

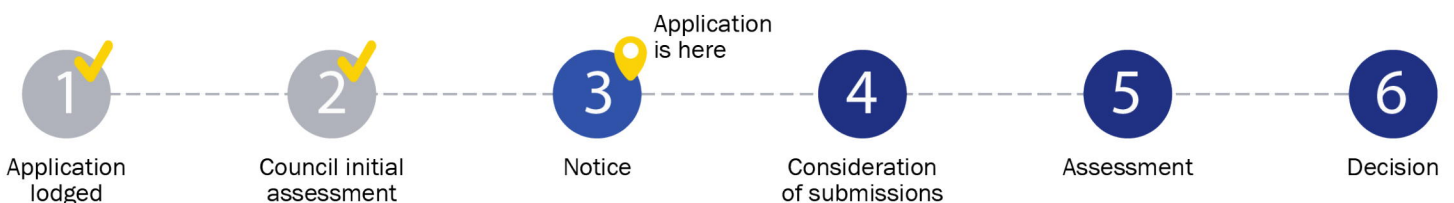
# Notice of Application for a Planning Permit



|                                                     |                                                               |
|-----------------------------------------------------|---------------------------------------------------------------|
| The land affected by the application is located at: | L1 TP339057 V8369 F184<br>12 Garden Street, Cockatoo VIC 3781 |
| The application is for a permit to:                 | Buildings and Works (Extension to an Existing Dwelling)       |

| APPLICATION DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| The applicant for the permit is:                                                                                                                                                                                                                                                                                                                                                                                                                       | [REDACTED] |
| Application number:                                                                                                                                                                                                                                                                                                                                                                                                                                    | T240556    |
| <p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website: <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p> |            |

| HOW CAN I MAKE A SUBMISSION?                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before: |                                                                                                                                                                                                                                                                                                                                              | <b>10 December 2024</b>                                                                                                                                                                                                                                                    |
| <p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p>    | <p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p> | <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> |



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## ePlanning

### Application Summary

Portal Reference A424844L

### Basic Information

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Proposed Use  | Construction of a single storey extension to our existing dwelling. |
| Current Use   | single dwelling                                                     |
| Cost of Works | \$80,000                                                            |
| Site Address  | 12 Garden Street Cockatoo 3781                                      |

### Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

### Contacts

| Type      | Name | Address | Contact Details |
|-----------|------|---------|-----------------|
| Applicant |      |         |                 |

### Fees

| Regulation Fee Condition                                   | Amount       | Modifier | Payable         |
|------------------------------------------------------------|--------------|----------|-----------------|
| 9 - Class 3 More than \$10,000 but not more than \$100,000 | \$694.00     | 100%     | \$694.00        |
|                                                            | <b>Total</b> |          | <b>\$694.00</b> |

### Documents Uploaded

| Date       | Type                 | Filename                    |
|------------|----------------------|-----------------------------|
| 24-10-2024 | A Copy of Title      | 24036 - TITLE (UPDATED).pdf |
| 24-10-2024 | Alteration statement | 24036 - COVER LETTER.pdf    |
| 24-10-2024 | Site plans           | 24036.REV3.pdf              |



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–  
5pm

**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

---

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

## Lodged By

|                 |                            |                                     |                                                               |
|-----------------|----------------------------|-------------------------------------|---------------------------------------------------------------|
| Site User       | Ben Walker<br>n/a          | 12 Garden Street, Cockatoo VIC 3781 | W: 9429-8688<br>M: 0428-452-100<br>E: benwalker09@bigpond.com |
| Submission Date | 24 October 2024 - 09:24:PM |                                     |                                                               |

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**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

**Email:** [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

**Monday to Friday 8.30am–5pm**  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 08369 FOLIO 184

Security no : 124119022171D  
Produced 14/10/2024 05:15 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 339057R.  
PARENT TITLE Volume 01671 Folio 095  
Created by instrument B461112 13/07/1962

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AX543061D 11/12/2023  
MACQUARIE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP339057R FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 12 GARDEN STREET COCKATOO VIC 3781

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 11/12/2023

DOCUMENT END

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|                                                 |                         |
|-------------------------------------------------|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>TP339057R</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>1</b>                |
| Document Assembled                              | <b>14/10/2024 17:14</b> |

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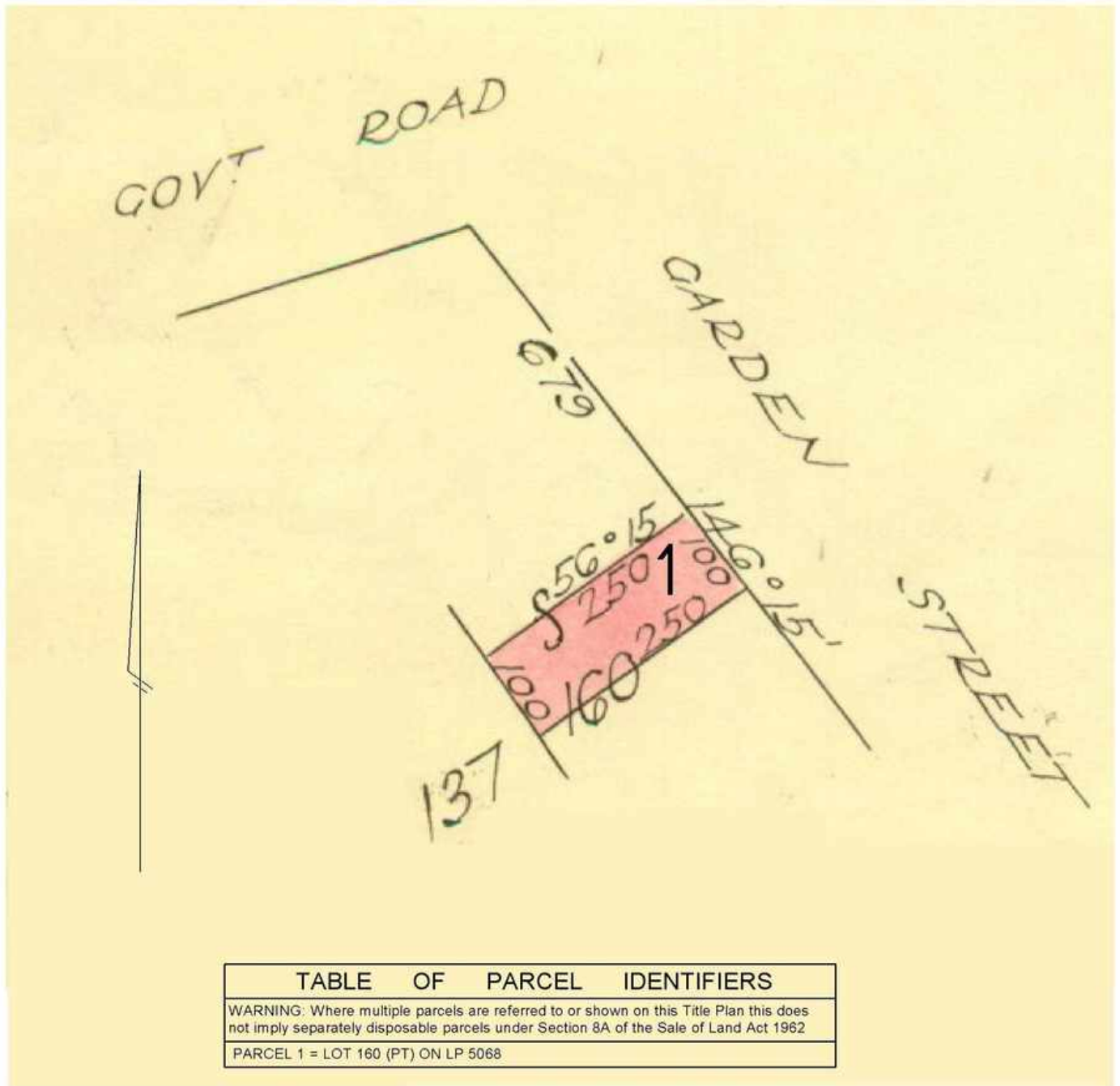
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|            |  |           |            |
|------------|--|-----------|------------|
| TITLE PLAN |  | EDITION 1 | TP 339057R |
|------------|--|-----------|------------|

|                                                                                                                                                                                                                                                                                                                                  |                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p><b>Location of Land</b></p> <p>Parish: GEMBROOK<br/>                 Township:<br/>                 Section:<br/>                 Crown Allotment:<br/>                 Crown Portion:</p> <p>Last Plan Reference: LP 5068<br/>                 Derived From: VOL 8369 FOL 184<br/>                 Depth Limitation: NIL</p> | <p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Description of Land / Easement Information</b></p> <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 03/07/2000<br/>                 VERIFIED: AC</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  |
| PARCEL 1 = LOT 160 (PT) ON LP 5068                                                                                                                                          |  |

# DSBUILDINGDESIGN

BUILDING DESIGN AND ARCHITECTURAL DRAFTING SERVICE

14/10/2024

Cardinia Shire Council  
PO Box 7  
PAKENHAM VIC 3810  
[mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

|                       |                                       |
|-----------------------|---------------------------------------|
| PROPOSAL:             | <b>PROPOSED ADDITIONS TO DWELLING</b> |
| ADDRESS:              | <b>12 GARDEN STREET, COCKATOO</b>     |
| LOT & PLAN NUMBER:    | <b>LOT 1 – TP339057</b>               |
| COUNCIL PROPERTY No.: | <b>2314100500</b>                     |

Please find enclosed the following documentation for the above-mentioned project;

- Title documents (Volume 08369, Folio 184)
- Development plans prepared by DS Building Design – Project No. 24036 (revision 3)

## THE LAND

The site is located on the south-west side of Garden Street, Cockatoo. The site has a total area of 1011m<sup>2</sup>. There are no easements on the property. The site slopes from the rear (south-west) to the front/road. A single storey, masonry dwelling exists centrally on the property, with a veranda at the rear. A detached shed exists behind the dwelling, located close to the southern boundary. vehicle access is provided to the site via a gravel crossing and concrete driveway, located centrally on the front boundary.

The site is located in the Low Density Residential Zone – schedule 2 and is subject to Bushfire Management Overlay – schedule 2 (BMO2), the Design and Development Overlay – schedule 1 (DDO1) and the Vegetation Protection Overlay – schedule 1 (VPO1).

All neighbouring properties are within the same Low Density Residential Zone.

The land is contained within certificate of title volume 08369, folio 184. The formal land description is lot 1 on title plan 339057R. There are no relevant encumbrances, caveats or notices listed on the title.

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## THE PROPOSAL

The proposal is for a single storey addition to the rear of the existing dwelling. The additions contain 2 bedrooms, one with an en'suite and walk-in robe. Within the existing dwelling footprint, the existing bedroom 2 will be removed to create a larger living room. The existing bedroom 3 will be converted to a walk-through study, providing access to the proposed additions.

The proposal includes a 1.2m high sleeper retaining wall, with a 1:2 slope provided to an additional 0.6m site cut above the retaining wall. The overall site cut depth is 1.8m.

No vegetation removal is proposed.

## PLANNING CONTROLS

### 32.03 LOW DENSITY RESIDENTIAL ZONE – SCHEDULE 2 (LDRZ2)



As the proposal relates to a section 1 use (dwelling) as per the table of uses under clause 32.03-1, a permit is not required under clause 32.03.

As per the requirements of clause 32.03-2,

- The property is connected to the Yarra Valley Water reticulated sewerage system.
- The property is connected to the Yarra Valley Water reticulated potable water supply.
- The property is connected to the AusNet reticulated electricity supply.

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#### 44.06 BUSHFIRE MANAGEMENT OVERLAY – SCHEDULE 2 (BMO2)



The total area of the existing dwelling is 88.9m<sup>2</sup>. The proposed floor area of the additions is 41.4m<sup>2</sup>, representing 46.6% of the existing building area. Therefore, the proposal benefits from the permit exemption of clause 44.06-2 being,

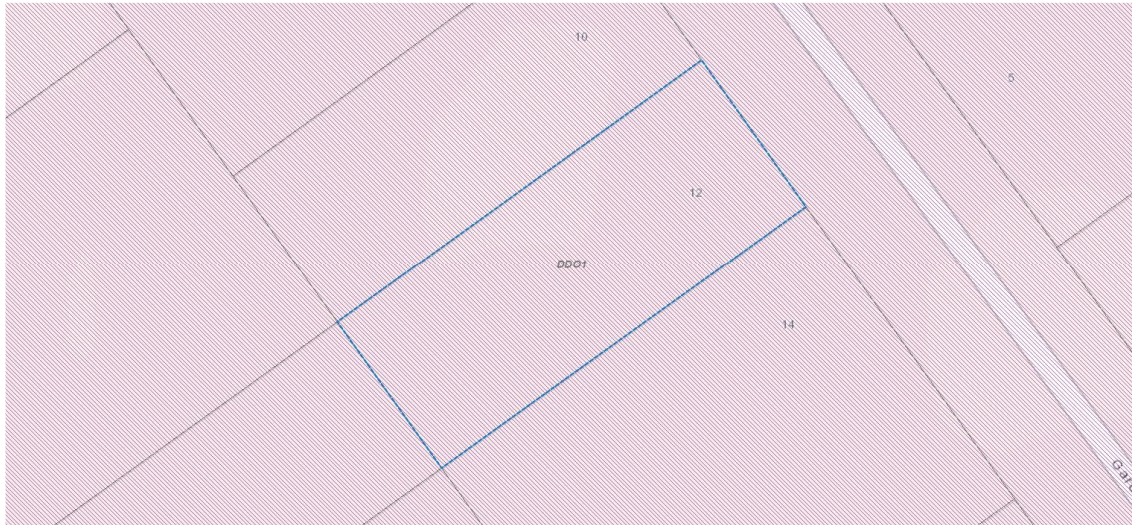
*'An alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building'*

As per the exemptions of clause 62.02, the proposed internal rearrangement of the existing building has not been included in the area calculations.

Therefore, a permit is not required under clause 44.06 for the proposal.

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#### 43.02 DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 1 (DDO1)



As per clause 43.02-2, a permit is required for the proposed building work.

As the proposed additions are within 5m of the side boundary and the proposal includes earthworks exceeding 1m in depth, the proposal does not benefit from the permit exemptions of item 2.0 of schedule 1 to clause 43.02 (DDO1).

In response to the decision guidelines under item 6.0 of Schedule 1 to clause 43.02 (DDO1),

- The proposal does not have any impact on any vegetation.
- The proposed additions are located to the rear of the existing dwelling and will not have any impact on any significant views.
- The proposed additions maintain the same side boundary setback as the existing dwelling.
- The proposed retaining wall forms a continuation of the existing retaining wall on site.
- The proposal is consistent with the surrounding low density residential environment.
- The proposal is generally located in the same location as the existing veranda and courtyard and has no detrimental impact on any environmental features.

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**42.02 VEGETATION PROTECTION OVERLAY – SCHEDULE 1 (VPO1)**



A permit is not required under clause 42.02 as the proposal does not include any vegetation removal.

If you wish to discuss any detail of the proposal or if you require any further information or documentation, please do not hesitate to contact me.

Kind regards,

Daniel Sheers  
Building Designer / Director  
**DS BUILDING DESIGN**

Registered Building Practitioner No.: DP-AD 37699  
Design Matters National Membership No.: 2782  
Master Builders Association of Victoria Associate Membership No.: 528150

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**AERIAL PHOTO - SITE**

(image source: <https://www.nearmap.com/>)



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SITE PHOTOS



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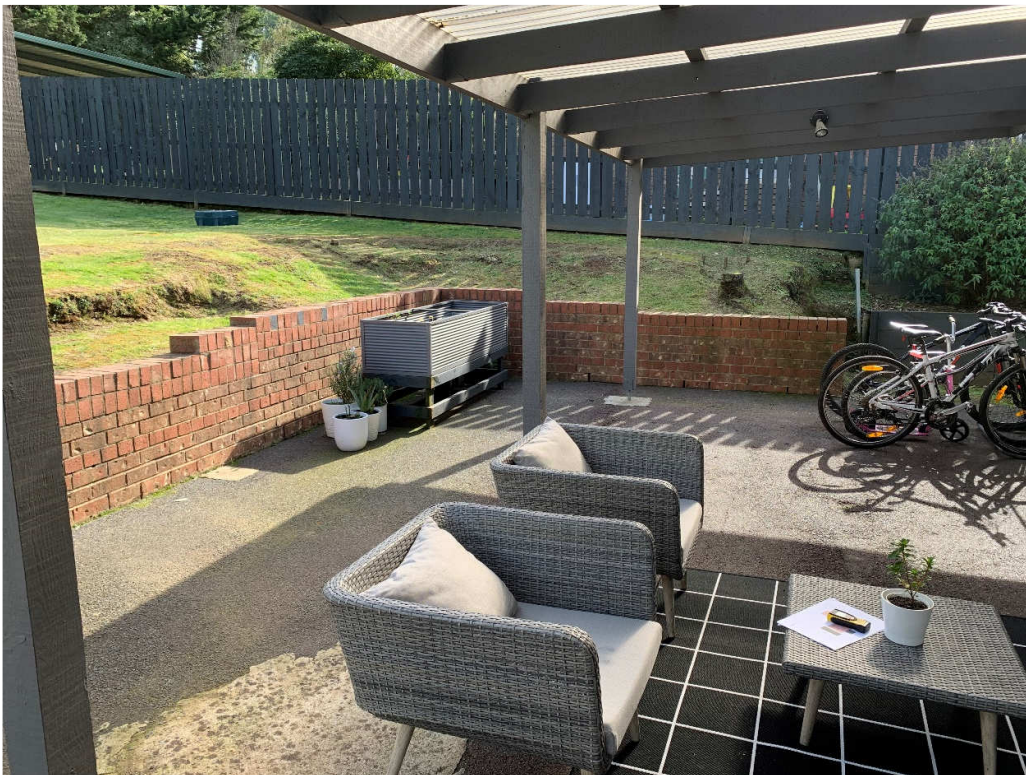


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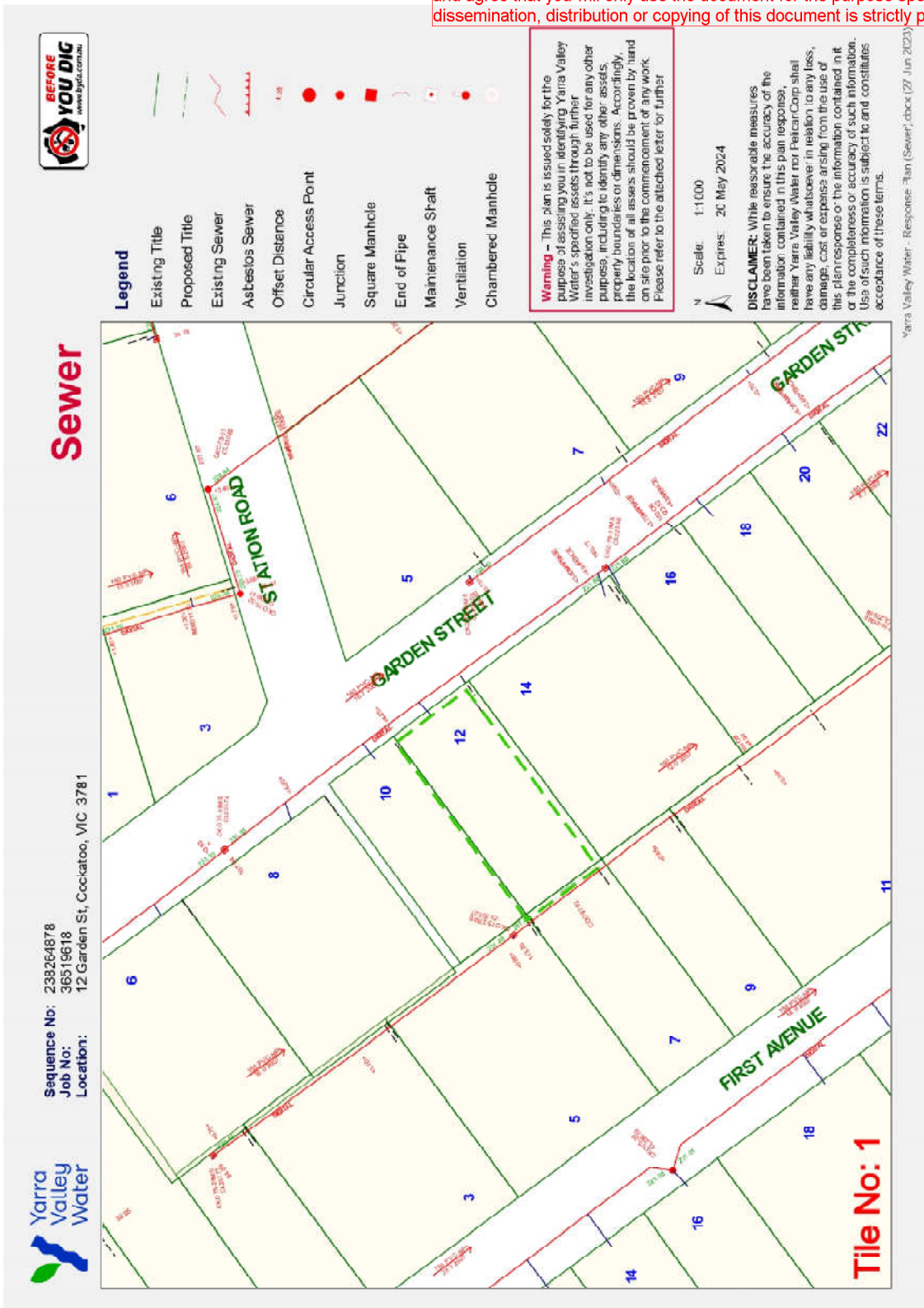
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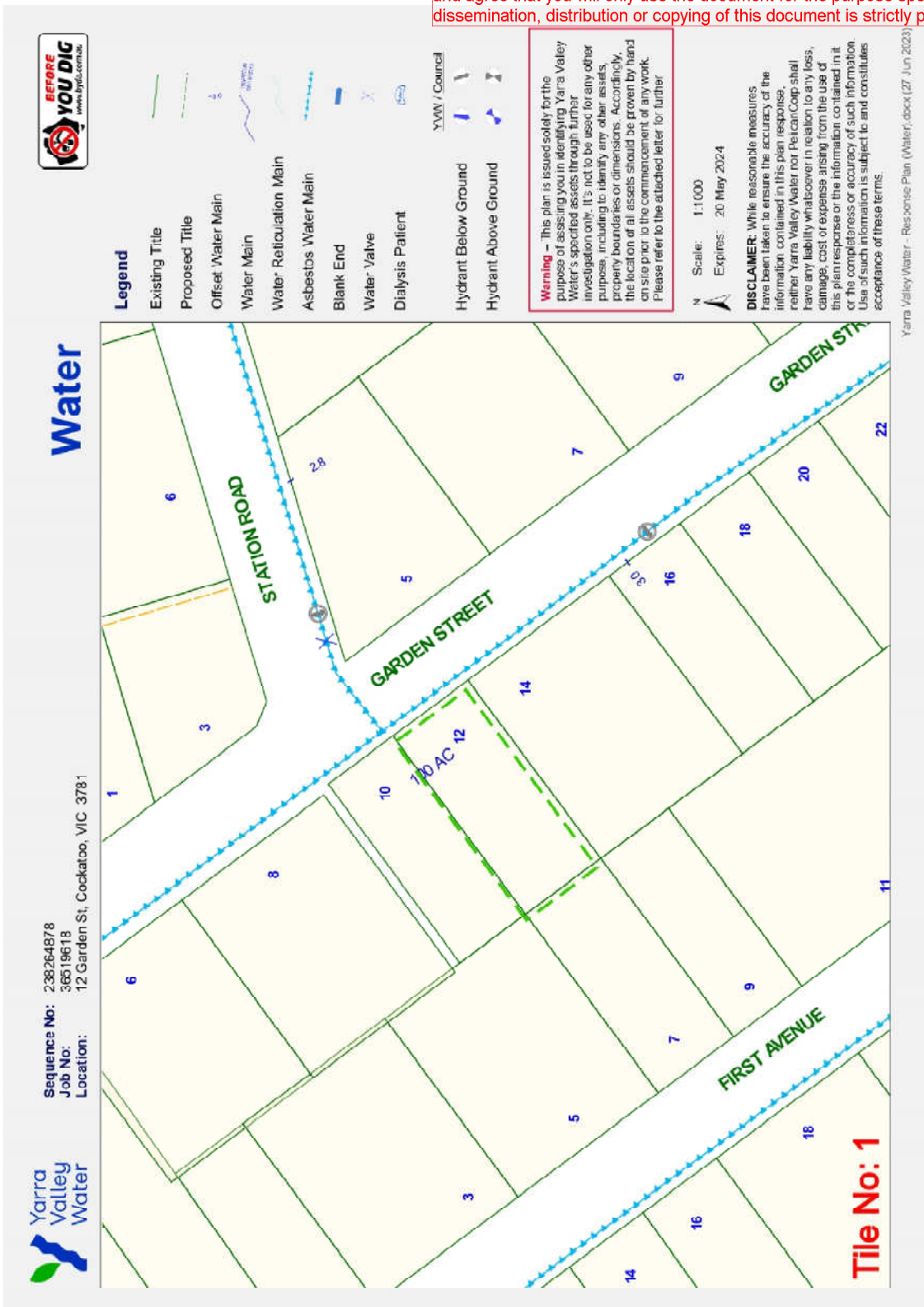
YARRA VALLEY WATER SEWER ASSET MAP

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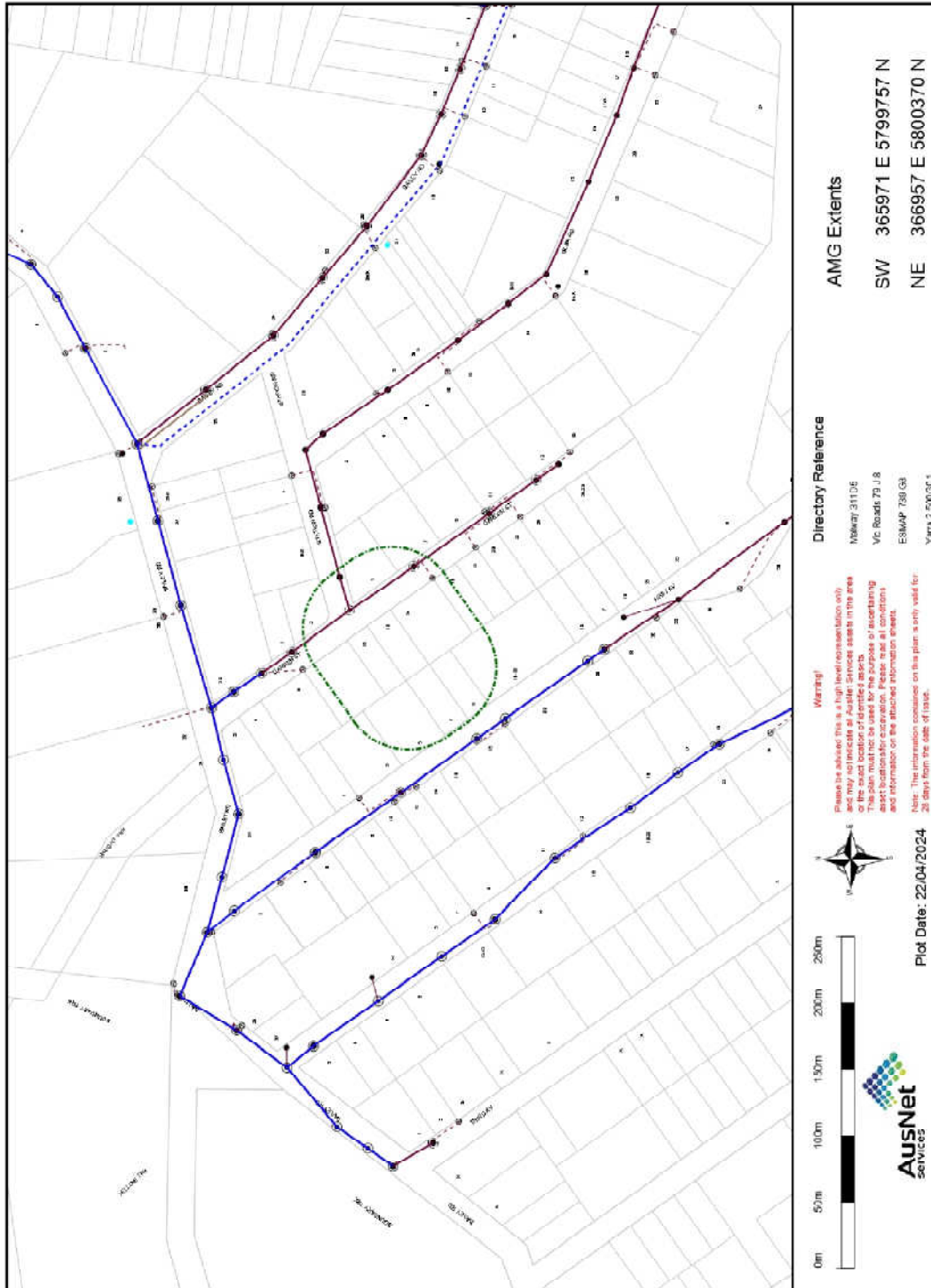


YARRA VALLEY WATER WATER ASSET MAP

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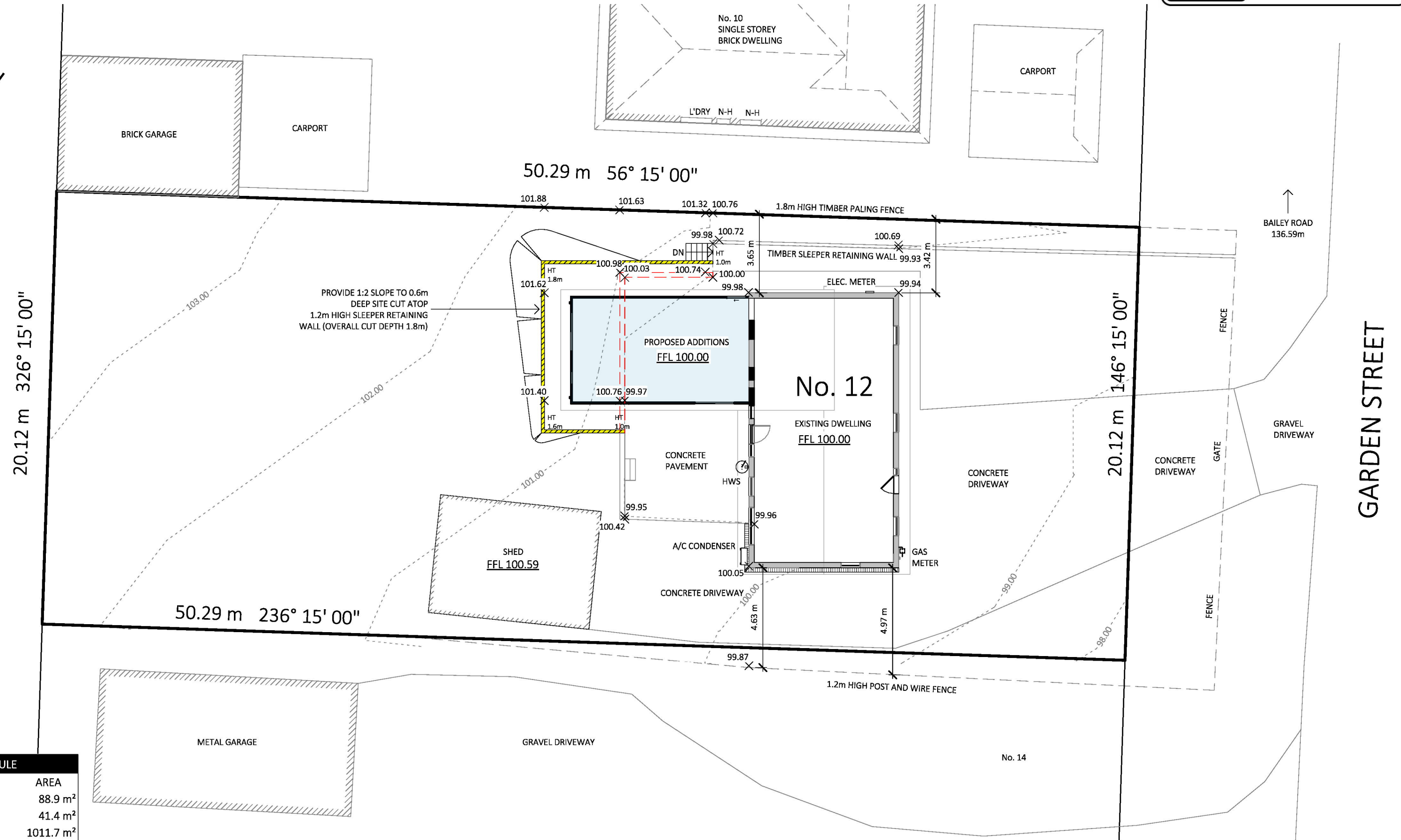
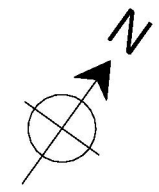
AUSNET SERVICES ASSET MAP



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| AREA SCHEDULE              |                       |
|----------------------------|-----------------------|
|                            | AREA                  |
| EXISTING DWELLING          | 88.9 m <sup>2</sup>   |
| PROPOSED ADDITIONS         | 41.4 m <sup>2</sup>   |
| SITE AREA                  | 1011.7 m <sup>2</sup> |
| SITE COVERAGE (16.95%)     | 171.5 m <sup>2</sup>  |
| SITE PERMEABILITY (60.09%) | 607.9 m <sup>2</sup>  |

| REV | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | PRELIMINARY    | 03/09/2024 |
| 2   | PRELIMINARY    | 02/10/2024 |
| 3   | PLANNING ISSUE | 14/10/2024 |

PROJECT: DWELLING ADDITIONS  
12 GARDEN STREET, COCKATOO

CLIENT: [REDACTED]

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A.B.N. 80 203 904 837  
PO BOX 439, MONBULK VIC 3793  
0400 998 522  
daniel@dsbuildingdesign.com.au

**DSBUILDINGDESIGN**

SHEET TITLE: SITE PLAN

PROJECT No.: 24036 PROJECT DATE: 05/08/2024

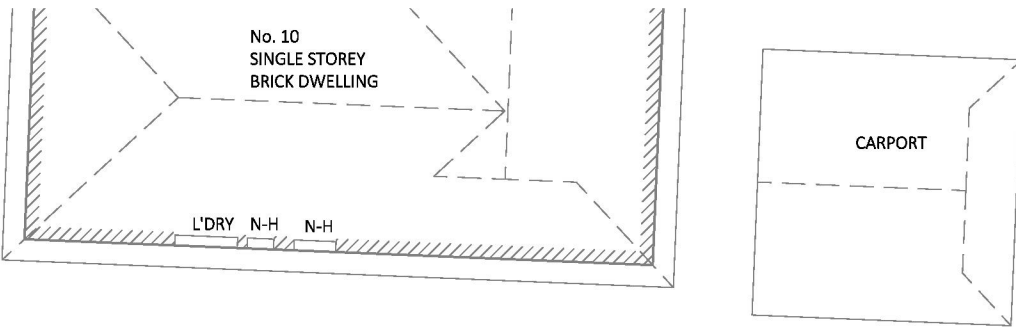
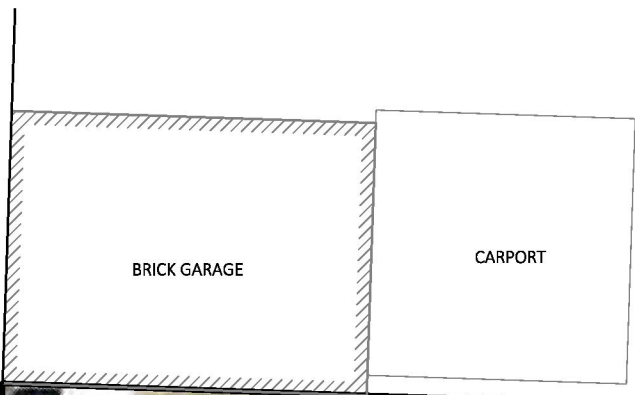
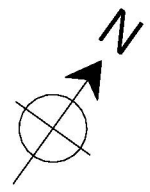
DWN BY: DS SCALE @ A3: 1 : 175

REVISION: 3

SHEET No.: P01

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50.29 m 56° 15' 00"

20.12 m 326° 15' 00"

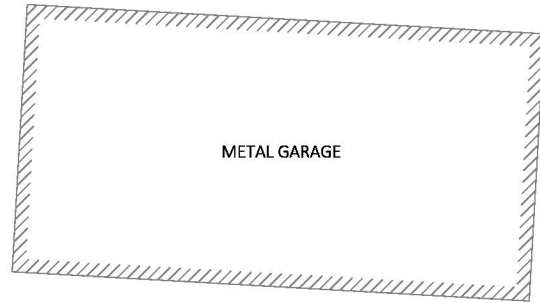


1.8m HIGH TIMBER PALING FENCE

↑  
BAILEY ROAD  
136.59m

20.12 m 146° 15' 00"

50.29 m 236° 15' 00"



GRAVEL DRIVEWAY

1.2m HIGH POST AND WIRE FENCE

No. 14

GARDEN STREET

| REV | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | PRELIMINARY    | 03/09/2024 |
| 2   | PRELIMINARY    | 02/10/2024 |
| 3   | PLANNING ISSUE | 14/10/2024 |
|     |                |            |

PROJECT: DWELLING ADDITIONS  
12 GARDEN STREET, COCKATOO

CLIENT: [REDACTED]

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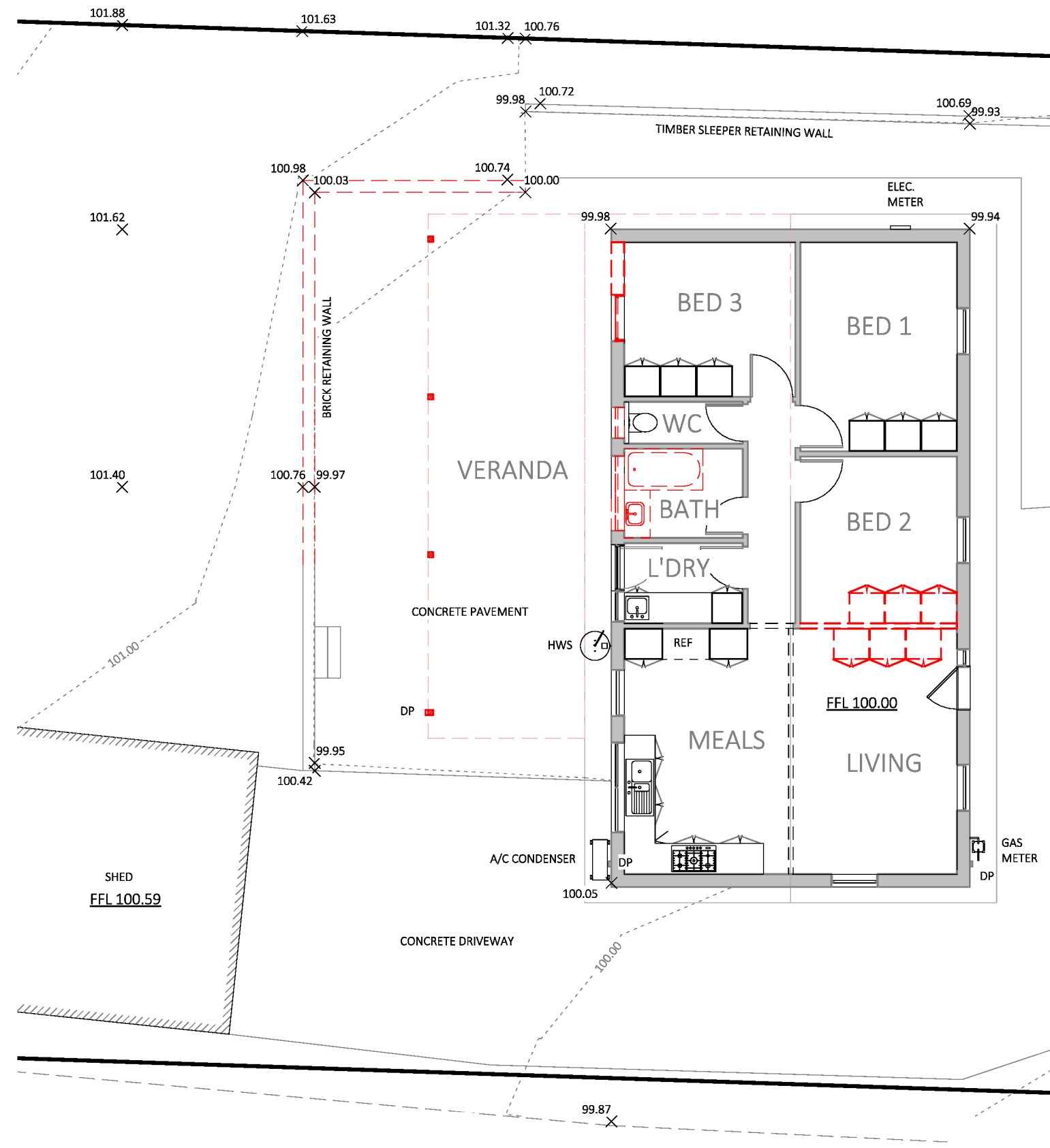
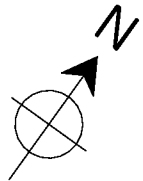
**DSBUILDINGDESIGN**

A.B.N. 80 203 904 837  
PO BOX 439, MONBULK VIC 3793  
0400 998 522  
daniel@dsbuildingdesign.com.au

|                                   |                          |
|-----------------------------------|--------------------------|
| SHEET TITLE:<br>SITE CONTEXT PLAN |                          |
| PROJECT No.: 24036                | PROJECT DATE: 05/08/2024 |
| DWN BY: DS                        | SCALE @ A3: 1 : 175      |

REVISION: 3  
SHEET No.: P02

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**LEGEND**

|  |                         |
|--|-------------------------|
|  | EXISTING TO BE RETAINED |
|  | EXISTING TO BE REMOVED  |

| REV | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | PRELIMINARY    | 03/09/2024 |
| 2   | PRELIMINARY    | 02/10/2024 |
| 3   | PLANNING ISSUE | 14/10/2024 |

PROJECT: DWELLING ADDITIONS  
12 GARDEN STREET, COCKATOO

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|                                            |                          |
|--------------------------------------------|--------------------------|
| SHEET TITLE:<br><b>EXISTING FLOOR PLAN</b> |                          |
| PROJECT No.: 24036                         | PROJECT DATE: 05/08/2024 |
| DWN BY: DS                                 | SCALE @ A3: 1 : 100      |

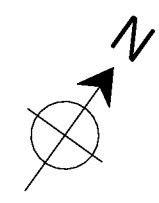
REVISION: 3  
SHEET No.: P03



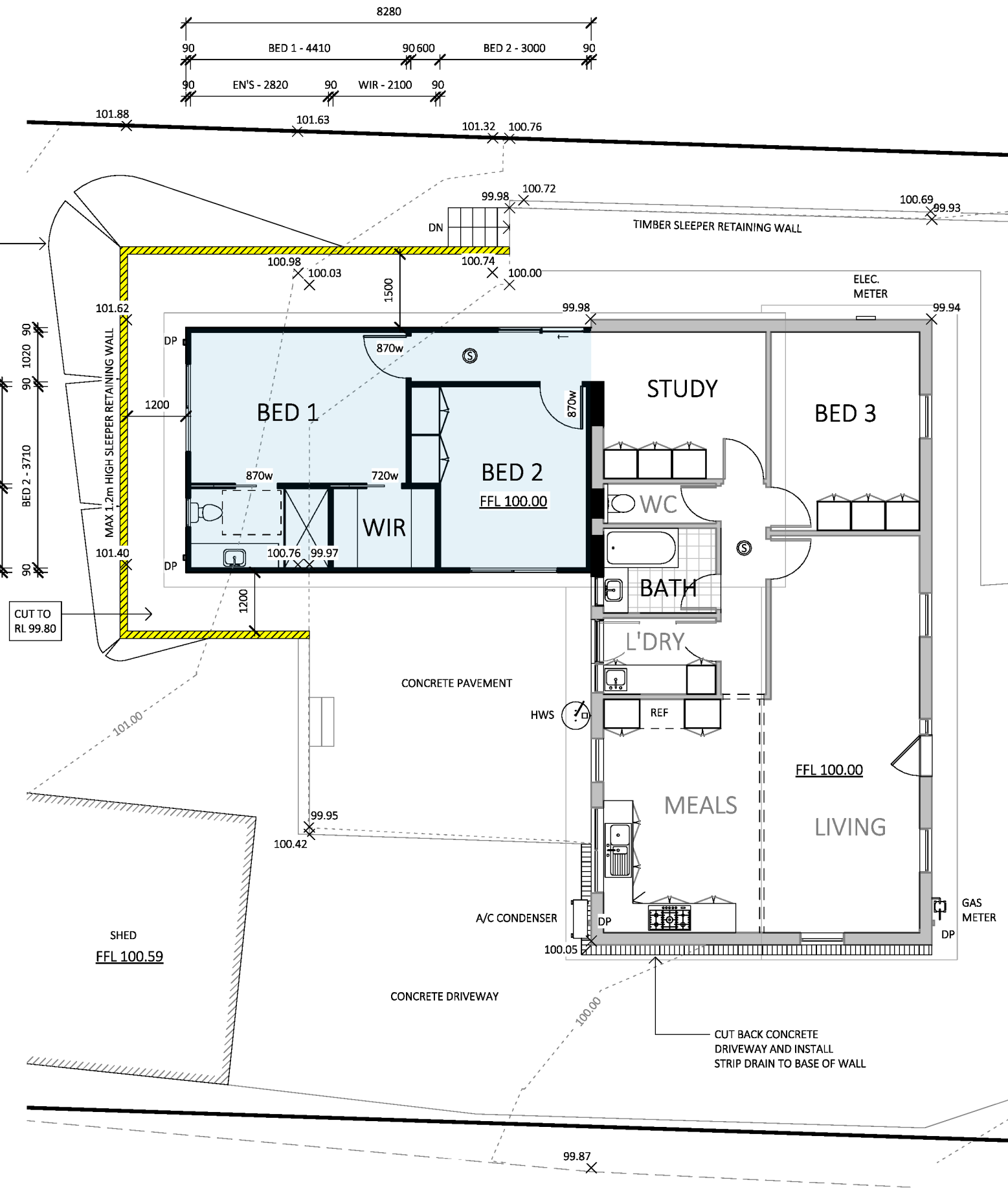
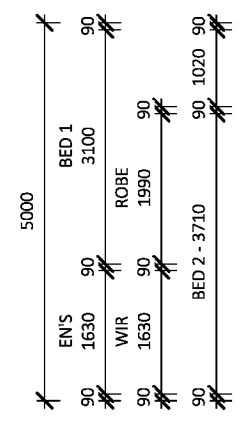
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P07  
3

2 P06



PROVIDE 1:2 SLOPE TO 0.6m DEEP SITE CUT ATOP 1.2m HIGH SLEEPER RETAINING WALL (OVERALL CUT DEPTH 1.8m)



P07  
4

1 P06

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| AREA SCHEDULE              |                       |
|----------------------------|-----------------------|
|                            | AREA                  |
| EXISTING DWELLING          | 88.9 m <sup>2</sup>   |
| PROPOSED ADDITIONS         | 41.4 m <sup>2</sup>   |
| SITE AREA                  | 1011.7 m <sup>2</sup> |
| SITE COVERAGE (16.95%)     | 171.5 m <sup>2</sup>  |
| SITE PERMEABILITY (60.09%) | 607.9 m <sup>2</sup>  |

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| 2   | PRELIMINARY    | 02/10/2024 |
| 3   | PLANNING ISSUE | 14/10/2024 |

PROJECT: DWELLING ADDITIONS  
12 GARDEN STREET, COCKATOO

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SHEET TITLE:  
**PROPOSED FLOOR PLAN**

PROJECT No.: 24036 PROJECT DATE: 05/08/2024

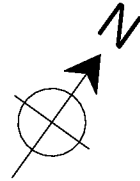
DWN BY: DS SCALE @ A3: 1 : 100

REVISION: 3  
SHEET No.: P04

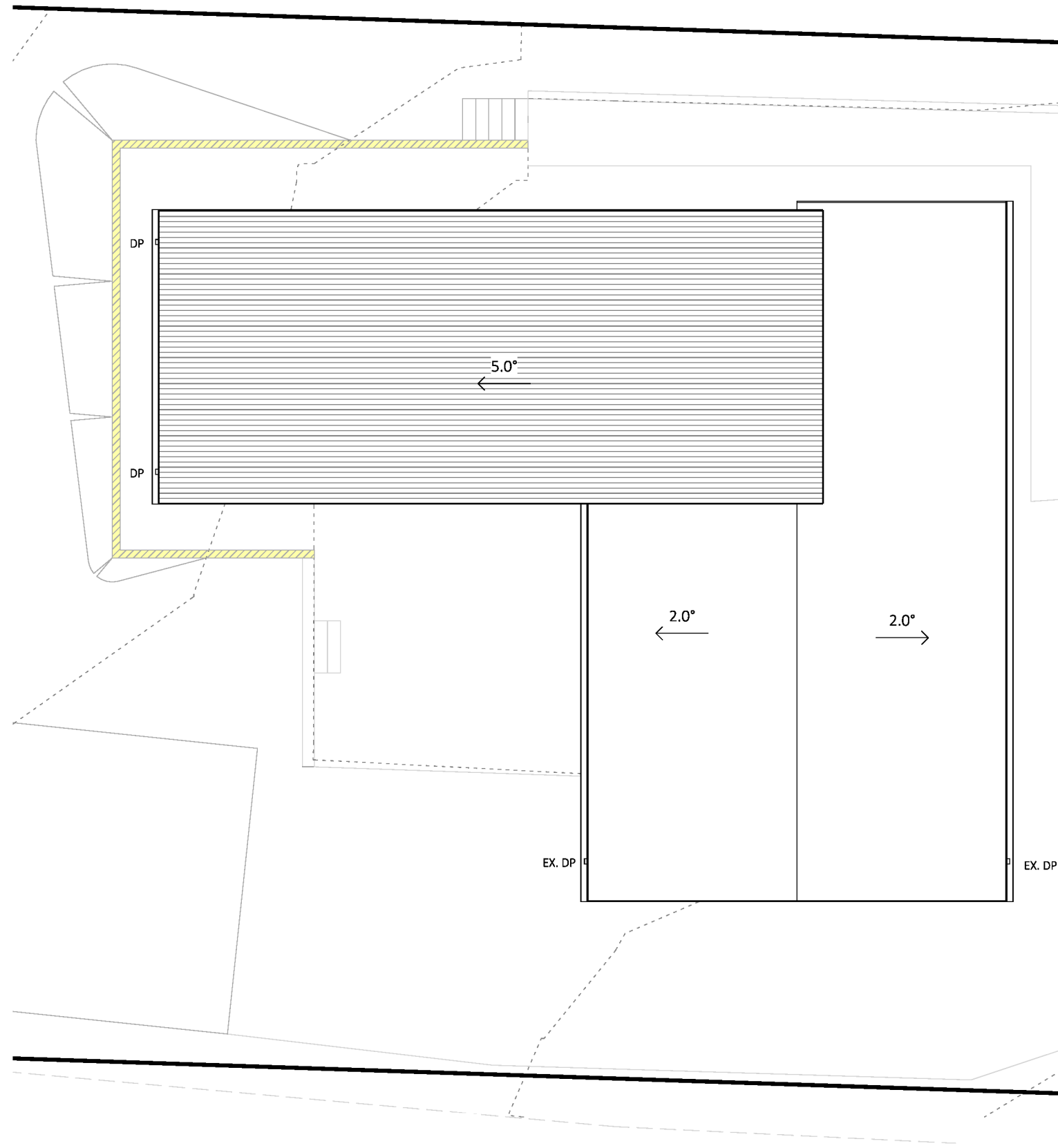
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3

2 P06



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1  
P06

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PROJECT: DWELLING ADDITIONS  
12 GARDEN STREET, COCKATOO

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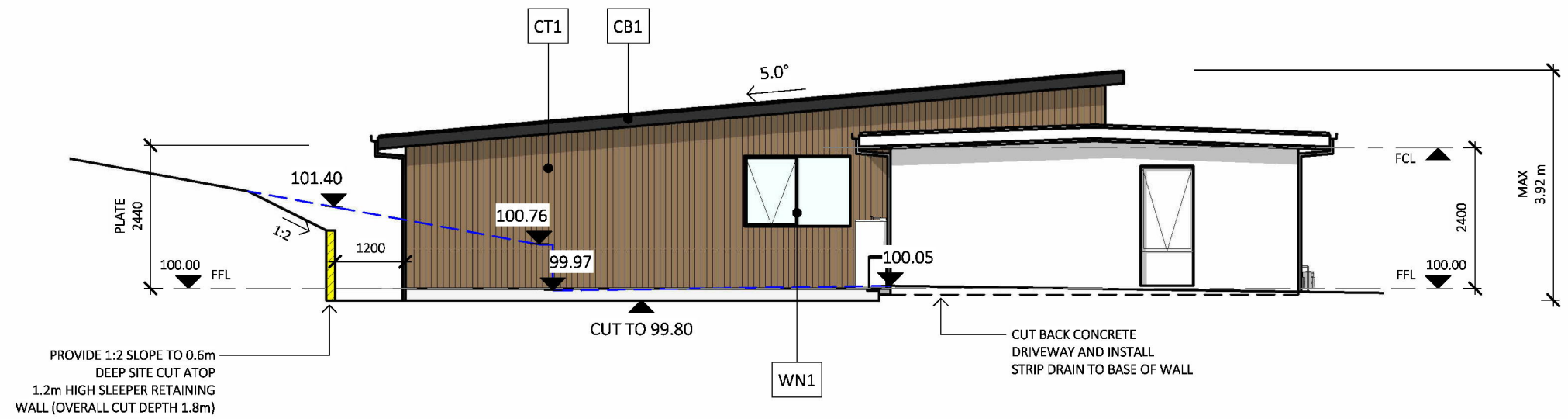
SHEET TITLE: ROOF PLAN

PROJECT No.: 24036 PROJECT DATE: 05/08/2024

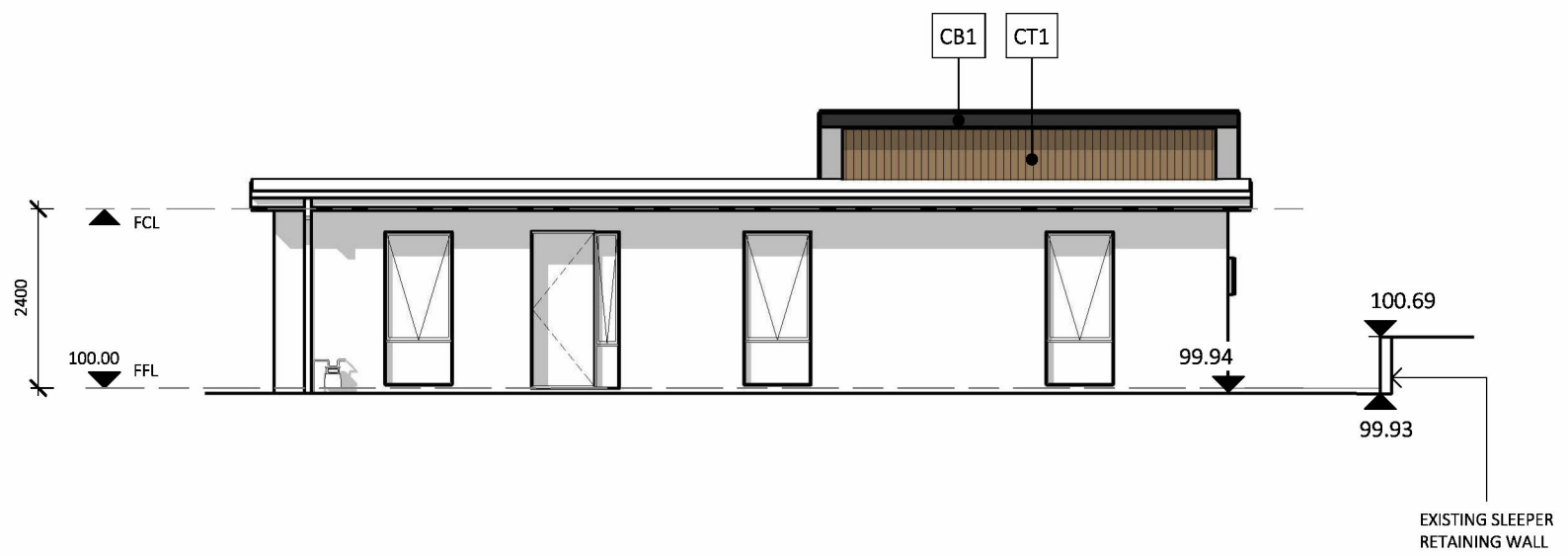
DWN BY: DS SCALE @ A3: 1 : 100

REVISION: 3  
SHEET No.: P05

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**ELEVATION 1 - SOUTH EAST**  
SCALE 1 : 100



**ELEVATION 2 - NORTH EAST**  
SCALE 1 : 100

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| MATERIAL SCHEDULE |                                              |
|-------------------|----------------------------------------------|
| CB1               | COLORBOND FASCIA & GUTTER - SLATE GREY       |
| CR1               | ACE DEK SHEET ROOFING - SLATE GREY           |
| CT1               | CEMINTEL TERRITORY CLADDING - WOODLANDS TEAK |
| WN1               | WINDOW/DOOR FRAME - BLACK                    |

| REV | DESCRIPTION    | DATE       |
|-----|----------------|------------|
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| 3   | PLANNING ISSUE | 14/10/2024 |

PROJECT: DWELLING ADDITIONS  
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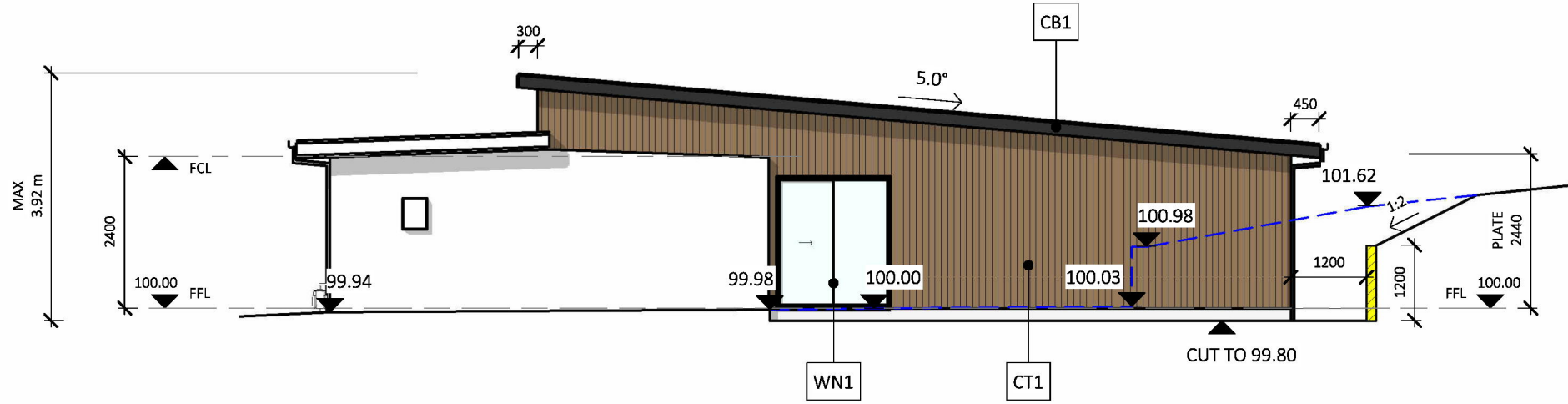
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SHEET TITLE:  
**ELEVATIONS 1 & 2**

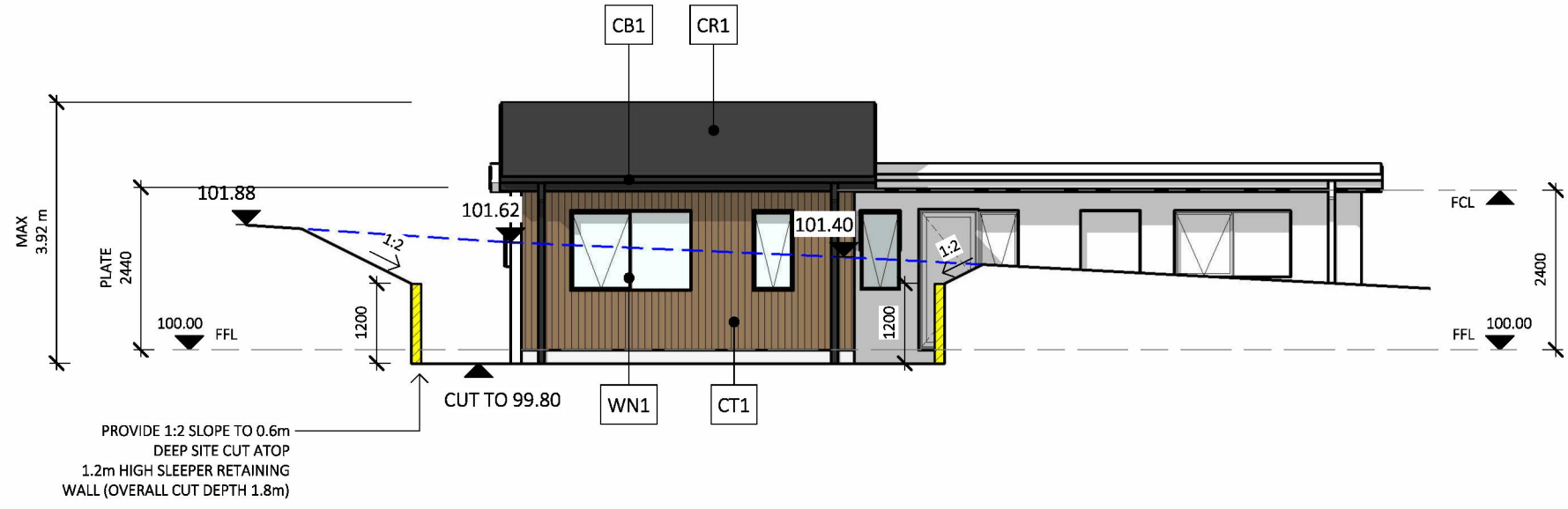
PROJECT No.: 24036 PROJECT DATE: 05/08/2024  
DWN BY: DS SCALE @ A3: 1 : 100

REVISION: 3  
SHEET No.: P06

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**ELEVATION 3 - NORTH WEST**  
SCALE 1:100



**ELEVATION 4 - SOUTH WEST**  
SCALE 1:100

| MATERIAL SCHEDULE |                                              |
|-------------------|----------------------------------------------|
| CB1               | COLORBOND FASCIA & GUTTER - SLATE GREY       |
| CR1               | ACE DEK SHEET ROOFING - SLATE GREY           |
| CT1               | CEMINTEL TERRITORY CLADDING - WOODLANDS TEAK |
| WN1               | WINDOW/DOOR FRAME - BLACK                    |

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| 3   | PLANNING ISSUE | 14/10/2024 |

PROJECT: DWELLING ADDITIONS  
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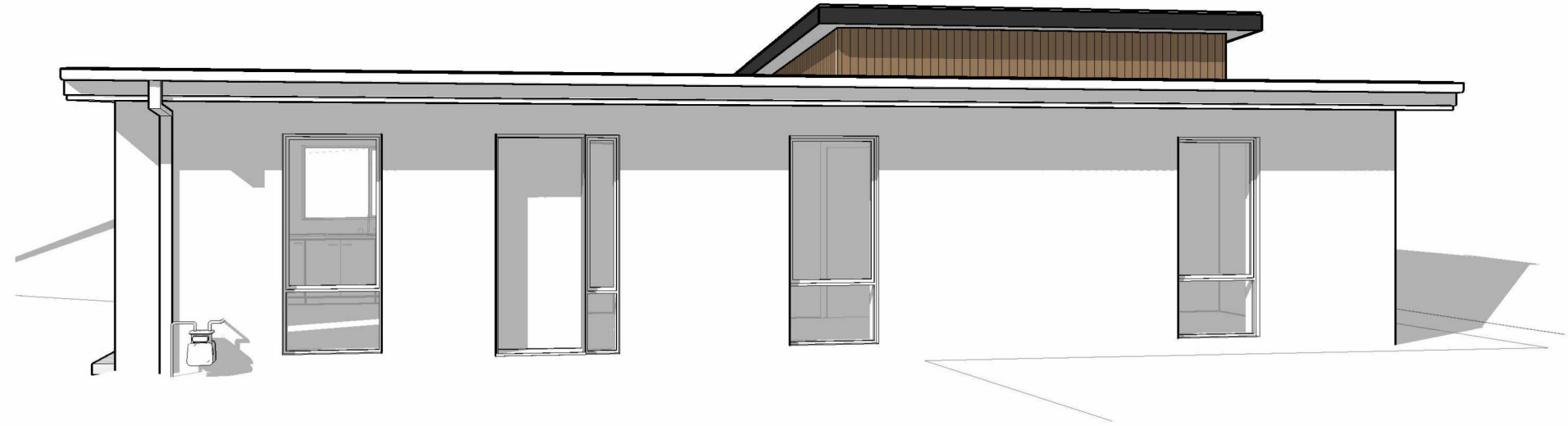
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|---------------------------------------------|--------------------------|----------------|
| SHEET TITLE:<br><b>ELEVATIONS 3 &amp; 4</b> |                          | REVISION: 3    |
| PROJECT No.: 24036                          | PROJECT DATE: 05/08/2024 | SHEET No.: P07 |
| DWN BY: DS                                  | SCALE @ A3: 1:100        |                |

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| SHEET TITLE:<br><b>3D VIEWS</b> |                          |
| PROJECT No.: 24036              | PROJECT DATE: 05/08/2024 |
| DWN BY: DS                      | SCALE @ A3:              |

REVISION: 3  
SHEET No.: P08