

Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 580	Street Name: Sheffield Road
Town: Neerim	Postcode: 3831	

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	

Option B:

Crown Allotment Number:	Pt CA 48A
Section Number:	V3101 F058
Parish/Township Name:	Neerim Parish

Section 2: PERMIT APPLICANT

Name:	Tanya & Michael Barrett
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (if different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

\$450,000

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application...

Advertised

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

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input checked="" type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivison Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

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 No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

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FURTHER DETAILS OF PROPOSAL (optional)

As discussed with Imogen we would like to redevelop an existing small two storey house to put on an extension to meet the needs of our family and have adequate living quarters on ground level.

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

Advertised

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

As you can see from the plan attached it is a small two storey dwelling with 4 bedrooms, we do however have 5 children living at home and the need for bathroom and kitchen facilities on ground level. We also work from home so we have a desparate need for a home based business space. We live on the property and enjoy manicuring our garden, no trees or infrastructure will be affected by the proposed extension. The extension has very little impact on the property utilising existing driveway and water storage space, please refer to the application description attached.

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>	
Yes <input checked="" type="checkbox"/>	If yes, with whom?
Date of this meeting	3/10/24

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: 09/10/2024
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

CHECK LIST Please ensure you have included the following items with your application form. Failure to provide all the information above may result in a delay in the processing of the application.

- A fully completed and signed copy of this form.
- Most applications require a fee to be paid. Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.

Contact Council to determine the appropriate fee.

- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

- Provided plans showing the layout and details of the proposal

- Provided any information required by the planning scheme, requested by Council

- Provided a description of the likely effect of the proposal (if required)

- Completed the declaration in Section 8

- Provided a contact phone number and e-mail address

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PLEASE FORWARD THIS APPLICATION TO

Advertised

E-mail: planning@bawbawshire.vic.gov.au **Mail:** Planning Department, Baw Baw Shire Council
PO Box 304
Warragul VIC 3820

Phone: 5624 2411

In Person: Customer Service Centre: 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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 of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 03101 FOLIO 058

Security no : 124118758896W
Produced 04/10/2024 10:10 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 48A Township of Neerim Parish of Neerim.

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE TP691091X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY090629L (E)	TRANSFER CONTROL OF ECT	Completed	12/06/2024
AY095810X (E)	DISCHARGE OF MORTGAGE	Registered	13/06/2024
AY095811V (E)	MORTGAGE	Registered	13/06/2024

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

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

Street Address: 580 SHEFFIELD ROAD NEERIM VIC 3831

ADMINISTRATIVE NOTICES

NIL

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eCT Control 18601V BANKWEST
Effective from 13/06/2024

DOCUMENT END

The information supplied by Perry Town Planning has been obtained from Dye & Durham Property Pty Ltd by agreement between them. The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 04/10/2024, for Order Number 85727819. Your reference: Tanya Barrett.

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Advertised

TITLE PLAN	EDITION 1	TP 691091X
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Location of Land

Parish: VILLAGE OF NEERIM PARISH OF NEERIM

Township:

Section:

Crown Allotment: 48A

Crown Portion:

Last Plan Reference:

Derived From: VOL 3101 FOL 058

Depth Limitation: 50 FEET

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3101 FOL. 058 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

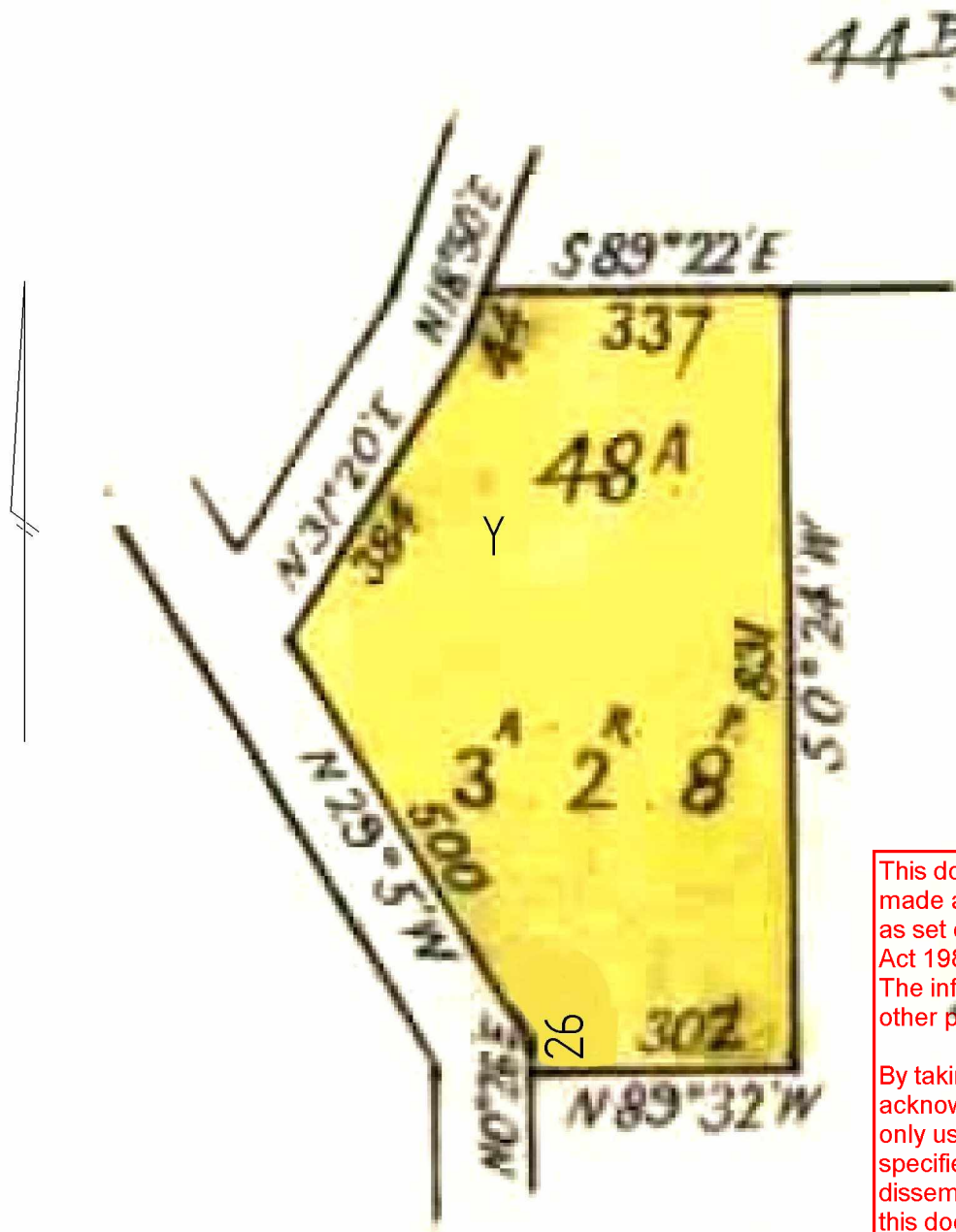
Description of Land / Easement Information

COLOUR CODE
Y = YELLOW

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 16/11/2000

VERIFIED: SO'C



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LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links
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TITLE PLAN

TP 691091X

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

All THAT PIECE OF LAND in the said State containing *three acres two roods and eight perches more or less being allotment forty eight A in the village of Beem South of Beem County of Buln Buln*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring 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 auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO 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 copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and 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 copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 180 of the Land Act 1901 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 licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right, or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED THAT compensation shall be paid to the said GRANTEE

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

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Metres = 0.3048 x Feet
 Metres = 0.201168 x Links



Restaurants

Hotels

Things to do

Museums

Public transport

Advertised



✦ Proposed
Garage wall
to 595
Sheffield Rd.

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Sheffield Rd

86.81 m

Proposed
Garage will be
590 Sheffield Rd.

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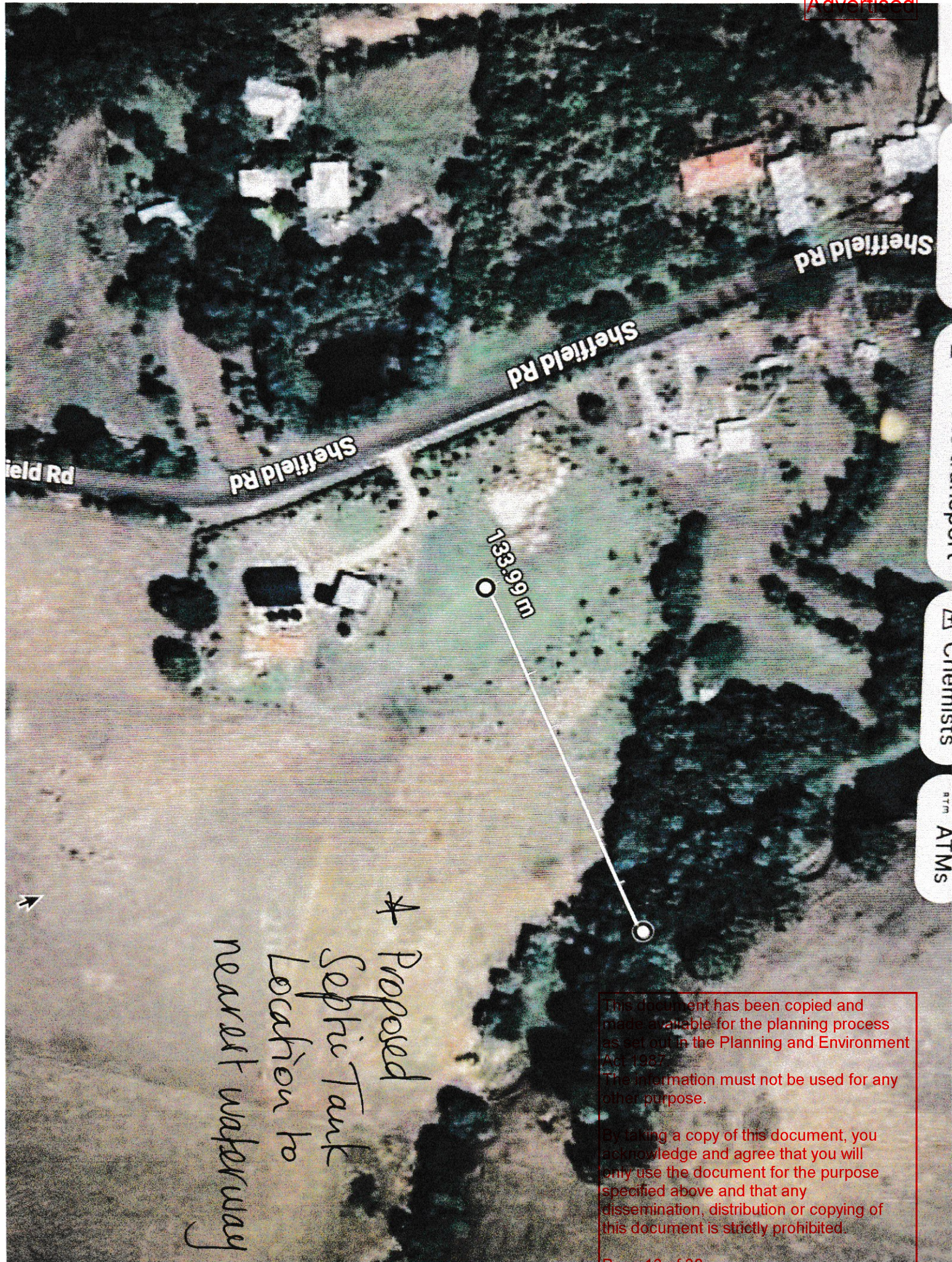
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Measure distance
Click on the map to add to your path

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* Proposed
Saphic Tank
Location to
nearest waterway

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* Existing Septic Tank for Nearest Waterway

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Drag to change, click to remove

63.09 m

✳ Proposed
 Sophie Tank
 for
 Neighbouring
 Boundary
 (570
 Sheffield Rd)

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Hotels

Things to do

Museums

Public transport

Chemists

ATMs



Proposed
Sophic Taut
to nearest
boundary
(590 Sheffield
Rd)

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LOCATION PLAN
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TAD DRAFTING SERVICES
YOUR DREAM OUR PASSION
P: 0417 240 423 E: annette@addraftingservices.com.au

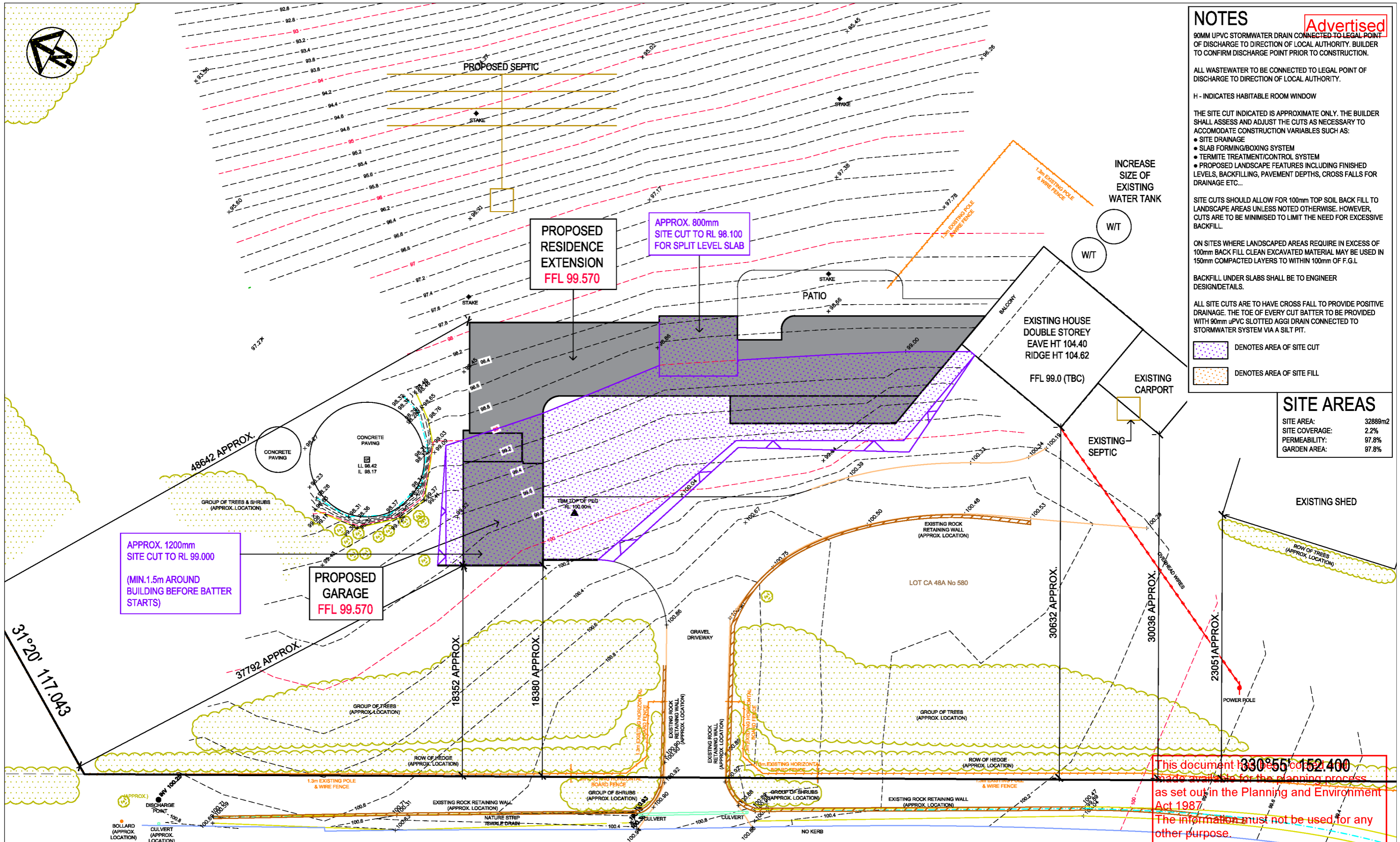
REV	BY	DATE	DESCRIPTION

OWNER: _____

PROJECT:
EXTENSION
PROPOSED EXTENSION TO EXISTING DOUBLE STOREY RESIDENCE
580 SHEFFIELD ROAD
NEERIM, VIC.

NOTE
Do not scale drawings. Written dimensions take precedence. Contractors must confirm all levels and dimensions on site before commencement of works.
This design is the exclusive property of AD Drafting Services P/L.

DATE: 11/10/24	DRAWN: AC
SCALE: 1:300 A3	APPROVED: AC
DRAWING No: 1 of 7	REV: PR.3



NOTES

Advertised

90MM UPVC STORMWATER DRAIN CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY. BUILDER TO CONFIRM DISCHARGE POINT PRIOR TO CONSTRUCTION.

ALL WASTEWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY.

H - INDICATES HABITABLE ROOM WINDOW

THE SITE CUT INDICATED IS APPROXIMATE ONLY. THE BUILDER SHALL ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMMODATE CONSTRUCTION VARIABLES SUCH AS:

- SITE DRAINAGE
- SLAB FORMING/BOXING SYSTEM
- TERMITE TREATMENT/CONTROL SYSTEM
- PROPOSED LANDSCAPE FEATURES INCLUDING FINISHED LEVELS, BACKFILLING, PAVEMENT DEPTHS, CROSS FALLS FOR DRAINAGE ETC...

SITE CUTS SHOULD ALLOW FOR 100mm TOP SOIL BACK FILL TO LANDSCAPE AREAS UNLESS NOTED OTHERWISE. HOWEVER, CUTS ARE TO BE MINIMISED TO LIMIT THE NEED FOR EXCESSIVE BACKFILL.

ON SITES WHERE LANDSCAPED AREAS REQUIRE IN EXCESS OF 100mm BACK FILL CLEAN EXCAVATED MATERIAL MAY BE USED IN 150mm COMPACTED LAYERS TO WITHIN 100mm OF F.G.L

BACKFILL UNDER SLABS SHALL BE TO ENGINEER DESIGN/DETAILS.

ALL SITE CUTS ARE TO HAVE CROSS FALL TO PROVIDE POSITIVE DRAINAGE. THE TOE OF EVERY CUT BATTER TO BE PROVIDED WITH 90mm UPVC SLOTTED AGGI DRAIN CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.

 DENOTES AREA OF SITE CUT
 DENOTES AREA OF SITE FILL

SITE AREAS

SITE AREA:	32889m ²
SITE COVERAGE:	2.2%
PERMEABILITY:	97.8%
GARDEN AREA:	97.8%

SITE PLAN

SHEFFIELD ROAD



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P: 0417 240 423 E: annette@addraftingservices.com.au

REV	BY	DATE	DESCRIPTION

OWNER: _____

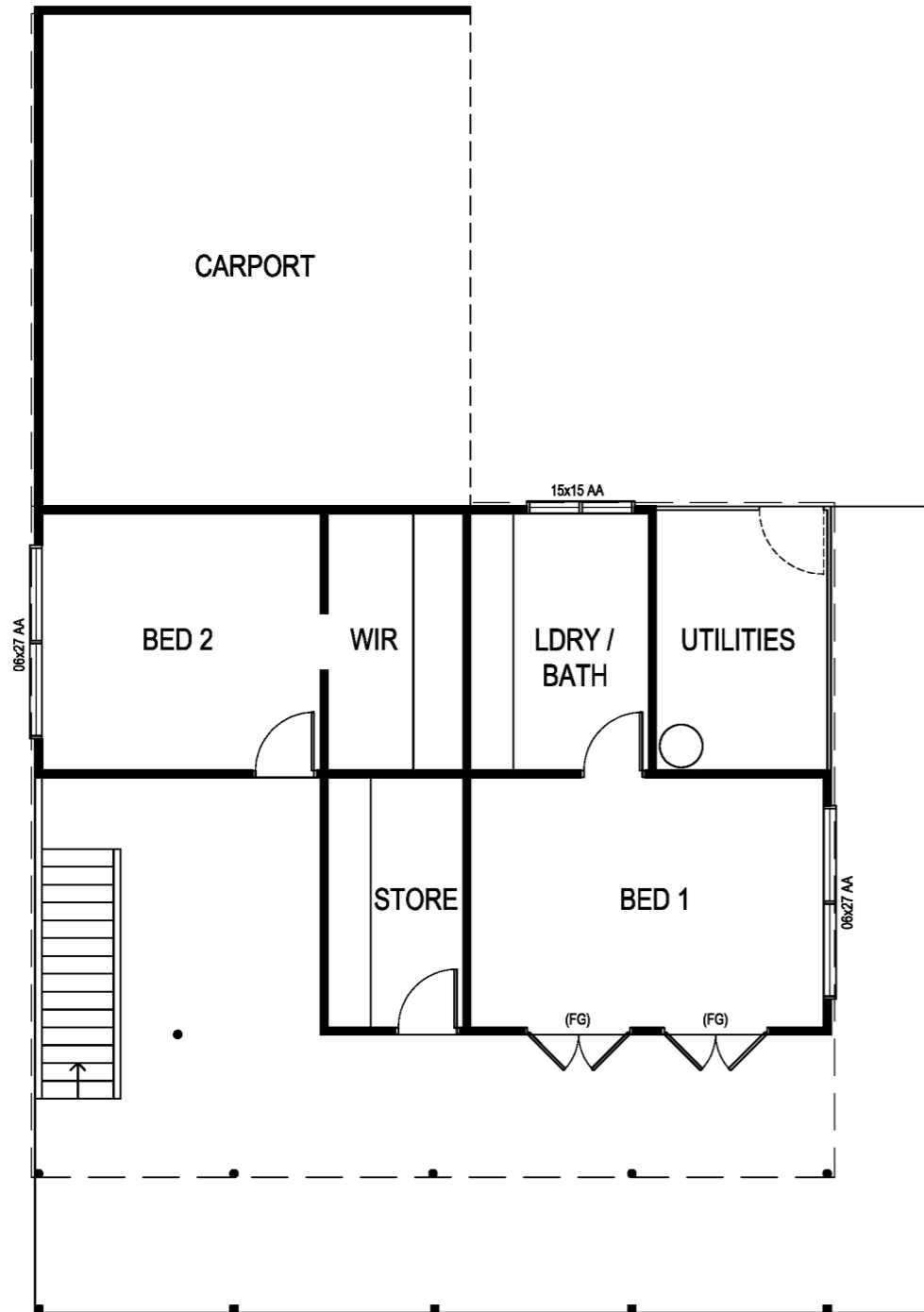
PROJECT: **EXTENSION PROPOSED EXTENSION TO EXISTING DOUBLE STOREY RESIDENCE 580 SHEFFIELD ROAD NEERIM, VIC.**

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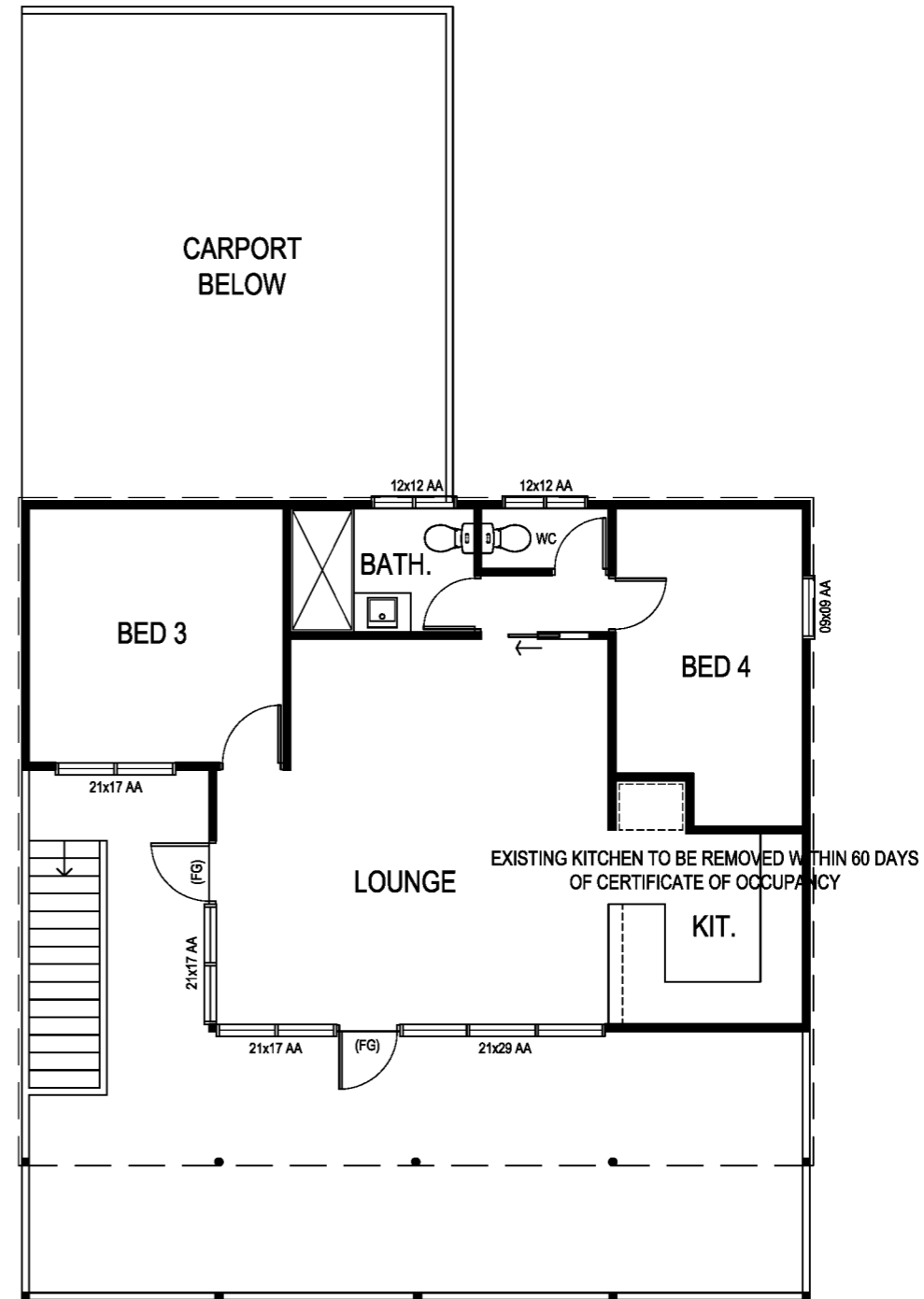
DATE: 11/10/24	DRAWN: AC
SCALE: 1:300 A3	APPROVED: AC
DRAWING No: _____	REV: PR.3

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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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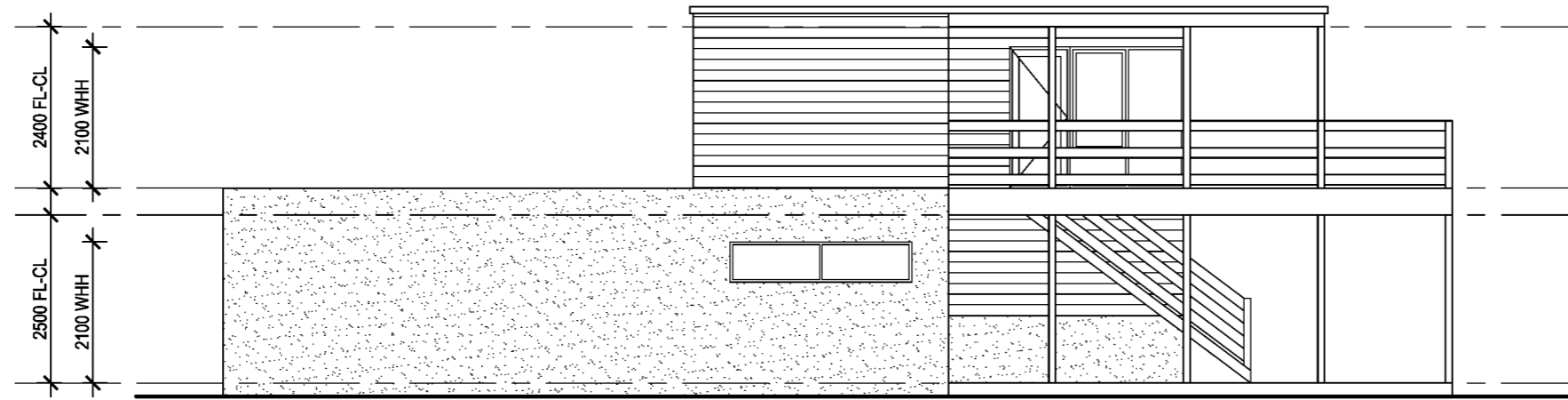
REV	BY	DATE	DESCRIPTION

OWNER: _____

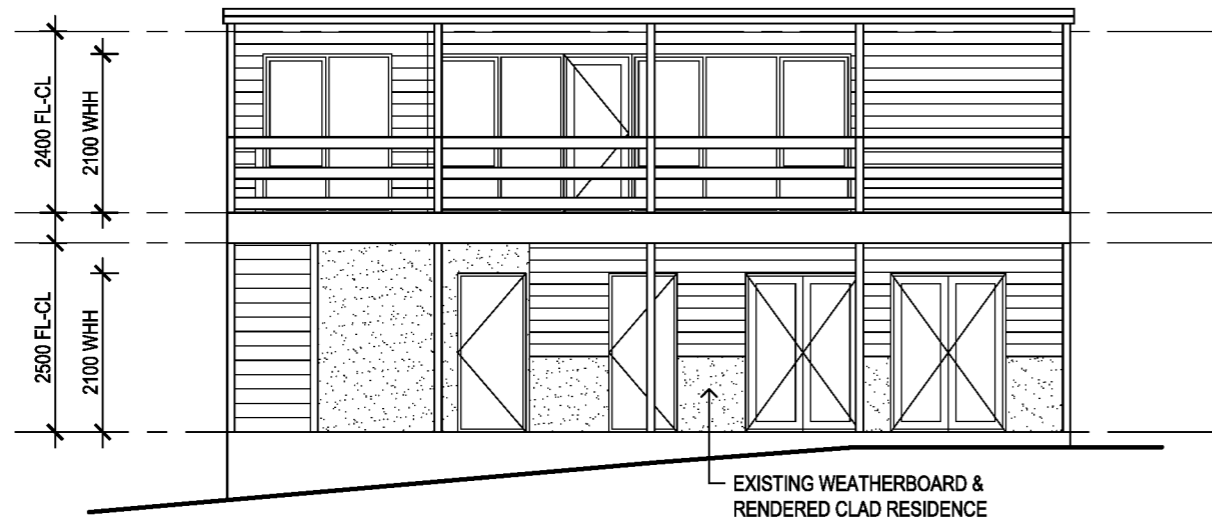
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NEERIM, VIC.

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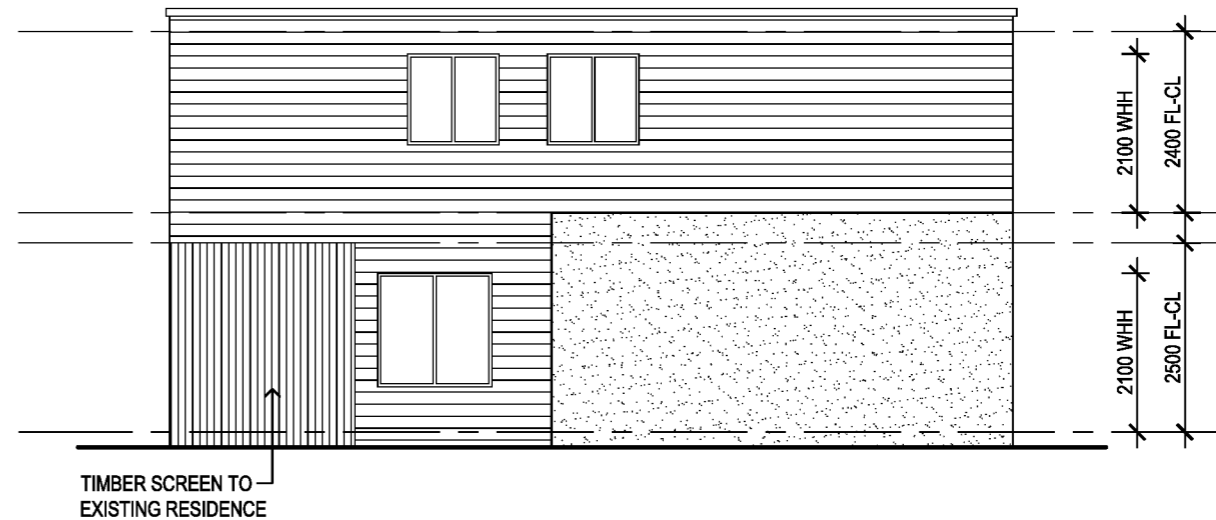
DATE: 11.10.24	DRAWN: AC
SCALE: 1:100 A3	APPROVED: AC
DRAWING No: 3 of 7	REV: PR.3



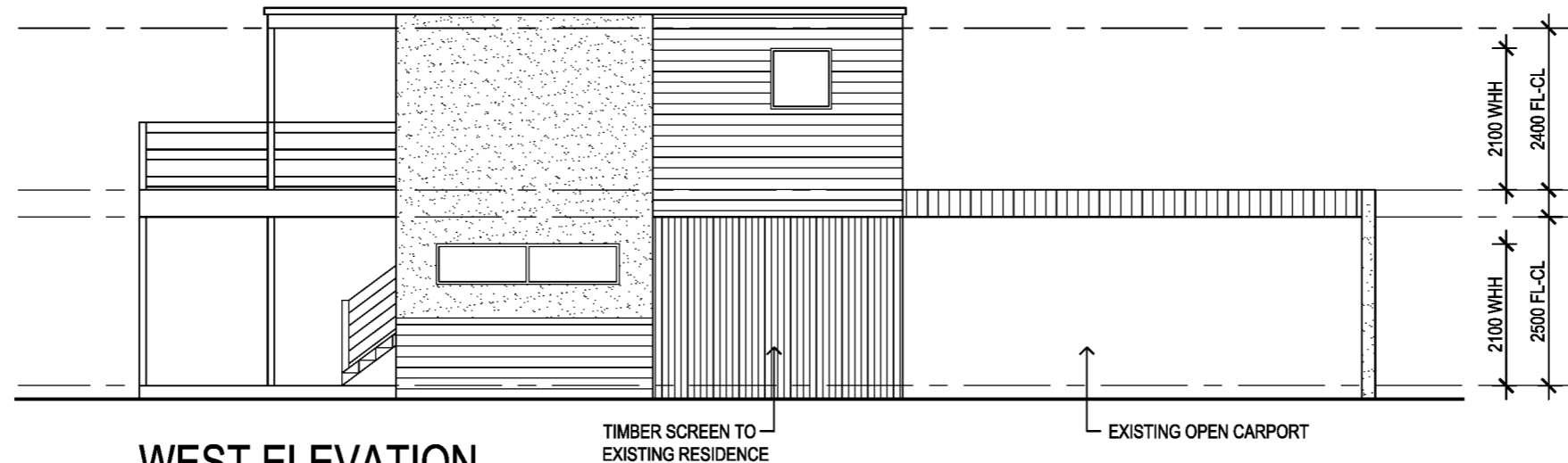
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXISTING ELEVATIONS

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DATE: 11/10/24
 SCALE: 1:100 A3
 DRAWING No: 4 of 7
 REV: PR.3

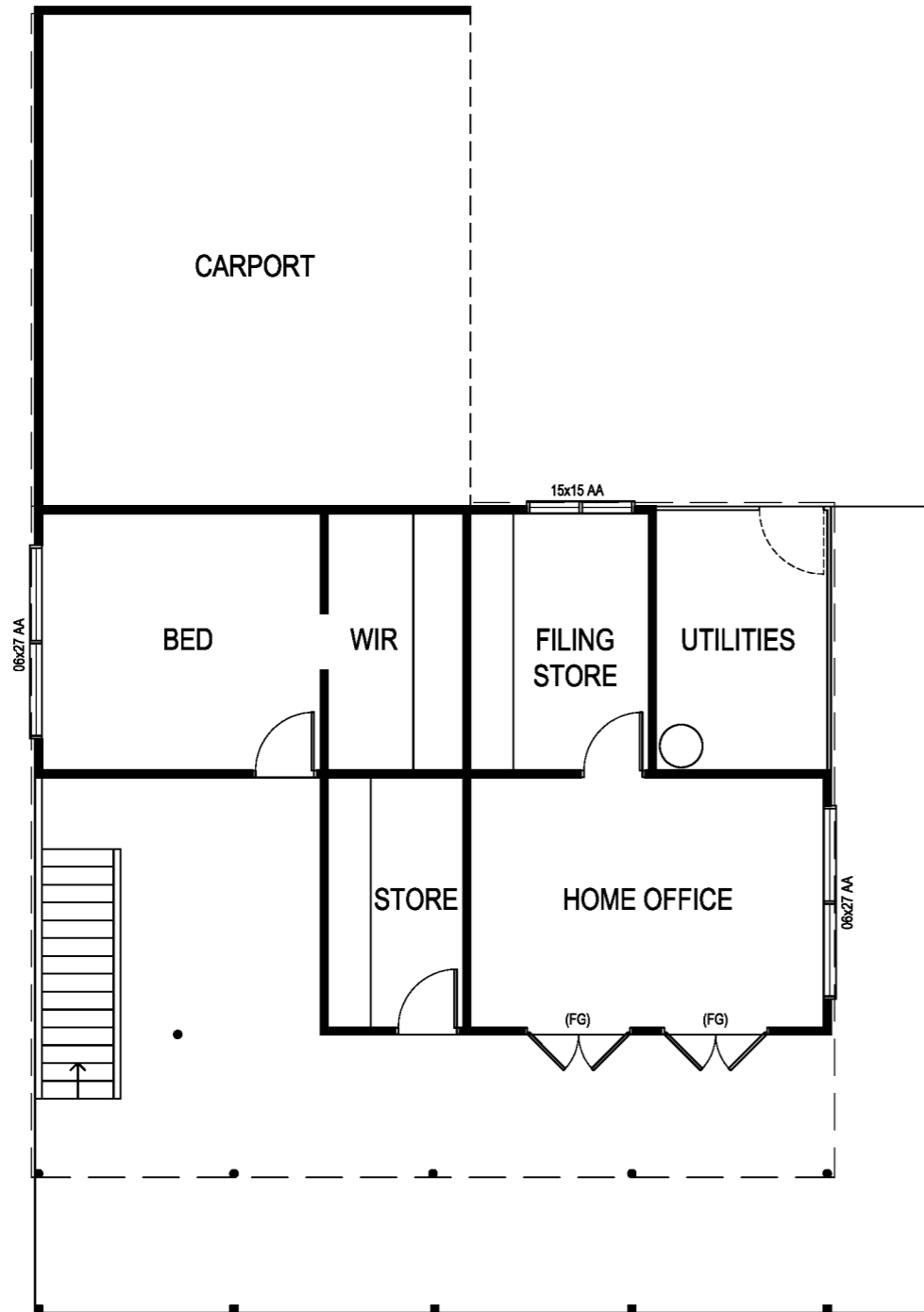
REV	BY	DATE	DESCRIPTION

OWNER:

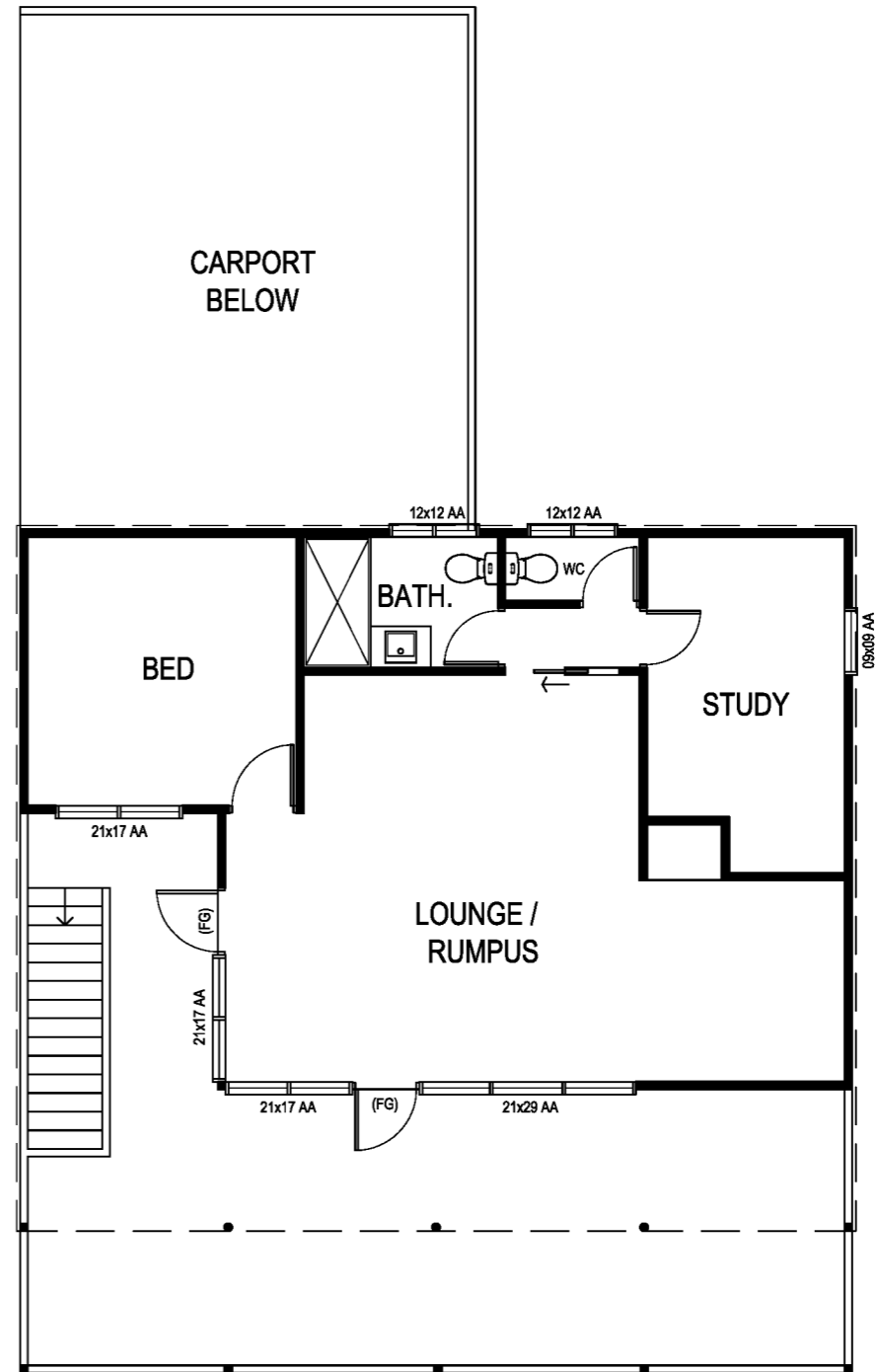
PROJECT:
EXTENSION
 PROPOSED EXTENSION TO EXISTING DOUBLE STOREY RESIDENCE
 580 SHEFFIELD ROAD
 NEERIM, VIC.

NOTE
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DRAWN: AC	DATE: 11/10/24
APPROVED: AC	SCALE: 1:100 A3
REV: PR.3	DRAWING No: 4 of 7



**NEW FLOOR PLAN FOR
EXISTING GROUND FLOOR PLAN**



**NEW FLOOR PLAN FOR
EXISTING FIRST FLOOR PLAN**

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REV	BY	DATE	DESCRIPTION

OWNER:

PROJECT:
**EXTENSION
PROPOSED EXTENSION TO EXISTING DOUBLE
STOREY RESIDENCE
580 SHEFFIELD ROAD
NEERIM, VIC.**

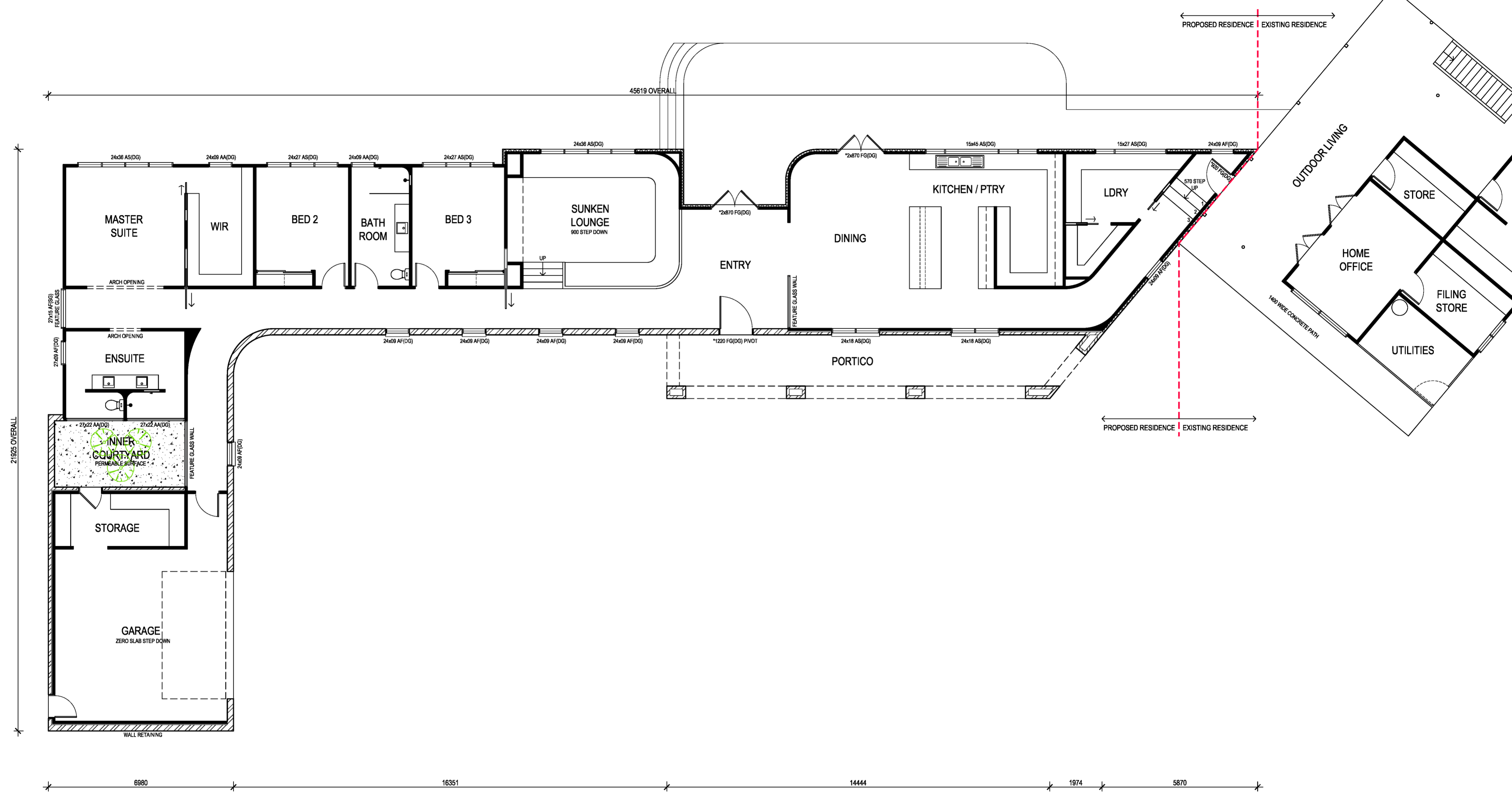
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SCALE: 1:100 A3	APPROVED: AC
DRAWING No: 5 of 7	REV: PR.3



Advised

FLOOR AREAS		
EXISTING RESIDENCE	141.03	15.28 m ²
GROUND FLOOR	3072.91	32.61 m ²
GARAGE	63.04	6.79 m ²
PORTICO	37.03	3.99 m ²
GRAND TOTAL:	544.91	58.66 m²



PROPOSED FLOOR PLAN



REV	BY	DATE	DESCRIPTION

OWNER: _____

PROJECT:
EXTENSION
 PROPOSED EXTENSION TO EXISTING DOUBLE
 STOREY RESIDENCE
 580 SHEFFIELD ROAD
 NEERIM, VIC.

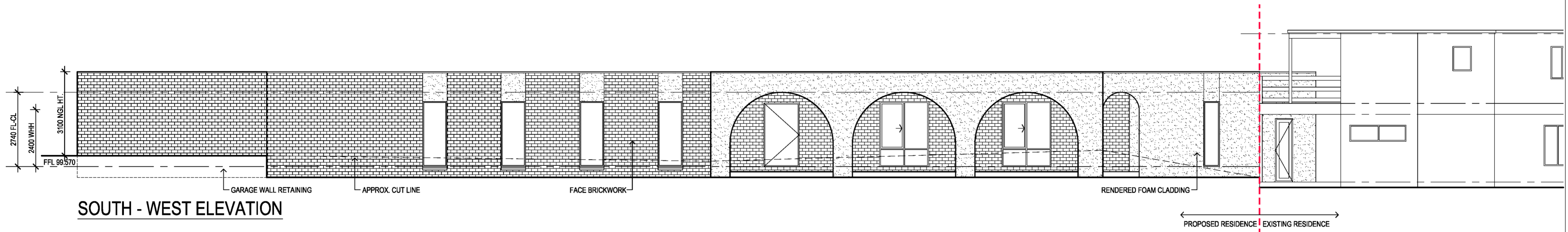
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DATE:	11.10.24	DRAWN:	AC
SCALE:	1:100 - A2	APPROVED:	AC
DRAWING No:	6 of 7	REV:	PR.3

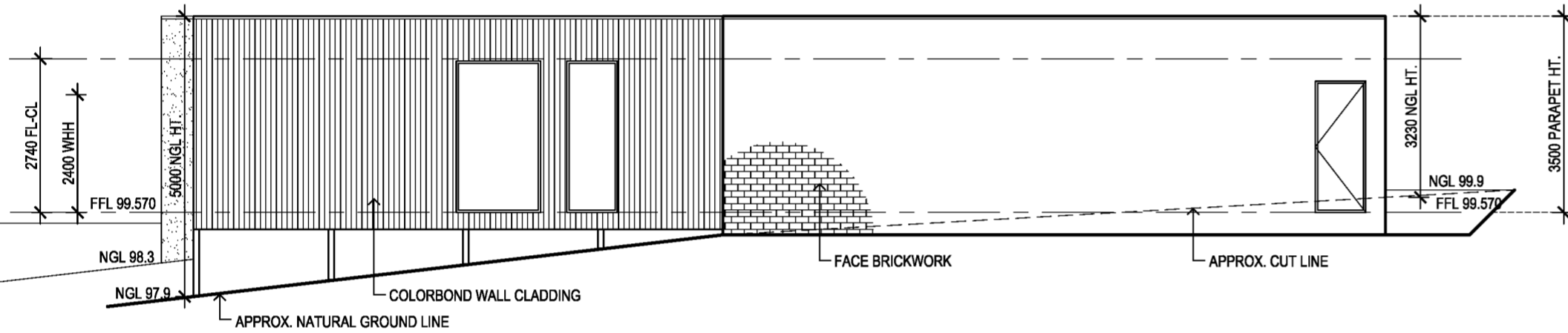
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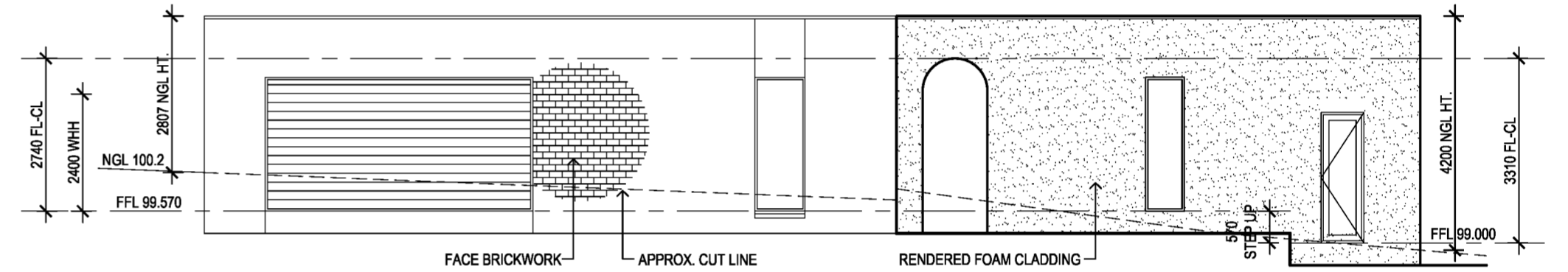
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SOUTH - WEST ELEVATION

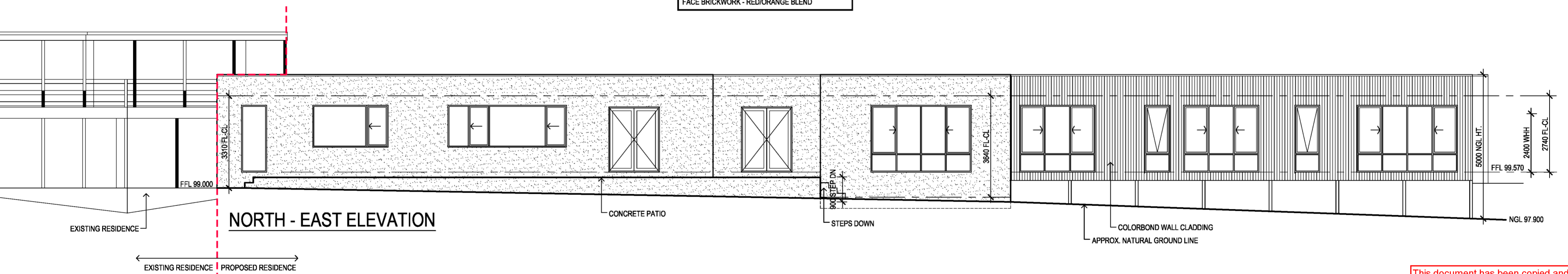


NORTH - WEST ELEVATION



SOUTH - WEST ELEVATION

COLOR SCHEDULE.
 ALUMINUM WINDOWS FRAMES - BLACK (NIGHTSKY)
 RENDERED FOAM CLADDING - BLACK (NIGHTSKY)
 COLORBOND WALL CLADDING - BLACK (NIGHTSKY)
 FACE BRICKWORK - RED/ORANGE BLEND



NORTH - EAST ELEVATION

PROPOSED ELEVATIONS

REV	BY	DATE	DESCRIPTION

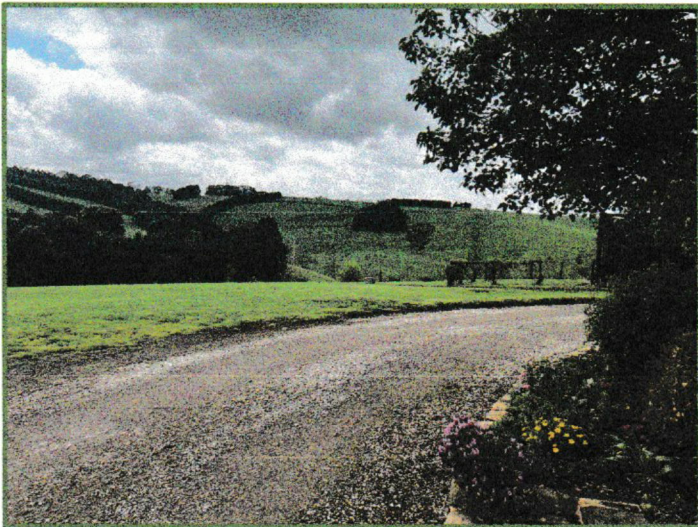
OWNER:

PROJECT:
EXTENSION
 PROPOSED EXTENSION TO EXISTING DOUBLE
 STOREY RESIDENCE
 580 SHEFFIELD ROAD
 NEERIM, VIC.

DATE:	11.10.24	DRAWN:	AC
SCALE:	1:100 - A2	APPROVED:	AC
DRAWING No:	7 of 7	REV:	PR.3

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**580 SHEFFIELD
ROAD NEERIM**

**PROPOSED
REDEVELOPMENT
TO AN EXSITING
DWELLING**

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580 Sheffield Road in Neerim is located in the Neerim parish, with a residential land classification being V3101 F058, Pt CA 48A. The three and a half acre property is zoned rural residential / rural lifestyle and has a small existing dwelling. We would like to redevelop the existing dwelling to accommodate for a growing family by building an extension.

The existing residence is only 12 squares of living, comprising of 4 bedrooms, one bathroom, kitchen, laundry and store room. There are seven household members and we work from home with no current designated space for a home based business. We have happily lived and owned the property since 2009, with the dwelling being continuously inhabited prior to this as an operational dwelling for well over 15 continuous years.

It is a two storey home with an external staircase to the upper level, meaning that anyone accessing the top storey and therefore wanting to use the bathroom and kitchen needs to go up and down 14 stairs, rain, hail or shine. This is a major problem, meaning that our elderly parents are unable to comfortably visit, they have to sit in the master bedroom. Further to this Mike is suffering from chronic knee injuries, requiring a knee replacement. He will not be able to access upstairs without surgery and there is also great concern for how he will be able to navigate the stairs in the future.

The other major issue with the existing dwelling is that we work from home in our own business. Working from home gives us the flexibility we need to meet our family commitments however, our office is also our master bedroom. Having your own business requires long hours and possibly working 7 days per week when necessary. Unfortunately, Mike’s mental health has significantly deteriorated in the last few years. Living, working and sleeping in the same room for many years which also intensified during Covid, means that he feels trapped and desperately needs a designated home business area. We have no intention of leasing an external space, the flexibility and security of working from home is too great.

We would like to redevelop our existing dwelling to include adequate living quarters on ground level. This would mean that our family and friends; one who is also a paraplegic in a wheelchair can visit and stay without being confined downstairs in the bedroom. We propose to add three new bedrooms, bathroom, ensuite, lounge, laundry, linen and garage. With 4 adults driving at present and with a further 2 children soon to have their licences within the next 2-4 years, the addition of a garage is also very important with no one planning on leaving home for a long time due to the cost of living, work and university desires. This will mean that the existing house will be used predominately for home based business purposes downstairs and living quarters upstairs for our oldest two children. The existing kitchen upstairs will be removed within six months of the certificate of occupancy being supplied.

On the property there is an existing dwelling and a shed both in Colourbond Night Sky please see A & B. We have planted an array of beautiful maples around the outskirts of the property which leaves a very large cleared area for the proposed extension. No trees or infrastructure will need to be moved. The brick façade of the proposed extension will be built with Daniel Robertson 50mm red blend bricks, please see C.

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No neighbours will be impacted at all, the closest neighbour's house located at 590 Sheffield Road faces east approx. 130m from our existing dwelling, meaning that the extension will not be in their line of sight and barely visible, their shed also sits between their house and the proposed extension as shown in the photos attached. The proposed extension would be approx. 87m from the closest point to the closest point of the dwelling at 590 Sheffield as shown in the photos attached, please see D, E, F & G. The dwelling located at 590 Sheffield Road has no windows on the south side, a shed sits between the house and the proposed extension and several trees also divide the space, that once grown will eliminate any sight from either direction. To the west 575 Sheffield Road is approx. 103m away and to the south 570 Sheffield Road is more than 227m. All measurements are from the proposed extension's closest point.

The existing septic tank is approx. 149.5m to the nearest waterway, with the proposed septic tank located approx. 134m from the nearest waterway and the end of the septic lines approx. 60m from the nearest boundary, with the exact location to be determined with the septic application. We have spoken to several septic companies who have advised that a new septic could easily be installed to accommodate the proposed extension with several sites suitable, they foresee no areas of concern.

We have designed the extension with the least impact on the property, it will be positioned towards the front of the property staying within council's minimum requirements with access directly from the road, with the smallest footprint and impact on the land as possible. We plan on increasing the size of one existing water tank to accommodate the new roof line, giving us ample water storage and not creating alternative land space needed for the water tank, once again, making as little impact on the land as necessary. We have recently upgraded our power supply, removing the dangerous overhead powerline from the driveway and bringing our electricity meter up to compliance standards, which also includes having an adequate power supply for the extension. The site levels will require a slight adjustment to the existing driveway, with the need to cut the driveway down 400mm while still staying in the same position as it is, with the need for a short driveway to access the garage. Proposed positioning is within council requirements, being at least 23m off the roadway and over 100m from any existing waterway. The closest neighbouring pond is located across the road as shown in the photos attached H & I which is a man made pond and not a waterway. Our plan is to start work immediately following council approval with works to be completed within 12-18 months allowing for weather conditions.

The proposed extension does not impact neighbouring properties, we have owned and lived at the site since 2009 and operated our home based business for the last 8 years from home, it is just the two of us with no other employees. Our neighbours and the land are not impacted in any way, we have no client visits, no goods or materials are manufactured, repaired or kept on site, no chemicals are required, it is purely Mike and I working from our computer at home with the need for storage space to securely store our files. Our neighbours are already aware and very happy that we work from home as we are around to keep an eye on suspicious activity in the area, they are not and nor will they ever be impacted in any way from our home based business. There is also no extra load on utilities or any visible sign affecting amenities. We only use our own private cars, so no extra work vehicles are used.

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In summary, an extension would allow us to stay at our current property which we love and have worked exceptionally hard at improving, our family is settled and has a strong relationship to the community and surrounds, with the ability to redevelop and build an extension we could accommodate for our families needs now and into the future as we love where we live.

Colour swatches for proposed extension to match existing house and shed which has Colourbond Night Sky as the tin and paintwork. This colour will be used on all surfaces other than brick including render, tin and window frames on the proposed extension.



A. Tin



B. Render



C. 50mm Daniel Robertson red blend brick colour for proposed extension.

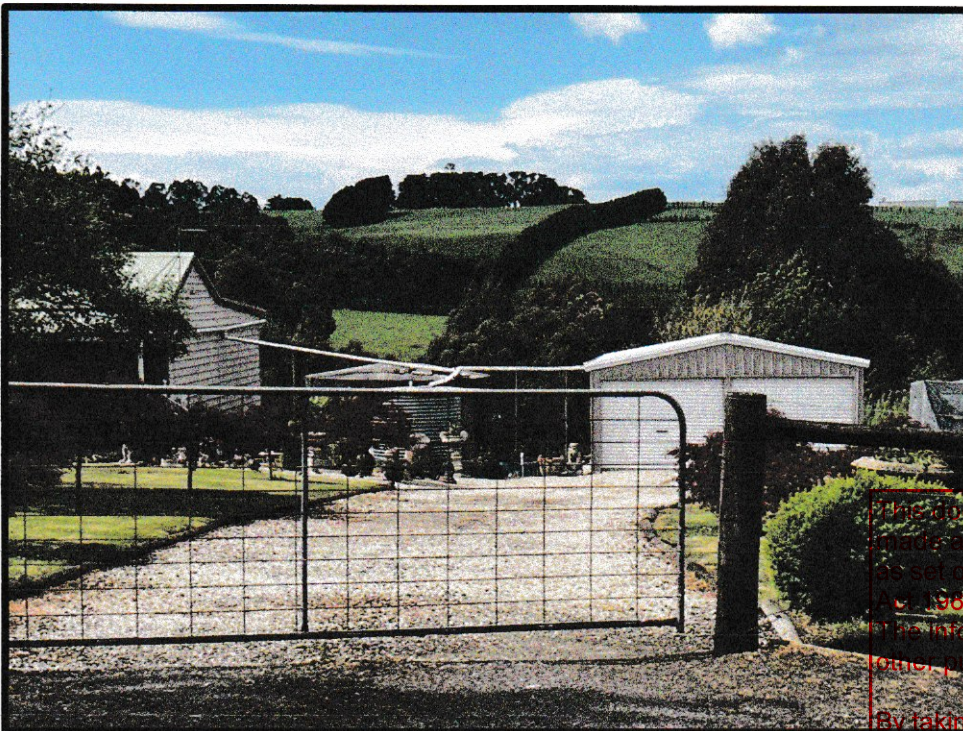
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D. View from 590 Sheffield Road to 580 Sheffield Road.



E. Front of 590 Sheffield Road Neerim. Please note that there are no windows on the south side of the house which faces proposed extension.

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F. View to 590 from proposed extension location.



G. View to 590 Sheffield Road from connection point on existing dwelling.

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H. View to West, looking from proposed extension location to the road where beyond is a neighbouring pond.



I. View to pond from the existing driveway (West).

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