

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:  
69 Lakeside Drive, Chesney Vale  
Lot 43, PS 316386

The application is for a permit to:  
Construct a dwelling and shed

The applicant for the permit is:  
Ms Lisa DeFazio

The application reference number is:  
P0159/23  
DA7308

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:

**31 January 2023**

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

Clear Form


**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.

 Click for further information.

## The Land


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

### Street Address \*

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

### 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	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## 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.

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

 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.

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


Cost \$

 You may be required to verify this estimate. Insert '0' if no development is proposed.

# 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.


 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.

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.

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:
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Suburb/Locality:	State:	Postcode:
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Contact information for applicant OR contact person below

Business phone:	Email:
Mobile phone:	Fax:

Contact person's details\* Same as applicant ☐

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:
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## 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 ☐

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:
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Suburb/Locality:	State:	Postcode:
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Owner's Signature (Optional):	Date:
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day / month / year

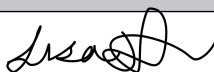
## Declaration

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.

Signature:



Date:

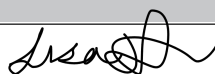
day / month / year

## Privacy consent

I give consent to my personal information disclosed in the application to be made available for public inspection, including on Council's public website, whilst the application is being determined, in accordance with Section 51 of the Planning and Environment Act 1987.

Yes No

Signature:



Date:

day / month / year

## Need help with the Application?

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

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit 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

Have you:

☐

Filled in the form completely?

☐

Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



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

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

Benalla Rural City Council  
PO Box 227  
Benalla VIC 3671

Customer Service Centre  
1 Bridge Street East  
Benalla VIC 3671

### Contact information:

Phone (03) 5760 2600  
Email: [council@benalla.vic.gov.au](mailto:council@benalla.vic.gov.au)  
DX: 32230

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

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>PS316386N</b>
Number of Pages (excluding this cover sheet)	<b>11</b>
Document Assembled	<b>14/12/2023 12:37</b>

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<b>PLAN OF SUBDIVISION</b>		STAGE No.	LV USE ONLY <b>EDITION 10</b>	PLAN NUMBER <b>PS 316386N</b>
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<b>LOCATION OF LAND</b> PARISH: MOKOAN TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 72 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS 316386N (LOT S8) POSTAL ADDRESS: LAKE MOKOAN ROAD (at time of subdivision) CHESNEY VALE 3725 MGA Co-ordinates E 415800 (of approx. centre of plan) N 5967700 ZONE 55	<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: BENALLA RURAL CITY REF:  <p style="text-align: center;">THIS IS A SPEAR PLAN</p>
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<b>VESTING OF ROADS OR RESERVES</b>	
IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R1, R2 & R3	BENALLA RURAL CITY

<b>DEPTH LIMITATION:</b> DOES NOT APPLY	<b>NOTATIONS</b> <b>STAGING:</b> This is a staged subdivision. Planning Permit No. P0098/12 & P0137/13  LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAILS LOT S12 CONSISTS OF THREE PARTS <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 4, 5, 36 & 37 IN PROCLAIMED SURVEY AREA No. —
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EASEMENT INFORMATION				
LEGEND				
E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
R1	WAY, DRAINAGE, WATER SUPPLY	SEE PLAN	THIS PLAN	LOTS ON PS.316386N
E-1 & E-8	ELECTRICITY SUPPLY & TELEPHONE	11	THIS PLAN Section 103 <sup>B</sup>	S.E.C.V
E-2	POWERLINE	3	SEC ACT 1958	S.E.C.V
E-1, E-2 & E-8	POWERLINE	3	THIS PLAN Section 103 <sup>B</sup>	
E-3	WATER SUPPLY	SEE PLAN	SEC ACT 1958	LOTS ON PS.316386N
E-4	WATER SUPPLY	SEE PLAN	THIS PLAN	LOTS ON PS.316386N
E-4	WATER SUPPLY	3	THIS PLAN	LOTS ON PS.316386N
E-5	WATER SUPPLY	3	C/E N 559095R	VOL. 9736 FOL. 434
E-5	WATER SUPPLY	3	C/E N 559095R	VOL. 9736 FOL. 434
E-5	POWERLINE	3	THIS PLAN Section 103 <sup>B</sup>	S.E.C.V
E-5	POWERLINE	3	SEC ACT 1958	
E-6 & E-8	POWERLINE	1.50	THIS PLAN Section 44	EASTERN ENERGY LTD.
E-6 & E-8	WATER SUPPLY	1.50	ELECTRICITY INDUSTRY ACT 1993	LOTS ON PS.316386N
E-6 & E-8	WATER SUPPLY	SEE PLAN	THIS PLAN	LOTS ON PS.316386N
E-6 & E-8	POWERLINE	SEE PLAN	THIS PLAN	EASTERN ENERGY LTD.
E-6 & E-8	POWERLINE	SEE PLAN	THIS PLAN Section 44	LOTS ON PS.316386N
E-7	WATER SUPPLY	SEE PLAN	ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LTD.
E-7	POWERLINE	SEE PLAN	THIS PLAN	LOTS ON PS.316386N
E-8 & E-9	WAY	SEE PLAN	THIS PLAN Section 44	EASTERN ENERGY LTD.
E-10	WATER SUPPLY	3	ELECTRICITY INDUSTRY ACT 1993	LOTS ON PS.316386N
E-11	POWERLINE	2	THIS PLAN	LOTS ON PS.316386N
E-12	WAY	SEE PLAN	THIS PLAN Section 88 OF THE	SPI ELECTRICITY PTY. LTD.
E-13	WATER SUPPLY	7	ELECTRICITY INDUSTRY ACT 2000	
E-14	WATER SUPPLY	10	THIS PLAN	LOTS ON PS.316386N
E-14	WAY	10	THIS PLAN	LOTS ON PS.316386N
E-15	DRAINAGE	SEE PLAN	THIS PLAN	LOT 38 ON PS.316386N
E-15	DRAINAGE	SEE PLAN	THIS PLAN	BENALLA RURAL CITY

<b>ESLER &amp; ASSOCIATES</b> SURVEYORS & ENGINEERS 31 BAKER STREET WANGARATTA 3677 PHONE (03) 57215688 FAX. (03) 57216188	LICENSED SURVEYOR (PRINT) ANDREW ALFRED ROTHERHAM SIGNATURE <b>DIGITALLY SIGNED</b> DATE / / REF <b>62415</b> VERSION <b>2</b>	THIS IS A LAND VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN SHEET 1 OF 10 SHEETS
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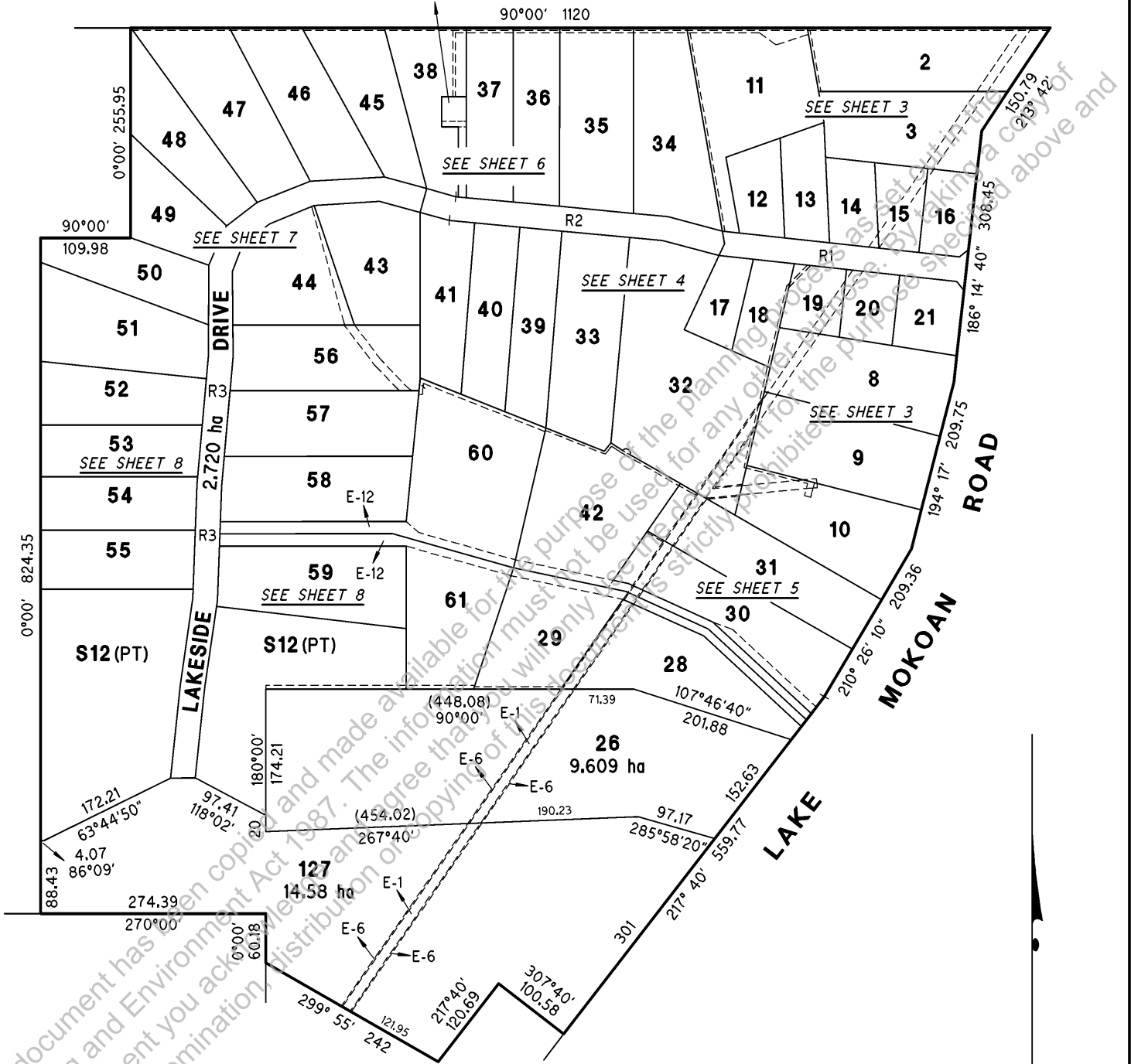
THIS IS A LAND VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN	ORIGINAL SHEET SIZE <b>A3</b>
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PLAN NUMBER

**PS 316386N**

**S12  
(PT)  
(1968 m<sup>2</sup>)**

**GOVERNMENT ROAD**



SURVEYORS FILE REF: **62675**

**ESLERS LAND CONSULTING**

SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS  
598 MACAULEY STREET ALBURY 2640, (02)60580100  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
1 : 5000

50 0 100 200  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 2

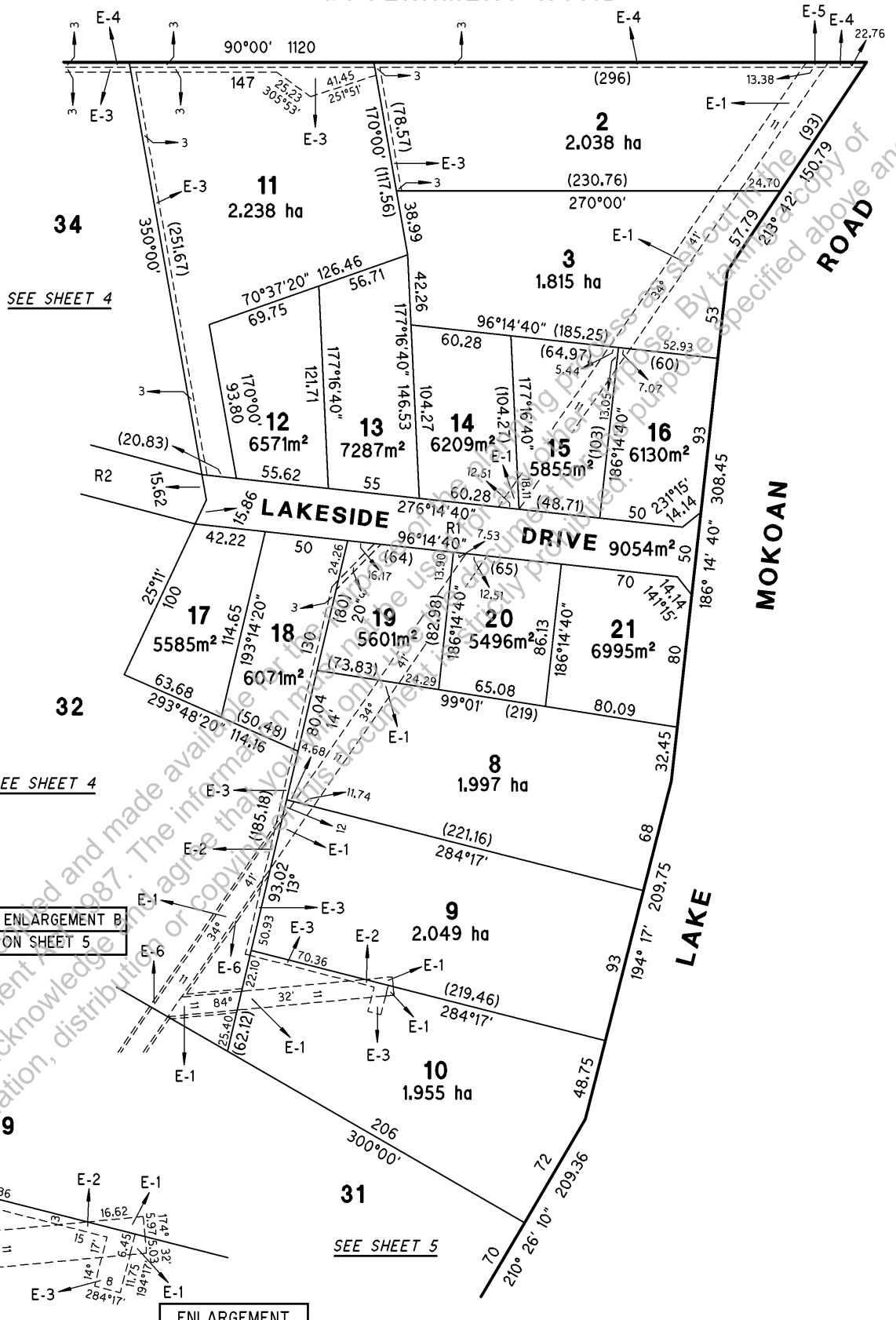
ANDREW ALFRED ROTHERHAM

VERSION 2

PLAN NUMBER

**PS 316386N**

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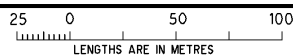


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SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS  
598 MACAULEY STREET ALBURY 2640, (02)60580100  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 3

ANDREW ALFRED ROTHERHAM

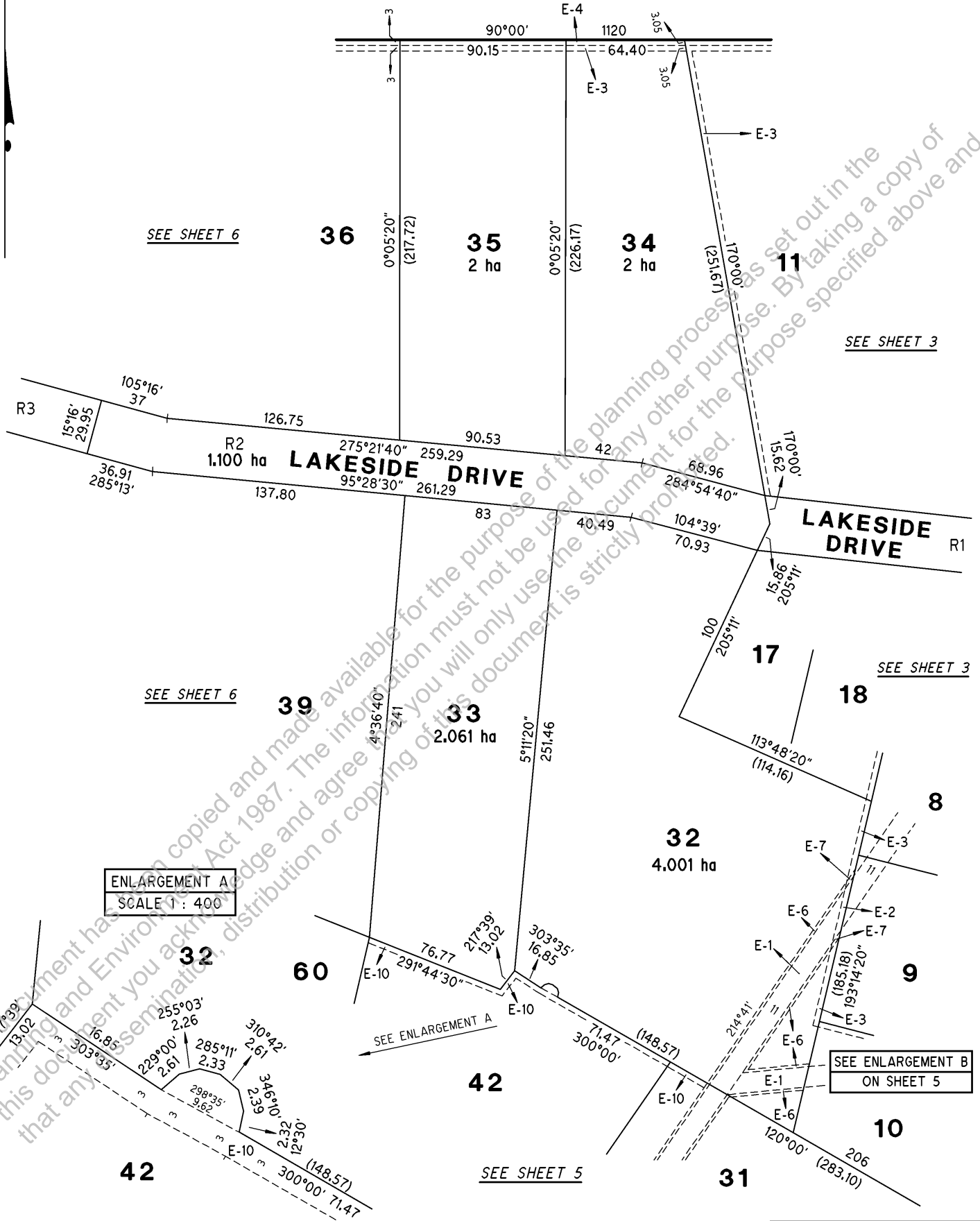
VERSION **2**



PLAN NUMBER

**PS 316386N**

**GOVERNMENT ROAD**



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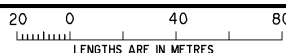
SEE ENLARGEMENT B  
ON SHEET 5

SURVEYORS FILE REF: **62675**

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31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
1 : 2000



ORIGINAL SHEET  
SIZE A3

SHEET 4

ANDREW ALFRED ROTHERHAM

VERSION 2

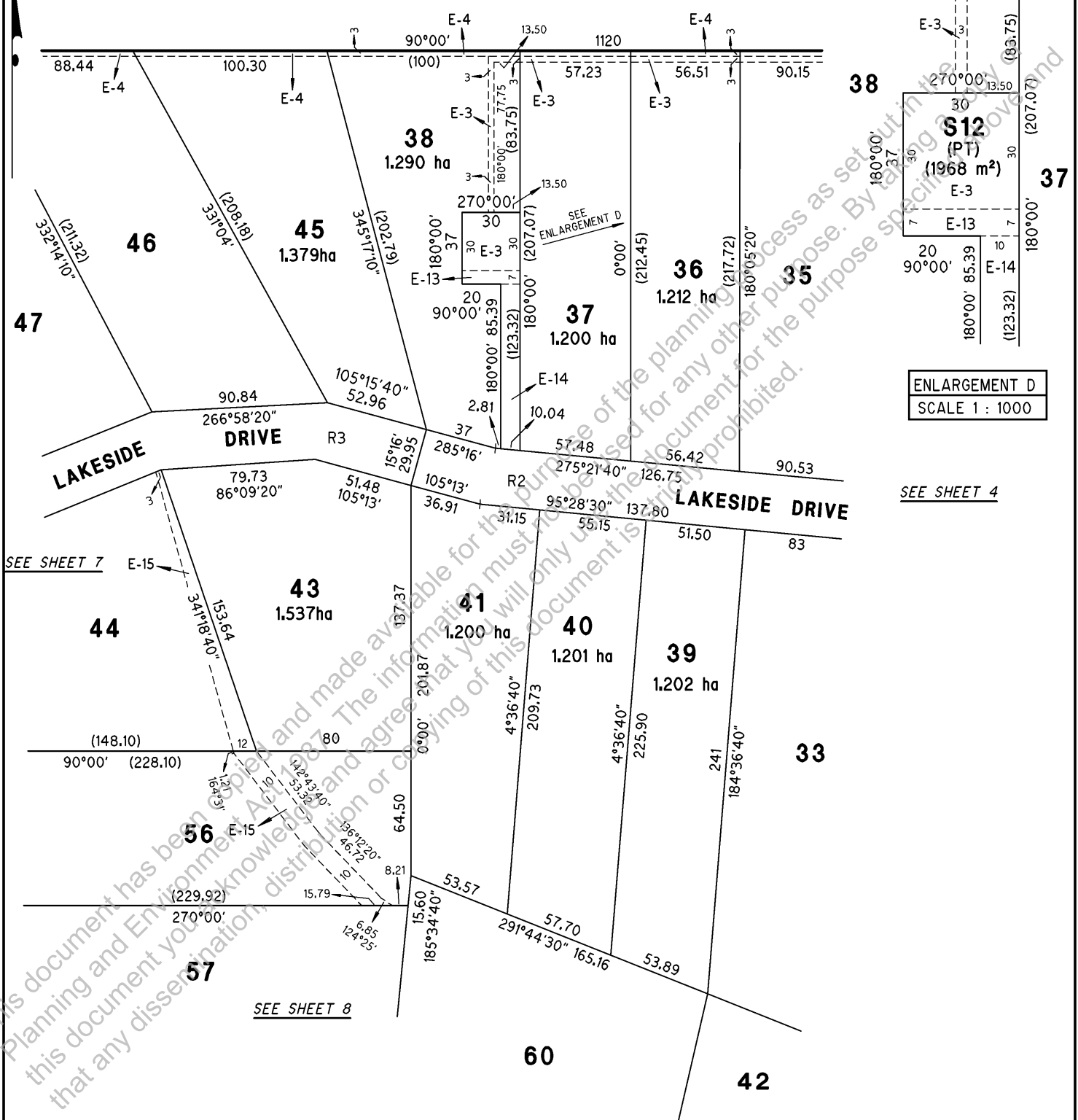


VERSION 2

PLAN NUMBER

**PS 316386N**

**GOVERNMENT ROAD**



SEE SHEET 4

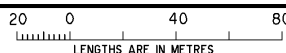
SEE SHEET 8

SURVEYORS FILE REF: **62675**

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598 MACAULEY STREET ALBURY 2640, (02)60580100  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
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ORIGINAL SHEET  
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SHEET 6

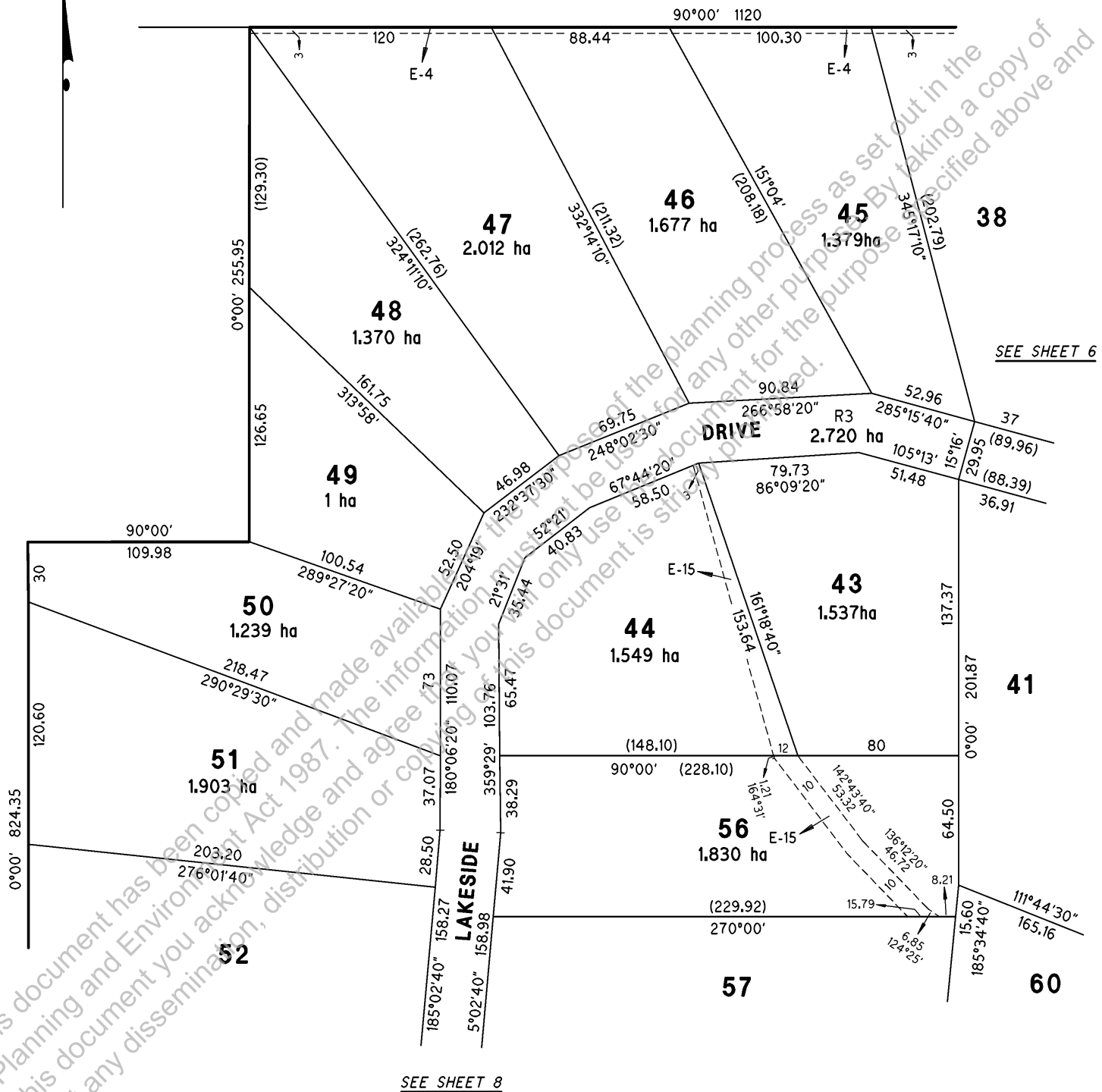
**ANDREW ALFRED ROTHERHAM**

VERSION **2**

PLAN NUMBER

**PS 316386N**

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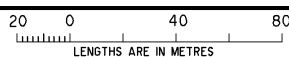


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SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS  
598 MACAULEY STREET ALBURY 2640, (02)60580100  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 7

ANDREW ALFRED ROTHERHAM

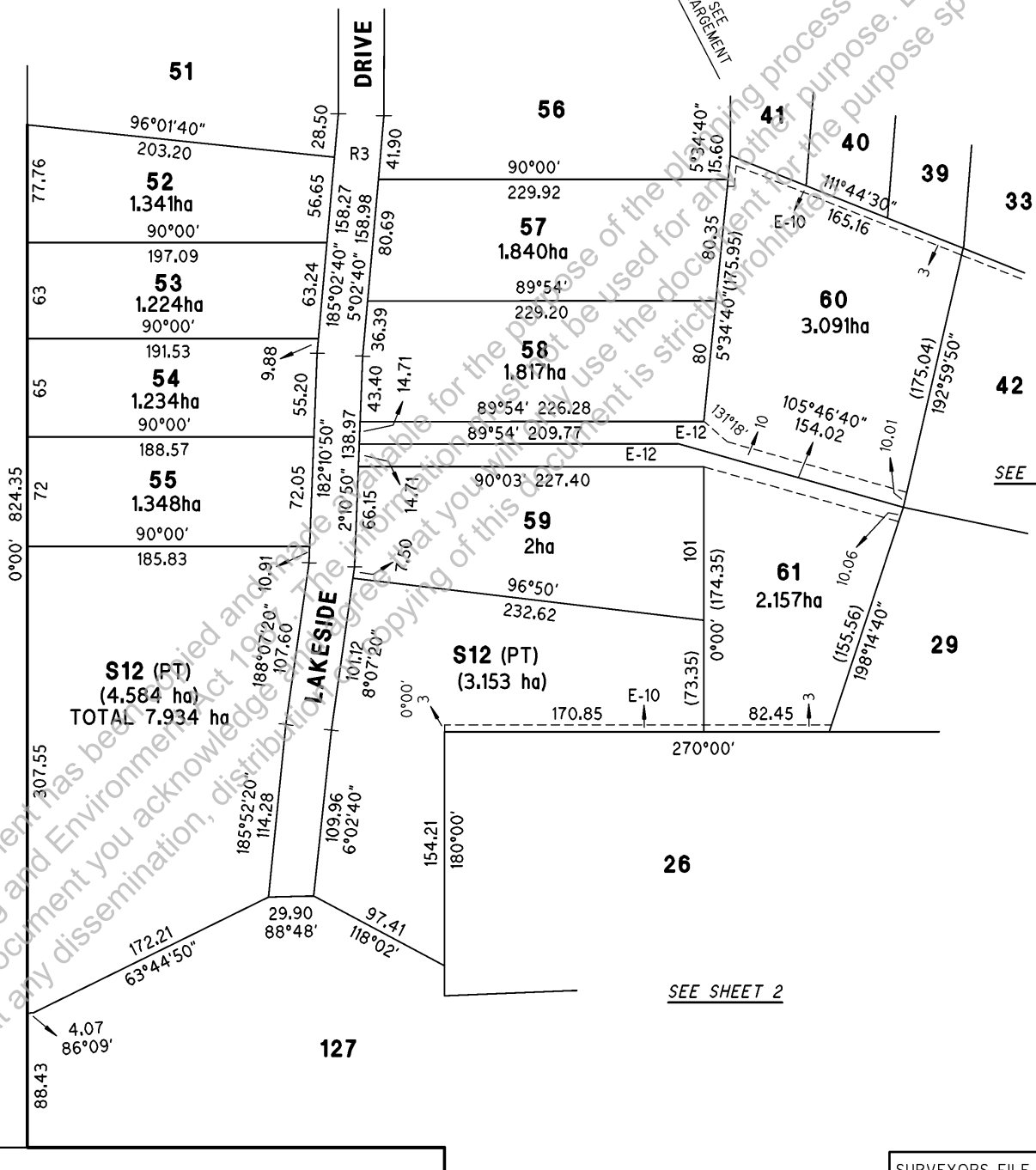
VERSION **2**

PLAN NUMBER

**PS 316386N**

SEE SHEET 7

ENLARGEMENT  
NOT TO SCALE



SEE SHEET 5

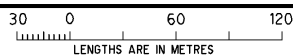
SEE SHEET 2

SURVEYORS FILE REF: **62675**

**ESLERS LAND CONSULTING**

SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS  
598 MACAULEY STREET ALBURY 2640, (02)60211322  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
1 : 3000



ORIGINAL SHEET  
SIZE A3

SHEET 8

ANDREW ALFRED ROTHERHAM

VERSION **2**

PLAN NUMBER

**PS 316386N**

**CREATION OF RESTRICTION**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.  
THIS RESTRICTION IS AUTHORISED BY THE BENALLA RURAL CITY COUNCIL  
PLANNING PERMIT No. P0098/12 & P0137/13

LAND TO BENEFIT - LOTS ON PS 316386N

LAND TO BE BURDENED - LOTS 36 TO 38, 41, & 45 TO 51 ON PS 316386N

**DESCRIPTION OF RESTRICTION**

NO DWELLING ON LOTS 36 TO 38, 41, & 45 TO 51 SHALL BE CONSTRUCTED OUTSIDE THE BOUNDARIES OF THE BUILDING ENVELOPES SHOWN ON THE PLAN BELOW.

**GOVERNMENT ROAD**

**LAKESIDE DRIVE**

BUILDING ENVELOPE  
SHOWN THIS

**DRIVE**

**ESLERS LAND CONSULTING**

SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS  
598 MACAULEY STREET ALBURY 2640, (02)60580100  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
1 : 2000

20 0 40 80  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 9

ANDREW ALFRED ROTHERHAM

VERSION 2

SURVEYORS FILE REF: 62675

PLAN NUMBER

**PS 316386N**

**CREATION OF RESTRICTION**

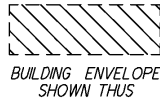
UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.  
THIS RESTRICTION IS AUTHORISED BY THE BENALLA RURAL CITY COUNCIL  
PLANNING PERMIT No. P0137/13

LAND TO BENEFIT - LOTS ON PS316386N

LAND TO BE BURDENED - LOTS 52 TO 55 ON PS316386N

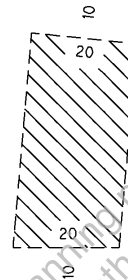
**DESCRIPTION OF RESTRICTION**

ANY BUILDINGS ON LOTS 52 TO 55 MUST BE LOCATED WHOLLY WITHIN  
THE BOUNDARIES OF THE BUILDING ENVELOPES SHOWN ON THE PLAN BELOW.

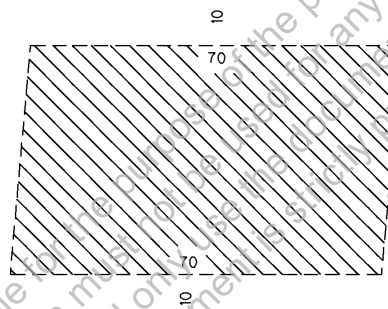


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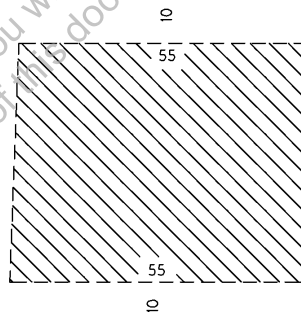
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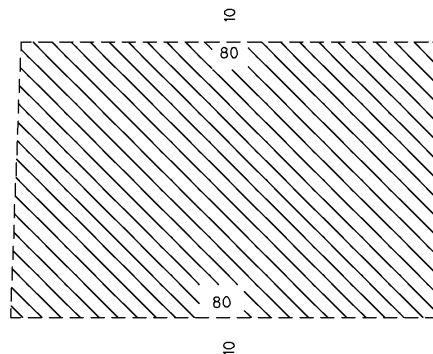
**53**



**54**



**55**



**DRIVE**

**57**

**58**

**60**

**61**

**59**

**LAKESIDE**

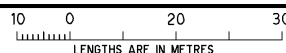
**S12 (PT)**

SURVEYORS FILE REF: **62675**

**ESLERS LAND CONSULTING**

SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS  
598 MACAULEY STREET ALBURY 2640, (02)60211322  
31 BAKER STREET WANGARATTA 3677, (03)57215688

SCALE  
1 : 1000



ORIGINAL SHEET  
SIZE A3

SHEET 10

**ANDREW ALFRED ROTHERHAM**

VERSION **2**

PS 316386 N



SPPS316386N-8-2

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN  
MASTER PLAN ( STAGE 1 ) REGISTERED DATE 13-7-93 TIME 2:30

PLAN NUMBER

PS 316386N

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS A & S3	STAGE 2	U880086J	31-7-97	2:30	2	
LOT S3	LOTS 27 & S4	STAGE 3	V 488893T	23-7-98	10:30AM	3	
LOT S4	LOTS 26 & S5	STAGE 4	W8179G	9/6/99	9:40AM	4	GSN
LOT S5	LOTS 28 to 36 & S6	STAGE 5	PS316386N/S5	23/8/2010		5	A.M.
LOT S6	LOTS 36-42, S7 ROAD R3	STAGE 6	PS316386N/S6	16/8/13		6	BT
Lot S7	Lots 43, 45 and S8	Stage Plan	PS316386N/S7	22/12/15		7	RGM
LOT S8	LOTS 44,46-51,56 & S9	STAGE 8	PS316386N/S8	29/06/2016	11:41 am	8	H.L.
LOTS 27 AND S9	LOTS 127 AND S10	STAGE 9	PS316386N/S9	07/06/17		9	GMR
LOT S10	LOTS 52-55, 57-61 & S12	STAGE 10	PS316386N/S10	19/07/18		10	D.P.

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

Page 1 of 1

VOLUME 11624 FOLIO 441

Security no : 124111290305F

Produced 14/12/2023 12:37 PM

### LAND DESCRIPTION

Lot 43 on Plan of Subdivision 316386N.  
PARENT TITLE Volume 11440 Folio 260  
Created by instrument PS316386N Stage 7 22/12/2015

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
WENDY ANNE DODD  
BENJAMIN NUNNINGTON DODD both of 36 TATONG-TOLMIE ROAD TATONG VIC 3673  
AX004852D 03/07/2023

### ENCUMBRANCES, CAVEATS AND NOTICES

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 PS316386N 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: 69 LAKESIDE DRIVE CHESNEY VALE VIC 3725

### OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. PS316386N

DOCUMENT END



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

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Produced: 14/12/2023 12:37:11 PM

**OWNERS CORPORATION**  
**PLAN NO: PS316386N**

The land in PS316386N is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Lots 2, 3, 8 - 21, 26, 28 - 61, 127, S12.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

62 LAKESIDE DRIVE CHESNEY VALE VIC 3725

AR866082U 24/01/2019

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

NIL

### Notations:

NIL

### Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2	40	40
Lot 3	40	40
Lot 8	40	40
Lot 9	40	40
Lot 10	40	40
Lot 11	40	40
Lot 12	10	10



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

Produced: 14/12/2023 12:37:11 PM

**OWNERS CORPORATION**  
**PLAN NO. PS316386N**

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 13	10	10
Lot 14	10	10
Lot 15	10	10
Lot 16	10	10
Lot 17	10	10
Lot 18	10	10
Lot 19	10	10
Lot 20	10	10
Lot 21	10	10
Lot 26	50	50
Lot 28	40	40
Lot 29	40	40
Lot 30	40	40
Lot 31	40	40
Lot 32	80	80
Lot 33	40	40
Lot 34	40	40
Lot 35	40	40
Lot 36	25	25
Lot 37	25	25
Lot 38	25	25
Lot 39	25	25
Lot 40	25	25
Lot 41	25	25
Lot 42	40	40
Lot 43	25	25
Lot 44	25	25
Lot 45	25	25
Lot 46	25	25



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

Produced: 14/12/2023 12:37:11 PM

**OWNERS CORPORATION**  
**PLAN NO. PS316386N**

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

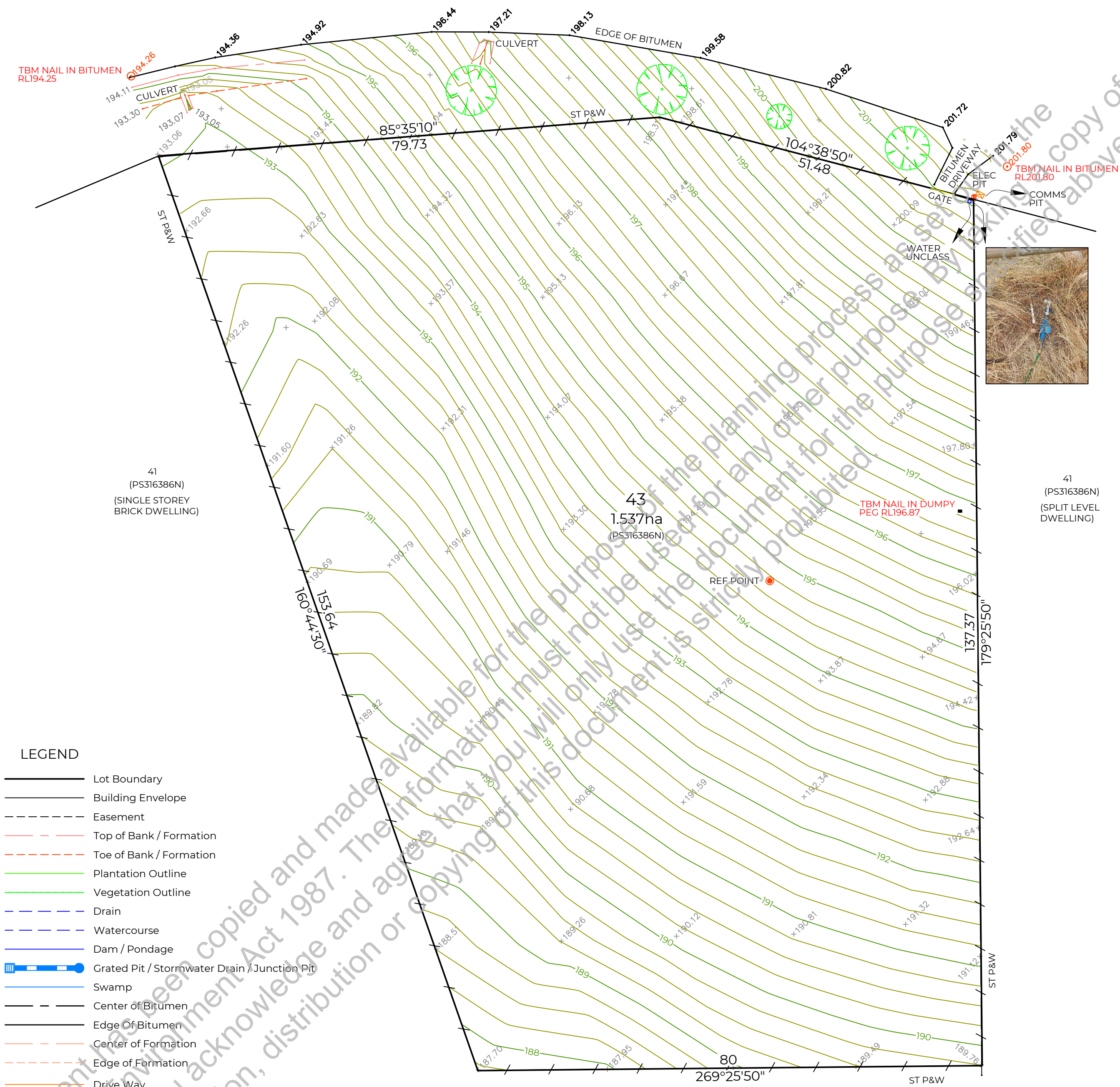
Land Parcel	Entitlement	Liability
Lot 47	25	25
Lot 48	25	25
Lot 49	25	25
Lot 50	25	25
Lot 51	25	25
Lot 52	25	25
Lot 53	25	25
Lot 54	25	25
Lot 55	25	25
Lot 56	25	25
Lot 57	40	40
Lot 58	40	40
Lot 59	40	40
Lot 60	40	40
Lot 61	40	40
Lot 127	300	300
Lot S12	550	550
<b>Total</b>	<b>2340.00</b>	<b>2340.00</b>

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End



LAKE SIDE DRIVE



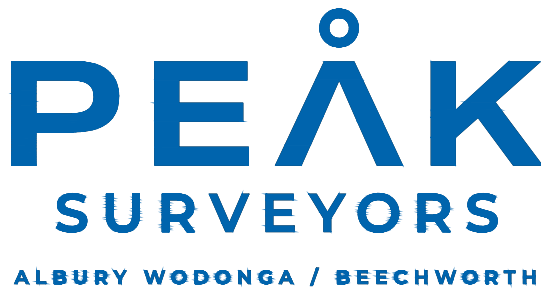
LEGEND

- Lot Boundary
- Building Envelope
- Easement
- Top of Bank / Formation
- Toe of Bank / Formation
- Plantation Outline
- Vegetation Outline
- Drain
- Watercourse
- Dam / Pondage
- Grated Pit / Stormwater Drain / Junction Pit
- Swamp
- Center of Bitumen
- Edge of Bitumen
- Center of Formation
- Edge of Formation
- Drive Way
- Track
- Road Marking
- Road Unclassified
- Electricity Pit / Electricity Cable Underground
- Telstra Pit / Communication / Data Cable
- Fence / Gate
- Existing Surface
- Tree
- Shrub
- Spot on Bitumen
- unclassified Water Utility

NOTE

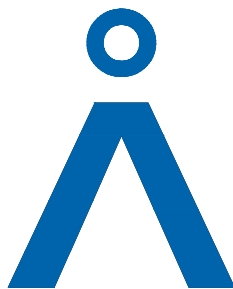
This plan is prepared for Wendy Dodd from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose. The boundaries shown hereon have been derived from field survey, however are not registered with the states land registry. Subsequent registered surveys in the area may affect the boundaries shown on this plan. Such variations if they occur are beyond the control of the surveyor and Peak Surveyors who cannot accept any liability for such differences. Prior to any demolition, excavation or construction on the site, the relevant authority must be contacted to ascertain the exact location of all underground services including any not shown on this plan. The position and outline of vegetation is approximate only. This note forms an integral part of this plan.

MGA origin vide MOKOAN PM37 (Published coordinates E 415512.411 N 5967824.977), verified by MOKOAN PM36. AHD Origin vide CORS NRTK, verified by GLENROWAN PM 25



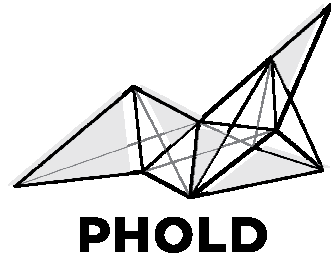
PO Box 7338, East Albury NSW 2640  
Ph 02 6067 2288  
ABN 33 632 109 712  
www.peaksurveyors.com.au

Designed	.
Checked	A.M.
Drawn	A.M.
Survey	A.M.
Date	28/11/2023
Datum	AHD



WENDY DODD	
EXISTING CONDITIONS PLAN	
LOT 43 PS31638N	
69 LAKESIDE DRIVE, CHESNEY VALE VIC	
Scale 1: 500	SHEET 1 OF 1
	Original Sheet A2





PLANNING PD-01

LAKE VIEW RETREAT

14 & 15 DODD  
69 LAKESIDE DRIVE  
CHESNEY VALE

Project No. 0001

14.12.2023

Revisions	
1	10.11.2023
2	28.11.2023
3	14.12.2023

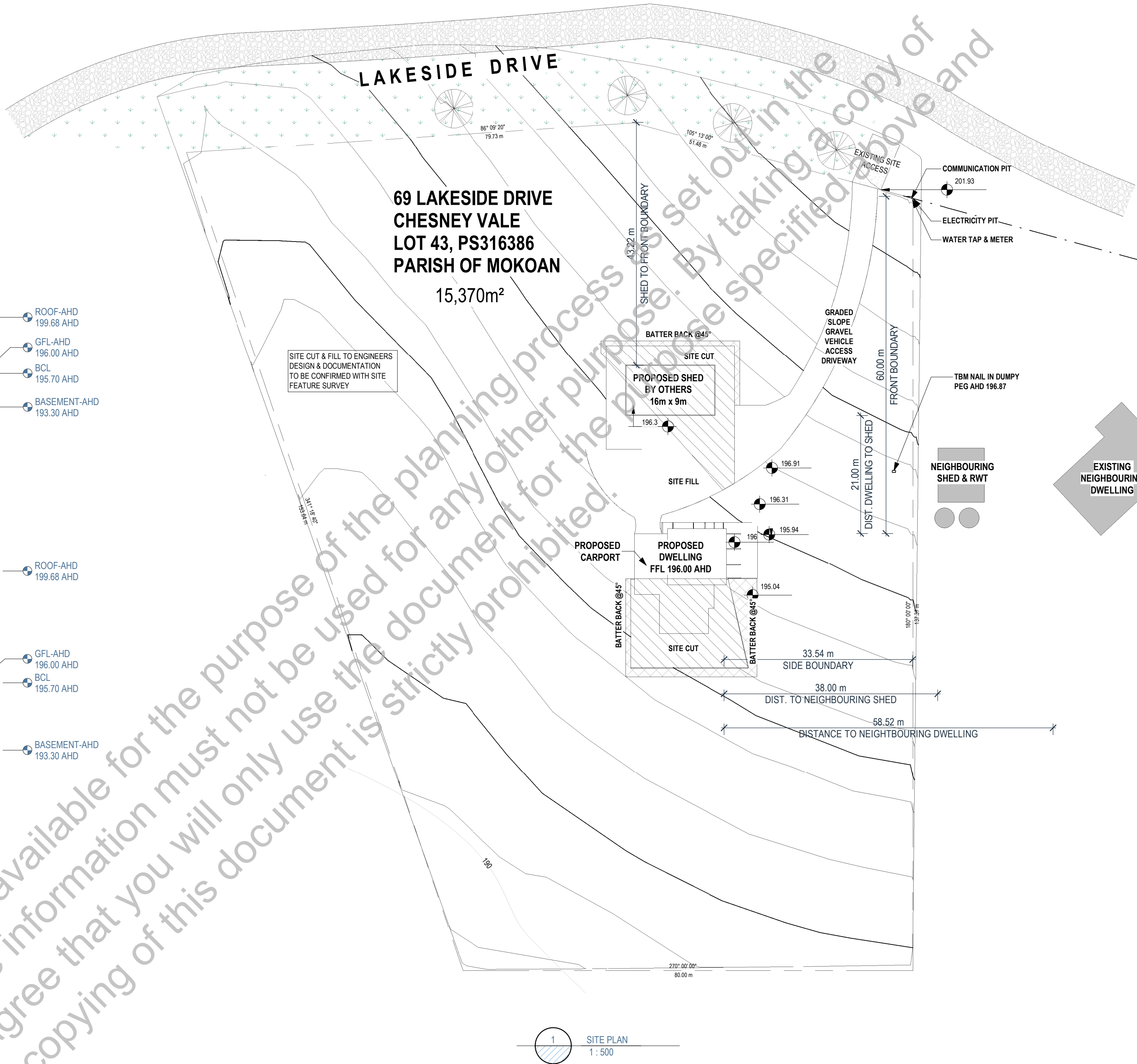
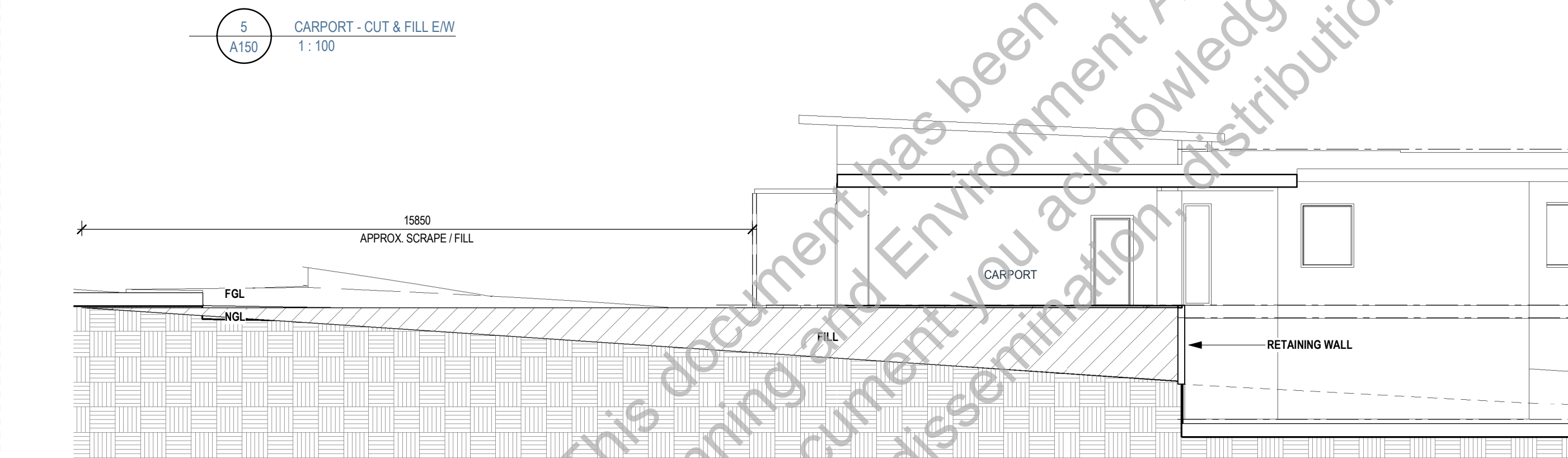
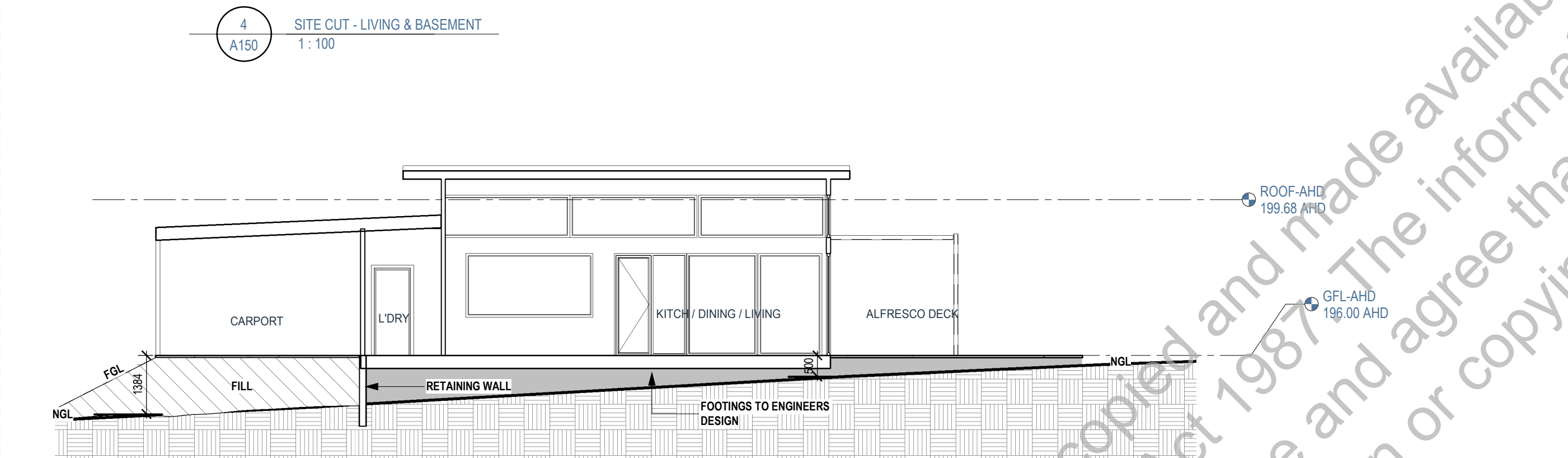
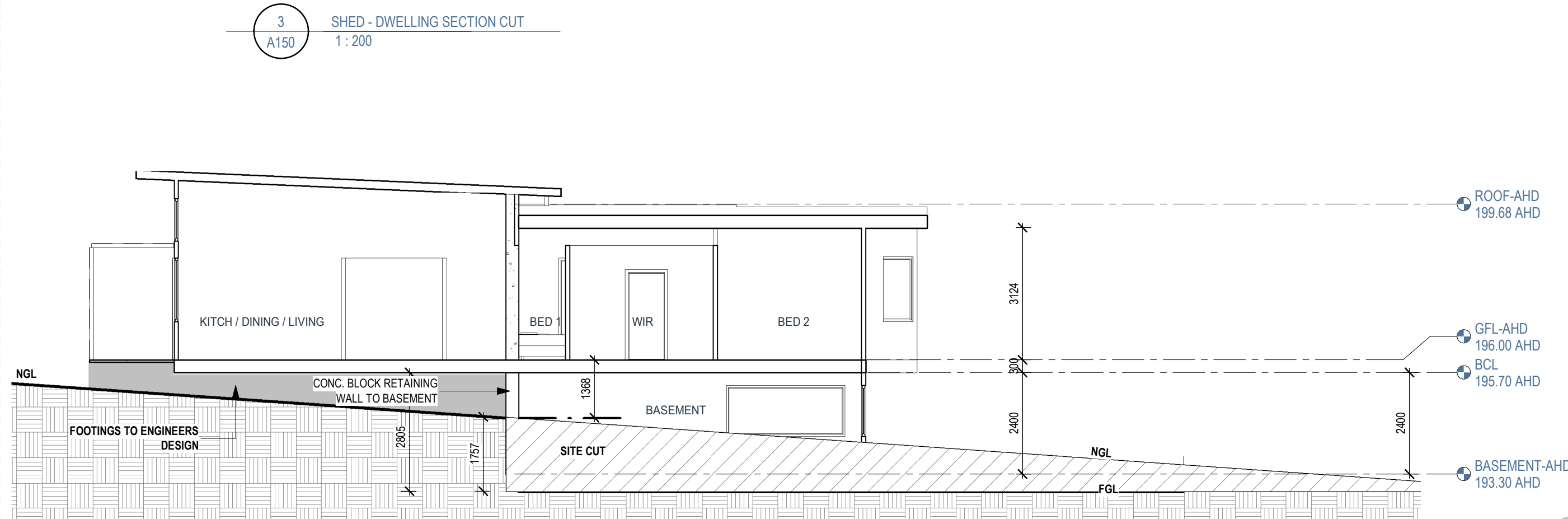
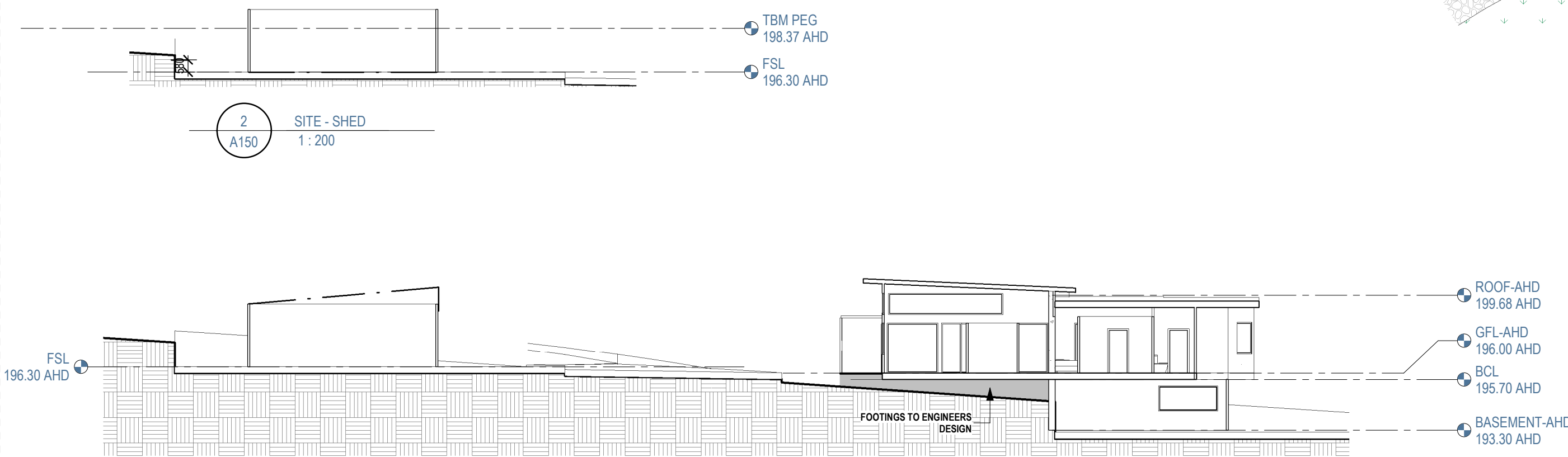
Project North

Sheet Size A1  
Scale As indicated

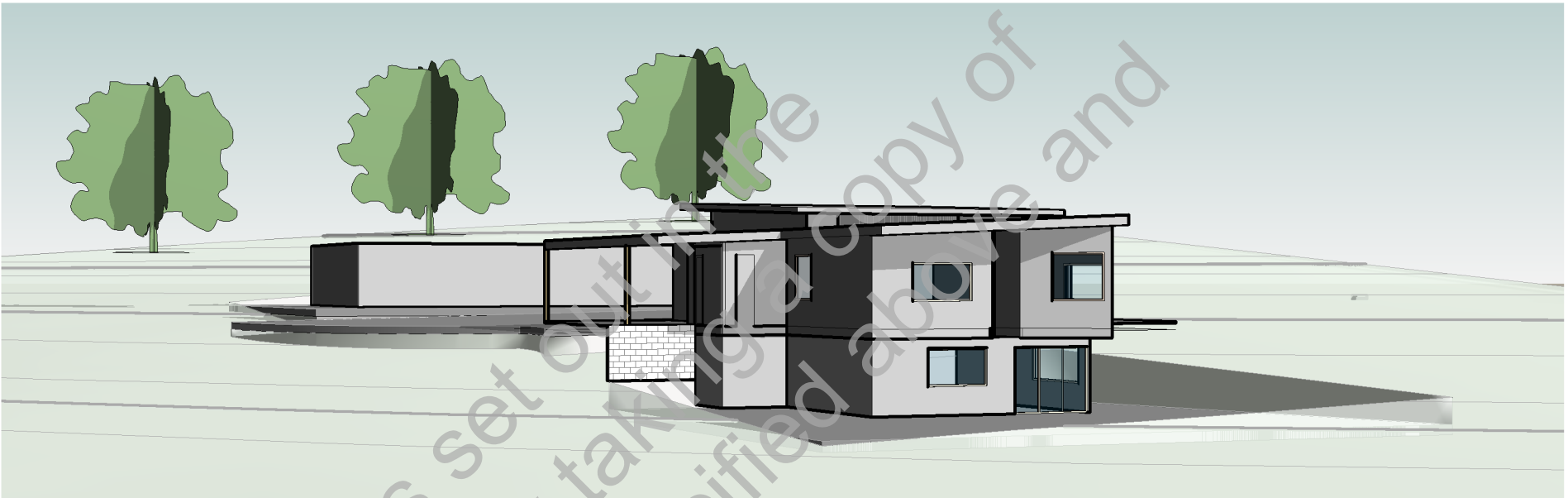
SITE PLANS

PD01

Sheet No. PHOLD Pty Ltd © 2022

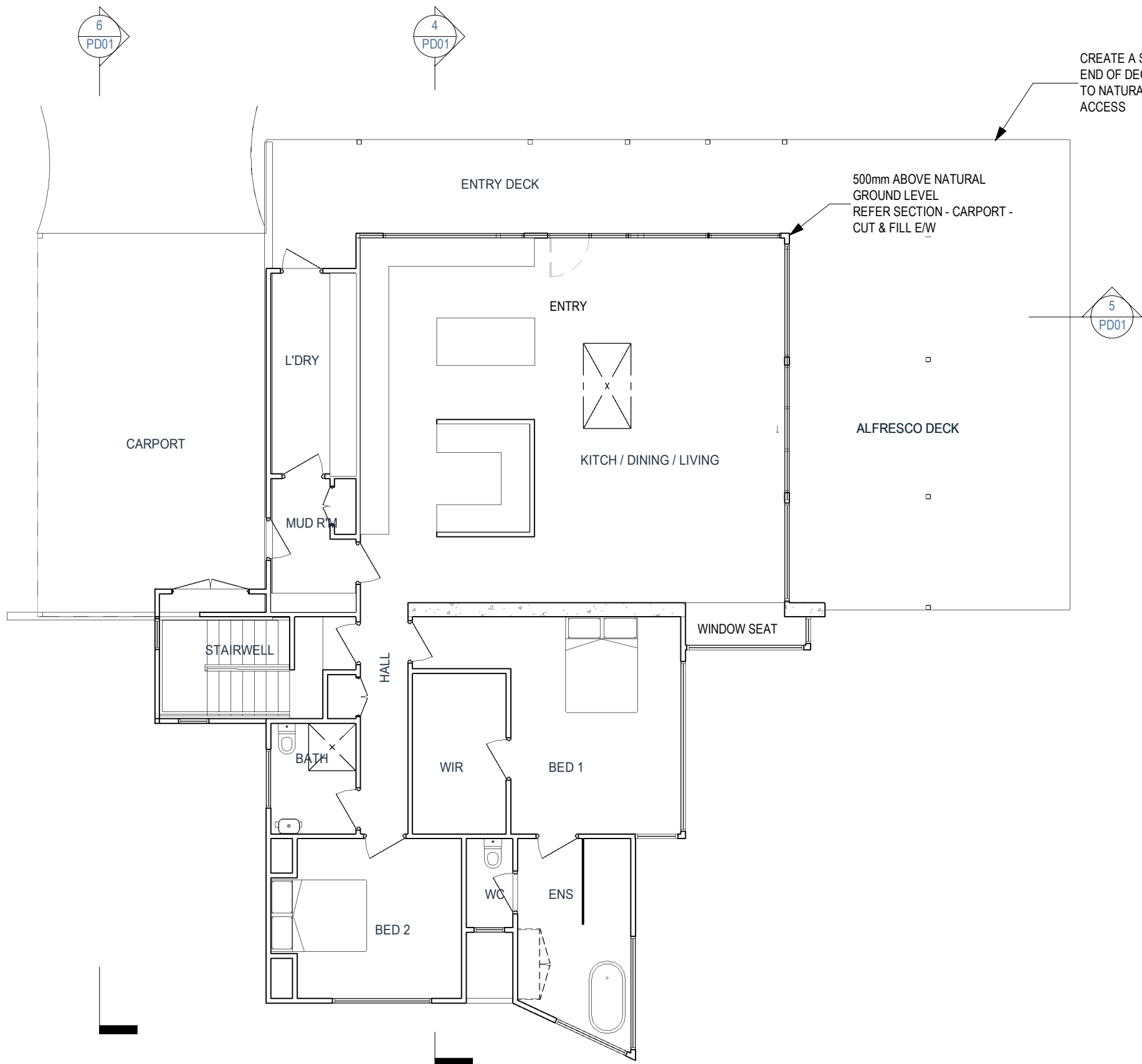




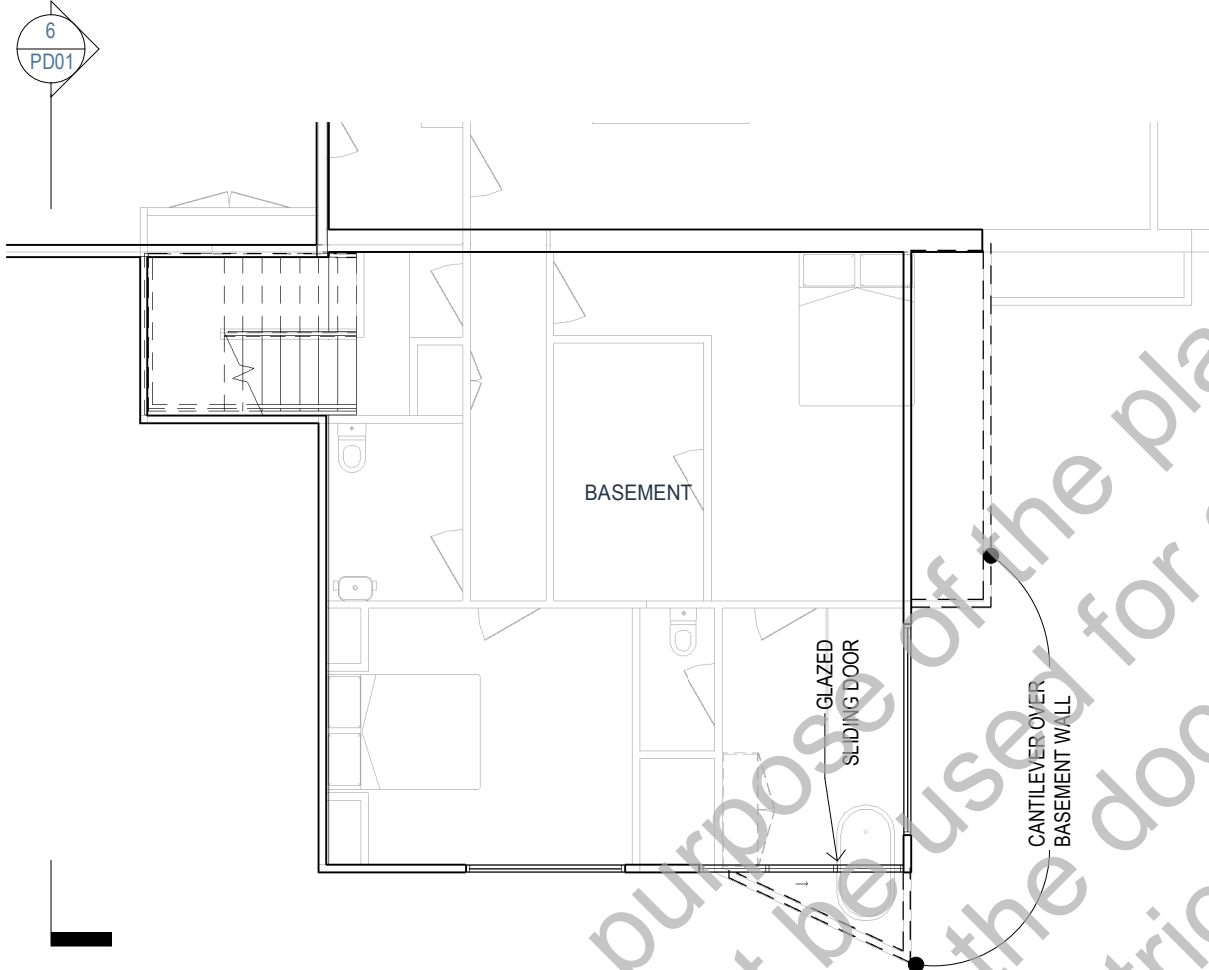


AREA SCHEDULE	
AREA NAME	AREA m²
BASEMENT SD01	70 m²
DWELLING SD01	186 m²
CARPORT SD01	39 m²
ALFRESCO DECK SD01	60 m²
ENTRY DECK SD01	24 m²
COMBINED TOTAL SD01	389 m²

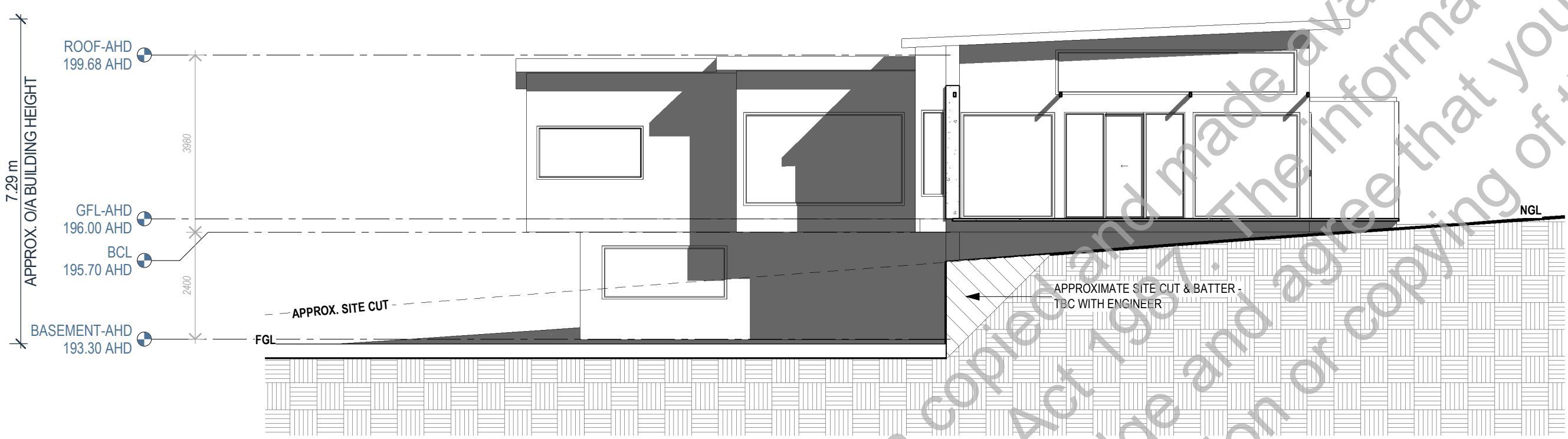
PROPOSED MATERIALS	
WALL CLADDING - COMBINATION	NON REFLECTIVE CUSTOM ORB METAL SHEETING - OR SIMILAR - MUTED COLOURS RE-CLAIMED BRICKS OR SIMILAR TIMBER ACCENT / FEATURE WALL
ROOF CLADDING	CORRUGATED IRON - COLORBOND - NON REFLECTIVE



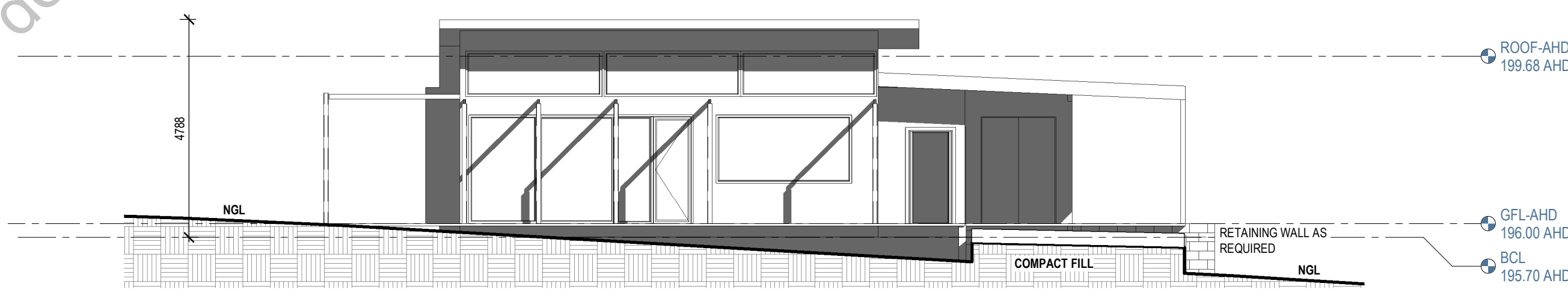
1 FLOOR PLAN SD05  
1:100



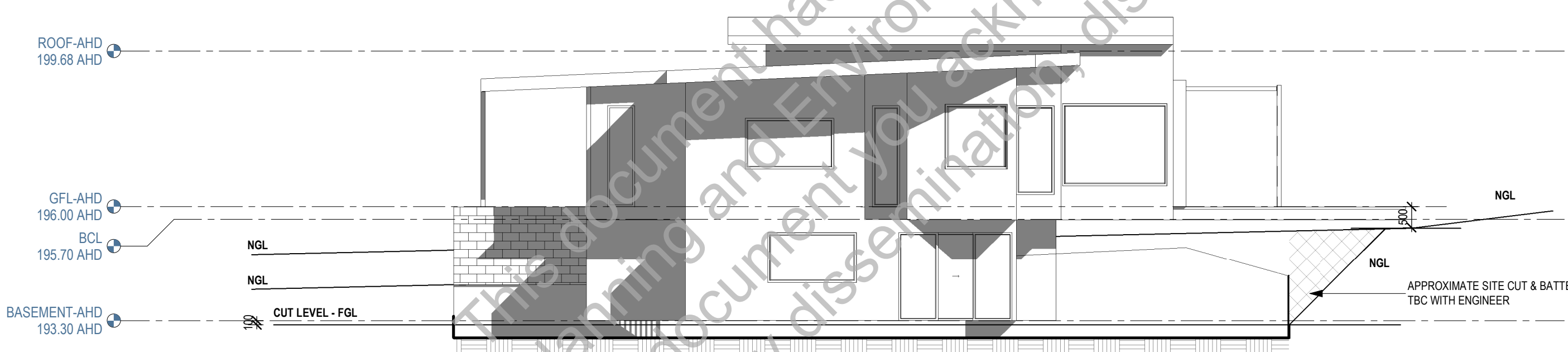
2 BASEMENT SD02  
1:100



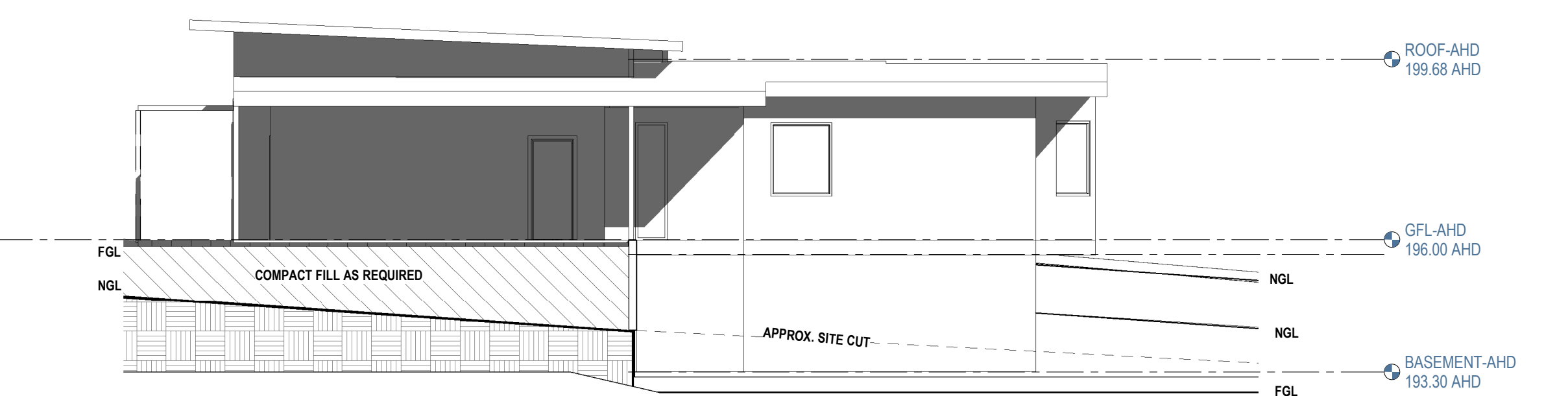
3 EAST ELEVATION  
1:100



4 NORTH ELEVATION  
1:100



5 SOUTH ELEVATION  
1:100



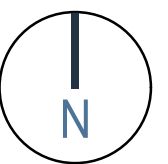
6 WEST ELEVATION  
1:100

Project No. 0001

14.12.2023

Revisions	
1	10.11.2023
2	28.11.2023
3	14.12.2023

Project North



Sheet Size A1  
Scale 1:100

FLOOR PLANS & ELEVATIONS

PD02

Sheet No. PHOLD Pty Ltd © 2022

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "40.93m/s", WIND REGION "A0", TERRAIN CATEGORY "2", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5  
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Dodd Fuel Installations Pty Ltd  
Site Address: 69 Lakeside Drive, Chesney Vale VIC 3725

Main Building: Span: 9, Length: 16, Height: 3.4, Roof Pitch: 5 degree skillion roof  
The length being comprised of 3 bays, the largest bay is 5.333m bays.  
Left LeanTo: NA  
Right LeanTo: NA

Total Kit Weight: 3903kg

INTERNAL PORTALS	END PORTALS
Column: C30030 Rafter: C30030 Knee Brace: C25024 Knee Brace Length: 1800 Apex Brace: NA Apex Brace Length: NA	Column: C30030 Rafter: C30030 Knee Brace: NA Knee Brace Length: NA Apex Brace: NA Apex Brace Length: NA Endwall Mullion: C30030

LEFT LEAN TO PORTALS	RIGHT LEAN TO PORTALS
Internal Column: NA Internal Rafter: NA End Column: NA End Rafter: NA Knee Brace: NA Knee Brace Length: NA	Internal Column: NA Internal Rafter: NA End Column: NA End Rafter: NA Knee Brace: NA Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	TH120100		
Side Wall Girts:	TH120100	Max Spacing: 1400	Overlap: 10%
Front End Wall Girts:	TH120100	Max Spacing: 1400	Overlap: 10%
Back End Wall Girts:	TH120100	Max Spacing: 1400	Overlap: 10%
Roof Purlins:	TH120100	Max Spacing: 1200	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.4m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M16x105 Sleeve Anchor Frame Bolts: M16x45 Purlin Assembly Zinc (Mild) Frame Screws: Frame Screw 14x14x22 Cross Bracing Strap: 32mm x 1.2 strap Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Monolith External Wall Sheets: Monolith Roller Doors: Monolith Flashings: Monolith PA Doors: Monolith Windows: Monolith

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671 - 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

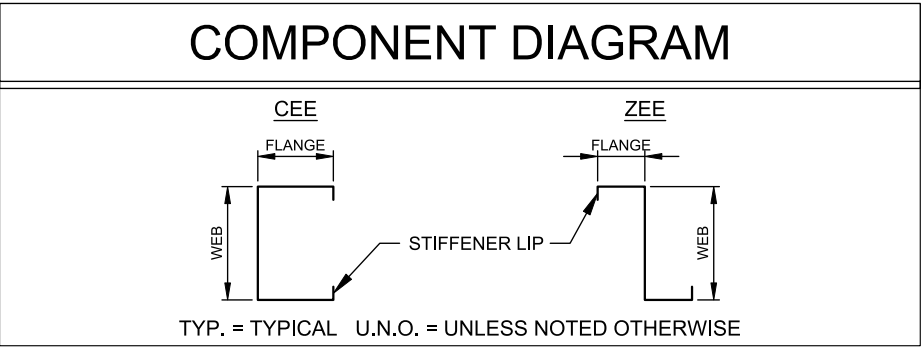
Occupational Health and Safety Regulations and with plans provided.

GENERAL

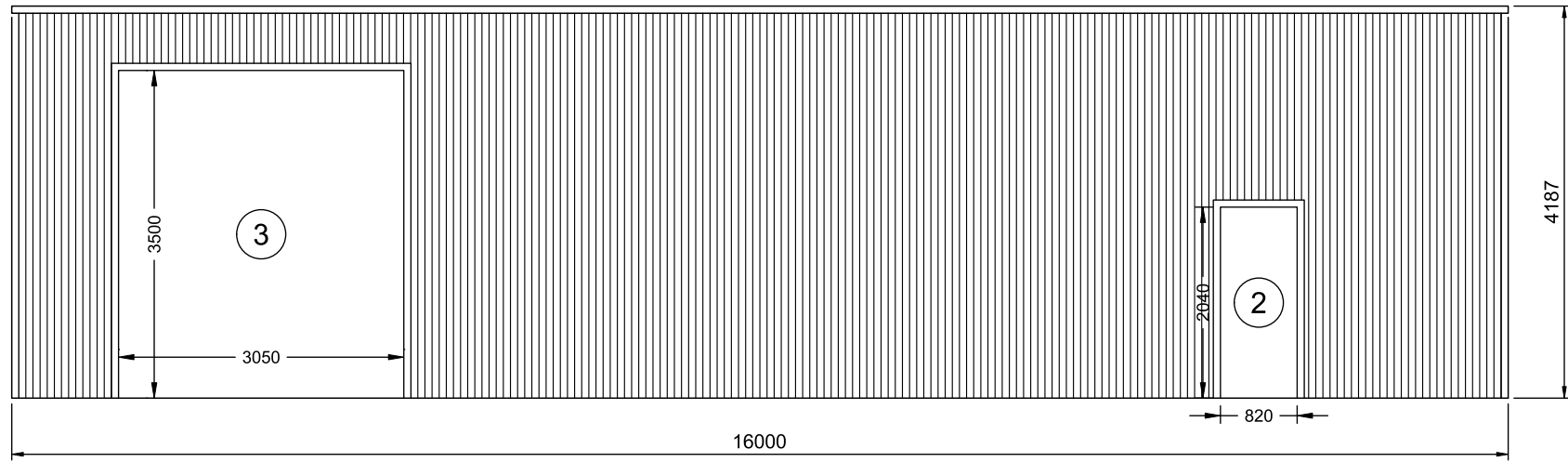
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only and are only valid when blue ink signed and dated by the engineer.

SNOW LOAD

Following conditions only apply to buildings with snow loading:  
No maintenance or roof traffic permitted on the roof while there is snow present.  
No other structure to be erected within 500mm of the gutters of this building.

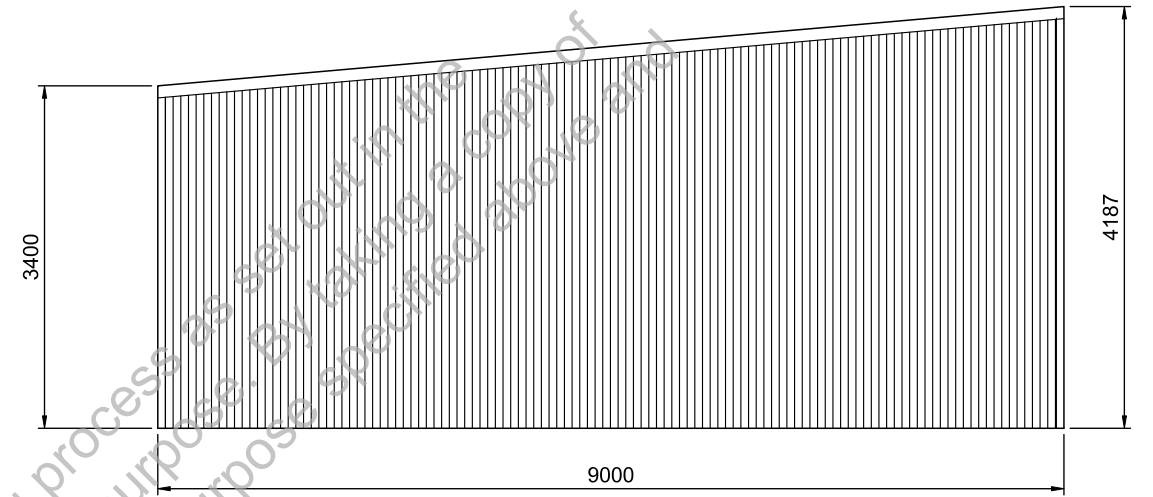






2 LEFT ELEVATION

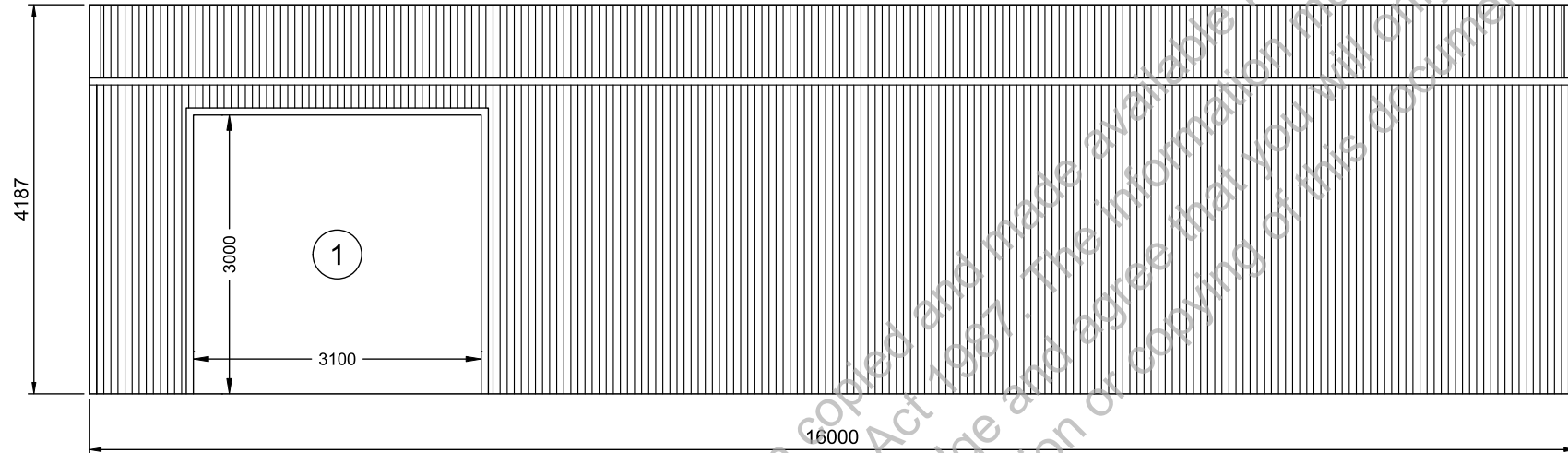
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3 REAR ELEVATION

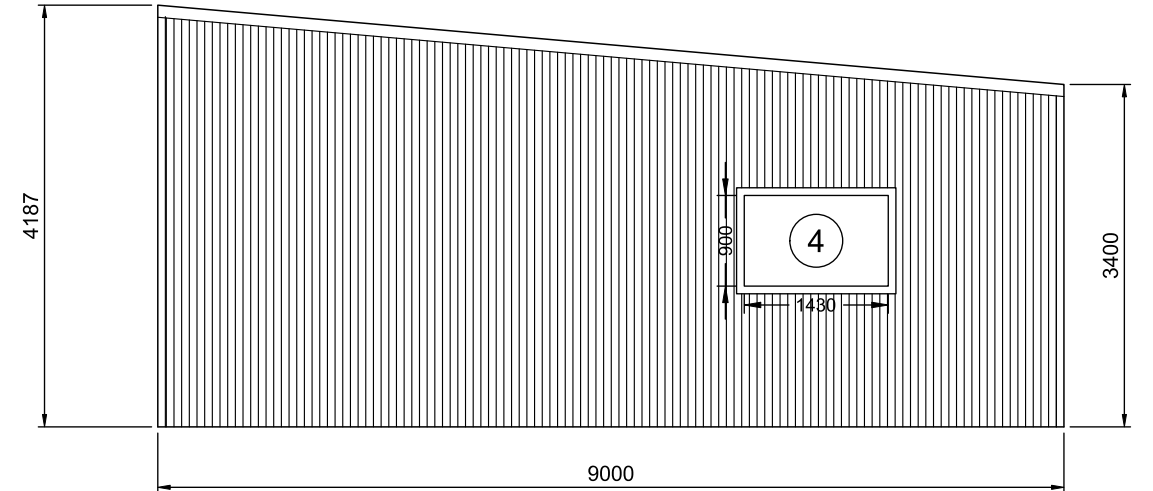
SCALE: 1:75

FRAME #4



1 RIGHT ELEVATION

SCALE: 1:75



4 FRONT ELEVATION

SCALE: 1:75

FRAME #1



151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au



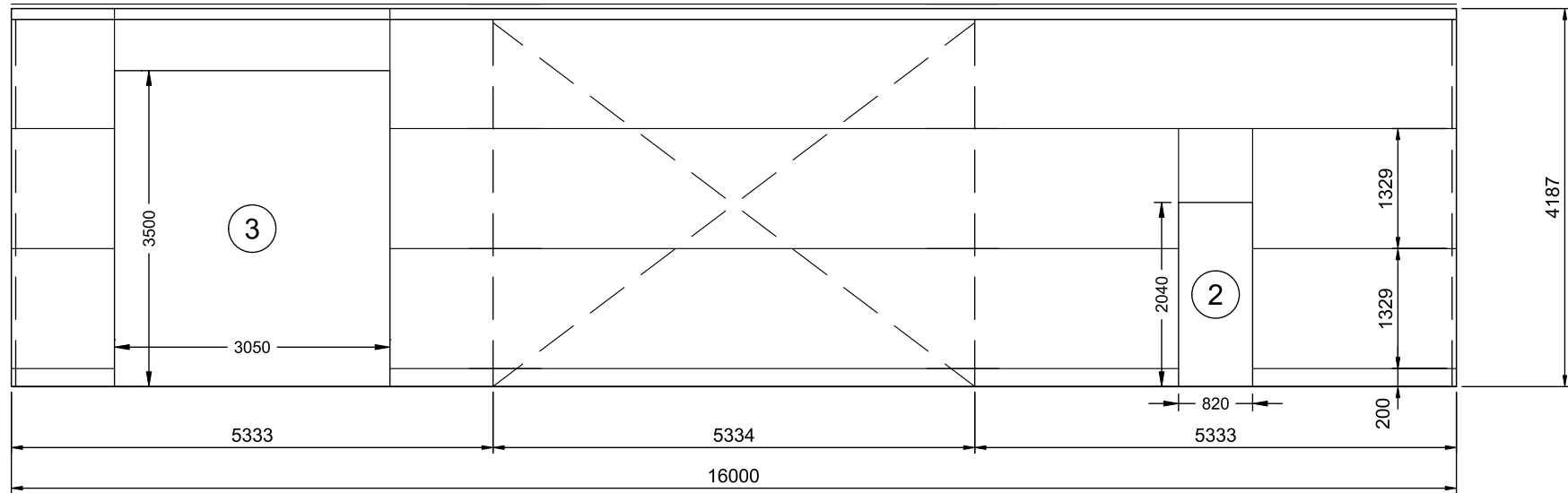
**CIVIL & STRUCTURAL ENGINEERS**  
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING  
**CAMILO PINEDA MORENO**  
Bend MIEAust RPEng  
RPEQ 15562 TBP PE003976 (VIC)

Signature: \_\_\_\_\_

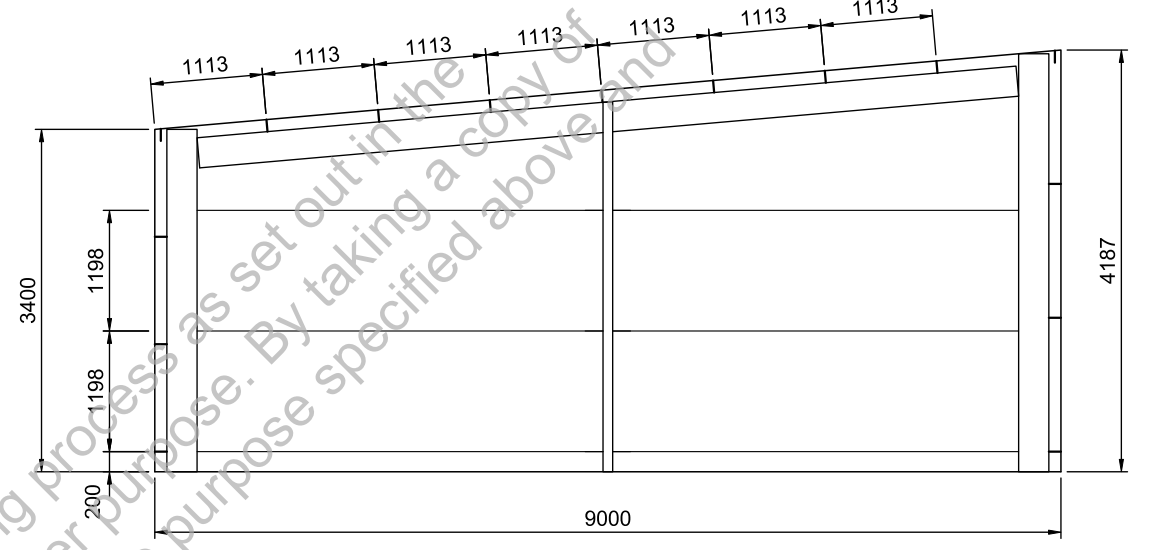
Date: 20.11.2023

Customer Name: Dodd Fuel Installations Pty Ltd  
Site Address: 69 Lakeside Drive  
Chesney Vale,  
VIC, 3725

DATE 20-11-2023  
JOB NO. 3622395078  
SHEET 2 of 7

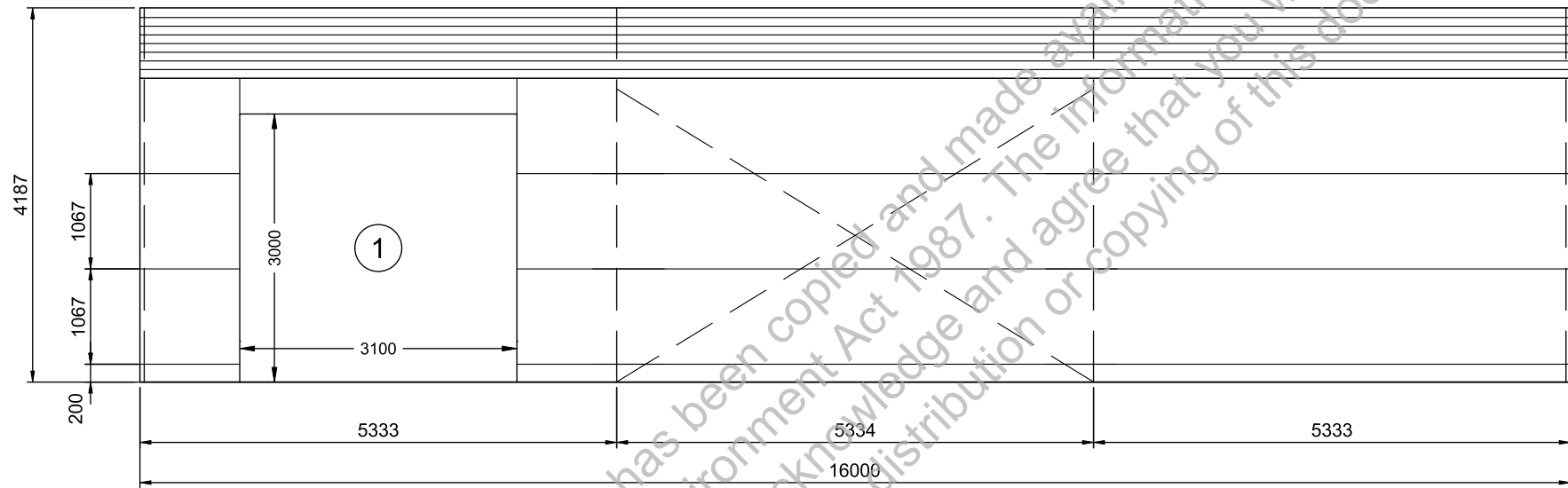


**2 LEFT ELEVATION**  
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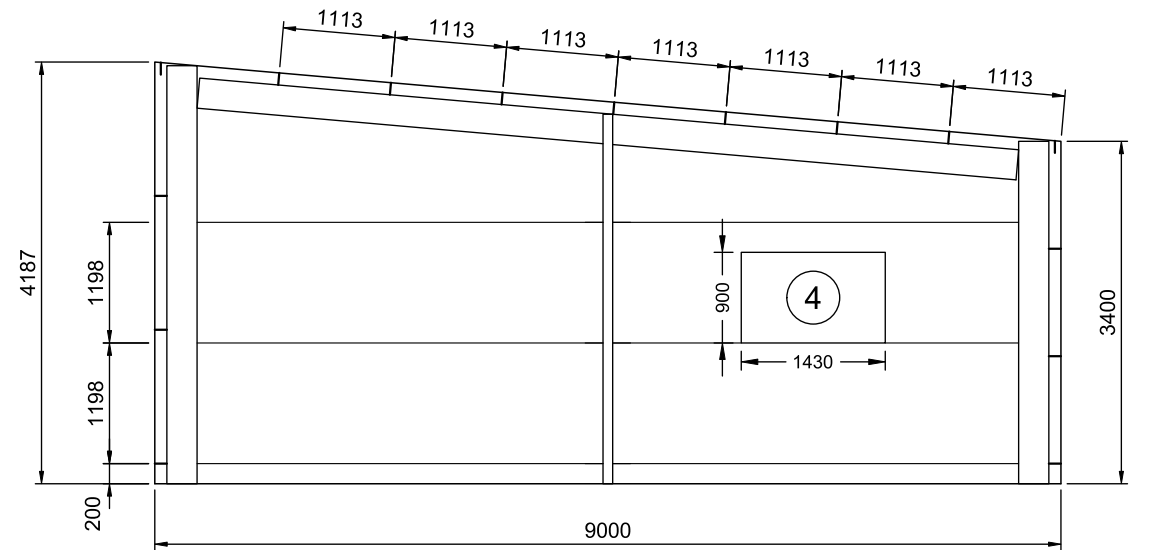


**3 REAR ELEVATION**  
SCALE: 1:75

FRAME #4

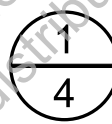
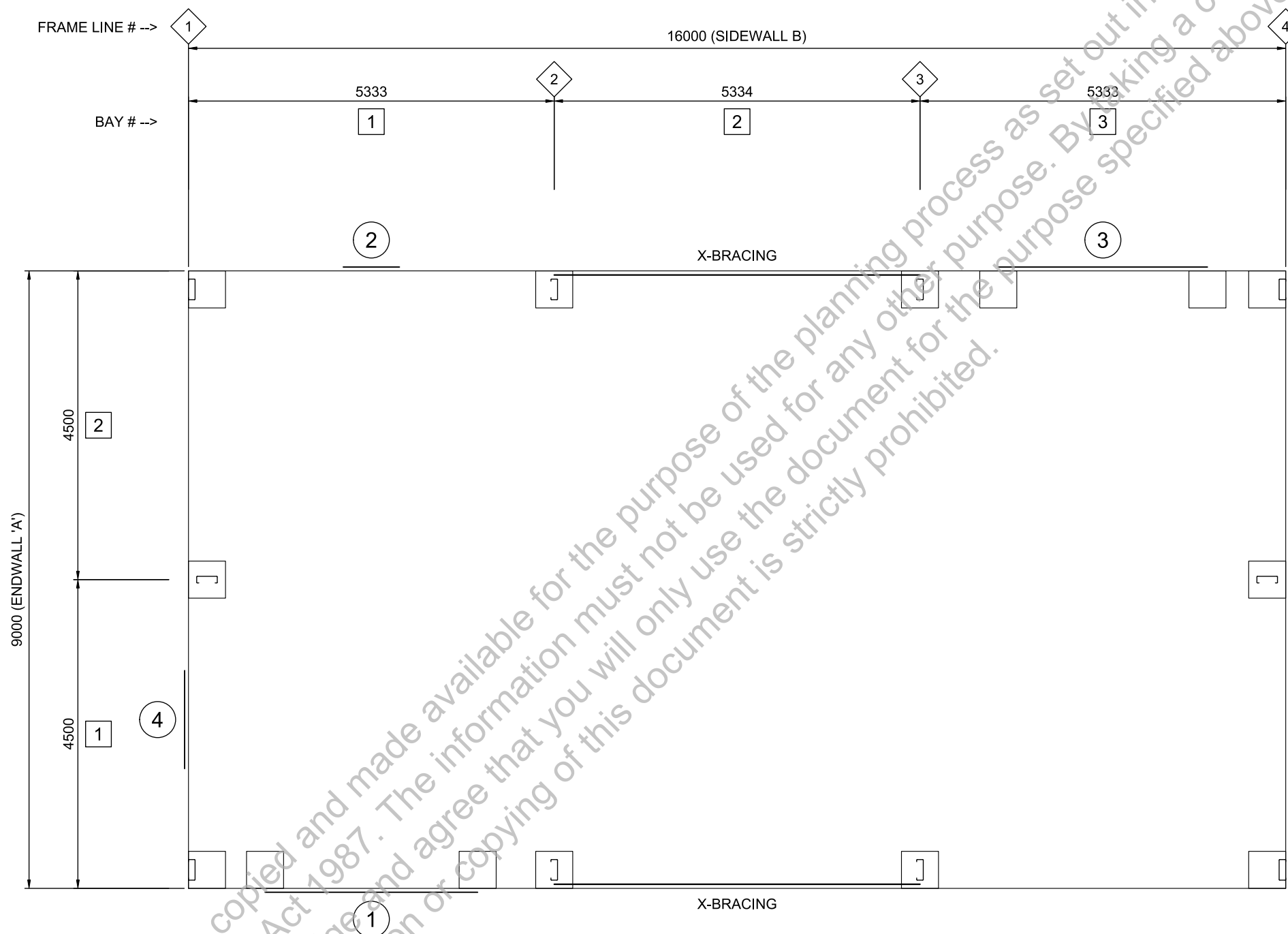


**1 RIGHT ELEVATION**  
SCALE: 1:75



**4 FRONT ELEVATION**  
SCALE: 1:75

FRAME #1



# FLOOR PLAN

SCALE: 1:75



1  
5

## ROOF FRAMING PLAN

SCALE: 1:75



151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au



**CIVIL & STRUCTURAL ENGINEERS**  
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING  
**CAMILO PINEDA MORENO**  
Bend MIEAust RPEng  
RPEQ 15562 TBP PE003976 (VIC)

Signature: \_\_\_\_\_

Date: 20.11.2023

Customer Name: Dodd Fuel Installations Pty Ltd  
Site Address: 69 Lakeside Drive  
Chesney Vale,  
VIC, 3725

DATE 20-11-2023  
JOB NO. 3622395078  
SHEET 5 of 7

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL  
(100mm MINIMUM CONCRETE SLAB INCLUDED)

SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	Ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450Ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25mPa

2 x M16 BOLTS

2 x 16MM DIA SLEEVE ANCHORS, 12MM DIA INTERNAL ROD-MIN 110MM LONG

REFER TO SLAB TABLE FOR MESH TYPE - 30MM COVER

POLYTHENE WATERPROOF MEMBRANE ON CONSOLIDATED SUB-BASE SHOWN DASHED

DEPTH

WIDTH

100

1200

450

C30030 COLUMN

NOTE: ENSURE EARTH/SOIL IS KEPT CLEAR OF WALL CLADDING AT ALL TIMES.

12g x14 x 35mm LONG ROOF SCREWS

INTERMEDIATE PURLIN

EAVE PURLIN

0.42 BMT CORRUGATED ROOF SHEETING

10g x 16mm LONG WALL SCREWS

WALL GIRT

EAVE PURLIN

0.42 BMT CORRUGATED WALL SHEETING

Z

ALTERNATE PIER DETAIL

I

ROOF SHEETING

J

WALL SHEETING

10G X 16MM SHEETING SCREW, REFER TO SCREW SPACING DIAGRAM FOR FREQUENCY

TOPHAT 120 WALL GIRT WITH 10%MM MINIMUM OVERLAP

C30030 COLUMN

2 X 14G TEK SCREWS

2 x 14G TEK SCREWS ABOVE & BELOW IN SIDE OF PURLIN - UNDERSIDE SCREW NOT VISIBLE IN DETAIL

4 x 14G TEK SCREWS PER COLUMN - UNDERSIDE SCREW NOT VISIBLE IN DETAIL

TOPHAT 64

10G X 16MM SHEETING SCREW, REFER TO SCREW SPACING DIAGRAM FOR FREQUENCY

TOPHAT 120

SHEETING

2 x 14G TEK SCREWS

C30030 COLUMN

12G X 35MM SHEETING SCREW, REFER TO SCREW SPACING DIAGRAM FOR FREQUENCY

Y

SLAB DETAIL

F

GIRT CONNECTION

G

TOP HAT CONNECTION

H

EAVE CONNECTION

C30030 FRAME RAFTER

12 X 14G TEK SCREWS

C30030 FRAME COLUMN

FLAT PLATE WITH 12 X 14G TEK SCREWS

(2) 16 mmØ GRADE 4.6 BOLTS AT EACH END OF KNEE BRACE

C25024 KNEE BRACE, 1800 mm LONG (OMIT AT ENDWALLS)

2076 mm TO TOP OF CONCRETE FOUNDATION

C30030 FRAME RAFTER

12 X 14G TEK SCREWS

C30030 FRAME COLUMN

FLAT PLATE WITH 12 X 14G TEK SCREWS

(2) 16 mmØ GRADE 4.6 BOLTS AT EACH END OF KNEE BRACE

C25024 KNEE BRACE, 1800 mm LONG (OMIT AT ENDWALLS)

2479 mm TO TOP OF CONCRETE FOUNDATION

C30030 ENDWALL RAFTER

NOTE: SEE DETAIL M/7 FOR BASE CONNECTION OF ENDWALL MULLION.

50mm x 200mm x 200mm TALL MFA BRACKET WITH 8 X 14G TEK SCREWS INTO RAFTER WEB AND 12 X 14G TEK SCREWS INTO MULLION WEB

C30030 (OPEN SIDE OF CEE MAY FACE EITHER DIRECTION, U.N.O.)

TOPHAT 120 ROOF PURLIN WITH 10% MINIMUM OVERLAP

C30030 RAFTER

12G X 35MM SHEETING SCREW, REFER TO SCREW SPACING DIAGRAM FOR FREQUENCY

4 X 14G TEK SCREW

A

HAUNCH CONNECTION

B

HIGH EAVE HAUNCH CONNECTION

C

ENDWALL MULLION TO RAFTER

E

PURLIN CONNECTION

bestsheds

Value & Quality Direct to You

151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au

EMERALD

DESIGN & CONSTRUCTION

CIVIL & STRUCTURAL ENGINEERS

COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING

CAMILO PINEDA MORENO

Bend MIEAust RPEng  
RPEQ 15562 TBP PE003976 (VIC)

Signature:

Date: 20.11.2023

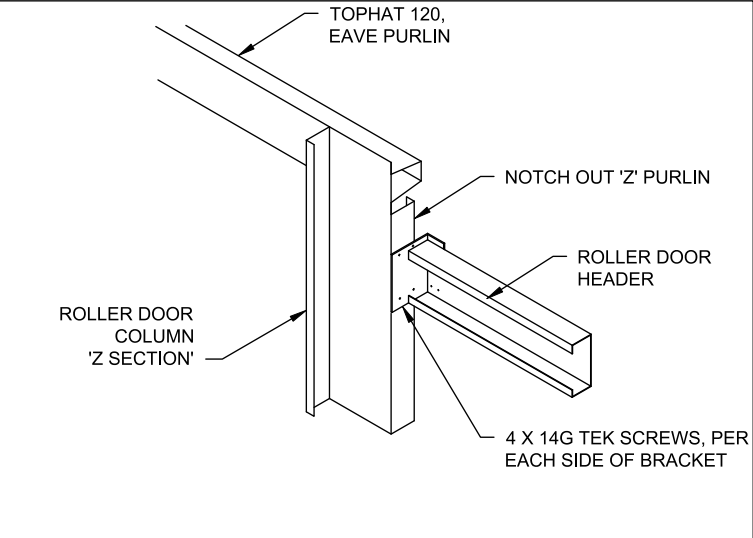
Customer Name: Dodd Fuel Installations Pty Ltd

Site Address: 69 Lakeside Drive  
Chesney Vale,  
VIC, 3725

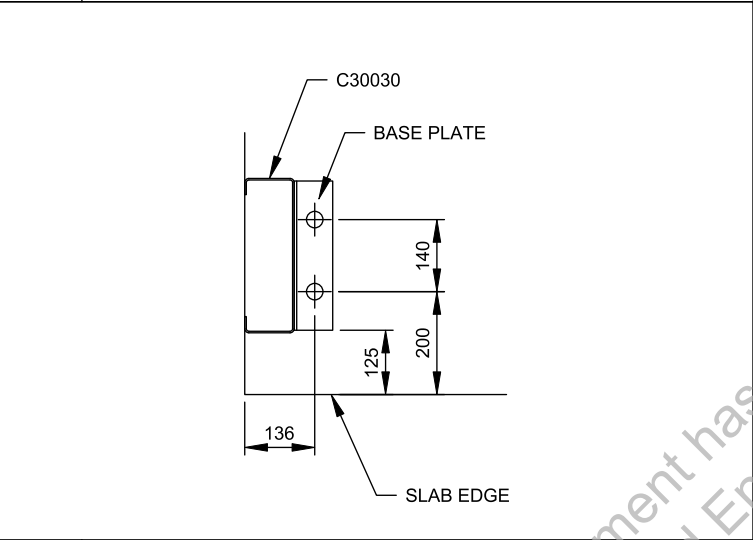
DATE 20-11-2023

JOB NO. 3622395078

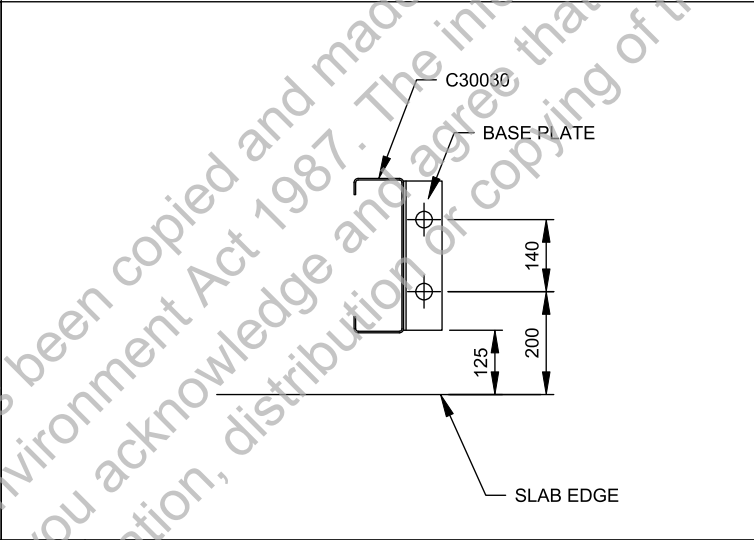
SHEET 6 of 7



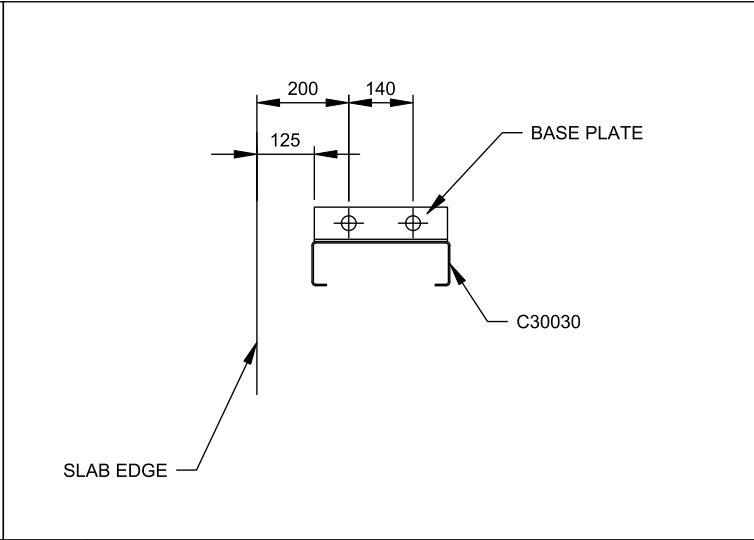
**O** TH120 SIDE ROLLER DOOR DETAIL



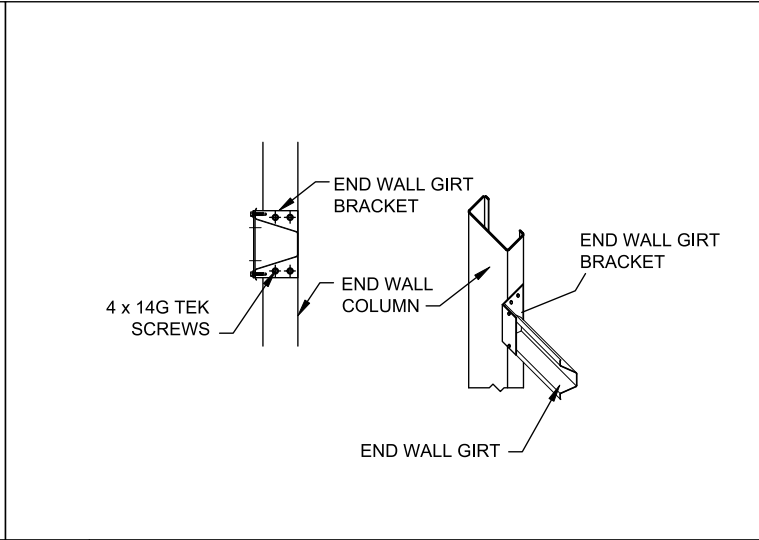
**K** CORNER COLUMN BASE



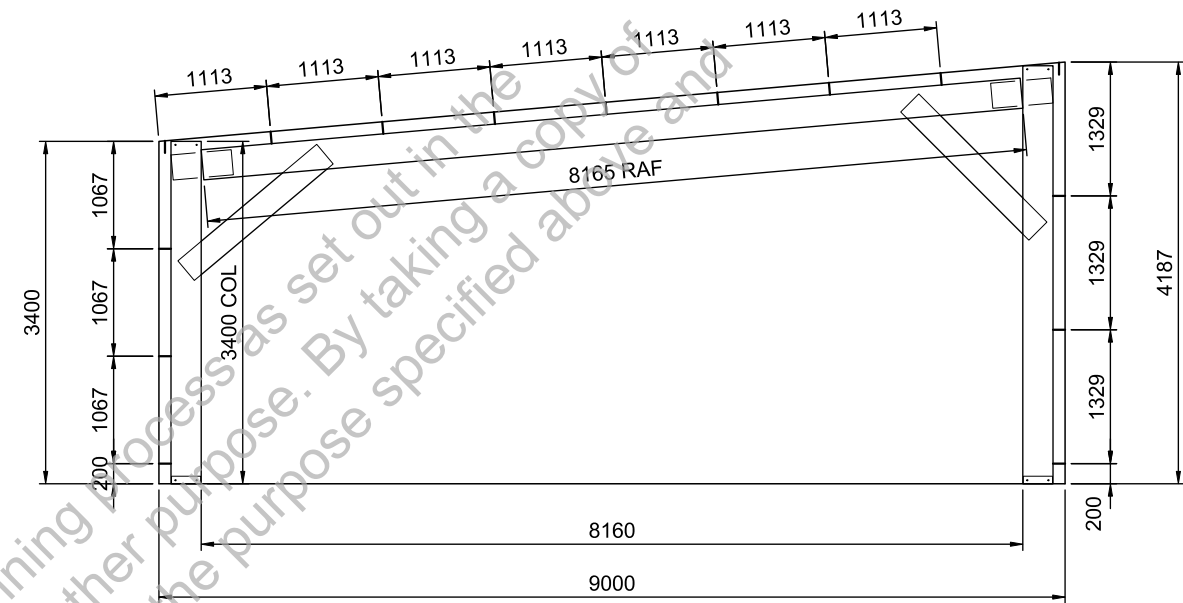
**L** INTERNAL COLUMN BASE



**M** ENDWALL MULLION BASE



**N** ENDWALL GIRT BRACKET



**1**  
**7** TYP. FRAME CROSS-SECTION  
SCALE: 1:75  
FRAMES 2, 3