



Owner's Consent Form

Uralla Shire Council PO Box 106, 32 Salisbury Street, Uralla NSW 2358
e: council@uralla.nsw.gov.au | w: www.uralla.nsw.gov.au | p: 02 6778 6300 | f: 02 6778 6349

Section A: Property Details, Ownership & Applicant

Property Address

Street Address: 69 Rocklea Road Locality: Invergowrie
Lot and DP, Portion, or Section: Lot 5, DP 875212

Owner's Consent

As the owner/s of the above property, I/we consent to the applicant below to act on my/our behalf to lodge this application and all related relevant applications, as below, have discussions with all relevant authorities, provide other information and documents as necessary to obtain such approvals and where applicable withdraw or cancel the applications and obtain a refund, if applicable, of any fees paid, for the proposed development below.

- Development Application
- Construction Certificate
- Complying Development Certificate
- Occupation Certificate
- Appointment of Principal Certifying Authority
- Modification to Applications(s)
- Subdivision Certificate
- Building Information Certificate
- Section 68 Certificate
- Section 138 Certificate
- Swimming Pool Certificate of Compliance
- Other (please specify): _____

I/we permit officers of Council to enter the land to carry out inspections as required for the assessment of this application and will provide access where required.

Proposed Development/s: Use kitchen to prepare confectionary for local markets

Owner/s

(Note: If ownership is under a company name, please provide evidence that the signatory on the application has the authority to sign on behalf of the company, either by providing authority on company letterhead or advice from ASIC providing authorised persons.) (All owners must sign. If insufficient room please provide additional pages.)

Name: Angela Symonds Name: _____
Signature: _____ Signature: _____
Date: 3 November, 2025 Date: _____

Applicant

Name &/or Company (if applicable): Angela Symonds
Applicant's Postal Address: 69 Rocklea Road, Invergowrie NSW 2350
Signature: _____
Date: 3 November, 2025 Phone: _____

Section B: Disclose of Political Donations and Gifts

A disclosure must be made by any person who has a financial interest in a planning application and who has made a reportable political donation in the two (2) years before the application was made.

Do you have a reportable donation to declare?

- Yes. Please complete and submit a Disclosure Statement of Political Donations and Gifts form.
- No, I have not made a reportable political donation in the last two (2) years



Statement of Environmental Effects Form

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Section A: Property Details, Applicant & Ownership

Property Address

Street Address: 69 Rocklea Road Locality: Invergowrie NSW 2350

Lot and DP, Portion, or Section: Lot 5, DP 875212

Applicant

Name/s: Angela Symonds

Postal Address: 69 Rocklea Road, Invergowrie NSW 2350

Email Address: [REDACTED]

Daytime contact (phone, mobile and / or fax): [REDACTED]

Signature: [REDACTED] Date: 3 November, 2025

Owner

Same as above

Name/s: _____

Postal Address: _____

Email Address: _____

Daytime contact (phone, mobile and / or fax): _____ Date: _____

Section B: Development Details

Development Type new building/s or additions/alterations to existing building/s subdivision of land
 change of use of land/building other

Current use of site Fully residential

Description of proposal: Use of kitchen to prepare confectionary for local markets

Estimated commercial value of proposal: \$ 1,000 *Include all labour and materials and site works*

Section C: Statement of Environmental Effects

Legislation – In accordance with the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*, a development application must be accompanied by a Statement of Environmental Effects (except for designated development which is accompanied by an Environmental Impact Statement).

Qualifier – This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as dwellings, alterations & additions, outbuildings, small scale commercial & industrial developments and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from Council’s Planner.

When completing the template form, if any potential environmental impact is identified please provide additional comment. Attach additional information and pages if necessary.

DESCRIPTION OF THE DEVELOPMENT

Include physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition, etc, as applicable to the proposed development.

I wish to use my current kitchen to prepare confectionary, including but not limited to rocky road, coconut ice, peanut and almond brittle, nougat, fudge, toffee that will be packaged and sold at local markets. I currently hold market stall insurance. The residential property was newly build in 2018 and the kitchen was fully installed by qualified tradespeople. Attached to this statement is the floor plan. Colour scheme is light neutral colours.

No members of the public will be invited to attend this property. All products will be dispersed at local markets. No products will be provided to other businesses or shops and no consignment arrangements will be made.

DESCRIPTION OF THE SITE

Describe the physical features such as shape, slope, vegetation, any waterways, and the current use/s on the site. The kitchen is part of the residence and is fully contained within the residence.

CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area?
- Be inconsistent with the existing streetscape or Council's setback policies?
- Be out of character with the surrounding area?

- | | |
|---------------------------|-------------------------------------|
| <input type="radio"/> YES | <input checked="" type="radio"/> NO |
| <input type="radio"/> YES | <input checked="" type="radio"/> NO |
| <input type="radio"/> YES | <input checked="" type="radio"/> NO |

Comments:

ACCESS/TRAFFIC & UTILITIES

(Note 1 dwelling = approx. 10 vehicle movements per day)

- Is legal and practical access available to the development? YES NO
- Will development increase local traffic movements / volumes?
If Yes, by how much?..... YES NO
- Are additional access points to road network required? YES NO
- Has vehicle maneuvering and onsite parking been assessed in the design YES NO
- Is power, water, electricity, sewer, and telecommunications services readily available to the site? YES NO

Comments:

As noted above, no non private public traffic will be required to access the site to gain access to the kitchen or products in relation to this development.

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution? (smoke, dust, odour etc.) YES NO
- Does the development have the potential to result in any form of water pollution? YES NO
- Will the development have any noise impacts above background noise levels? YES NO
- Does the development involve any significant excavation or filling? YES NO
- Could the development cause erosion or sediment run-off, including over the construction period? YES NO
- Is there any likelihood in the development resulting in soil contamination? YES NO
- Is the development likely to disturb any aboriginal artefacts or relics? YES NO

Comments:

FLORA AND FAUNA IMPACTS

For further information on threatened species, see www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species.

- Will the development result in the removal of any native vegetation from the site? YES NO
- Is the development likely to have any impact on threatened species or endangered ecological communities? YES NO

If the answer is yes to either of the above questions, it may be necessary to have a formal seven-part test completed to assess the impact on threatened species. Applicants are encouraged to consult Council.

Comments:

NATURAL HAZARDS

Is the development site subject to any of the following natural hazards:

- Bushfire Prone Landslip Flooding

If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Services at www.rfs.nsw.gov.au.

Comments:

Development is solely related to internal room in residential building, ie. kitchen

WASTE DISPOSAL

- How will effluent be disposed of? To Sewer Onsite
- Will liquid trade waste be discharged to Council's sewer? YES NO
- How will stormwater (from roof and hard standing) be disposed of:
 Street Drainage System Other (if other provide details)

Comments:

Due to locality of block, all stormwater is locally stored in freestanding water tanks and does not have council street drainage systems in place

SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic consequences in the area? YES NO
- Will the proposal affect the amenity of surrounding residences by overshadowing, loss of privacy, increased noise or vibration? YES NO
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? YES NO

Comments:

I would hope that this development would be positive to support local markets by providing a product that is currently not offered at local markets

Operational and Management details:

No staff to be employed. Sole operation by owner. Owner is currently enrolled in Food Safety Supervisor Course with TAFE NSW and will comply with all requirements as outlined in the course. Production is preparation and packing of confectionary to be sold at local markets in the area. No deliveries from third party suppliers. No hazardous substances involved in production. No access for disabled persons required. Any waste generated will be dealt with as legally required - it will be minimal and if appropriate, added to personal composting of household waste.

OPERATIONAL AND MANAGEMENT DETAILS

This section is only relevant to commercial / Industrial / public buildings and other non-residential uses.

Please attach a separate statement to this form addressing the following matters:

- Description of Operation
- Numbers of staff
- Description of production process
- Method / timing / frequency of deliveries (loading and unloading)
- Type and quality of goods handled including any hazardous substances
- Provision for disabled access and facilities
- Hours and days of operation
- Maximum expected no. of customers
- Nature of any waste generated

If you answer YES to any of the following questions, you may be required to provide an Environmental Impact Statement which has prepared by an appropriately-qualified professional.

- Is the land (or part of the land) considered to be 'critical habitat'? YES NO
- Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats? YES NO
- Will there be stormwater discharges into a natural drainage system? YES NO
- Will fumes, steam, smoke or dust be emitted from the development? YES NO
- Will the existing vegetation be removed? YES NO
- Will the development be visually prominent? YES NO
- Is the site affected by environmental constraints, e.g. bushfire, flooding, contamination, landslip, slope exceeding 18 degrees from the horizontal and natural drainage courses? YES NO
- Will the proposal and associated machinery emit noise? YES NO
- Will the development result in increased traffic in the area? YES NO