



**DEVELOPMENT APPLICATION  
NOTIFICATION DOCUMENTS**

**Development Application # 2022 / 136**

**Address: 24 York Street FORBES**

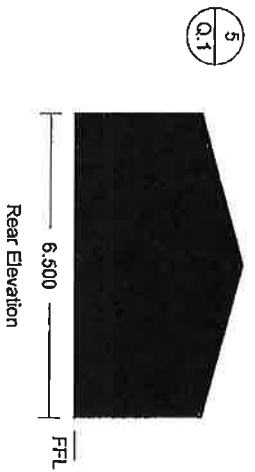
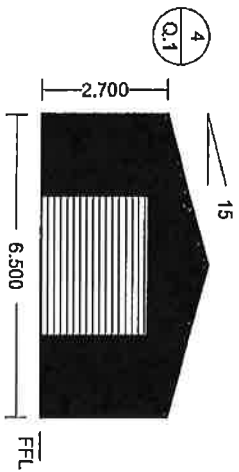
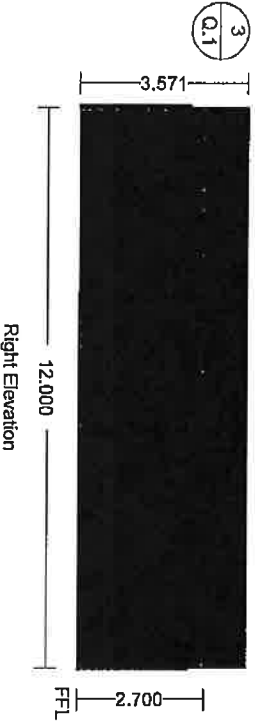
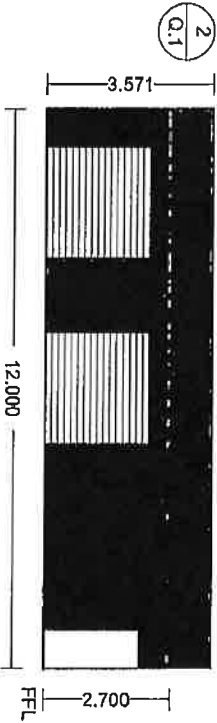
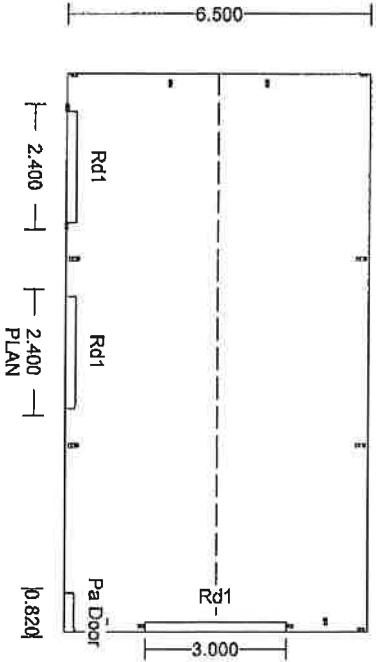
**Proposed Development: New Shed**

**Notification Period Ends: 18 November 2022**

Should you require a meeting to discuss this development application with Council's Assessment Team, please see reception to arrange an appointment within the notification period.

Written submissions will be accepted until 5:00pm on the final date of notification, as indicated above.





**CLIENT**

M D Steel Fabrication Pty Ltd

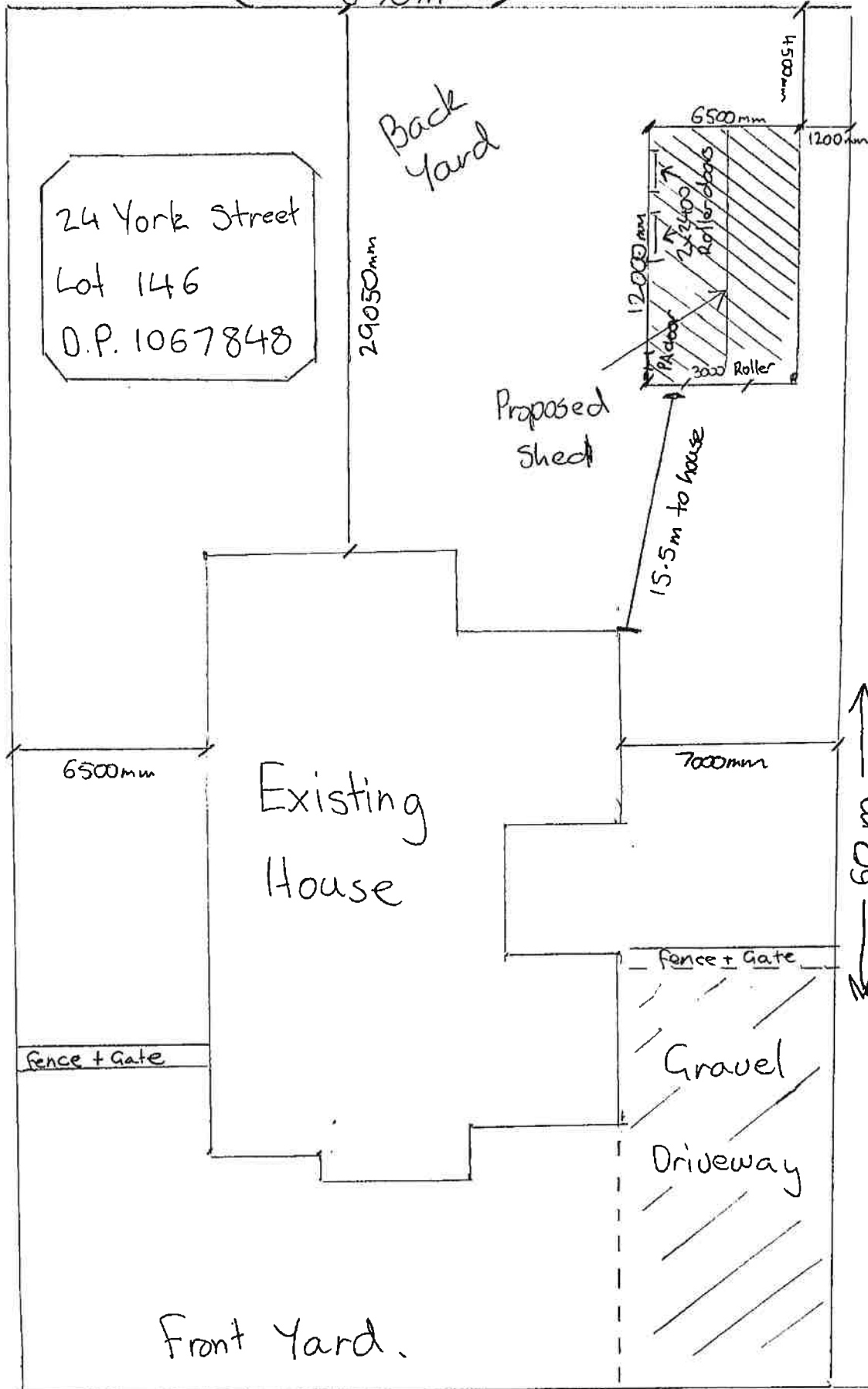
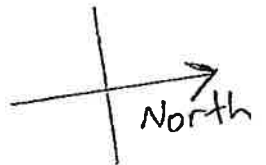
Portal Frame Gable Roof-Open Sheds with Top-hais Vdes=34 m/s (Reg-A) 6.500 x 12.000 x 2.700  
 At 24 York St Forbes 2871  
 For: Shane Nikolic  
 Approved by:

QP1 Ref: 31060714202989  
**ARCHITECTURAL DRAWINGS**  
 NTS

# Site Plan - 24 York St - New Shed

← 28.70m →

Drawing  
Not to  
Scale.



24 York Street  
Lot 146  
D.P. 1067848

Back  
Yard

Proposed  
Shed

Existing  
House

15.5m to house

fence + Gate

Gravel

Driveway

Front Yard.

York Street

6500mm

29050mm

12000mm

6500mm

1500mm

1200mm

7000mm

60m

fence + Gate



Statement of Environmental Effects (SOEE)

1. Application Details

Applicant's Name/s:

Shane Nikolic

Street Address:

24 York Street

Lot: 146

DP: 1067848

Sec:

Lot:

DP:

Sec:

Lot:

DP:

Sec:

2. Description of the Development

What is the floor area of the new development?

78m<sup>2</sup>

Describe the Development

*Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [e.g. office, retail, industrial, etc] materials and colour scheme, signage, disabled access and facilities, seating capacity.*

A new Colorbond shed measuring 6500mm wide x 12000m long x 2700 high, on a new concrete slab.

Shed has 3 roller doors and one PA door.

Constructed with colorbond steel, wall colour are Shale Grey, Roof colour is Windspray.

Shed will be used for storage.

**3. Description of the site**

**What is the area of the site?**

**Describe the site**

*Elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services, existing accesses.*

The site is an empty, level section of my backyard, there is only weeds growing there.

**Describe the use of lands adjoining the site**

Residential back yards either side, empty paddock over rear fence.

**What is the Flood Category of the land? *Click here to find your category***

**What is the Bushfire Category of the land? *Click here to find your category***

**4: Present and Previous Uses**

What is the present use of the site and when did this use commence?

The site is an empty section of my backyard, house was built on this address in 2018, this section of yard has not been used.

List the previous uses of the site:

Vacant block

Have any potentially contaminating activities been undertaken on the property?

No

Yes – Please identify:

*If yes, you will need to provide the relevant documentation.*

**5: Existing Structures**

Existing Structure	Materials	Floor Area (m <sup>2</sup> )

**6. Demolition**

Which existing structures are to be demolished as part of the proposal?

**7. Materials to be Used**

Place a tick in the box which best describes the materials the new work will be constructed of

<b>WALLS</b>	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Fibrous cement
	<input type="checkbox"/> Full brick	<input type="checkbox"/> Hardiplank
	<input type="checkbox"/> Single brick	<input type="checkbox"/> Timber/weatherboard
	<input type="checkbox"/> Concrete block	<input type="checkbox"/> Cladding-aluminium
	<input type="checkbox"/> Concrete/masonry	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Concrete	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Unknown
<b>FRAME</b>	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Other	<input type="checkbox"/> Unknown
<b>FLOOR</b>	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber
	<input type="checkbox"/> Other	<input type="checkbox"/> Unknown
<b>FOOTINGS</b>	<input type="checkbox"/> Brick	<input type="checkbox"/> Mass pour concrete
	<input checked="" type="checkbox"/> concrete piers	<input type="checkbox"/> timber piers/columns
	<input type="checkbox"/> existing	<input type="checkbox"/> strip footings
	<input type="checkbox"/> Other	
<b>ROOF</b>	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Slate
	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Concrete tile	<input type="checkbox"/> Terracotta tile
	<input type="checkbox"/> Fibrous cement	<input type="checkbox"/> Fibreglass
	<input type="checkbox"/> Tiles	<input type="checkbox"/> Masonry/terracotta tile
	<input type="checkbox"/> Other	<input type="checkbox"/> Unknown



8. Development Involving Asbestos	
<b>Estimated area of asbestos existing in the current building:</b>	
<input checked="" type="checkbox"/> Not Applicable	
<b>Bonded Asbestos m<sup>2</sup> (solid sheeting):</b>	
<b>Friable Asbestos m<sup>2</sup> (fire-damaged sheeting):</b>	
<p><b>Note:</b> Any development involving asbestos removal must be undertaken by a business that is licensed under clause 318 of the Occupational Health &amp; Safety Regulation 2001, except where less than 10m<sup>2</sup> of <u>bonded</u> asbestos is being removed.</p> <p><b>Note 2:</b> A Hygienist Report from the licensed asbestos removal business will be required to be submitted to Council following demolition of the asbestos-affected building to certify non-contamination of the site.</p> <p><b>Note 3:</b> All rubble produced from the site is to be disposed of at an asbestos-accepting licensed waste facility, with disposal receipts to be provided to Council to confirm lawful disposal.</p>	

9. Forbes Local Environmental Plan (LEP) 2013
<b>What is the land zoned?</b> <div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-top: 10px;">Residential</div>
<b>What is the proposal for (as defined by Forbes LEP 2013)</b> <div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-top: 10px;">New shed</div>
<b>Is this use permissible within the zone?</b> <input checked="" type="checkbox"/> Yes it is permissible within the zone <input type="checkbox"/> No it is not permissible within the zone <b>Are you relying on existing use rights?</b> <input type="checkbox"/> Yes – Council advises that you seek professional help to prepare your SEE <input type="checkbox"/> No – the development is prohibited in the zone <p style="margin-top: 10px;"><b>Expand on how your proposal meets the objectives of this zone:</b> (Via the LEP clauses)</p>



Sections 10 and 11 are applicable to commercial premises only. All other applications skip to Section 12. All applicants must complete Section 12.

10. Operation and Management Details (e.g.: Home Business)	
Describe in detail the proposed business/activity:	
Total number of staff:	
Max number of staff on duty at any one time:	
Max number of clients/customers expected in a day:	
Max number of clients/customers expected at any one time:	
<b>Hours and days of operation</b>	
_____ am	to _____ pm Monday to Friday
_____ am	to _____ pm Saturday
_____ am	to _____ pm Sunday
<b>Extended Hours:</b>	
_____ am	to _____ pm Day/s:
<b>Expected vehicle types associated with the proposal:</b>	
Number of car parking spaces provided:	

**11. Operation and Management Details continued**

**What are the arrangements for transport, loading and unloading of goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?**

**List machinery associated with the proposed business/activity:**

**List the type and quantity of raw materials, finished products and waste materials:**

**How will waste be disposed of?**

**Identify any proposed hazardous material or processes:**

**If your proposal involves environmental impacts, Please provide details of the impacts and how they are to be managed.**



**12. Operation and Management Details continued**

**Will the development generate noise impacts? If so, advise how you will minimise this**

No

**Will the development generate dust impacts? If so, advise how you will minimise this**

No

**13. Proposed Business Signage**


Provide details of any proposed business signage, including location(s), dimensions, colour scheme and material [Note: detailed signage plans are to accompany application, certain types of signs for businesses and other purposes may not require planning permission (known as exempt development), if the proposed sign meets the relevant development standards set out in Advertising and Signage Exempt Development Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008(the State Policy)].

N/A

**14. Applicant's Declaration**

If the applicant is a company or owners association, it must be signed by a director, secretary or authorised delegate under common seal.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that if incomplete, the application may be returned to me, delayed, rejected or more information may be requested within 21 days of lodgement. I also understand that information contained in the Development Application and in this form is publicly accessible under Section 12 of the Local Government Act and is made available on Council's website.

Signature: 	Date: 19/10/2022
Signature:	Date: