



Planning Enquiries  
 Phone: (03) 5871 9222  
 Web: [www.moirá.vic.gov.au](http://www.moirá.vic.gov.au)

**Office Use Only**

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

- Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.
- Questions marked with an asterisk (\*) must be completed.
- If the space provided on the form is insufficient, attach a separate sheet.

## The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

Unit No.:	St. No.: <b>55</b>	St. Name: <b>Hovell Street</b>
Suburb/Locality: <b>Yarrawonga</b>		Postcode: <b>3730</b>

**Formal Land Description \***

Complete either A or B.

- This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A  :   Lodged Plan  Title Plan  Plan of Subdivision No.:

OR

B

## The Proposal

- You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? \*

- 1) Proposed new pitched roof over existing shed
- 2) Proposed alfresco area built to the front of the existing shed onto the pool area
- 3) Proposed Carports x 2 spanning 7 metres each with a 1 metre gap in between them to be built over existing driveway
- 4) Proposed addition to patio roof on the back of the house over existing deck area.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required \*

Cost \$ <b>50,000</b>	You may be required to verify this estimate. Insert '0' if no development is proposed.
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## Existing Conditions i

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

**1 x existing house**  
**2 x existing sheds**

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information i

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Name:			
Title: <b>Mr</b>	First Name: <b>Wade</b>	Surname: <b>Lewis</b>	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: <b>55</b>	St. Name: <b>Hovell St</b>	
Suburb/Locality: <b>Yarrowonga</b>		State: <b>VIC</b>	Postcode: <b>3730</b>

Please provide at least one contact phone number \*

<b>Applicant information</b>	
Business phone: . . .	Email: <b>wadelewisgroundcrew@gmail.com</b>
Mobile phone: <b>0402914222</b>	Fax:

### Contact \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

<b>Contact person's details*</b>			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Please provide at least one contact phone number \*

<b>Contact person's information</b>	
Business phone:	Email:
Mobile phone:	Fax:

**Owner \***

The person or organisation who owns the land

*Where the owner is different from the applicant, provide the details of that person or organisation.*

Name:			Same as applicant	<input type="checkbox"/>
Title:	First Name:	Surname:		
Organisation (if applicable):				
Postal Address:		If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:		
Suburb/Locality:		State:	Postcode:	
Owner's Signature (Optional):			Date:	
			day / month / year	

## Collection Statement

Your application and the personal information on this form is being collected by Moira Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*.

If the personal information is not provided in your application it may result in the application not being accepted, lapsing or being refused.

The personal information will be used for the following purposes:

- correspond with you about your planning permit application
- if necessary, notify affected parties who may wish to inspect your application, this may include, placing a notice of application on the subject site, sending a notice of application by post or on-line
- for any other directly related, or reasonably related purposes.

The information you provide will be made available:

- on-line on Council's website commencing from public notice of the application until the application process has concluded
- on Council's Planning Permit Application register
- to any person who may wish to inspect your application until the application process has concluded, including any review at the Victorian Civil and Administrative Tribunal
- to relevant officers within Council and other pertinent Government agencies directly involved in the Planning process
- to persons accessing information in accordance with the Public Records Act 1973, Planning and Environment Act 1987, the Freedom of Information Act 1982 or
- if required by other law.

**You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.**

You can find out more about how we protect your information by viewing our Privacy Statement on our website [www.moira.vic.gov.au](http://www.moira.vic.gov.au). If you wish to access or alter any of the personal information you have provided, please contact Council (03) 5871 9222 or email [info@moira.vic.gov.au](mailto:info@moira.vic.gov.au).

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## Acknowledgement

I acknowledge that I have read the above collection statement.

X



## Declaration i

This form must be signed by the applicant \*

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

 *M. Lewis*

 **24/04/2024** 

## Need help with the Application? i

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

 checklist.  
Insufficient or unclear information may delay your application.

**Has there been a pre-application meeting with a council planning officer?**


No     Yes    If 'Yes', with whom?:   
Date:  day / month / year

## Checklist i

Have you:

Filled in the form completely?

Paid or included the application fee? **⚠** Most applications require a fee to be paid. Council fees are available @ [www.moiravic.gov.au](http://www.moiravic.gov.au).

 **Provided all necessary supporting information and documents?**

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

## Lodgement i

Lodge the completed and signed form, the fee and all documents with:

Moira Shire Council  
PO Box 578  
Cobram VIC 3643  
44 Station Street  
Cobram VIC 3644

**Contact information:**  
Phone: (03) 5871 9222  
Email: [info@moiravic.gov.au](mailto:info@moiravic.gov.au)  
DX: 37801

Deliver application in person, by post or by electronic lodgement.



# I MORE INFORMATION

## The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

### How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description – the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

## The Proposal

### Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

▲ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website <http://planning-schemes.delwp.vic.gov.au>

▲ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au) Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

### Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

▲ Contact the Council to determine the appropriate fee. Go to [planning.vic.gov.au](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

## Existing Conditions

### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

## Title Information

### What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

### What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

### What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

### What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.



### Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

### What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be

provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

### Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; [www.landata.vic.gov.au](http://www.landata.vic.gov.au) – go direct to "titles & property certificates".

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## Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

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## Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

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## Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

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## Checklist

### What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

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## Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

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# EXAMPLES

## Example 1

**The Land** ■

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

**Formal Land Description \***  
Complete either A or B.

▲ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

## Example 2

■ **For what use, development or other matter do you require a permit?\***

*Construction of two, double-storey dwellings and construction of two newcrossovers.*

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

## Example 3

**Existing Conditions** ■

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

*Single dwelling.*

a plan of the existing conditions. Photos are also helpful

## Example 4

**Applicant and Owner Details** ■

Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

**Owner \***

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: \_\_\_\_\_

Title: *Mr* First Name: *Len* Surname: *Browning*

Organisation (if applicable): *Responsible Developers P/L* If it is a P.O. Box, enter the details here.

Postal Address: \_\_\_\_\_

Unit No.: *4* St. No.: *12* St. Name: *Ardour Lane*

Suburb/Locality: *Wycheproof* State: *Vic* Postcode: *3527*

**Contact information for applicant OR contact person below**

Business phone: *9123 4567* Email: *tcpl@bigpond.net.au*

Mobile phone: *0412 345 678* Fax: *9123 4567*

**Contact person's details\***  Same as applicant

Name: \_\_\_\_\_

Title: *Mr* First Name: *Andrew* Surname: *Hodge*

Organisation (if applicable): *Town Planning Consultants* If it is a P.O. Box, enter the details here.

Postal Address: \_\_\_\_\_

Unit No.: \_\_\_\_\_ St. No.: \_\_\_\_\_ St. Name: *PO Box 111*

Suburb/Locality: *Parkdale* State: *Vic* Postcode: *3194*

Name: \_\_\_\_\_  Same as applicant

Title: \_\_\_\_\_ First Name: \_\_\_\_\_ Surname: \_\_\_\_\_

Organisation (if applicable): \_\_\_\_\_

Postal Address: \_\_\_\_\_ If it is a P.O. Box, enter the details here.

Unit No.: \_\_\_\_\_ St. No.: \_\_\_\_\_ St. Name: \_\_\_\_\_

Suburb/Locality: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

Owner's Signature (Optional): \_\_\_\_\_ Date: \_\_\_\_\_  
day / month / year





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

Page 1 of 1

VOLUME 09019 FOLIO 812

Security no : 124114451903L  
Produced 25/04/2024 01:22 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 133077H.  
PARENT TITLE Volume 08034 Folio 855  
Created by instrument F193928 11/02/1974

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
WADE JOHN LEWIS  
CARLY MAREE KNOWLES both of 3 SOMERSET DRIVE YARRAWONGA VIC 3730  
AL232978K 16/07/2014

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AX867834P 02/04/2024  
COMMONWEALTH BANK OF AUSTRALIA

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 TP133077H FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AX867833R (E)	DISCHARGE OF MORTGAGE	Registered	02/04/2024
AX867834P (E)	MORTGAGE	Registered	02/04/2024

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

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

Street Address: 55 HOVELL STREET YARRAWONGA VIC 3730

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 02/04/2024

DOCUMENT END



# Imaged Document Cover Sheet

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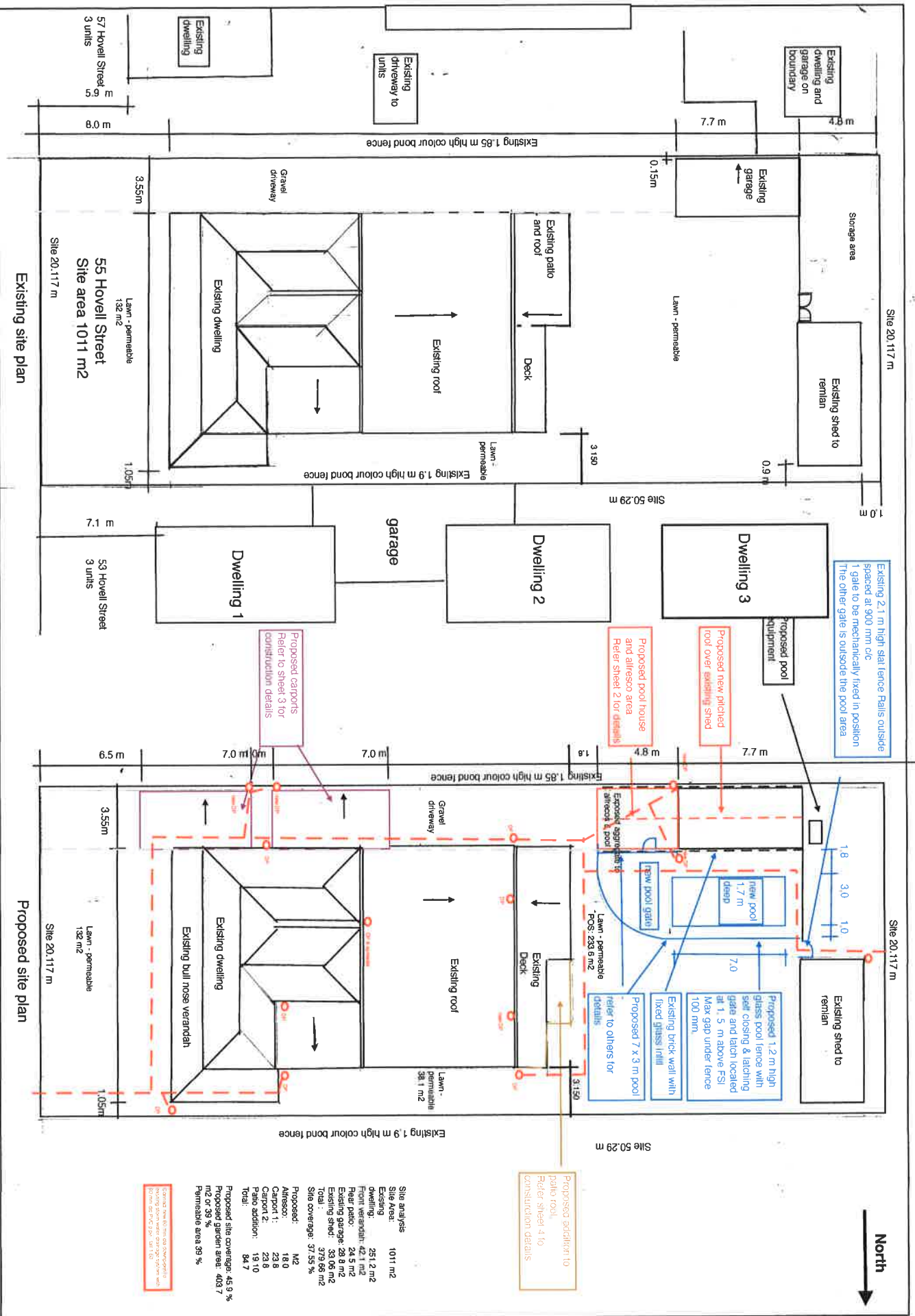
Document Type	<b>Plan</b>
Document Identification	<b>TP133077H</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>25/04/2024 13:22</b>

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The document is invalid if this cover sheet is removed or altered.

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 133077H</b>						
<b>Location of Land</b> Parish: YARRAWONGA Township: YARRAWONGA Section: 44 Crown Allotment: 8(PT) Crown Portion:		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Last Plan Reference</b> Derived From: VOL 9019 FOL 812 Depth Limitation: NIL									
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/09/1999 VERIFIED: BC							
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">                     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                 </td> </tr> <tr> <td colspan="2">                     PARCEL 1 = CA 8 (PT)                 </td> </tr> </table>				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 = CA 8 (PT)	
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 = CA 8 (PT)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							



Existing 2.1 m high steel fence. Rails outside spaced at 900 mm c/c. 1 gate to be mechanically fixed in position. The other gate is outside the pool area.

Proposed pool house and alfresco area. Refer sheet 2 for details.

Proposed new pitched roof over existing shed.

Proposed carports. Refer to sheet 3 for construction details.

Proposed 1.2 m high glass pool fence with self-closing & latching gate and latch located at 1.5 m above FSL. Max gap under fence 100 mm.

Proposed 7 x 3 m pool. Refer to others for details.

Proposed 7.0 m x 1.7 m deep new pool.

Existing brick wall with fixed glass infill.

Proposed addition to patio roof. Refer sheet 4 to construction details.

North

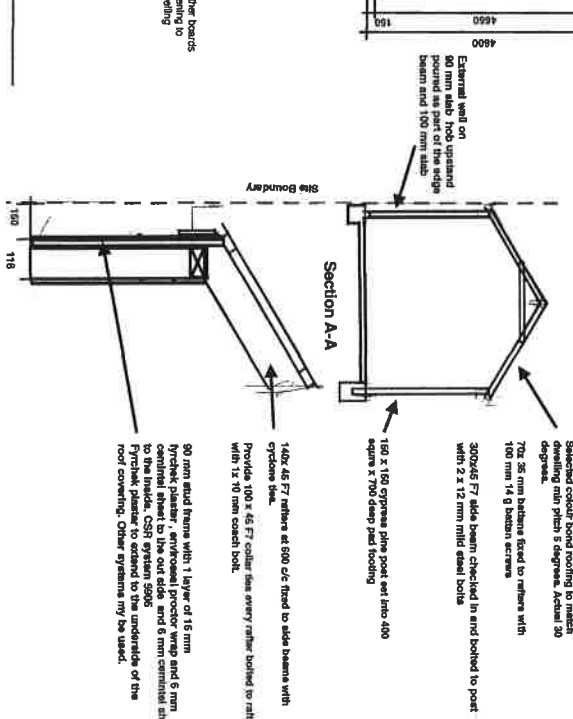
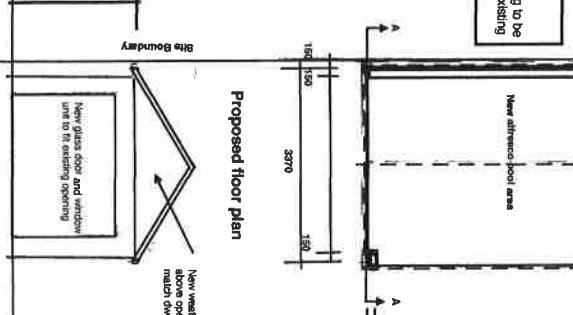
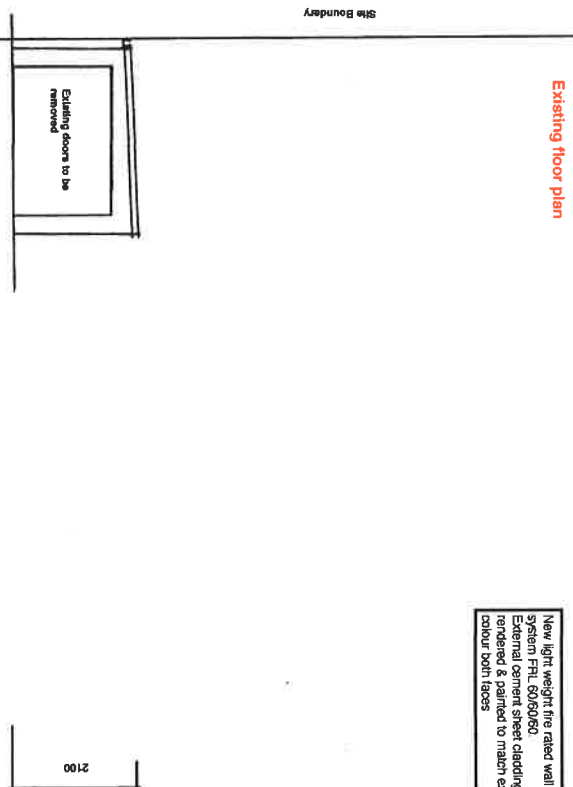
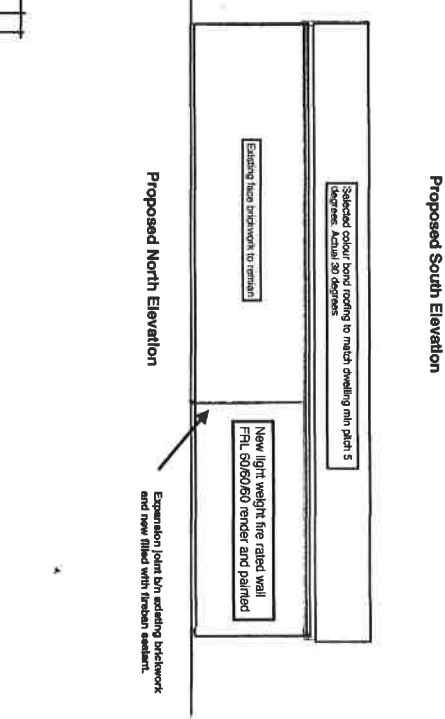
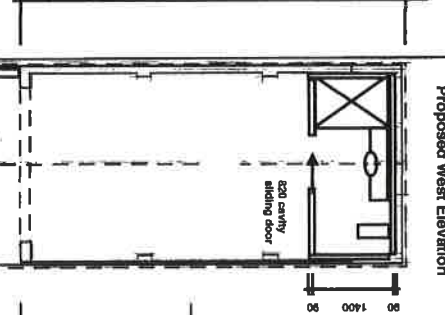
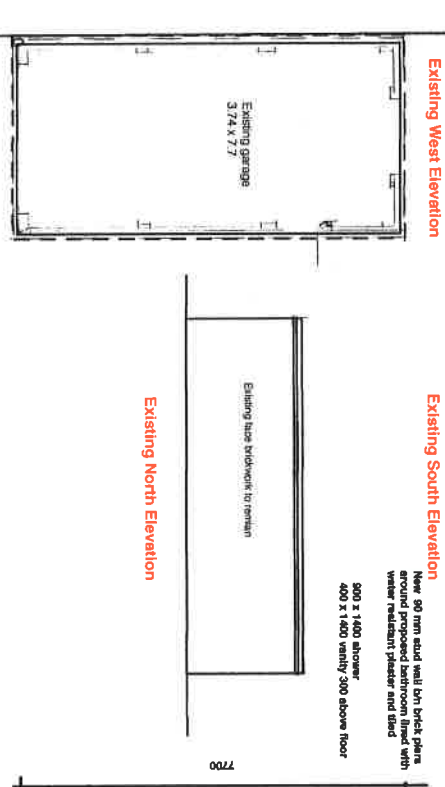
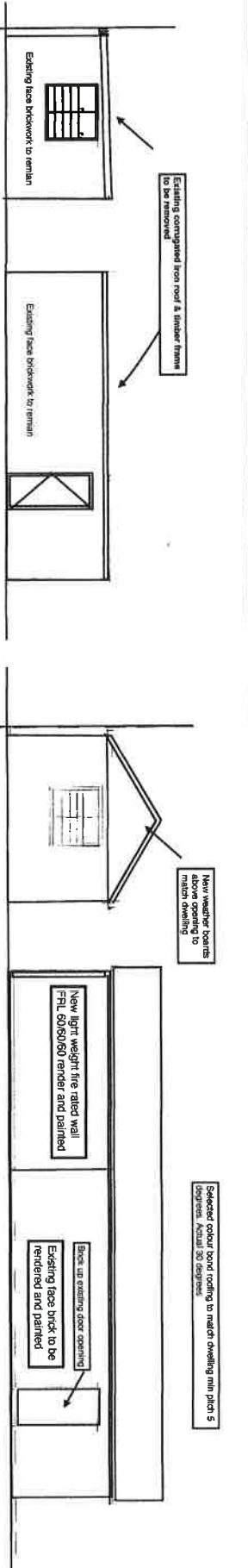
**Site analysis**

Site Area:	1011 m <sup>2</sup>
Existing dwelling:	251.2 m <sup>2</sup>
Front verandah:	42.1 m <sup>2</sup>
Rear patio:	24.5 m <sup>2</sup>
Existing garage:	28.8 m <sup>2</sup>
Existing shed:	33.06 m <sup>2</sup>
Total:	373.66 m <sup>2</sup>
Site coverage:	37.35%
Proposed:	
Alfresco:	18.0
Carport 1:	23.8
Carport 2:	23.6
Totals addition:	65.4
Total:	439.06 m <sup>2</sup>
Proposed site coverage:	43.4%
Proposed garden area:	403.7 m <sup>2</sup> or 39.9%
Permeable area:	39%

COMPLY WITH THE LOCAL GOVERNMENT'S DEVELOPMENT INSTRUMENT (D.I. 220) AND THE RESOURCE MANAGEMENT ACT (R.M.A. 1991).

Scale 1:200  
Take written dimensions over scaled

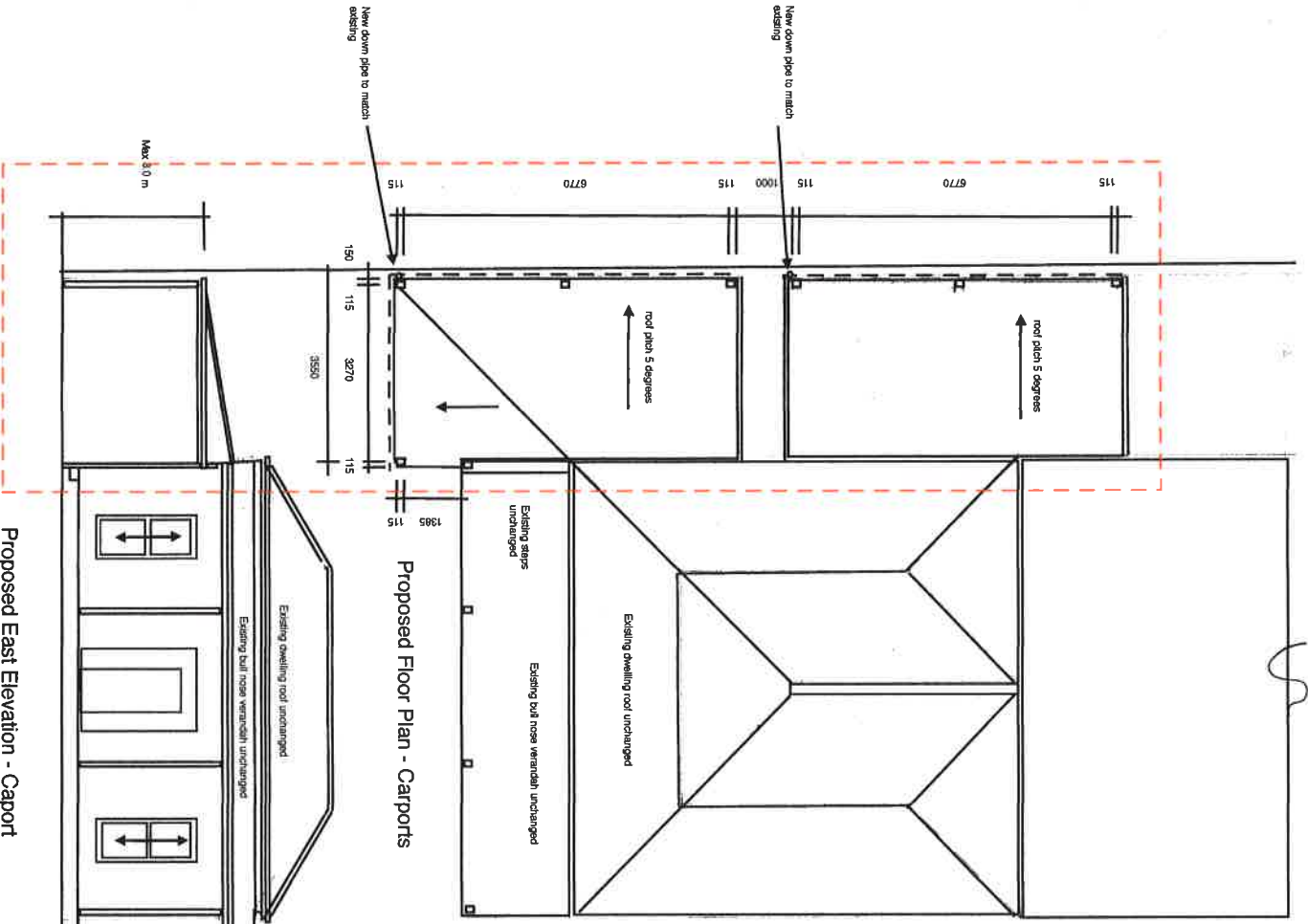
Sheet 1 - Existing and proposed site plans  
Prepared by Wade Lewis



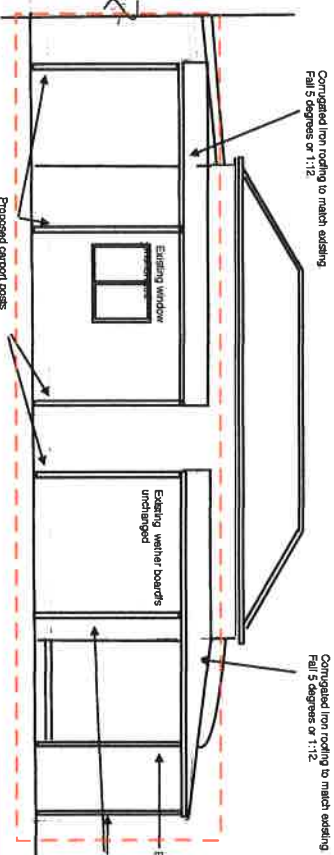
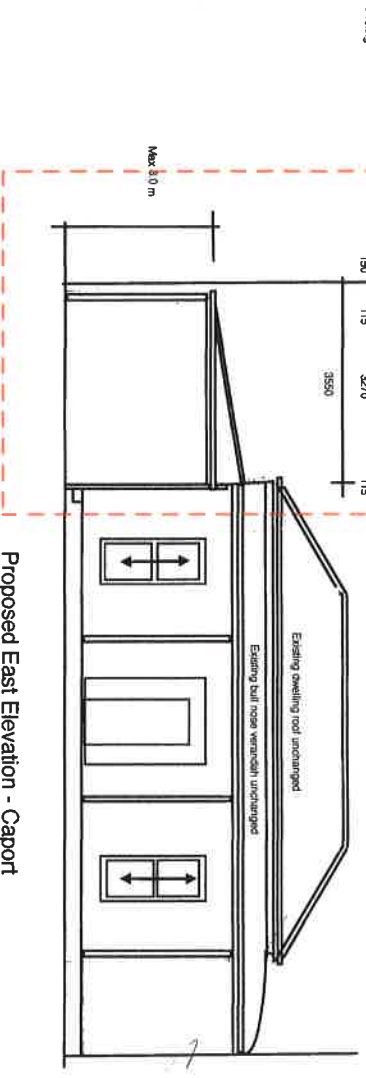
Scale 1:100 (data written dimensions over ruled)

Sheet 2 - Existing & proposed floor plans for shed / pool house / alfresco area

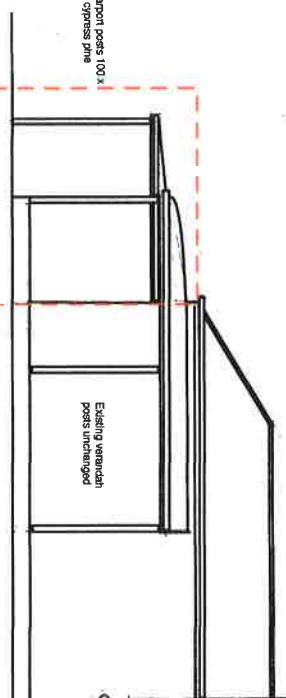
Boundary  
No part to project over



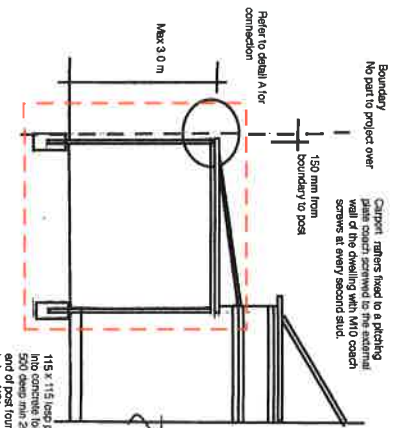
Proposed East Elevation - Carport



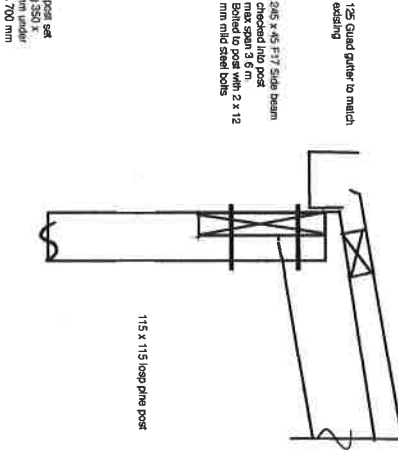
Proposed South Elevation - Carport



Proposed North Elevation - Carport



Section A-A



Detail A

External paint colour  
All external painted surfaces are to be  
Taubmans Alpina Snow to match existing

Computed from roofing to match existing  
Fall 5 degrees or 1:12  
Fixed to 70x25 treated pine baliers @ 900 o/c  
Supported by 145 x 45 treat pine roof beams at  
900 o/c supported against dwelling by full length  
pitching plate

125 Guller gutter to match existing

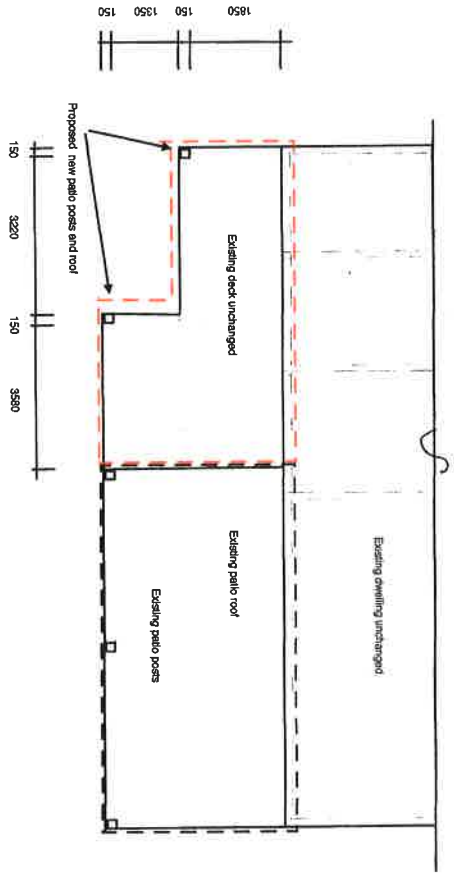
205 x 45 F17 Side beam checked pine post bolted to post with 2 x 12 mm mild steel bolts

115 x 115 lisp pine post set into concrete footing 350 x 500 deep min 200 mm under post founded 700 mm below RL

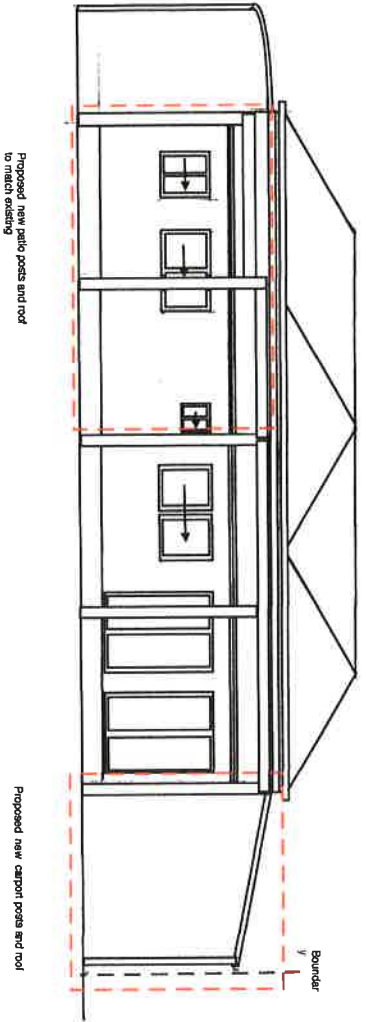
Carport rafters fixed to a pitching plate which is screwed to the external wall of the dwelling with M10 coach screws at every second stud.

150 mm from boundary to post

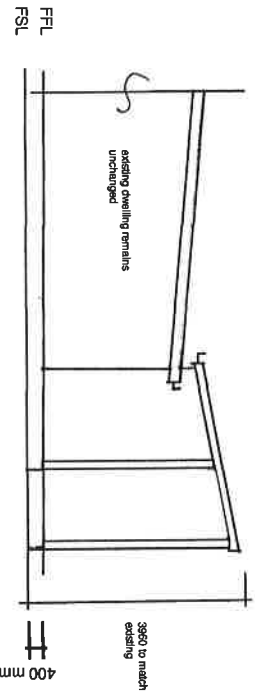
# Sheet 4 - Patio Roof Extension & Carport



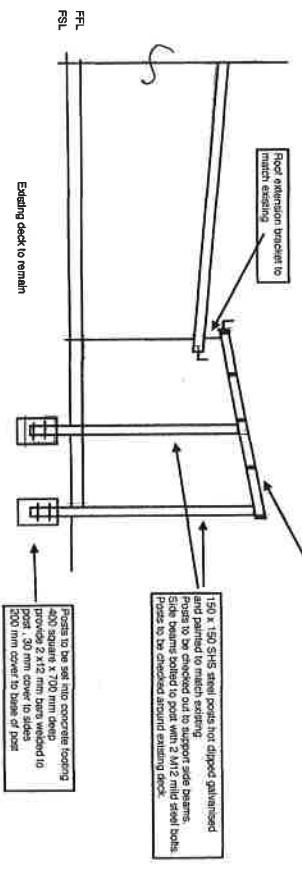
Proposed Floor Plan - Patio Roof Extension



Proposed West Elevation Patio Roof Extension & Carport



Proposed West Elevation - Patio Roof Extension



Proposed Section - Patio Roof Extension

External Paint Colour  
 All new painted surfaces are to be  
 Taubmans Aquina Snow to match existing

Fixed to match existing  
 3660 to match existing  
 400 mm

Roofing: Custom One to match existing roof pitch & structure  
 Cladding: Matching to top and sides  
 S44 beams: 342 x 46 LGSF Pine  
 Posts: 254 x 46 LGSF Pine @ 1800 OC  
 Posts: 150 x 150 LGSF Pine @ 1800 OC

150 x 150 S44 steel posts hot dipped galvanized  
 Posts to be checked out to support side beams.  
 Side beams bolted to post with 2 M12 mild steel bolts.  
 Posts to be checked around existing deck.

Posts to be set into concrete footing  
 400 square x 700 mm deep  
 Posts to be 30 mm cover to slabs  
 1000 mm cover to base of post