

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|--|--|
| The land affected by the application is located at: | 27 Sydenham Parade BEMM RIVER VIC 3889 CA: 4 Sec: D |
| The application is for a permit to: | Buildings and works (dwelling extension) |
| A permit is required under the following clauses of the planning scheme: | |
| Planning Scheme Clause | Matter for which a permit is required |
| 43.02-2 | Buildings and works |
| The applicant for the permit is: | Crowther & Sadler Pty Ltd |
| The application reference number is: | 5.2026.13.1 |

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

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.

| | |
|---|---|
| The Responsible Authority will not decide on the application before: | Subject to the applicant giving notice |
|---|---|

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 22 January 2026 5:26 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 0511_25 - 27 SYDENHAM - TP_120126.pdf; 21432 CoT Vol_7371_Fol_137.pdf; 21432 Report.pdf; Planning_Permit_Application_2026-01-22T17-26-18_30381801_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name:

Street number: 27

Street name: Sydenham Parade

Town: Bemm River

Post code: 38809

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Residential - Single dwelling

Description of proposal : Buildings and works - Extension to a dwelling

Estimated cost of development: 150,000.00

Has there been a pre-application meeting: No

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722 Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Plans: [0511_25 - 27 SYDENHAM - TP_120126.pdf](#)

Full copy of Title: [21432 CoT Vol_7371_Fol_137.pdf](#)

Planning report: [21432 Report.pdf](#)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 07371 FOLIO 137

Security no : 124131159442S
Produced 07/01/2026 12:57 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 4 Section D Township of Bemm Parish of Bemm.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP760678F 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: 27 SYDENHAM PARADE BEMM RIVER VIC 3889

ADMINISTRATIVE NOTICES

NIL

eCT Control 20158X SARGEANTS BASS COAST CONVEYANCING
Effective from 28/01/2025

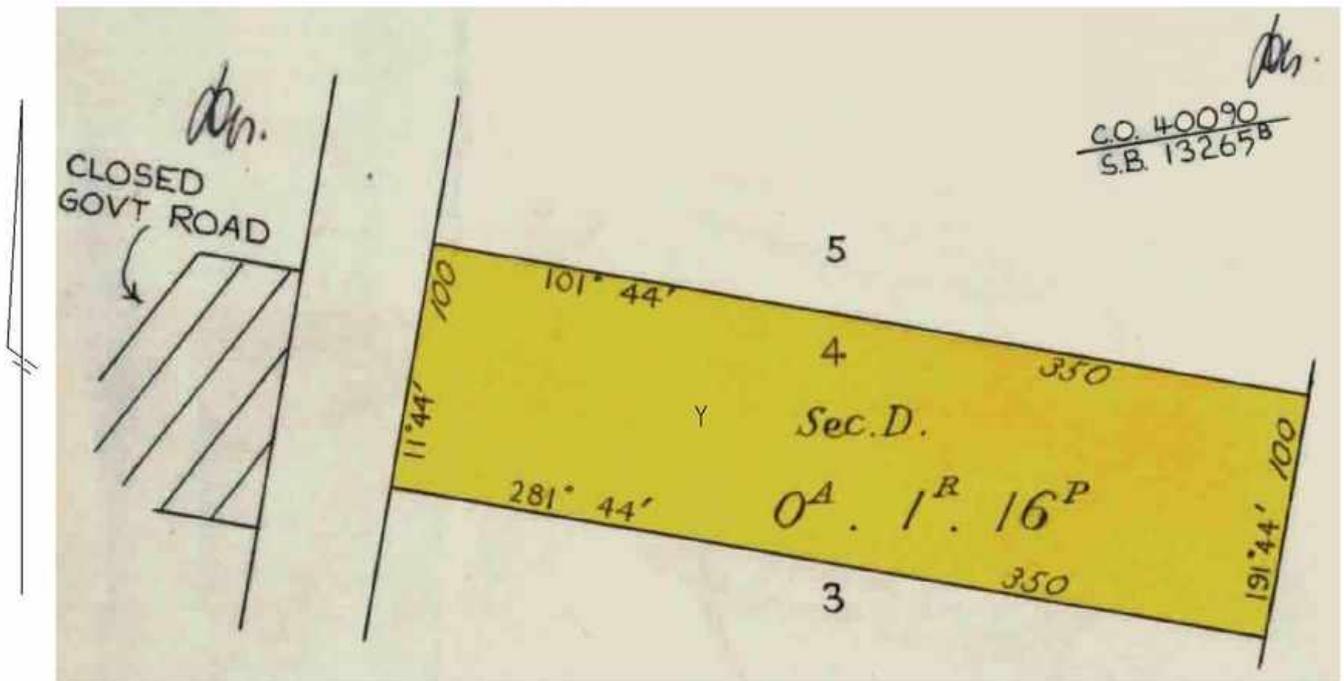
DOCUMENT END

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| | | | |
|--|--|--|-------------------|
| TITLE PLAN | | EDITION 1 | TP 760678F |
| Location of Land Parish: BEMM Township: BEMM Section: D Crown Allotment: 4 Crown Portion: Last Plan Reference: Derived From: VOL 7371 FOL 137 Depth Limitation: 50 FEET | | Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 7371 FOL. 137 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | |

| | |
|---|--|
| Description of Land / Easement Information | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/12/2002 VERIFIED: BC |
|---|--|

COLOUR CODE
Y = YELLOW



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TP 760678F

TITLE PLAN

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

~~All~~ THAT PIECE OF LAND in the said State containing one rood and sixteen perches more or less being Allotment Four of Section D in the Township of Berra Parish of Berra County of Croajingolong

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets

Planning Report

Buildings and Works (Dwelling Extension)
27 Sydenham Parade, Bemm River

Our reference – 21432

January 2026



FS 520900



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| | Copy of Title (Crown Allotment 4, Section D, Township of Bemm) | |

Note: Applicable Planning Application fee is \$1462.50 – Class 4

1. Introduction

This Planning Report is prepared in support of proposed buildings and works for the extension to a dwelling at 27 Sydenham Parade, Bemm River. The Report addresses the provisions of the Township Zone, Bushfire Management Overlay and Design and Development Overlay 11 as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as Crown Allotment 4, Section D, Township of Bemm or otherwise known as 27 Sydenham Parade, Bemm River, the subject land is a regular shaped lot of approximately 1,457 square metres and is developed with a dwelling within the eastern part of the site.

More specifically the existing dwelling comprises of two bedrooms, bathroom, living areas, laundry and kitchen with two large decks to the east and west of the building.

The dwelling is a single storey elevated weatherboard building with a pitched metal roof.



Existing dwelling viewed from Sydenham Parade



View rear of existing dwelling

Within the western part of the property are two outbuildings and a bungalow.



Existing bungalow and larger outbuilding within the western part of the subject land

Vehicle access to the site is obtained from the rear of the property (west) via an existing gravel crossover leading from Roberts Road.



Access to the subject land looking east from Roberts Road (Source: Google Earth)

The rear of the subject land is relatively flat although the slope increases at the front of the property

The subject land is located within a row of properties that extends north from the Bemm River Community Centre to the end of Sydenham Parade and Roberts Road. The properties are all similar in size with street frontage generally 20m and depths of approximately 70 metres. The allotments extend between Sydenham Parade and Roberts Road.

The adjoining property to the north is 29 Sydenham Parade and contains an established single storey detached dwelling and outbuildings. The dwelling single is located within the eastern part of the property. Vehicle access is provided from Roberts Road.



29 Sydenham Parade, Bemm River

The property on the south side of the subject land is 25 Sydenham Parade. This neighbouring property developed with an elevated single storey detached dwelling, sited within the eastern part of the land.



View east side of 25 Sydenham Parade (Source: Google Earth)

East of the site across from Sydenham Parade is the foreshore reserve of Sydenham Inlet. While to the west across from Roberts Road is the Bemm River Mens Shed.



View Bemm River Mens Shed at 21 Robers Road, west of the subject land

The property is contained within the Bemm River settlement boundary and is located close to the Bemm River Community Centre and the limited services available within the township.



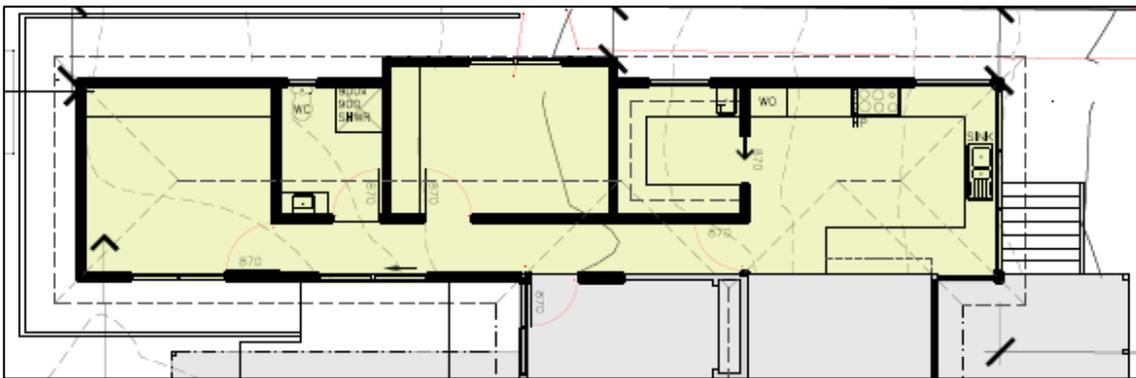
Locational plan of the subject land within the Bemm River township context (Source: VicPlan)

3. The Application & Proposal

The application seeks approval for an extension (buildings and works) on the northern side of the existing dwelling.

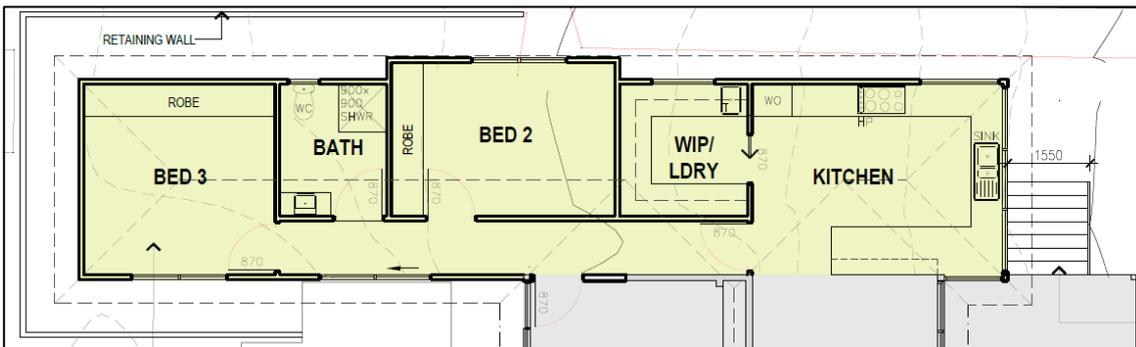
The proposed addition will be setback from the northern boundary by 1.010 metres and has been sited to the west of the dwelling's eastern verandah. The proposed extension will require a site cut supported by a retaining wall to the west of the addition to ensure consistent floor levels within the building.

The total floor area of the proposed addition will be 67.08 square metres bringing the total built form on the land to 336.85 square metres (23.7% site coverage).



Extract of the site plan (Source: THD Design)

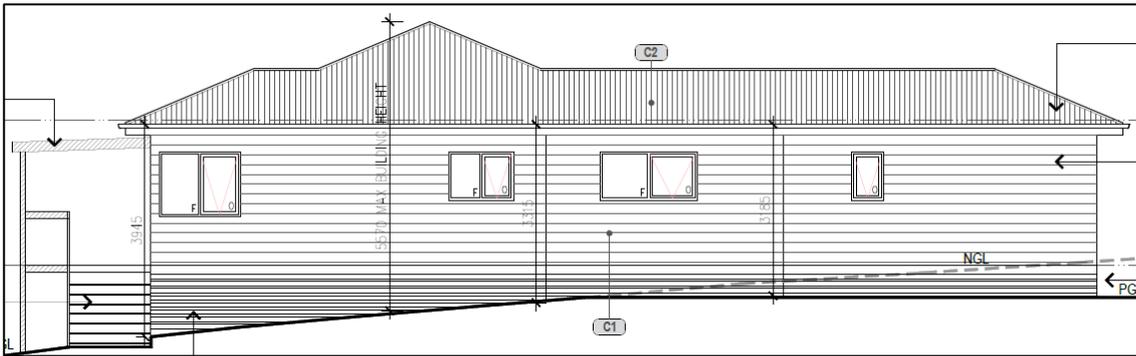
The proposed dwelling addition will “open up” the existing dwelling providing for a more spacious living environment. The extension will incorporate two bedrooms, bathroom, kitchen and laundry/walk in pantry.



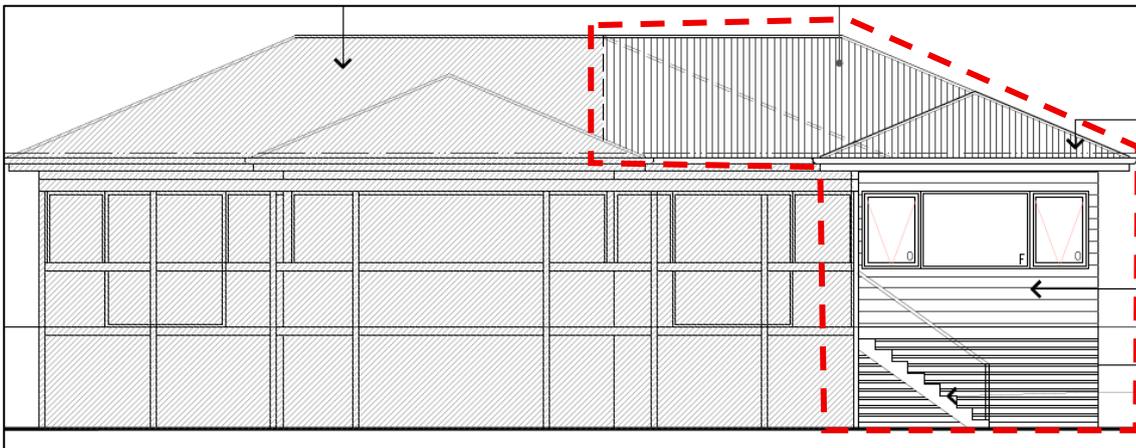
Extract of the floor plan (Source: THD Design)

The wall height of the addition will vary from 3.85 metres at the western end to the west of the extension to 3.94 metres to the east. The maximum height of the proposed buildings and works will be 5.57 metres.

The extension will be single storey and will be constructed from *Linea* weatherboards and pitched Colorbond roof. All external materials and finishes are to match the existing materials and finishes (*Basalt* coloured roof and weatherboards and *Manor red* for the fascia and trims).

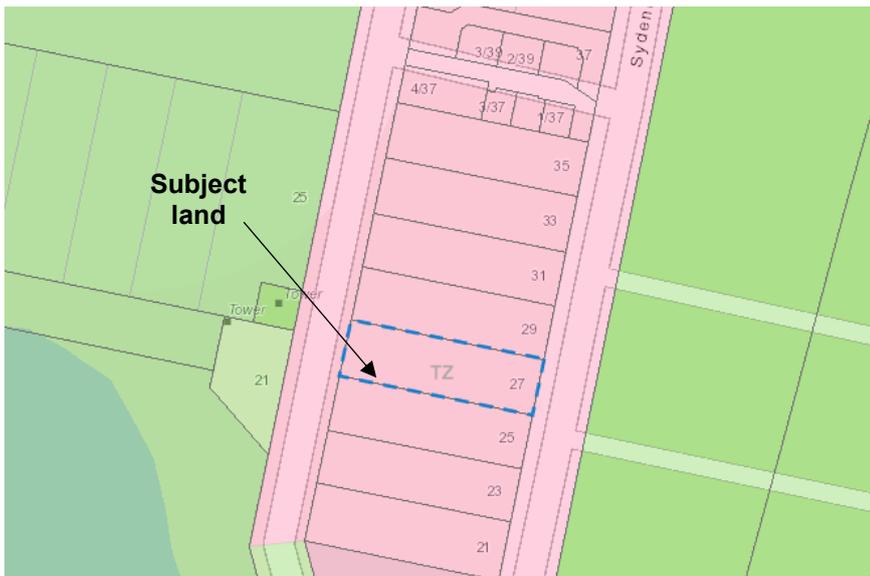


Proposed northern elevation (Source: TDH Design)



Proposed eastern elevation (Source: TDH Design)

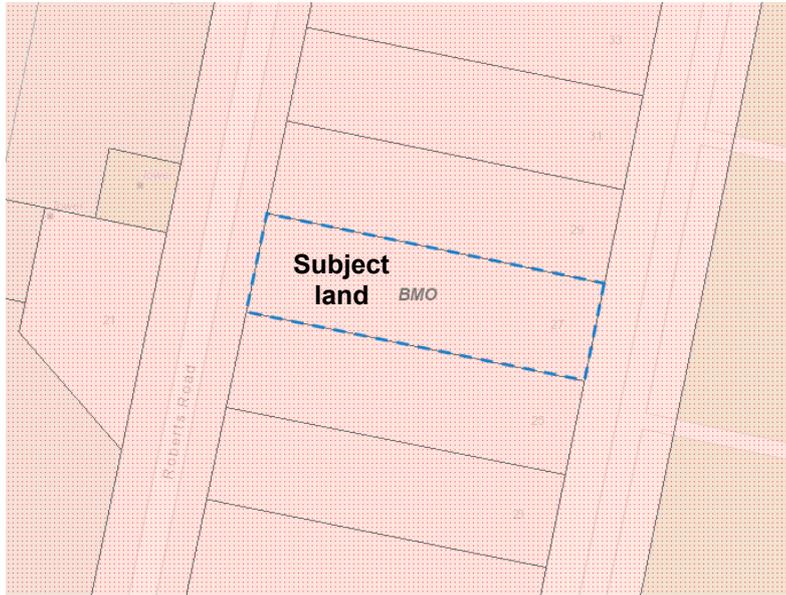
The subject land is zoned Township Zone in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The subject land has an area greater than 300m². A planning permit is not required pursuant to Clause 32.05-6 to extend a dwelling as the lot exceeds 300 square metres.

The site is contained within the Bushfire Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The existing dwelling has a gross floor area of 187.85 square metres, the proposed extension will have a gross floor area of 67.08 square metres. The proposed extension's percentage of gross floor area is 35.7 percent of the existing gross floor area of the dwelling

Alterations to less than 50 percent of the existing gross floor area of a dwelling are exempt from a permit pursuant to Clause 44.06-2 under the Bushfire Management Overlay.

Planning approval is required pursuant to the following Clause of the East Gippsland Planning Scheme:

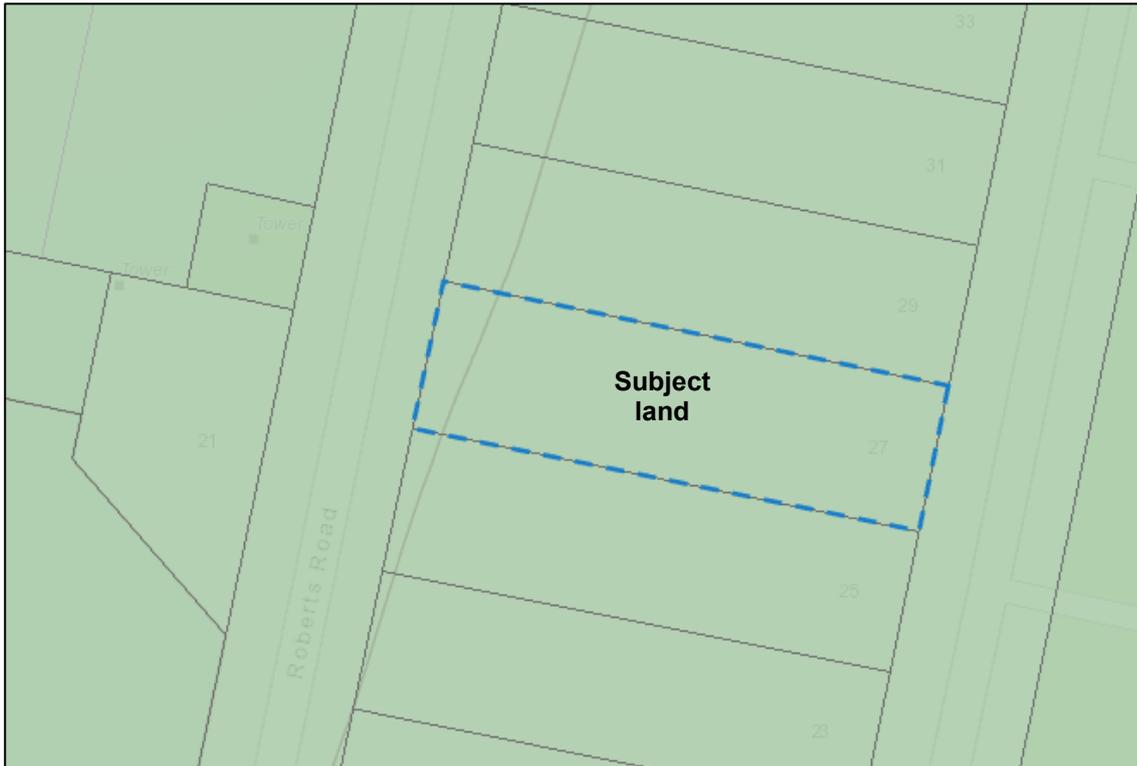
| Planning Scheme Clause | Matter for which a Permit is required |
|---|---------------------------------------|
| 43.02-2 Design and Development Overlay 11 | Buildings and works |

The application does not require referral in accordance with section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping – cultural heritage sensitivity land is shown in dark green (Source: VicPlan)

The subject land is within an area of cultural heritage sensitivity however, an extension of one dwelling on a lot is an exempt activity (Regulation 9). A CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

Consistent with Clause 11.03-4L-09 Bemm River, the proposed dwelling extension will not require the removal of native vegetation, the design reflects the existing dwelling and will maintain the “fishing village” character of the township.

Similar to all properties within Bemm River the site is subject to bushfire risk. The proposed extension responds well to the risk by providing an extension that will be constructed from fire resistant materials being Linea weatherboards and Colorbond roofing as sought by Clause 13.02 Bushfire.

Clause 15.01-2S Building design seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. The proposed dwelling extension will provide a positive streetscape appearance, minimises detrimental amenity impacts through setbacks from boundaries and provides for a form, scale and appearance that is representative and compliments the existing dwelling and character of the area.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – Coastal settlements advises that Bemm River is a remote fishing hamlet, bordered by public parks with access to Sydenham Inlet.

The proposal will meet the strategic direction for Bemm River as it will further develop an existing allotment within the settlement boundary.

The proposed dwelling extension will not necessitate the removal of native vegetation and provides for a sensitive dwelling addition that replicates the form and style of the existing dwelling and is sympathetic with the coastal character of the area as sought by Clause 02.03-2 Environmental and landscape values.

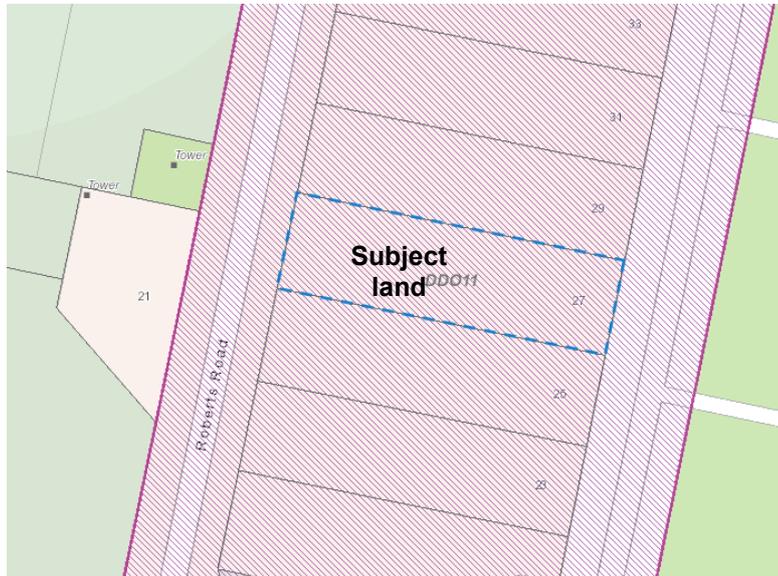
Clause 02.03-3 Environmental risks and amenity, advises that East Gippsland is subject to bushfire events and some areas of the Shire will be impacted by future sea-level rise.

The subject land is an elevated property and the location of the dwelling extension is well above the Inlet negating any detrimental impacts from future sea-level rise. The dwelling addition will be constructed from fire resistant building materials mitigating the bushfire risk to the dwelling.

6. Planning Elements

6.1 Design and Development Overlay 11

The property is subject to the Design and Development Overlay 11.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 11 to the Overlay is Residential Development in Coastal Settlements.

In accordance with sub-clause 5.0 of the schedule the application is accompanied by the following information:

| Application Requirements | Response |
|--|---|
| <p>The location of any buildings clearly dimensioned on its allotment.</p> | <p>The proposed dwelling extension to the north of the property is clearly dimensioned including setbacks to the northern boundary.</p> |
| <p>Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of the schedule, in the form of a neighbourhood and site description, and design response.</p> | <p>Design outcomes for the settlement are achieved.</p> <p>The extension will provide for a lightweight addition to the existing dwelling with the use of complementary building materials being weatherboard.</p> <p>The roof form of the building will sit below the prevailing tree canopy to the west of the town.</p> <p>The dwelling addition will complement the form and scale of the existing building and will maintain the general appearance of the area.</p> |

| Application Requirements | Response |
|---|--|
| The location, type and size of any vegetation to be removed. | No vegetation is proposed to be removed. |
| Sufficient spot heights to enable the slope of the site and slope of the works area to be determined. | Contours of the subject land are included on the site plan and floor plan. Elevations also include the proposed cut to the west of the proposed addition and natural ground level. The maximum cut will be 0.7 metres. |
| The location, dimensions and depth of any proposed excavations or fill. | Location of the proposed cut is shown on the site plan and floor plan with retaining walls being utilised to stabilise the earthworks and surrounding natural ground surface. Elevations depict the proposed earthworks to facilitate the proposed extension with a maximum cut of 0.7 metres proposed. |
| The colour, finishes and materials to be used on all external surfaces, including the roof. | Materials to be used for the addition are weatherboards with Colorbond roofing coloured basalt to match the existing building. |
| Proposed new planting or site landscaping works. | No new planting or landscaping works are proposed. Existing landscaping to the north and east of the extension will soften the appearance of the addition. |

The proposed development achieves the design objectives at sub-clause 1.0.

| Design Objectives | Response |
|--|--|
| To protect and manage the township character of coastal settlements. | The character of the Bemm River is a vegetated "fishing village". The proposed dwelling extension will reflect the architectural style of the existing dwelling with pitched roofing and sympathetic building form. The single storey scale of the area will be maintained. The extension will ensure the spacing of buildings and garden vegetation will be retained. Foreshore vegetation and the western backdrop of the predominant tree canopy will assist to reduce the visual appearance of the addition. |

| Design Objectives | Response |
|--|---|
| <p>To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.</p> | <p>No unreasonable visual bulk will result from the proposed dwelling addition.</p> <p>The proposed extension will be a modest increase in the building footprint having a width of 3.63 metres when viewed from Sydenham Parade combined with a height that is consistent with the existing dwelling.</p> |
| <p>To ensure that new development is designed to minimise visual impacts on the natural landscape.</p> | <p>Visual impacts on the natural landscape will be minimised given the setback from the coastal reserve, vegetation within the coastal reserve and a backdrop of canopy trees which will visually soften the addition and blend the works into the surrounding landscape.</p> |
| <p>To ensure that new development is visually and physically integrated with the site and surrounding landscape.</p> | <p>The subject land is a modified site within the settlement boundaries.</p> <p>The proposed modest addition to the dwelling requires minor earthworks to ensure a consistent floor level across the dwelling.</p> <p>The proposed extension will be a sympathetic design reflecting the existing dwelling and will visually integrate with the surrounding landscape with a respectful height and scale.</p> |
| <p>To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.</p> | <p>When viewed from Sydenham Inlet the proposed addition will be softened by the coastal reserve vegetation. The proposed height of the extension will be a maximum of 5.57 metres well below the tree canopy line to the west of the site.</p> |
| <p>To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.</p> | <p>There will be no impact to the vegetated character of the area with no vegetation removal required to facilitate the proposed addition.</p> |
| <p>To ensure the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.</p> | <p>The subject land does not front Marine Parade Marlo or the lake frontage at Newlands Arm.</p> |

Decision guidelines at sub-clause 6.0 of the schedule are addressed by the proposed dwelling extension:

| Decision Guidelines | Comment |
|--|--|
| The design objectives of this schedule. | The design objectives of the schedule are respected and detailed commentary has been provided within pages 15-17 of the planning report. |
| The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal). | This clause of the planning scheme is redundant. Nevertheless, Clause 11.03-4L-09 is respected by the proposal with the extension maintaining the style, height and form of the existing dwelling meeting the "fishing village" coastal character of Bemm River. |
| Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Lakes Coastal Board. | Not applicable. The proposed extension is located within the coastal node of Bemm River. |
| Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms. | There are no design guidelines applying to the property through covenants or Section 173 Agreements registered on title or by any other means. |
| The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality. | No vegetation requires removal and the landscape setting will be maintained. |
| The need for and purpose of the proposed vegetation removal. | No vegetation is proposed to be removed. |
| Whether the buildings and works are sited and designed to avoid impacts from retained vegetation. | The dwelling extension has been sited to suit the existing building and avoid vegetation. |
| Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey. | It is not proposed to undertake landscaping on the subject land. The existing garden setting and native vegetation surrounds will provide for the addition to be integrated with the landscape setting. |
| Whether the form, design and details of the building are compatible with the landscape setting and the character of nearby or adjacent buildings. | The form and details of the proposed addition will be sympathetic with and replicate the existing dwelling structure. The proposal will include a pitched roof consistent with the existing building form, materials will tie into the existing dwelling. |

| Decision Guidelines | Comment |
|---|--|
| Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility. | Building materials and colours will reflect the existing dwelling reducing contrast with the landscape. |
| The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints. | <p>The general appearance of the area will be maintained by the proposed buildings and works.</p> <p>The building addition will have a modest footprint, is single storey in height, does not represent a large bulky building element and the use of sympathetic building materials will ensure the proposed addition ties with the existing dwelling and is reflective of the coastal setting.</p> |
| Whether the roof form of the building sits generally below the prevailing tree canopy. | The maximum building height of the extension is 5.57 metres consistent with the existing dwelling height and is well below the prevailing tree canopy. |
| Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building form that follow the natural slope of the land and reduce the need for site excavation and filling. | <p>The proposed building extension will not be visually obtrusive given the proposed height of the buildings and works.</p> <p>Given the need to ensure a consistent floor level across the building it would be inappropriate to provide for a split level design.</p> |
| Whether, in locations adjacent to the coast or coastal reserve, the building demonstrates a high standard of "light weight" contemporary design (i.e avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas. | The proposed dwelling extension represents a lightweight design with the use of weatherboard materials and avoidance of heavier masonry construction. |
| The impact of any new development on adjoining public land. | The proposal will have no impact to adjoining public land. |

7. Conclusion

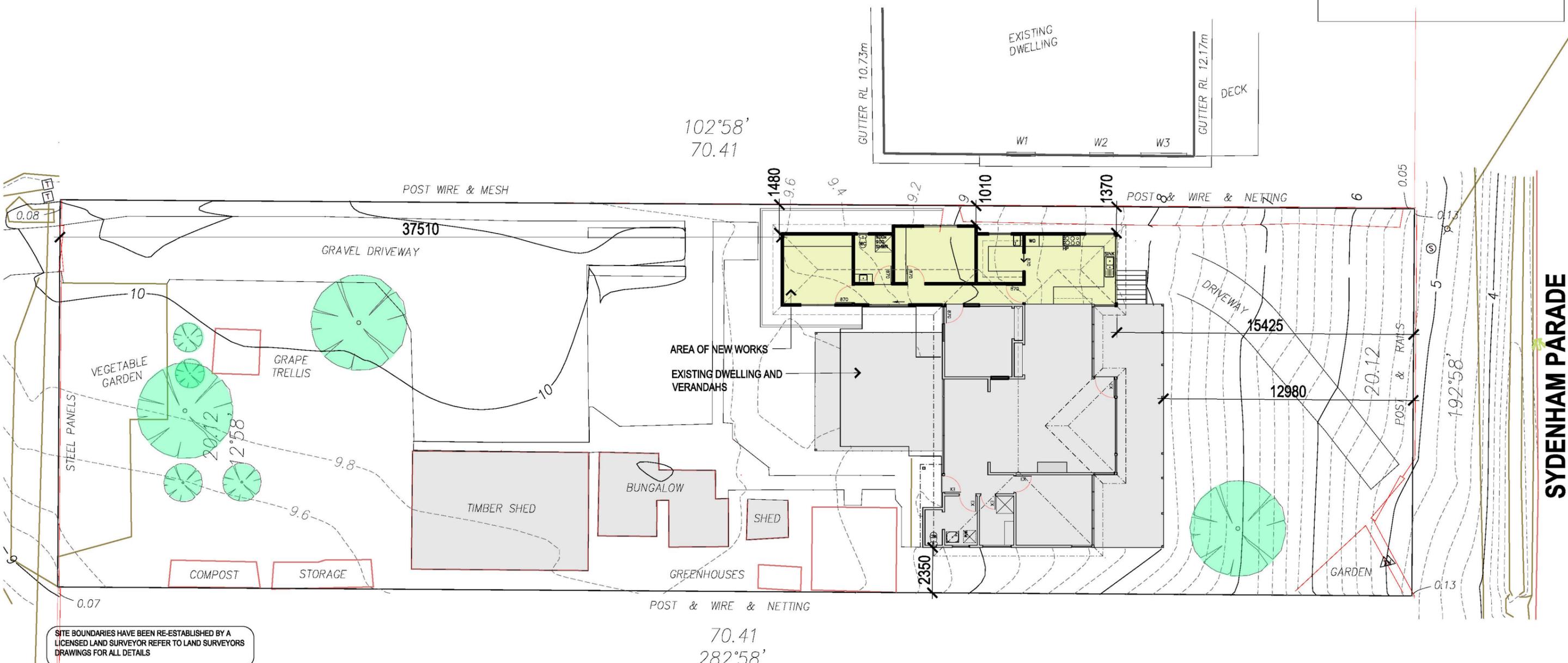
The proposed buildings and works (dwelling extension) at 27 Sydenham Parade, Bemm River is considered to accord with all relevant provisions of the Design and Development Overlay 11 of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the coastal setting of the area.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

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BUILDING AREA SCHEDULE

| NAME | AREA |
|-------------------|-----------------------------|
| EXISTING DWELLING | 108.05m ² |
| FRONT VERANDAH | 59.43m ² |
| REAR VERANDAH | 20.37m ² |
| EXISTING SHED | 56.40m ² |
| EXISTING BUNGALOW | 25.52m ² |
| PROPOSED ADDITION | 67.08m ² |
| TOTAL: | 336.85 m² |



SITE BOUNDARIES HAVE BEEN RE-ESTABLISHED BY A LICENSED LAND SURVEYOR REFER TO LAND SURVEYORS DRAWINGS FOR ALL DETAILS

SP SITE PLAN
SCALE 1:200

TOWN PLANNING ONLY - NOT FOR CONSTRUCTION

| ISSUE: | REVISION: | AMENDMENT: | DATE: |
|----------|-----------|---------------------------------|----------|
| REVIEW | A | DRAWINGS FOR REVIEW | 13.12.25 |
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PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS
PROJECT ADDRESS:
**27 SYDENHAM PARADE
BEMM RIVER**

CLIENT:

JOB NUMBER:
0511_25

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN
SHEET: A3
DRAWN: TH

DRAWING NUMBER:
TP.01



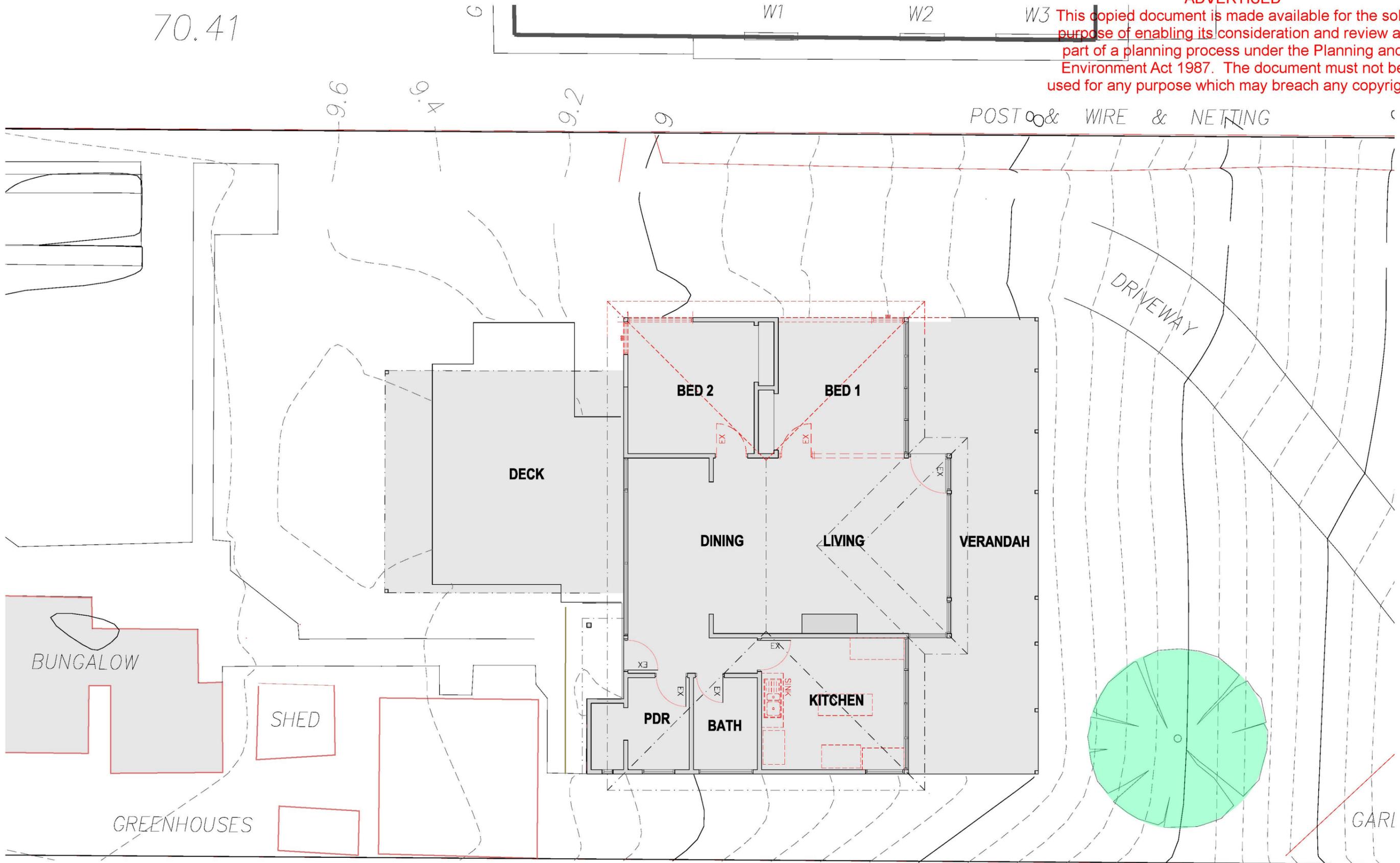
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DP EXISTING CONDITIONS / DEMOLITION PLAN

SCALE 1:100

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EXISTING CONDITIONS / DEMOLITION PLAN

SCALE: AS SHOWN
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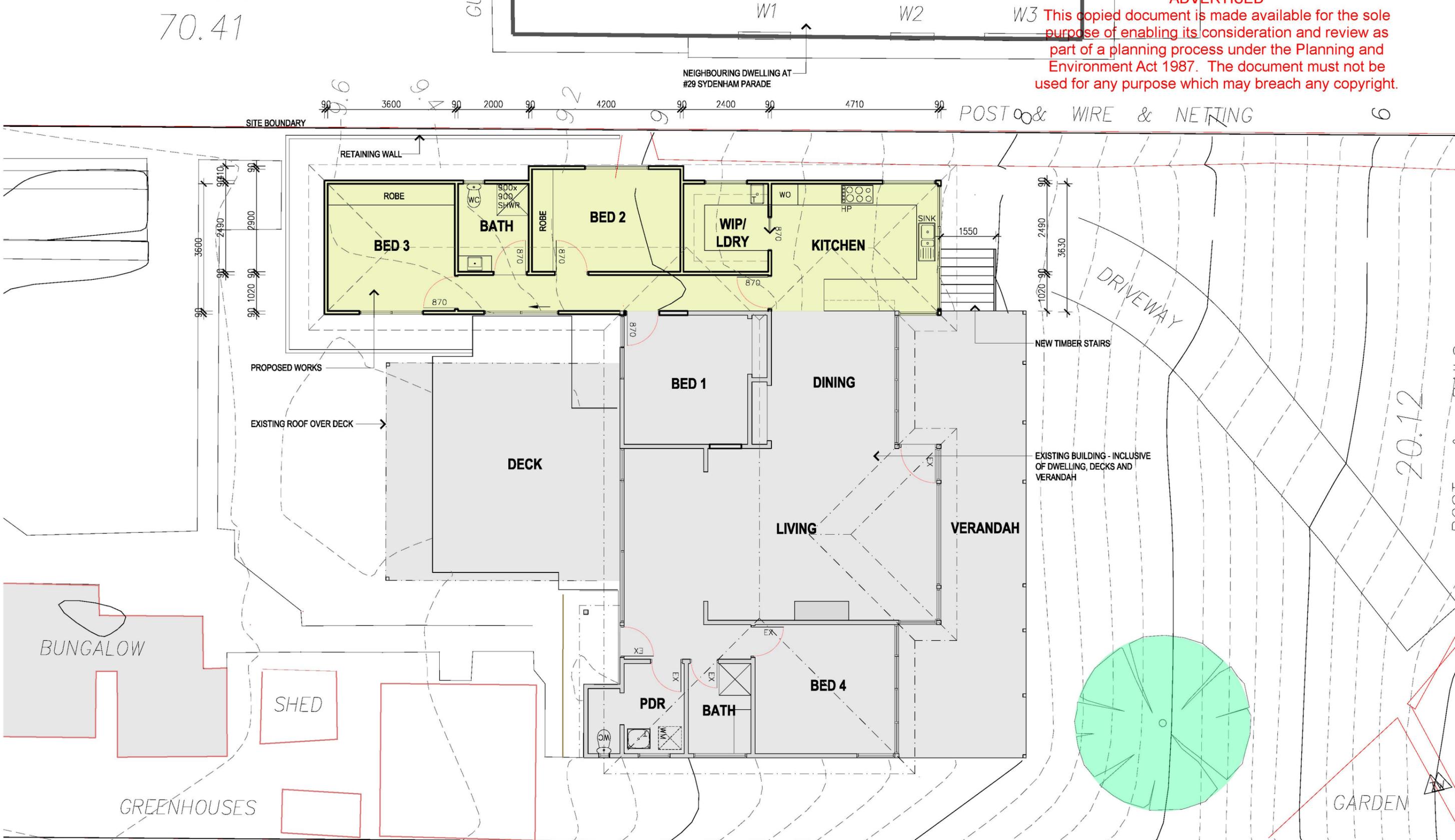
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GF

GROUND FLOOR PLAN

SCALE 1:100

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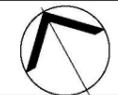
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DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: AS SHOWN
SHEET: A3
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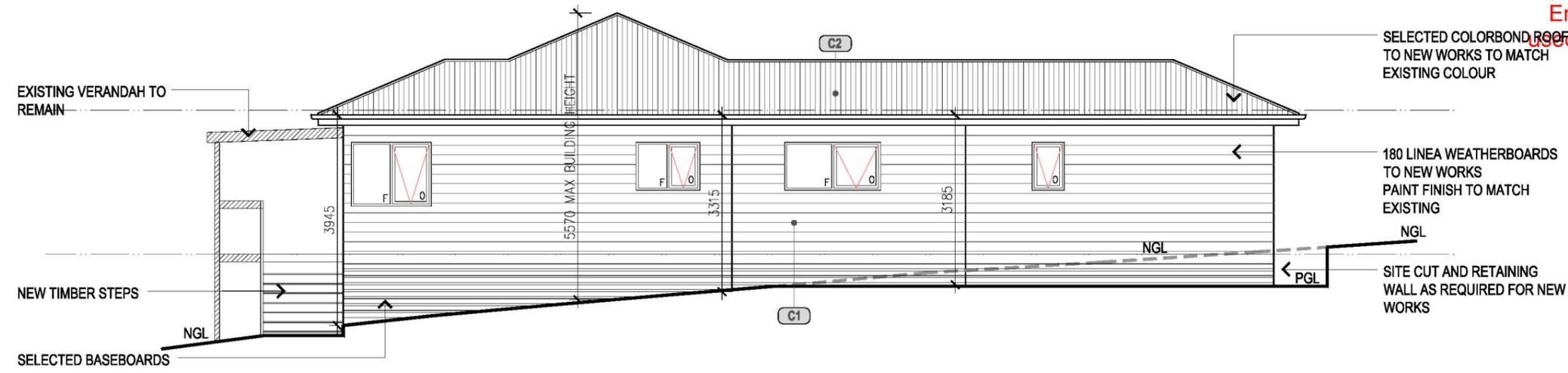


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| MATERIAL SCHEDULE | |
|-------------------|---|
| REF | DESCRIPTION |
| C1 | WEATHER BOARDS TO MATCH EXISTING PAINT FINISH |
| C2 | COLORBOND ROOFING TO MATCH EXISTING |

| COLOUR SCHEDULE | |
|---|---|
|  | COLOUR: COLORBOND BASALT LOCATION: ROOF, WEATHERBOARD CLADDING |
|  | COLOUR: COLORBOND MANOR RED LOCATION: FASCIA AND TRIMS |

NOTE:
ALL COLOURS TO MATCH EXISTING DWELLING



NE NORTH ELEVATION
SCALE 1:100



SE SOUTH ELEVATION
SCALE 1:100

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DRAWING TITLE:
ELEVATIONS

SCALE: AS SHOWN
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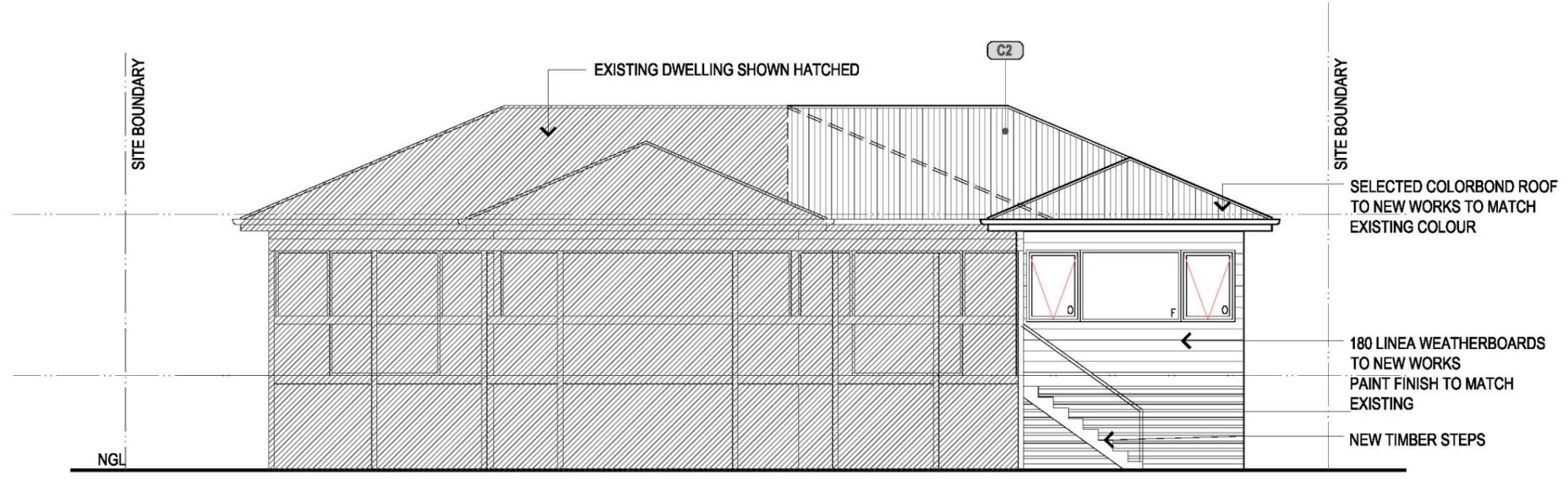
MATERIAL SCHEDULE

| REF | DESCRIPTION |
|-----|--|
| C1 | WEATHERBOARDS TO MATCH EXISTING PAINT FINISH |
| C2 | COLORBOND ROOFING TO MATCH EXISTING |

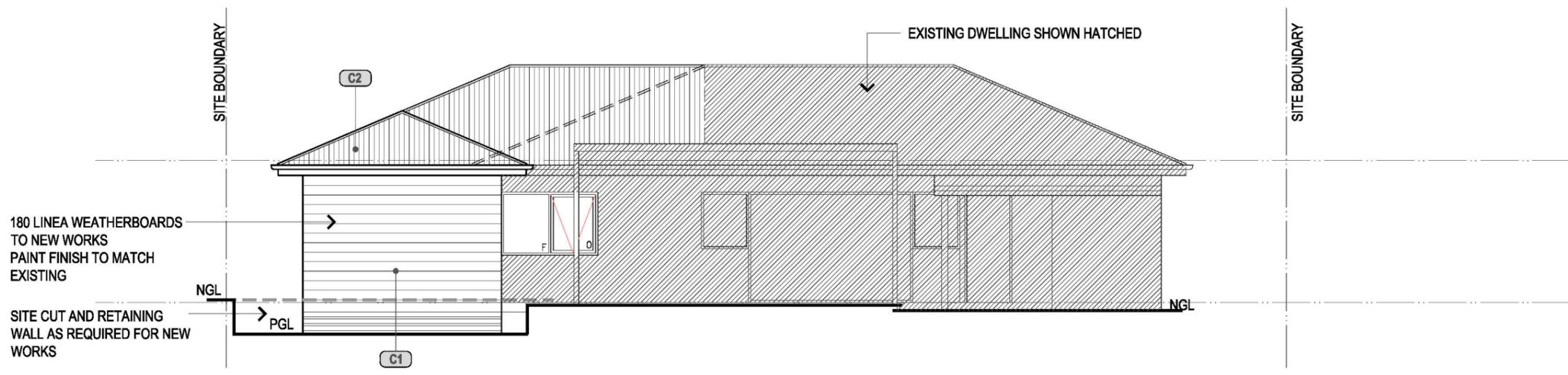
COLOUR SCHEDULE

| | |
|---|---|
|  | COLOUR: COLORBOND BASALT LOCATION: ROOF, WEATHERBOARD CLADDING |
|  | COLOUR: COLORBOND MANOR RED LOCATION: FASCIA AND TRIMS |

NOTE:
ALL COLOURS TO MATCH EXISTING DWELLING



EE EAST ELEVATION
SCALE 1:100



WE WEST ELEVATION
SCALE 1:100

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ELEVATIONS

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