                                                     |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Record Number:</b>              | <b>D20.27030</b>                                                                                                    |
| <b>Authorising Officer:</b>        | <b>Ray Davy, Director Infrastructure &amp; Development</b>                                                          |
| <b>Applicant:</b>                  | <b>Roy Costa Planning &amp; Development</b>                                                                         |
| <b>Owner:</b>                      | <b>Euston Corporate Accommodation P/L</b>                                                                           |
| <b>Proposal:</b>                   | <b>8 Accommodation Units</b>                                                                                        |
| <b>Location:</b>                   | <b>Lot 9 Section 2 DP 758402, 36 Cowper St, Euston</b>                                                              |
| <b>Operational Plan Objective:</b> | <b>Pillar 5: Our Infrastructure – A community that maintains and strengthens its natural and built environment.</b> |

**OFFICER RECOMMENDATION**

(Division)

That Council approve Development Application 23/2020 for eight (8) detached accommodation units on Lot 9 Section 2 DP 758402, 36 Cowper St, Euston, subject to the following Draft Conditions of Consent:

**Terms of Approval**

The reasons for the imposition of conditions are:

- 1) To ensure a quality urban design for the development which complements the surrounding environment.
- 2) To maintain neighbourhood amenity and character.
- 3) To ensure compliance with relevant statutory requirements.
- 4) To provide adequate public health and safety measures.
- 5) Because the development will require the provision of, or increase the demand for, public amenities and services.
- 6) To ensure the utility services are available to the site and adequate for the development.
- 7) To prevent the proposed development having a detrimental effect on adjoining land uses.
- 8) To minimise the impact of development on the environment.

**Conditions**

1. The development must be carried out in accordance with:
  - (a) Coolibah Cabins Plan Set Job No. 19-080 Sheets 1 to 5
  - (b) Statement of Environmental Effects prepared by Roy Costa Planning & Development 20/11/2019.
  - (c) Roy Costa email dated 26/02/2020, describing that the units are to be constructed on site.except as amended in accordance with any conditions of this consent.

Where there is inconsistency between the Statement of Environmental Effects and supporting documentation and the conditions of approval, the conditions of approval prevail to the extent of the inconsistency.

2. All building work shall be carried out in accordance with the provisions of the Local Government Act 1993, The National Construction Code 2019, relevant Australian Standards and The Environmental Planning & Assessment Act 1979, regardless of any omission in the documentation submitted for approval.
3. In accordance with the provisions of the Environmental Planning & Assessment Act 1979 construction works approved by this consent must not commence until:
  - (a) A Construction Certificate has been issued by Council or an Accredited Certifier. Either Council or an Accredited Certifier can act as the "Principal Certifying Authority."
  - (b) A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment.
  - (c) At least two days' notice, in writing has been given to Council of the intention to commence work.

The documentation required under this condition must show that the proposal complies with all Development Consent conditions and is not inconsistent with the approved plans, the National Construction Code and the relevant Australian Standards.

4. In accordance with Section 34 of the Building and Construction Industry Long Service Payments Act 1986, the applicant must pay a long service levy at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a Construction Certificate. Details demonstrating compliance are to be submitted to the Certifying Authority.
5. Prior to the commencement of installation, the proponent shall lodge with Council, and receive approval for the following other listed Section 68 Local Government Act 1993 approvals:
  - (a) carry out water supply work
  - (b) carry out sewerage work
  - (c) carry out stormwater drainage work
6. Suitable hoardings to ensure the protection of the public are to be erected and separately approved by Council prior to commencement of work.
7. Finished floor level is to be established so as to minimise the potential for storm water inundation of the buildings.
8. No portion of the building - including footings, eaves, overhang and service pipes - shall encroach into any easement or deemed easement.
9. Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.
10. Off-street car parking spaces shall be provided upon the site in accordance with the approved plans and be constructed in accordance with accepted engineering practice and/or guidelines.
11. All parking associated with the development is to be onsite.
12. All trafficable grates installed within the driveway system shall be designed and installed in a manner that prevents nuisance by way of noise when vehicles drive over them.
13. All vehicle movements to and from the allotment must be a forward direction.
14. A sign is to be erected in a prominent position on the work site showing:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

15. Any alterations to existing surface levels on the site shall be undertaken in such a manner as to ensure that no additional surface water is drained onto or impounded on adjoining properties. Stormwater discharge points must not result in the concentration of stormwater flows, increased flow velocities or potential erosion issues.
16. Soil erosion control measures shall be implemented on the site.
17. All construction/demolition work on the site is to be carried out between the hours of 7.00 am and 6.00 pm Monday to Friday inclusive, 8.00 am to 5.00 pm Saturdays and no work permitted on Sundays and Public Holidays. Written approval must be obtained from the General Manager of Balranald Shire Council to vary these hours.

Note: All noise generating activities are subject to the requirements of the protection of the Environment Operations Act 1997. This condition of consent does not relieve the proponent including developers, contractors or their agents from the requirements under the relevant noise control legislation (POEO Act 1997).

18. No work is to be carried out which would cause nuisance by way of emission of noise, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, grit, oil, waste-water, waste products or otherwise.
19. Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.
20. The applicant is responsible to ensure that the buildings are sited on the allotment as specified on the approved site plan.
21. The applicant is required to ensure that any easements registered over the title to the land are complied with.
22. All work must be carried out in accordance with the Building/ Development Approval and any connections required to any:-
  - public electricity supply
  - public water supply
  - public sewerage system
  - public telecommunications system,

must be made in accordance with the requirements of the relevant authority.

23. No second hand materials are to be used unless separately approved by Council and then made available for inspection prior to use.
24. Roof water drainage is to be disposed of to the street drainage system.
25. All external metal cladding shall be of suitable colour and finish so as not to cause reflection or glare.
26. A temporary onsite toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available onsite.
27. All materials onsite or being delivered to the site are to be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied

with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.

28. All landscaping shall be installed in accordance with the approved plans prior to the issue of an Occupation Certificate.
29. No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of an Occupation Certificate.
30. A road opening permit is to be obtained from Council prior to the commencement of any proposed works on the nature strip road reserve. The applicant is responsible for full cost of repairs to rectify any damage to kerb, guttering, footpath, bitumen seal or nature strip.
31. The building shall NOT BE USED OR OCCUPIED for any purpose other than the building class approved, without the prior consent of Council.
32. The applicant is responsible to supply accurately dimensioned and notated as constructed drawings of all drainage plumbing.
33. Any damage to Councils infrastructure or other services is the full responsibility of the applicant.
34. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
  - Not further harm the object;
  - Immediately cease all work at the particular location;
  - Secure the area so as to avoid further harm to the Aboriginal object;
  - Notify Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location; and
  - Not recommence any work at the particular location unless authorised in writing by Department of Planning, Industry and Environment.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Department of Planning, Industry and Environment contacted.

## PURPOSE OF REPORT

To seek Council consent under Part 4 of the Environmental Planning & Assessment Act 1979 for eight (8) detached accommodation units on Lot 9 Section 2 DP 758402, 36 Cowper St, Euston.

## REPORT

A Development Application has been lodged by Roy Costa Planning & Development for eight (8) detached accommodation units.

|                      |                                    |
|----------------------|------------------------------------|
| Applicant:           | Roy Costa Planning & Development   |
| Owner:               | Euston Corporate Accommodation P/L |
| Description of Land: | Lot 9 Section 2 DP 758402          |
| Area:                | 1780m <sup>2</sup>                 |
| Zone:                | Zone RU5 (Village)                 |
| Current Use:         | Vacant Urban Land                  |
| Proposed use:        | Residential Accommodation          |

## Background

The location of the project is proposed in the township of Euston and is vacant urban land surrounded by residential uses. The land is held in freehold.

The application for development has been assessed in accordance with Section 4.15 of the EP&A Act and relevant local and state environmental planning instruments. The application was notified in accordance with the Environmental Planning & Assessment Act 1979. One (1) public submission was received, shown at Attachment 1.

A Statement of Environmental Effects has been submitted as part of the development application.

#### Site Analysis

There is no apparent landslip, creep or requirement for native or significant vegetation removal to facilitate the proposal. The site is not identified as bushfire or flood prone.

Contaminating activities are not known by Council to have been carried out on the land.

Access to the allotment is currently provided off Cowper Street with multiple gutter crossings. This arrangement is to be consolidated in to one (1) new crossing, necessitating a Road Opening Application under S138 of the Roads Act.

Adjoining allotments are Zoned RU5 (Village) and are of residential use with two (2) multi occupancy developments in close proximity.

#### DEVELOPMENT APPLICATION ASSESSMENT

Under Section 4.15 of the EPA Act 1979,

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

## Planning Instruments

*Balranald Local Environmental Plan 2010*

This type of activity is not specifically listed in the land use table for RU5 zoned land as permitted with consent or prohibited, therefore the proposal is permissible with consent as an innominate use in accordance with the Balranald Local Environmental Plan 2010. The proposal is considered largely consistent with the objectives of the zone in that the proposal will add to housing opportunities, is of a residential nature and is not a significant increase in bulk or scale with a modest increase in dwelling unit density. Utility infrastructure is not likely to be unduly impacted by this proposal.

| Applicable Objective                                                                                                     | Comment                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To provide for a range of land uses, services and facilities that are associated with a rural village                    | The proposal aims to provide additional housing opportunities in the township in line with the demands of the horticultural industry serviced by Euston                                                                                    |
| To encourage and provide opportunities for population and local employment growth                                        | The application seeks to provide additional housing options and construction activity which supports these objectives                                                                                                                      |
| To ensure development maintains and contributes to the character of the zone                                             | The landscaping shown on the layout plan is likely to enhance the aesthetics of the site contributing to the character of the area and the floor space ratio is within the range of other multi occupancy developments within the township |
| To protect the amenity of residents                                                                                      | The proposed site layout, landscaping and draft conditions of consent are likely to mitigate impacts on resident amenity                                                                                                                   |
| To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services | Council infrastructure is installed to a level that does not require extension or upgrading. The proposal is not likely to place unreasonable or uneconomic demands on this infrastructure                                                 |

Additionally the proposal is not likely to impact on biodiversity values or impact on other sensitive land overlays under the LEP due to the urban nature of the land.

The land subject to the proposal is not identified as flood prone on the Flood Planning overlay of the LEP.

The proposal is not located in close proximity to items identified on the Heritage Schedule of the LEP and there are no sites or items of cultural heritage identified on the site.

*State Environmental Planning Policy 55 – Remediation of Land*

The development site has been historically used for residential purposes. Potentially contaminating uses have not been identified as being carried out on the land historically.

Additionally, a search of Council's records does not identify other events or uses that could lead to potential site contamination. Therefore, no further investigation was required.

*Biodiversity Conservation Act 2016*

The proposed development does not include the removal of any native or significant vegetation. Therefore there are no considerations under the Biodiversity Conservation Act 2016.

*Development Control Plans*

There are no Development Control Plans that apply to the land.

*Designated Development*

The proposed development is not designated development.

## Impact of Development

### *Natural Environment:*

The proposal is not likely to have significant impact on the natural environment of the area. The area has been vacant urban land and has been cleared of endemic vegetation for a substantial period of time. The proposal is not likely to impact threatened species due to the small area of the activity and the use of the wider area for urban purposes.

The proposal is not likely to contribute towards soil erosion, pollution or contamination of soil/water/air, due to design requirements, small footprint of the proposal and draft conditions of consent.

### *Built Environment:*

The surrounding area is substantially developed for residential purposes, including multi-unit residential development, and the proposal is considered in keeping with the characteristics of the area. Additionally, the use of the site is not likely to impede the use of the surrounding activities.

Setbacks proposed for the development are in accordance with the National Construction Code to negate the need for fire rated walls and the primary and secondary setbacks are in line with the range of setbacks within the immediate area. Primary setbacks range from 2m to 10m, secondary setbacks ranging from 1m to 3m. The setbacks are not likely to impact on traffic sight lines out of Shailer Terrace due to the width of the nature strip. The low speed nature of this area of Shailer Terrace also aids traffic safety.

While the setbacks shown for the proposal are not in line with Council's setback policy it is considered that the variation to the setback policy for this proposal as outlined above has merit and can be varied in accordance with Clause 4 of the setback policy.

### *Noise:*

The operation of the proposal is not likely to generate significant noise that is likely to impact sensitive receptors. Construction noise is likely to be the only significant matter, a draft condition has been included to mitigate this matter.

### *Cumulative Impacts:*

Subject to operation in accordance with the conditions of consent, it is considered that the subject land is suitably located, capable of supporting the development as proposed and is not likely to significantly increase environmental impact.

### *Social Impacts:*

There are no known areas/items of heritage significance likely to be impacted upon in the immediate area. The proposal is not likely to lead to significantly increased pressure on public infrastructure.

### *Economic Impacts:*

It is likely that the proposal will create demand for local goods and services during the construction of the proposal.

### *Site Suitability:*

The subject site is considered suitable for the proposed development for the following reasons:

- The proposal is permissible with consent under the LEP 2010;
- There are no known environmental hazards or constraints associated with the site which prohibits the proposed development, as detailed within this report;
- Any identified negative externalities are considered capable of being managed and appropriate conditions have been applied as has been deemed necessary.

*Public Interest:*

The proposal is not likely to have any adverse effect on the landscape or scenic quality of the locality due to the low rise of buildings, landscaping and the proposal being residential style infill development. The proposal will not likely adversely impact public infrastructure.

The proposal does not have significant environmental impact and has potential economic benefit in terms of construction and provision of diverse housing opportunity.

It is considered that the proposal is in the public interest.

The proposal has been notified to adjoining landowners in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000, the notification period concluded on the 18/12/2019. One (1) submission was received.

| Submission                                                                                                          | Matter                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T Waters<br>S Waters<br>J Alderson<br>W Mannion<br>C Brown<br>R Leslie<br>G Philp<br>F Zappia<br>S Cocks<br>A Brice | Why has council considered this development proposal zoned residential when it is clearly commercial development | The proposal is permissible within the zone and is for detached residential accommodation. This type of proposal does not fit the definition of motel, hotel, caravan park or the like, therefore is not considered as commercial development                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                     | The proposal will devalue real estate in the township of Euston                                                  | Land surrounding existing multi-unit developments in the Euston township were investigated through Council's rates system. Average land values adjacent to these properties were in the order of \$37k. Land surrounding the vacant land subject to the proposal was in the order of \$35k. It could be construed that property values could be enhanced via infill development rather than being devalued.<br><br>Additionally, an online search revealed that studies such as the 2015 report commissioned by the London School of Economics and Political Science, indicates that no significant loss in property value occurs as a result of residential development. |
|                                                                                                                     | Security and safety concerns of the Euston residence                                                             | The Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979, 2001, NSW Department of Urban Affairs and Planning principles are address in the building design and site layout and public street lighting is located in close proximity to the proposal. Other safety matters, such as traffic, are addressed in the report and mitigated with draft conditions of consent.                                                                                                                                                                                                    |
|                                                                                                                     | Traffic control and car parking on Cowper St in uncontrolled environment                                         | Parking is provided onsite to reasonable level and draft conditions of consent have been included to promote traffic safety and mitigate parking impacts. Additional traffic movements from the site are not expected to be significant and within the capacity of the road network to cater for these movements.                                                                                                                                                                                                                                                                                                                                                         |

|  |                                                                     |                                                                                                                                                                                 |
|--|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Visual effect of this type of development in the township of Euston | The proposal is for low rise residential development with landscaping. It is considered that the visual impact of the proposal is in line with the characteristics of the area. |
|--|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Conclusion

The application has been assessed under the provision of the Environmental Planning and Assessment Act 1979. The evaluation of this development has concluded that the proposed development application is compliant with the legislative requirements for this type of proposal and it is recommended that DA 23/2020 be approved subject to conditions.

### FINANCIAL IMPLICATION

Nil

### LEGISLATIVE IMPLICATION

Environmental Planning & Assessment Act 1979

Balranald Local Environmental Plan 2010

Biodiversity Conservation Act 2016

Local Government Act 1993

State Environmental Planning Policy 55 (Remediation of Land)

National Construction Code 2019

### POLICY IMPLICATION

Council's Setback Policy

### ATTACHMENTS

1. **ICOR - Assessment 2605667 - Lot 9 Section 2 DP 758048 - Roy Costa Planning & Development - Euston Corporate Accomodation Pty Ltd - 8 Accommodation Units - 36 Cowper Street Euston - Development Application DA 23/2020 - Objections** [↓](#) 
2. **Assessment 2605667 - Lot 9 Section 2 DP 758048 - Roy Costa Planning & Development - Euston Corporate Accomodation Pty Ltd - 8 Accommodation Units - 36 Cowper Street Euston - Development Application DA 23/2020 - Application Documents** [↓](#) 
3. **ICOR - Assessment 2605667 - Lot 9 Section 2 DP 758048 - Roy Costa Planning & Development - Euston Corporate Accomodation Pty Ltd - 8 Accommodation Units - 36 Cowper Street Euston - Development Application DA 23/2020 - Units being constructed onsite JPG** [↓](#) 

Mr W.J Mannion & Ms C.V Brown  
56 Shailer Terrace, Euston NSW 2737

9 December 2019

REF: RM:NMR:D19.25155 : DA 23/2020

Attention: General Manager  
Balranald Shire Council  
PO Box 120  
BALRANALD NSW 2715

*4:04pm*  
*Ph*  
*DA*

|                      | Info | Reply | Report | Discuss |
|----------------------|------|-------|--------|---------|
|                      |      |       |        | GM      |
| GM                   |      |       |        |         |
| DID                  |      |       |        |         |
| Received 17 DEC 2019 |      |       |        |         |
| DCCD                 |      |       |        |         |
| File No              |      |       |        |         |
| LETTER               |      |       |        |         |

Dear Sir/Madam,

**Re: Development Application 23/2020 – Proposed Eight (8) Accommodation Units  
36 Cowper Street, Euston NSW 2737**

We the undersigned have major concerns if the proposal was to be approved by Council and submit this letter as our formal objection to the proposed development.

Objections:

1. Why has Council considered this development proposal zoned Residential when it is clearly a Commercial development.
2. The proposal will devalue the real estate in the township of Euston.
3. Security and safety concerns of the Euston residence.
4. Traffic control and car parking on Cowper Street in uncontrolled environment.
5. Visual effect of this type of development in the township of Euston.

We the undersigned request that this development proposal be put in the Business Paper at the next full council meeting as an agenda item for discussion and debate.

We request that each Councillor receive a copy of this letter of objection and a nominated representative of Cowper Street address Council.

Yours sincerely,  
The undersigned property owners of Cowper Street

|                   |                                        |              |                           |
|-------------------|----------------------------------------|--------------|---------------------------|
| Tony Waters       | <u><i>T. Waters</i></u>                | Greg Philp   | <u><i>G Philp</i></u>     |
| Shelley Waters    | <u><i>Swat</i></u>                     | Frank Zappia | <u><i>F Zappia</i></u>    |
| Jeanette Alderson | <u><i>Jeanette Morris Alderson</i></u> | Sally Cocks  | <u><i>Sally Cocks</i></u> |
| Wayne Mannion     | <u><i>W Mannion</i></u>                | Karen Price  | <u>_____</u>              |
| Carmen Brown      | <u><i>C.V. Brown</i></u>               | Amanda Brice | <u><i>A Brice</i></u>     |
| Robyn Leslie      | <u><i>Robyn Leslie</i></u>             |              |                           |


**ROY COSTA PLANNING & DEVELOPMENT**

 164 Eighth Street, Mildura  
 PO Box 2925 Mildura 3502

Phone (03) 50210031 Fax (03) 50210046 Email: reception@roycosta.com.au

 Our Ref: 19-099  
 Your Ref:

November 20, 2019

 Ray Mitchell  
 Balranald Shire Council  
 PO Box 120  
 BALRANALD NSW 2715

|                             | Info | Reply | Report | Discuss |
|-----------------------------|------|-------|--------|---------|
|                             |      |       |        | GM      |
| GM                          |      |       |        |         |
| DID                         |      |       |        |         |
| Received 28 NOV 2019 9:00am |      |       |        |         |
| DCCD                        |      |       |        |         |
| File No.                    |      |       |        |         |
| LETTER No.                  |      |       |        |         |

Dear Ray,

**DEVELOPMENT APPLICATION  
 ACCOMMODATION CABINS  
 36 COWPER STREET, EUSTON**

We advise that we act on behalf of Euston Corporate Accommodation Pty Ltd, being the owners of the above properties.

We hereby lodge this Development Application proposing the development of Eight (8) Accommodation Cabins upon 36 Cowper Street, Euston.

At present the land is vacant; and located on the north-western corner of Cowper Street and Shailer Terrace.

The property is 1780m<sup>2</sup> in area, with residential dwellings existing upon surrounding properties.

The proposal is to locate 8 Coolibah Cabins upon the site as delineated on the plans associated with this application.

Each cabin is to be 60.77m<sup>2</sup> in area; with one car parking space to be located in front of each cabin.

One common accessway will be provided to the development via Cowper Street; with all vehicles able to enter and leave the development in a forward direction.

In accordance with the Balranald Local Environmental Plan, the subject land is zoned RU5 VILLAGE.

The proposed development meets the objectives of the RU5 Village Zone by:

- Providing an accommodation use that is associated with a rural village.

This is by providing additional and an alternative type of accommodation to cater for residents of the Euston Township.

- The proposal is located within the town boundaries of Euston; thus, seeking to consolidate residential development within the residential area of Euston.

 PLANNING INSTITUTE AUSTRALIA – CORPORATE MEMBER (MPIA)  
 CERTIFIED PRACTISING PLANNER (CPP)

Rokar Pty. Ltd. ACN 087 497 685 Trading As Roy Costa Planning &amp; Development



- By providing additional residential development will obviously lead to opportunities for increase in population; and local employment opportunities associated with the development of the accommodation units.
- The proposal will maintain the character of the area by providing residential development consistent with the surrounding area being residential development and providing attractive landscaping upon the site to provide an attractive appearance of the development; thus, provide a visually appearance streetscape character along Cowper street.
- The proposal will not affect the amenity of the surrounding area as the development will be used for residential purposes only; and the on-site landscaping proposed will enhance the visual appearance of the site and surrounding area.
- The owner of the land has investigated services and adequate services exist and will be provided for the proposed development.

Given all the above, it is clear that the proposal meets the Balranald Local Environmental Plan.

In turn this will contribute to the overall local economy of Euston, Balranald Shire Council and overall region.

Based on all the above information we now seek Council to process this application and issue the Development Approval accordingly.

If you have any queries in relation to the above, please contact Mr. Roy Costa of our office who will be pleased to assist.

Yours Sincerely,



ROY COSTA MPA CPP  
ROY COSTA PLANNING & DEVELOPMENT



70 Market Street Balranald NSW 2715  
 PO Box 120 Balranald NSW 2715  
 Ph: 03 5020 1300 Fax: 03 5020 1620  
 Email: council@balranald.nsw.gov.au

## APPLICATION FOR DEVELOPMENT / CONSTRUCTION CERTIFICATE AND COMPLYING DEVELOPMENT

*Environment Planning & Assessment Act 1979*

|                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TYPE OF APPROVAL SOUGHT – Please indicate by "X"</b><br><input type="checkbox"/> DEVELOPMENT CONSENT (DA) <input type="checkbox"/> SUBDIVISION<br><input type="checkbox"/> CONSTRUCTION CERTIFICATE (CC) <input type="checkbox"/> COMPLYING DEVELOPMENT CERTIFICATE (CDC) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>1. Person completing this form - name and address details etc:</b>                                                                                                                                                                                                        | Applicant's Name: <input style="width: 100%;" type="text" value="Roy Costa Planning + Development"/><br>Postal Address: <input style="width: 100%;" type="text" value="PO Box 2925 MILVRA VIC 3502"/><br><i>Any correspondence will be posted to the above address</i><br>Phone: <input style="width: 150px;" type="text" value="50210031"/> Company Contact Person (below):<br>Mobile: <input style="width: 150px;" type="text" value="0409415506"/> <input style="width: 150px;" type="text" value="Roy Costa"/><br>Fax: <input style="width: 150px;" type="text"/> Email: <input style="width: 150px;" type="text" value="reception@roycosta.com.au"/>                                                                                                   |
| <b>2. Location of the land to be developed and the title description of the property</b>                                                                                                                                                                                     | Unit No: <input style="width: 50px;" type="text"/> Street No: <input style="width: 50px;" type="text" value="36"/> Street: <input style="width: 100px;" type="text" value="COWPER STREET"/><br>Town: <input style="width: 150px;" type="text" value="EUSTON"/> Site Area m <sup>2</sup> : <input style="width: 100px;" type="text" value="1780m&lt;sup&gt;2&lt;/sup&gt;"/><br>Lot(s): <input style="width: 50px;" type="text" value="9"/> Section: <input style="width: 50px;" type="text" value="2"/> DP/SP: <input style="width: 100px;" type="text" value="DP 758402"/><br>Assessment No: <input style="width: 150px;" type="text"/><br><i>The above information is available from your rate notice, property deeds, or from Council's property maps</i> |
| <b>3. Description of your proposed development</b>                                                                                                                                                                                                                           | Is a construction certificate application to be lodged at the same time as the application for development consent? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>OR<br>Has Development Consent previously been granted? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>If Yes,<br>Development Consent No: <input style="width: 100px;" type="text"/> Date of Determination: <input style="width: 100px;" type="text"/><br>Building Code of Australia Building Classification: <input style="width: 100px;" type="text"/>                                                                                                                                                                                  |

|                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
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| <p>4. Type of Development Consent</p>                                                                                   | <p><b>DEVELOPMENT TYPE</b></p> <p><input type="checkbox"/> Use of land/building      <input checked="" type="checkbox"/> Erection of a Building      <input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Subdivision of land/building      <input type="checkbox"/> Carrying out of Work      <input type="checkbox"/> Landclearing / Dam</p> <p><input type="checkbox"/> Erection of Temporary Building      <input type="checkbox"/> Buildings Additions/Alterations      <input type="checkbox"/> Other</p> <p><b>CONSTRUCTION / SUBDIVISION CERTIFICATE</b></p> <p><input type="checkbox"/> Building Work      <input type="checkbox"/> Subdivision Work</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <p>5. Estimated Cost</p>                                                                                                | <p><b>ESTIMATED COST OF DEVELOPMENT / VALUE OF WORK:</b></p> <p style="text-align: center; border: 1px solid black; padding: 5px;">\$ 800,000</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <p>6. What are the operational hours of the development?<br/><br/>(for commercial and industrial developments only)</p> | <table border="0" style="width: 100%;"> <tr> <td style="width: 25%;"><b>Days of Operation</b></td> <td style="width: 25%;"><b>Hours of Operation</b></td> <td style="width: 25%;"><b>Days of Operation</b></td> <td style="width: 25%;"><b>Hours of Operation</b></td> </tr> <tr> <td><input type="checkbox"/> Monday – Friday</td> <td>.....to.....</td> <td><input type="checkbox"/> Monday</td> <td>.....to.....</td> </tr> <tr> <td><input type="checkbox"/> Saturday</td> <td>.....to.....</td> <td><input type="checkbox"/> Tuesday</td> <td>.....to.....</td> </tr> <tr> <td><input type="checkbox"/> Sunday</td> <td>.....to.....</td> <td><input type="checkbox"/> Wednesday</td> <td>.....to.....</td> </tr> <tr> <td><input type="checkbox"/> Public Holidays</td> <td>.....to.....</td> <td><input type="checkbox"/> Thursday</td> <td>.....to.....</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Friday</td> <td>.....to.....</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Days of Operation</b>           | <b>Hours of Operation</b> | <b>Days of Operation</b> | <b>Hours of Operation</b> | <input type="checkbox"/> Monday – Friday | .....to..... | <input type="checkbox"/> Monday | .....to..... | <input type="checkbox"/> Saturday | .....to..... | <input type="checkbox"/> Tuesday | .....to..... | <input type="checkbox"/> Sunday | .....to..... | <input type="checkbox"/> Wednesday | .....to..... | <input type="checkbox"/> Public Holidays | .....to..... | <input type="checkbox"/> Thursday | .....to..... |  |  | <input type="checkbox"/> Friday | .....to..... |
| <b>Days of Operation</b>                                                                                                | <b>Hours of Operation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Days of Operation</b>           | <b>Hours of Operation</b> |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <input type="checkbox"/> Monday – Friday                                                                                | .....to.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Monday    | .....to.....              |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <input type="checkbox"/> Saturday                                                                                       | .....to.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Tuesday   | .....to.....              |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <input type="checkbox"/> Sunday                                                                                         | .....to.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Wednesday | .....to.....              |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <input type="checkbox"/> Public Holidays                                                                                | .....to.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Thursday  | .....to.....              |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
|                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> Friday    | .....to.....              |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <p>7. Section 68 of the Local Government Act 1993</p>                                                                   | <p><b>Approvals required under Section 68 of the Local Government Act 1993</b></p> <p><input type="checkbox"/> Water Supply Work      <input type="checkbox"/> Sewerage Works</p> <p><input type="checkbox"/> Stormwater Drainage      <input type="checkbox"/> Install and Operate a Sewer Management Facility</p> <p><i>NB: Installations of water meters and onsite sewerage systems require "Application for Section 68" to be completed.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <p>8. Environmental Impact<br/><br/>(N/A for CDC)</p>                                                                   | <ul style="list-style-type: none"> <li>• Is this application for Designated Development (see schedule 3 of the Environmental Planning and Assessment Regulations 2000) <span style="float: right;"><input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO</span></li> <li>• An Environmental Impact Statement (EIS) is attached – for designated development <span style="float: right;"><input type="checkbox"/> YES    <input type="checkbox"/> NO</span></li> <li><b>If the application is not designated:</b></li> <li>• A statement of environmental effects is attached <span style="float: right;"><input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO</span></li> <li>• The proposed development is considered to have negligible effect <span style="float: right;"><input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO</span></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <p>9. Integrated Development Applications to be referred to another</p>                                                 | <ul style="list-style-type: none"> <li>• Is this application for Integrated Development <span style="float: right;"><input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO</span></li> <li><b>List other approvals required to be obtained.</b></li> <li>• Fisheries Management Act 1994 <span style="float: right;"><input type="checkbox"/> s144    <input type="checkbox"/> s201    <input type="checkbox"/> s205    <input type="checkbox"/> s219</span></li> <li>• Heritage Act 1977 <span style="float: right;"><input type="checkbox"/> s58</span></li> <li>• Mine Subsidence Compensation Act 1961 <span style="float: right;"><input type="checkbox"/> s15</span></li> <li>• Mining Act 1992 <span style="float: right;"><input type="checkbox"/> s63    <input type="checkbox"/> s64</span></li> <li>• National Parks and Wildlife Act 1974 <span style="float: right;"><input type="checkbox"/> s90</span></li> <li>• Pollution Control Act 1979 <span style="float: right;"><input type="checkbox"/> s17A    <input type="checkbox"/> s17D    <input type="checkbox"/> s171</span></li> <li>• Petroleum (Onshore) Act 1991 <span style="float: right;"><input type="checkbox"/> s9</span></li> <li>• Protection of the Environment Operations Act 1997 <span style="float: right;"><input type="checkbox"/> ss43 (a)    <input type="checkbox"/> ss43 (b)    <input type="checkbox"/> ss43 (d)    <input type="checkbox"/> ss47</span></li> <li><span style="float: right;"><input type="checkbox"/> ss48    <input type="checkbox"/> ss55    <input type="checkbox"/> ss122</span></li> <li>• Roads Act 1993 <span style="float: right;"><input type="checkbox"/> s138</span></li> <li>• Rural Fires Act 1997 <span style="float: right;"><input type="checkbox"/> s100B</span></li> <li>• Water Management Act 2000 <span style="float: right;"><input type="checkbox"/> s89    <input type="checkbox"/> s90    <input type="checkbox"/> s91</span></li> </ul> |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |
| <p>10. Do you need Home Building Act Insurance?</p>                                                                     | <p>If you are using a licence builder for residential building work exceeding \$20,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notice of Commencement. If you are an owner builder and intend to sell within 6 years you need to provide insurance cover. Owner builder's work in excess of \$12,000 requires completion of a course for the permit.</p> <p style="text-align: right;"><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> Not Relevant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                           |                          |                           |                                          |              |                                 |              |                                   |              |                                  |              |                                 |              |                                    |              |                                          |              |                                   |              |  |  |                                 |              |

| <p><b>11. Affected Neighbours</b></p>                                                                                           | <p>Have you discussed the application with affected neighbours? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br/>                 (We strongly recommend that you discuss this application with your neighbours)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
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| <p><b>12. Principal Certifying Authority</b></p>                                                                                | <p>Before you commence the development, you must appoint a Principal Certifying Authority (PCA). You can nominate Council or a private accredited certifier.<br/>                 Do you wish to nominate Balranald Shire Council as your Principal Certifying Authority?<br/> <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> OTHER<br/>                 If other, Name: <input type="text" value="N/A"/><br/>                 Accreditation No: <input type="text"/><br/>                 Date of Expiration: <input type="text"/><br/>                 You must advise Council of the appointment of a PCA a minimum of 2 days before work commences.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| <p><b>13. Builder / Owner - Builder details</b></p>                                                                             | <p><input type="checkbox"/> Not known <input type="checkbox"/> Owner Builder<br/> <input type="checkbox"/> Licensed Builder – Licence No. <input type="text" value="N/A"/><br/>                 Name: <input type="text"/><br/>                 Address: <input type="text"/><br/>                 Phone: <input type="text"/></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| <p><b>14. Schedule for building work only</b><br/><br/>                 Information for the Australian Bureau of Statistics</p> | <p>What are the current uses of the building/land? (If land is vacant state that it is Vacant) <input type="text" value="VACANT"/><br/>                 Does this site contain a dual occupancy? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br/>                 Gross floor area proposed addition or new building (m<sup>2</sup>) <input type="text" value="60.77m&lt;sup&gt;2&lt;/sup&gt; x 8"/><br/>                 Gross floor area whole building (m<sup>2</sup>) <input type="text" value="486.16m&lt;sup&gt;2&lt;/sup"/><br/>                 Gross site area (m<sup>2</sup>) <input type="text" value="1780m&lt;sup&gt;2&lt;/sup"/><br/>                 Number of pre-existing dwellings: <input type="text" value="0"/> Number of dwellings to be demolished: <input type="text" value="0"/><br/>                 How many dwellings are proposed: <input type="text" value="8"/> How many storeys? <input type="text" value="1"/><br/> <b>Materials to be used:</b><br/>                 Please a tick in the box which best describes the materials the new work will be constructed of:<br/> <table border="0"> <thead> <tr> <th>WALLS</th> <th>ROOF</th> <th>FLOOR</th> <th>FRAME</th> </tr> </thead> <tbody> <tr> <td>11 <input type="checkbox"/> Brick (Double)</td> <td>10 <input type="checkbox"/> Tiles</td> <td>20 <input type="checkbox"/> Concrete</td> <td>40 <input checked="" type="checkbox"/> Timber</td> </tr> <tr> <td>12 <input type="checkbox"/> Brick (Veneer)</td> <td>20 <input type="checkbox"/> Concrete</td> <td>40 <input checked="" type="checkbox"/> Timber</td> <td>60 <input type="checkbox"/> Steel</td> </tr> <tr> <td>20 <input type="checkbox"/> Concrete / Stone</td> <td>30 <input type="checkbox"/> Fibre Cement</td> <td>80 <input type="checkbox"/> Other</td> <td>70 <input type="checkbox"/> Aluminium</td> </tr> <tr> <td>30 <input type="checkbox"/> Fibre Cement</td> <td>60 <input checked="" type="checkbox"/> Steel</td> <td>90 <input type="checkbox"/> Unknown</td> <td>80 <input type="checkbox"/> Other</td> </tr> <tr> <td>40 <input type="checkbox"/> Timber / Weatherboard</td> <td>70 <input type="checkbox"/> Aluminium</td> <td></td> <td>90 <input type="checkbox"/> Unknown</td> </tr> <tr> <td>50 <input type="checkbox"/> Curtain glass</td> <td>80 <input type="checkbox"/> Other</td> <td></td> <td></td> </tr> <tr> <td>60 <input checked="" type="checkbox"/> Steel</td> <td>90 <input type="checkbox"/> Unknown</td> <td></td> <td></td> </tr> <tr> <td>70 <input type="checkbox"/> Aluminium</td> <td></td> <td></td> <td></td> </tr> <tr> <td>80 <input type="checkbox"/> Other</td> <td></td> <td></td> <td></td> </tr> <tr> <td>90 <input type="checkbox"/> Unknown</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </p> | WALLS                                         | ROOF                                          | FLOOR | FRAME | 11 <input type="checkbox"/> Brick (Double) | 10 <input type="checkbox"/> Tiles | 20 <input type="checkbox"/> Concrete | 40 <input checked="" type="checkbox"/> Timber | 12 <input type="checkbox"/> Brick (Veneer) | 20 <input type="checkbox"/> Concrete | 40 <input checked="" type="checkbox"/> Timber | 60 <input type="checkbox"/> Steel | 20 <input type="checkbox"/> Concrete / Stone | 30 <input type="checkbox"/> Fibre Cement | 80 <input type="checkbox"/> Other | 70 <input type="checkbox"/> Aluminium | 30 <input type="checkbox"/> Fibre Cement | 60 <input checked="" type="checkbox"/> Steel | 90 <input type="checkbox"/> Unknown | 80 <input type="checkbox"/> Other | 40 <input type="checkbox"/> Timber / Weatherboard | 70 <input type="checkbox"/> Aluminium |  | 90 <input type="checkbox"/> Unknown | 50 <input type="checkbox"/> Curtain glass | 80 <input type="checkbox"/> Other |  |  | 60 <input checked="" type="checkbox"/> Steel | 90 <input type="checkbox"/> Unknown |  |  | 70 <input type="checkbox"/> Aluminium |  |  |  | 80 <input type="checkbox"/> Other |  |  |  | 90 <input type="checkbox"/> Unknown |  |  |  |
| WALLS                                                                                                                           | ROOF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | FLOOR                                         | FRAME                                         |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 11 <input type="checkbox"/> Brick (Double)                                                                                      | 10 <input type="checkbox"/> Tiles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 20 <input type="checkbox"/> Concrete          | 40 <input checked="" type="checkbox"/> Timber |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 12 <input type="checkbox"/> Brick (Veneer)                                                                                      | 20 <input type="checkbox"/> Concrete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 40 <input checked="" type="checkbox"/> Timber | 60 <input type="checkbox"/> Steel             |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 20 <input type="checkbox"/> Concrete / Stone                                                                                    | 30 <input type="checkbox"/> Fibre Cement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 80 <input type="checkbox"/> Other             | 70 <input type="checkbox"/> Aluminium         |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 30 <input type="checkbox"/> Fibre Cement                                                                                        | 60 <input checked="" type="checkbox"/> Steel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 90 <input type="checkbox"/> Unknown           | 80 <input type="checkbox"/> Other             |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 40 <input type="checkbox"/> Timber / Weatherboard                                                                               | 70 <input type="checkbox"/> Aluminium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                               | 90 <input type="checkbox"/> Unknown           |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 50 <input type="checkbox"/> Curtain glass                                                                                       | 80 <input type="checkbox"/> Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 60 <input checked="" type="checkbox"/> Steel                                                                                    | 90 <input type="checkbox"/> Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 70 <input type="checkbox"/> Aluminium                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 80 <input type="checkbox"/> Other                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |
| 90 <input type="checkbox"/> Unknown                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                                               |       |       |                                            |                                   |                                      |                                               |                                            |                                      |                                               |                                   |                                              |                                          |                                   |                                       |                                          |                                              |                                     |                                   |                                                   |                                       |  |                                     |                                           |                                   |  |  |                                              |                                     |  |  |                                       |  |  |  |                                   |  |  |  |                                     |  |  |  |

|                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>15. Owner's Consent</b></p> <p>Must be completed by the owner of the land.<br/>If the owner is a company or strata title body corporate, the application must be signed by a director or an authorised person and delegated under common seal.</p> | <p>Owner's Name: <u>EUSTON CORPORATE ACCOMMODATION PTY LTD</u></p> <p>Owner's Address: <u>PO Box 290<br/>GOL GOL 2738</u></p> <p>Phone Number: <u>0417 596 244</u></p> <p>As the owner/s of the land to which this application relates, I/we consent to this application, I also give consent for authorised Council Officers to enter the land to carry out inspections.</p> <p>Owner's Signature/s: <u>[Signature]</u> <u>20/11/19</u></p> <p>Owner's Representative or Agent: <u>[Blank]</u></p>                                                                                                        |
| <p><b>16. Applicant's Declaration</b></p>                                                                                                                                                                                                                | <p>I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct.</p> <p>I also certify that the development proposal submitted with this form and as detailed on the attached plans will comply with all covenants, caveats and restrictions to user however described or recorded on this title.</p> <p>I also understand that if incomplete, the application may be delayed, rejected or more information may be requested.</p> <p>Signature: <u>[Signature]</u></p> <p>Date: <u>20/11/19</u></p>                        |
| <p><b>17. Privacy Policy</b></p>                                                                                                                                                                                                                         | <p>The information you provide in this application will enable your application to be assessed by the certifying authority under the <i>Environmental Planning and Assessment Act 1979</i>. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact the Council if the information you have provided in your application is incorrect or changes.</p>                                                                                                                                                 |
| <p><b>18. How to lodge your application</b></p>                                                                                                                                                                                                          | <p><b>Applications should be addressed to:</b><br/>General Manager<br/>Balranald Shire Council</p> <p><b>How to contact us:</b><br/>Phone: (03) 5020 1300<br/>Fax: (03) 5020 1820<br/>Email: <a href="mailto:council@balranald.nsw.gov.au">council@balranald.nsw.gov.au</a></p> <p><b>Mail:</b><br/>PO Box 120<br/>BALRANALD NSW 2715</p> <p><b>Personal Delivery:</b><br/>70 Market Street<br/>BALRANALD NSW 2715</p> <p>If you wish to discuss a proposal, it is essential that you arrange an appointment. We recommend that you consult with a Council officer before submitting this application.</p> |

**BALRANALD SHIRE COUNCIL**

**DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE CHECKLIST**

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1. Application Form</b></p>                                     | <p>Have you completed all the spaces on the application form?<br/>Has the owner signed and endorsed the application form?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/></p>                                                                                                                                                                                                                                                                                                                                 |
| <p><b>2. Restrictions / Easements</b></p>                             | <p>The owner has identified all covenants, easements or restrictions to use and indicated on the plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><input checked="" type="checkbox"/></p>                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>3. Plans or drawing describing the proposed development</b></p> | <p>Your plans or drawings describing the proposed development must indicate (where relevant):</p> <ul style="list-style-type: none"> <li>• Floor plans of proposed buildings showing layout, partitioning, room sizes, each floor section and intended uses of each part of the building;</li> <li>• Elevations and sections showing proposed external finishes and heights;</li> <li>• Proposed finished levels of the land in relation to buildings and roads;</li> <li>• Indicate the height, design, construction and provision for fire safety resistance (if any);</li> <li>• The specification is to describe the construction and materials to be used in the building, method of drainage sewerage and water supply and whether the materials to be used are new or second hand;</li> <li>• Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);</li> <li>• A site plan and landscape concept plan;</li> <li>• All identified BASIX commitments.</li> </ul> | <p><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/></p> |
| <p><b>4. Location plan of the Land</b></p>                            | <p>Supporting detail may be required in addition to your site plan including:</p> <ul style="list-style-type: none"> <li>• Location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;</li> <li>• Location, boundary dimensions, site area, scale, and north point;</li> <li>• Existing vegetation and trees on the land;</li> <li>• Location and uses of existing buildings on the land;</li> <li>• Existing and proposed levels of the land and buildings;</li> <li>• Location and uses of buildings on sites adjoining the land where required by Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                         | <p><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/></p>                                                                                                                                                                 |
| <p><b>5. Required Attachments</b></p>                                 | <p>Have you attached the correct number of copies of your plans or drawings describing the proposed development and location of the land?</p> <ul style="list-style-type: none"> <li>• 3 copies of plans or drawings describing the proposed development</li> <li>• 3 copies of the location plan of the land</li> <li>• 3 copies of specifications</li> <li>• Application Fees</li> <li>• BASIX Certificate</li> <li>• Statement of Environmental Effects</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/><br/><input checked="" type="checkbox"/></p>                                                                                                                         |

**PLEASE NOTE: New Dwelling Applications  
Alterations / Additions (over \$50,000, Swimming Pools over 40,000ltr)**

**BASIX Certificate**

The Building Sustainability Index (BASIX) is a web based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indices.

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall/ceiling insulation.

You need a BASIX Certificate in Balranald Shire Council when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

The applicant is required to submit the BASIX Certificate with the Development Application or Complying Development Certificate Application. The plans and specifications must also identify the BASIX commitments which will be checked by a professional building certifier during construction. Where submitted plans or specifications are inconsistent with the relevant BASIX Certificate, Council will require applicants to submit consistent applications before progressing with the assessment process, either by amending plans/specifications or by submitting a new BASIX Certificate with commitments that match the rest of the application.

**Applicants can generate the BASIX Certificate only on the BASIX website: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au). For more information, phone BASIX Help Line on 1300 650 908.**

#### **POLITICAL DONATIONS & GIFTS – DAs ONLY**

Your attention is drawn to the Department of Planning's Guidelines on Political Donations & Gifts. The guidelines require the following:

Any persons with a financial interest in the application, is required to disclose all reportable political donations and gifts made within the previous 2 years when making a planning application to the Council. A disclosure must also be made of any reportable political donations or gifts made during the period the planning application is being considered prior to it being determined. These include:

- (i) all reportable political donations made to any local councillor of the council,
- (ii) all gifts made to any local councillor or employee of that council.

A reportable political donation made to a local councillor of any local council includes any donation made at the time the person was a candidate for election to the council.

**STATEMENT OF ENVIRONMENTAL EFFECTS**

If unsure about any of the details required it is recommended that you contact Council's Infrastructure and Development Department by calling (03) 5020 1300 and make an appointment to discuss your proposal with an assessment officer.

**Property Details**

Lot(s)  DP

House Number(s)  Street

Town

**Description of the Site and Locality**

\* SITE IS VACANT

\* SURROUNDING SITES ARE USED FOR RESIDENTIAL HOUSING PURPOSES.

\* IN CLOSE PROXIMITY TO THE WEST OF THE SITE IS THE EUSTON FOOTBALL OVAL.

**Details of the Proposed Development**

USE & DEVELOPMENT OF EIGHT ACCOMMODATION CABINS

**Matters for Consideration**

(Matters for consideration pursuant of the Environmental Planning & Assessment Act 1979 Section 79C)

**a) Compliance with relevant environmental planning instruments**

(ie Local Council Plans, draft LEPs).

- |                                                   | YES                                 | NO                       |
|---------------------------------------------------|-------------------------------------|--------------------------|
| (i) Is the land zoned residential?                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) Is the proposal permissible within the zone? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Note: If unsure check with Council's Infrastructure and Development Department or obtain a s149 Certificate from Council.

b) Likely impacts of the development, including environmental impacts on both the natural and built environments of the locality.

- (i) Will the proposal result in the loss of any vegetation from the site?
- (ii) If yes, outline details and identify on site plan.

YES  NO

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- (iii) Are any landscaping works proposed on the land?
- (iv) If yes, please describe the proposed works and detail what existing trees/vegetation to be removed/ retained or show details on the site plan.

YES  NO

As Land Is VACANT, thus No TREES/VEGETATION to  
BE REMOVED FROM SITE  
Landscaping to BEAUTIFY THE SITE AND  
PERIMETERS

- (v) Does the proposal involve excavation or filling of the site?
- (vi) If yes, outline details and / or identify on plans.

YES  NO

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- (vii) Is vehicular access available from the street?
- (viii) Outline details of vehicular access and parking arrangements (location, car parking, etc)

YES  NO

ONE ACCESS VIA COOPER STREET AND ONE CAR  
SPACE ON-SITE IN FRONT OF CABIN FOR EACH CABIN

- (ix) Will the proposal impact on adjoining residences?
- (x) If yes, outline where possible building works are proposed to be sited on the land to demonstrate the relationship to existing building (ie distances from the boundaries, etc). These details should be shown on the site plan.

YES  NO

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**c) Suitability of the site for the development**

YES NO

- (i) Is the area an established residential area?  YES  NO
- (ii) Are existing utility services available and adequate to serve the development (ie water, sewerage, telephone, gas, stormwater and garbage)?  YES  NO
- (iii) If no, what alternative arrangements are proposed?

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- (iv) Are there any other matters relating to your proposed development or use, such as Management details, operating or construction hours, noise etc?  YES  NO
- (v) If yes, please specify.

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Order number: 59593086  
 Your Reference: 36 Cowper Street Euston  
 06/11/19 13:06



NSWLRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
 -----

FOLIO: 9/2/758402  
 -----

| SEARCH DATE | TIME    | EDITION NO | DATE       |
|-------------|---------|------------|------------|
| 6/11/2019   | 1:06 PM | 5          | 26/10/2018 |

LAND  
 -----

LOT 9 OF SECTION 2 IN DEPOSITED PLAN 758402  
 AT EUSTON  
 LOCAL GOVERNMENT AREA BALRANALD  
 PARISH OF EUSTON COUNTY OF TAILA  
 (FORMERLY KNOWN AS ALLOTMENT 9 OF SECTION 2)  
 TITLE DIAGRAM CROWN PLAN 8.1414

FIRST SCHEDULE  
 -----

EUSTON CORPORATE ACCOMODATION PTY LTD (T AN815681)

SECOND SCHEDULE (1 NOTIFICATION)  
 -----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
 -----

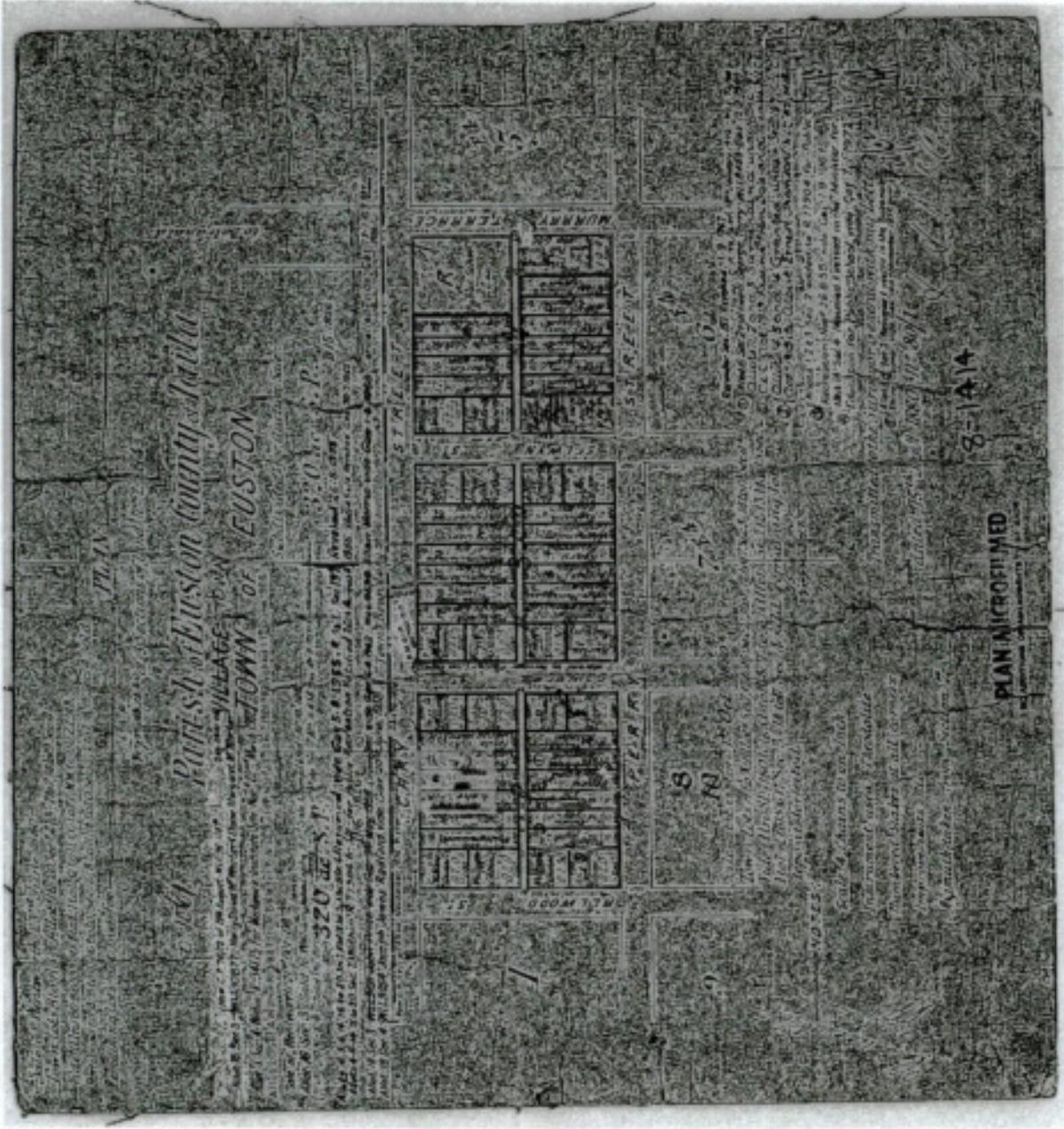
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 6/11/2019

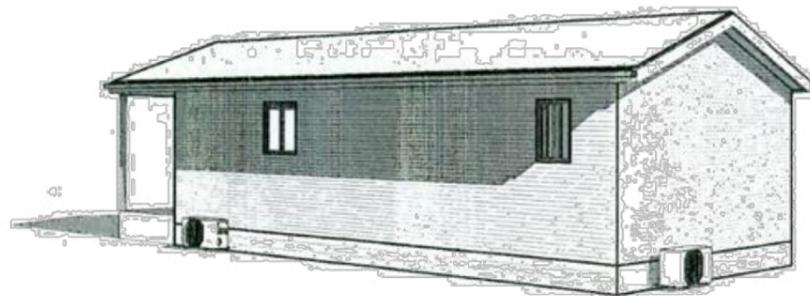
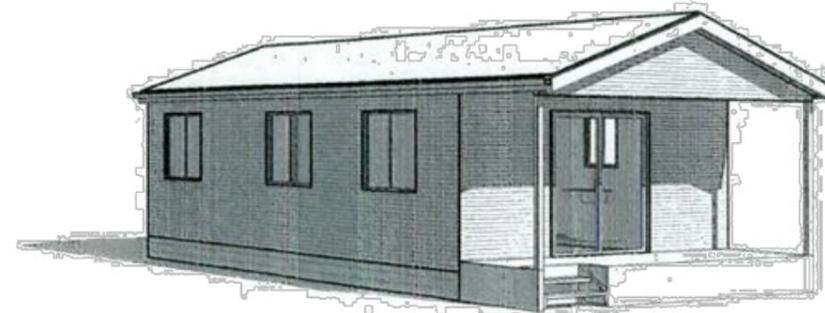
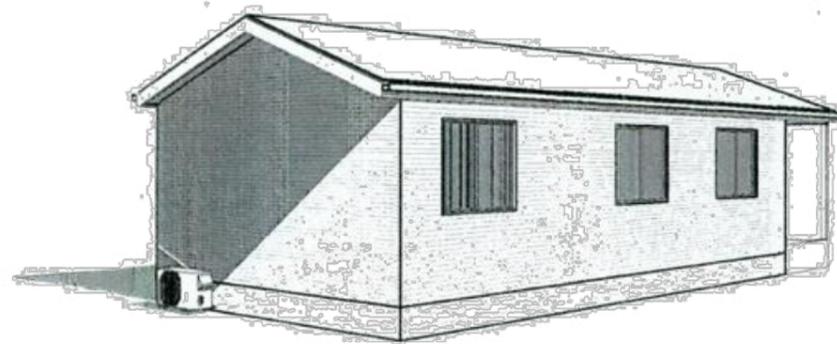
\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

Req:R213172 /Doc:CP 00008-1414 P /Rev:30-Nov-2012 /NSW LRS /Prt:06-Nov-2019 13:07 /Seq:1 of 1  
© Office of the Registrar-General /Src:SAIGLOBAL /Ref:

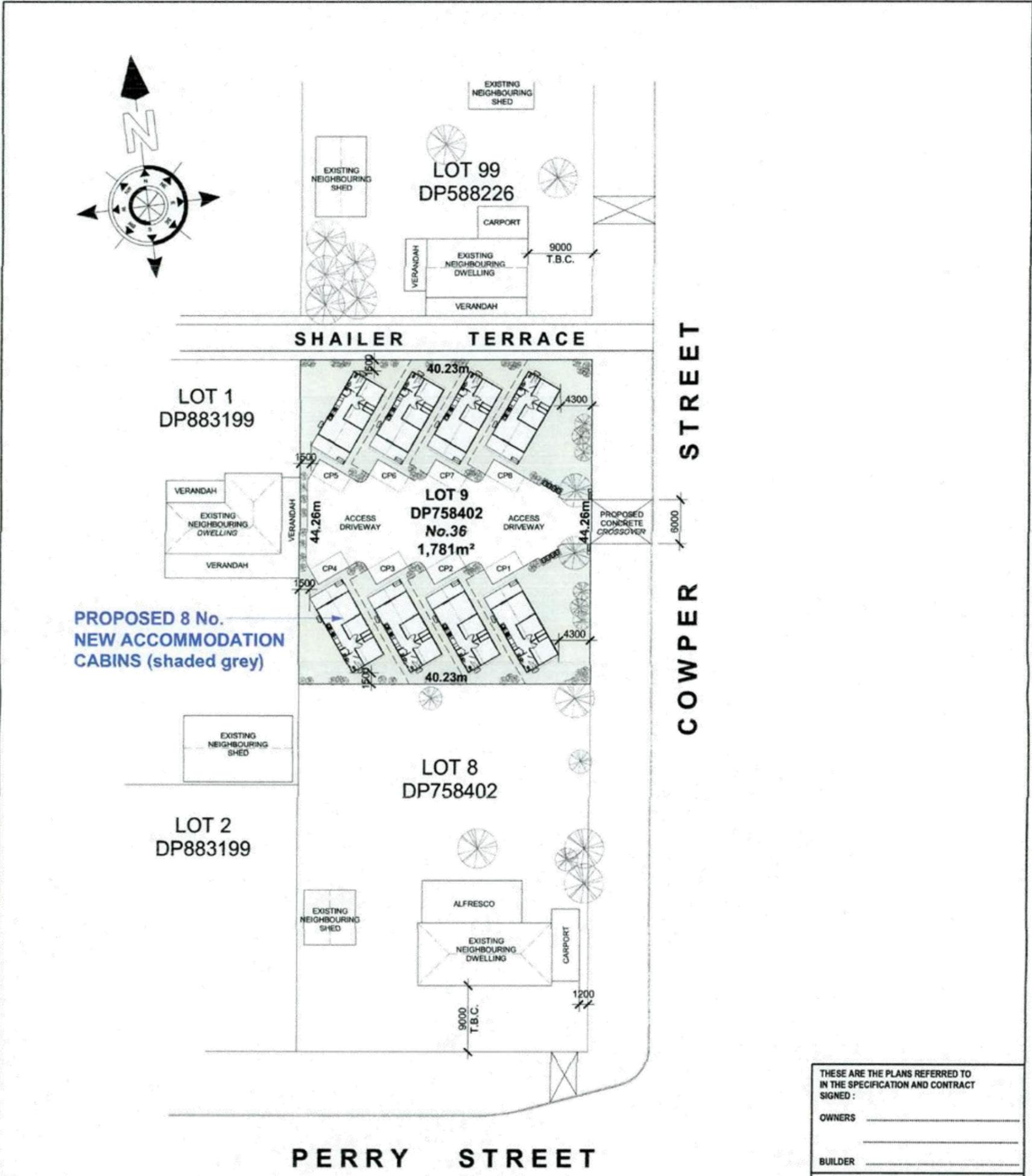


# PROPOSED NEW ACCOMMODATION CABINS FOR ENVIRONMENTAL CONSTRUCTION OPERATIONS

| DRAWING LIST |                        |                  |          |
|--------------|------------------------|------------------|----------|
| Sheet Number | Sheet Name             | Sheet Issue Date | Drawn By |
| 1 of 5       | PERSPECTIVE VIEWS      | 07/11/19         | G.J.H.   |
| 2 of 5       | PROPOSED LOCALITY PLAN | 07/11/19         | G.J.H.   |
| 3 of 5       | PROPOSED SITE PLAN     | 07/11/19         | G.J.H.   |
| 4 of 5       | PROPOSED FLOOR PLAN    | 07/11/19         | G.J.H.   |
| 5 of 5       | PROPOSED ELEVATIONS    | 07/11/19         | G.J.H.   |



| <p>THESE ARE THE PLANS REFERRED TO IN THE SPECIFICATION AND CONTRACT</p> <p>SIGNED: _____</p> <p>OWNERS: _____</p> <p>BUILDER: _____</p> | <p>This drawing remains the property of <b>Coolibah Cabins</b> and is approved for the use as described and may not be used or reproduced in whole or part without written permission</p> | <p>CLIENT<br/><b>ENVIRONMENTAL CONSTRUCTION OPERATIONS</b></p> | <p>JOB<br/><b>PROPOSED NEW ACCOMMODATION CABINS</b><br/>LOT 9 DP758402<br/>36 COWPER STREET<br/>EUSTON<br/>NSW 2737</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>AMENDMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | REV | DATE | BY | AMENDMENTS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p>CKD</p> <p><b>GREGORY J. HAMILTON</b><br/>BUILDING PRACTITIONER No. DP-AD 222</p> <p>DATE: 07/11/19    DRAWN: G.J.H.</p> <p>SCALE:                    CHECKED: G.H.</p> <p>DETAIL: PERSPECTIVE VIEWS</p> | <p><b>COOLIBAH CABINS</b><br/>Transportable Cabins, Granny Flats &amp; Homes<br/>90 Calotis Street<br/>Red Cliffs, Victoria 3496</p> |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| REV                                                                                                                                      | DATE                                                                                                                                                                                      | BY                                                             | AMENDMENTS                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                             |     |      |    |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                             |                                                                                                                                      |
|                                                                                                                                          |                                                                                                                                                                                           |                                                                |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                             |     |      |    |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                             |                                                                                                                                      |
|                                                                                                                                          |                                                                                                                                                                                           |                                                                |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                             |     |      |    |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                             |                                                                                                                                      |
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|                                                                                                                                          |                                                                                                                                                                                           |                                                                |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                             |     |      |    |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                             |                                                                                                                                      |
| <p>© Copyright : Coolibah Cabins 2019</p>                                                                                                |                                                                                                                                                                                           |                                                                |                                                                                                                         | <p>JOB No: 19-080    A3    SHEET No. 1 of 5</p>                                                                                                                                                                                                                                                                                                                                             |     |      |    |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                             |                                                                                                                                      |



PROPOSED 8 No. NEW ACCOMMODATION CABINS (shaded grey)

**PROPOSED LOCALITY PLAN**  
1:500

THESE ARE THE PLANS REFERRED TO IN THE SPECIFICATION AND CONTRACT SIGNED :  
OWNERS \_\_\_\_\_  
BUILDER \_\_\_\_\_

This drawing remains the property of **Coolibah Cabins** and is approved for the use as described and may not be used or reproduced in whole or part without written permission

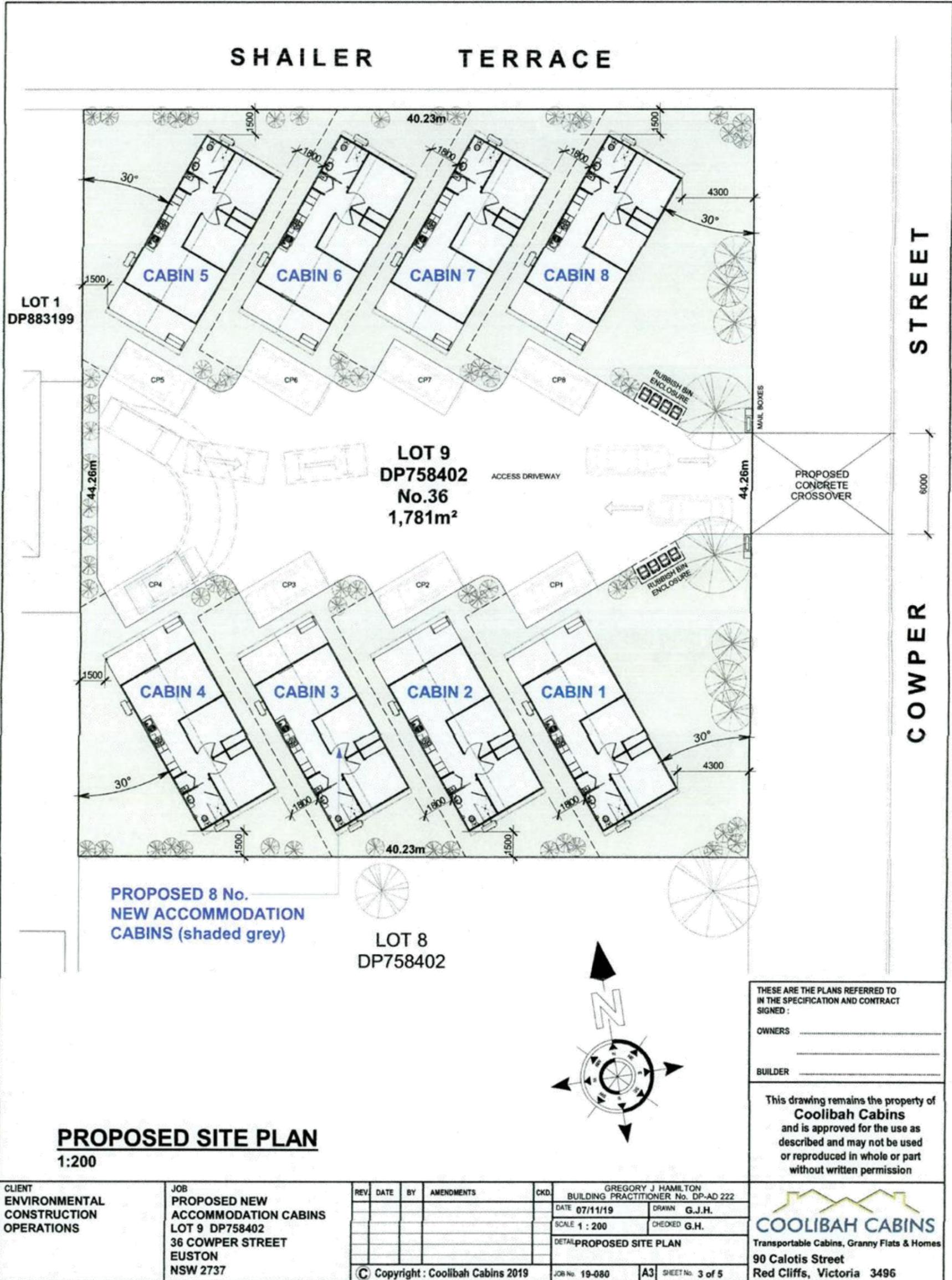
CLIENT  
ENVIRONMENTAL  
CONSTRUCTION  
OPERATIONS

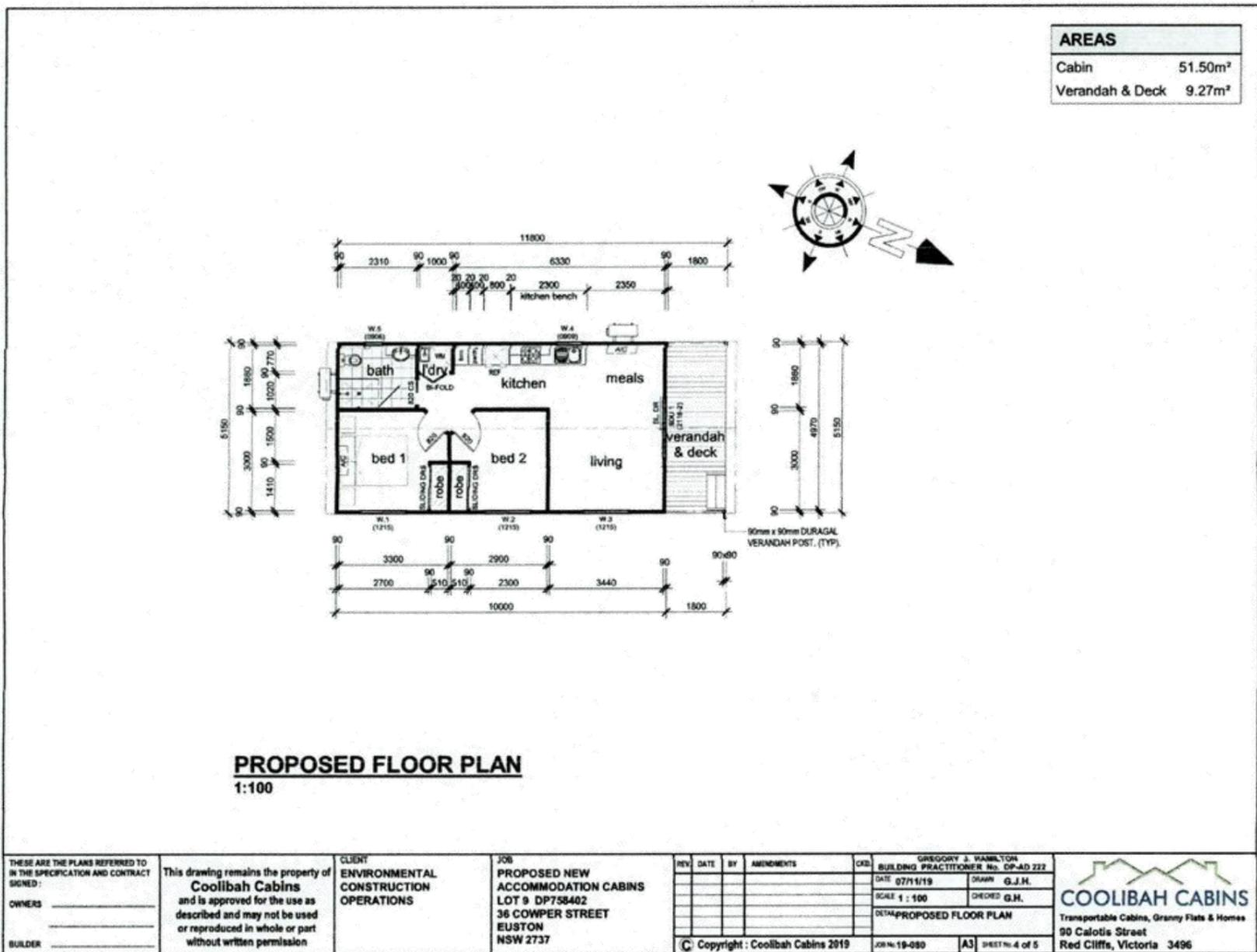
JOB  
PROPOSED NEW  
ACCOMMODATION CABINS  
LOT 9 DP758402  
36 COWPER STREET  
EUSTON  
NSW 2737

| REV. | DATE | BY | AMENDMENTS | CKD. |
|------|------|----|------------|------|
|      |      |    |            |      |
|      |      |    |            |      |
|      |      |    |            |      |

GREGORY J HAMILTON  
BUILDING PRACTITIONER No. DP-AD 222  
DATE 07/11/19 DRAWN G.J.H.  
SCALE 1 : 500 CHECKED G.H.  
DETAIL PROPOSED LOCALITY PLAN  
JOB No. 19-080 A3 SHEET No. 2 of 5

**COOLIBAH CABINS**  
Transportable Cabins, Granny Flats & Homes  
90 Calotis Street  
Red Cliffs, Victoria 3496





**PROPOSED ene ELEVATION**  
1:100

**PROPOSED sse ELEVATION**  
1:100

**PROPOSED wsw ELEVATION**  
1:100

**PROPOSED nnw ELEVATION**  
1:100

Labels in drawings include: TYPICAL COLORBOND IRON RIDGE CAPPING (TYP), COLORBOND CORRUGATED IRON 0.42mm BMT ROOF SHEETING AT 20° PITCH (TYP), COLORBOND METAL GUTTER ON COLORBOND FASCIA (TYP), 2400 CEILING HEIGHT, 3700, OPEN THRU VERANDAH & DECK, ALUMINUM SLIDING WINDOWS (TYP), 90 x 90mm DURAGAL VERANDAH POSTS (TYP), HORIZONTAL WALL CLADDING (TYP), 20° PITCH, and 2400 CEILING HEIGHT.

| <p>THESE ARE THE PLANS REFERRED TO IN THE SPECIFICATION AND CONTRACT</p> <p>SIGNED: _____</p> <p>OWNERS: _____</p> <p>BUILDER: _____</p> | <p>This drawing remains the property of <b>Coolibah Cabins</b> and is approved for the use as described and may not be used or reproduced in whole or part without written permission</p> | <p>CLIENT: ENVIRONMENTAL CONSTRUCTION OPERATIONS</p> | <p>JOB: PROPOSED NEW ACCOMMODATION CABINS<br/>LOT 9 DP758402<br/>36 COPPER STREET<br/>EUSTON<br/>NSW 2737</p> | <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>AMENDMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REV | DATE | BY | AMENDMENTS |  |  |  |  | <p>DRG: GREGORY J. HAMILTON<br/>BUILDING PRACTITIONER No. DP-AD 222</p> <p>DATE: 07/11/19<br/>SCALE: 1:100<br/>DRAWN: G.J.H.<br/>CHECKED: G.J.H.</p> | <p>DATE: 07/11/19<br/>SCALE: 1:100<br/>DRAWN: G.J.H.<br/>CHECKED: G.J.H.</p> <p>DATE: 07/11/19<br/>SCALE: 1:100<br/>DRAWN: G.J.H.<br/>CHECKED: G.J.H.</p> <p>DATE: 07/11/19<br/>SCALE: 1:100<br/>DRAWN: G.J.H.<br/>CHECKED: G.J.H.</p> | <p><b>COOLIBAH CABINS</b><br/>Transportable Cabins, Granny Flats &amp; Homes<br/>90 Calottia Street<br/>Red Cliffs, Victoria 3496</p> |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----|------------|--|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| REV                                                                                                                                      | DATE                                                                                                                                                                                      | BY                                                   | AMENDMENTS                                                                                                    |                                                                                                                                                                                            |     |      |    |            |  |  |  |  |                                                                                                                                                      |                                                                                                                                                                                                                                        |                                                                                                                                       |
|                                                                                                                                          |                                                                                                                                                                                           |                                                      |                                                                                                               |                                                                                                                                                                                            |     |      |    |            |  |  |  |  |                                                                                                                                                      |                                                                                                                                                                                                                                        |                                                                                                                                       |

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From: Roy Costa Reception <[roycostareception@roycosta.com.au](mailto:roycostareception@roycosta.com.au)> Sent: Wed 26/02/2020 3:18 PM  
To: Ray Mitchell  
Cc:  
Subject: RE: 8 unit development Euston

Good afternoon Ray,

We refer to your recent telephone conversation with Roy from our office in respect to the above proposal being Development Application DA 23/2020.

We have reviewed your advise of 17 February 2020 and wish to advise that the units will be constructed upon the site and will not be constructed on another site and transported to the subject land.

We agree to a condition being placed upon the DA Approval in this regard.

Given the above, we believe the proposal is not subject to the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005 (the Regulation).

Therefore, we now seek Council to further process the Development Application and issue the Development Approval accordingly.

Regards



Roy Costa Planning & Development  
164 Eighth Street Mildura  
Ph: 03 5021 0031  
Email: [reception@roycosta.com.au](mailto:reception@roycosta.com.au)

 See more about: Roy Costa Reception. 

**7 CLOSURE OF MEETING**