

**PP305/2018-1**

**7 Harris Street COLAC**

**Lot: 15 LP: 43013 V/F: 9060/841**

**Two Lot Subdivision and Construction of Two  
Dwellings on a Lot**

**G A De La Rue**

**Officer – Bernadette McGovan**

# **EXHIBITION FILE**

*This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.*

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

**Office Use Only**

Application No.:

Date Lodged: / /

Date Allocated: / /

Allocated to:

Fee: \$

Receipt No.:

Ward:

Zone(s):

Overlay(s):

Planning Enquiries  
Phone: (03) 5232 9412 ☐☐  
Web: [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au) ☐☐

# Application for Planning Permit

Use this form to make an application for a planning permit and to provide the information required by section 47 of the *Planning and Environment Act 1987* and regulations 15 and 38 of the *Planning and Environment Regulations 2005*.

Supplementary information requested in this form should be provided as an attachment to your application.  Please print clearly or complete the form electronically (refer to How to complete the Application for Planning Permit form).

**Privacy notice**

**▲** Information collected with this application will only be used to consider and determine the application. It will be made available for public inspection in accordance with section 51 of the *Planning and Environment Act 1987*.

## Need help with the application?

If you need help to complete this form, read *How to complete the Application for Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or [www.dse.vic.gov.au/planning](http://www.dse.vic.gov.au/planning).

Contact council to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

- ① Has there been a pre-application meeting with a council officer?

Yes  No

If yes, with whom?: Helen Evans

Date: 15 / 11 / 2018

## The land

- ② Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Street No.: 7

Street Name: Harris Street

Suburb/Locality: Colac

Postcode: 3 2 5 0

Formal Land Description

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

Lot No.: 15

on Lodged Plan, Title Plan or Subdivision Plan No.: LP43013

OR

Crown Allotment No.:

Section No.:

Parish Name:

- ③ Title information.

Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

- ④ Describe how the land is used and developed now.

eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.

single dwelling

- ⑤ Plan of the land.

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

## The proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application.

If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

- ⑥ For what use, development or other matter do you require a permit?

Read *How to complete the Application for Planning Permit form* if you need help in describing your proposal.

subdivide the land and build a second dwelling

- ⑦ Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

Attach additional information providing details of the proposal, including:

- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- Plans showing the layout and details of the proposal.
- If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

- ⑧ Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

- No, go to 9.
- Yes,  Attach a copy of the document (instrument) specifying the details of the encumbrance.
  - Does the proposal breach, in any way, the encumbrance on title?
    - No, go to 9.
    - Yes, contact council for advice on how to proceed before continuing with this application.

**⚠ Note**

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*). Contact council and/or an appropriately qualified person for advice.

## Costs of buildings and works/permit fee

Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact council to determine the appropriate fee.

- ⑨ Estimated cost of development for which the permit is required.

Cost \$ 180,000.00

**⚠** You may be required to verify this estimate.

Write 'NIL' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

- ⑩ Do you require a receipt for the permit fee?

Yes  No

## Contact, applicant and owner details

⑪ Provide details of the contact, applicant and owner of the land.

### Contact

The person you want Council to communicate with about the application.

Name: G A De la Rue	
Organisation (if applicable): Architect	
Postal address: PO Box 92,	
Colac	Postcode: 3 2 5 0
Contact phone: 5231 4787	<input type="checkbox"/>
Mobile phone: 0419 351 185	<input checked="" type="checkbox"/>
Email: gdelarue@inet.net.au	<input checked="" type="checkbox"/>
Fax: -	<input type="checkbox"/>

Indicate preferred contact method

### Applicant

The person or organisation who wants the permit.

Same as contact. If not, complete details below.

Name:	
Organisation (if applicable):	
Postal address:	
	Postcode:

### Owner

The person or organisation who owns the land.

Same as contact     Same as applicant

Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land.

Name (if applicable): Mr G. Hilton	
Organisation (if applicable):	
Postal address: 342 Coradjil Road	
Simpson	Postcode: 3 2 6 6

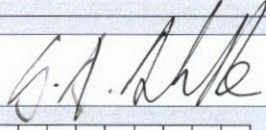
## Checklist

⑫ Have you?

<input checked="" type="checkbox"/>	Filled in the form completely?
<input type="checkbox"/>	Paid or included the application fee?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Attached all necessary supporting information and documents?
<input type="checkbox"/>	Completed the relevant council planning permit checklist?
<input checked="" type="checkbox"/>	Signed the declaration on the next page?

## Declaration

- 13 This form must be signed. Complete one of A, B or C
- ⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

<p><b>A Owner/Applicant</b></p> <p>I declare that I am the applicant and owner of the land and all the information in this application is true and correct.</p>	<p>Signature</p> <p>Date: <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>
<p><b>B Owner</b></p> <p>I declare that I am the owner of the land and I have seen this application.</p>	<p>Signature</p> <p>Date: <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>
<p><b>Applicant</b></p> <p>I declare that I am the applicant and all of the information in this application is true and correct.</p>	<p>Signature</p> <p>Date: <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>
<p><b>C Applicant</b></p> <p>I declare that I am the applicant and:</p> <ul style="list-style-type: none"> <li>I have notified the owner about this application;</li> <li>and all the information in this application is true and correct.</li> </ul>	<p>Signature </p> <p>Date: <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>

## Lodgement

Lodge the completed and signed form and all documents with:

Colac-Otway Shire ☐☐  
 PO Box 283, ☐ COLAC VIC 3250 ☐☐  
 2-6 Rae Street, COLAC VIC 3250 ☐☐  
 Telephone: (03) 5232 9412 ☐☐  
 Fax: (03) 5232 1046 ☐☐  
 Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au) ☐☐  
 TTY: (03) 5231 6787 ☐☐

For help or more information

Geoff De La Rue

Planning Department,  
Colac Otway Shire,  
Rae Street,  
COLAC, 3250

Our ref: 18-48 let1a.let

6 December 2018

**Re: SECOND RESIDENCE – 7 HARRIS STREET, COLAC**

I am writing on behalf of my Client, the Mr G Hilton, to request Planning Approval for the above proposal. Please find enclosed my Design Drawings showing a Site Plan, along with Floor Plans and Elevations of the proposed buildings, a recent copy of Title and a completed Application form.

The proposal is to construct a second single storey house and attached garage, as shown on the attached drawings. The house will be timber framed with light weight cladding generally, (Colorbond and Rendered EPS sheeting), all in muted tones, and a Zinalume roof,

**ZONING:**

The property is in a General Residential Zone, (GRZ1), and has no Planning Overlays, but it is in an area of Aboriginal Cultural Heritage Sensitivity and is also in a Designated Bushfire Prone Area.

**Neighbourhood and site description:**

The site is located in an established residential area with housing stock of 30-50 years of age. Houses in the area are generally set back approximately 6M off the front boundary, (slightly more in some instances), and are generally set off the side boundaries, except for some garages. The sites generally have sparse trees and low-level landscaping, concrete paving and driveways and grassed front yards and nature strips. The houses are almost all single storey with a mixture of tiled and metal roofing. Most have brick or blockwork cladding, but some are timber.

**Design Response:**

This site was set out to accept a second building when it was first planned, (hence the large front setback of the existing house), but the challenge was to design a house that have good solar access, whilst its "frontage" faced south. I think the layout we have designed achieves a good street front view as well as maximising the north facing windows in the Living/Dining area, as well as in two of the bedrooms. There is good access from the street to the Garage, and then from the Garage to the Dining/Living area. This layout also provides a good sized north facing outdoor area, for private open space, while leaving adequate space at the rear of the existing house. The existing house has it's POS to the north also.

**Clause 55 assessment:**

**Standard B1:** *The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing and preferred neighbourhood character and respond to the features of the site.*

The new house has similar setbacks to those prevalent in the area, (6M), and is of single storey construction. External wall finishes are slightly different to most of the existing housing stock but not dramatically, which should blend into the streetscape quite well.

**Standard B2:** *An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*

The proposed new house allows us to maximum the use of the site while still providing and energy efficient, well designed house, which will blend into the streetscape.

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**Standard B3:** *Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:*

Not Applicable.

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**Standard B4:** *Development should be connected to reticulated services ,including reticulated sewerage, drainage, electricity and gas, if available.*

The site has access to all reticulated services, power, water, gas and sewer.

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**Standard B5:** *Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space*

The new house is oriented to the street with very good pedestrian and vehicular access from the street. The existing house does not have a fence and the new one will not have a front fence, which will match the adjacent sites generally.

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**Standard B6:** *Walls of buildings should be setback from streets at least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, the distance specified in Table B1. The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.*

Front yard space is mostly unoccupied space for a dwelling like this, (and most houses), and is generally unused for Private Open Space, so it is better to have a bigger private outdoor space at the rear of the dwelling, which is more secluded and also north facing, in this instance. The 6m setback, (whilst slightly less than the two houses directly adjacent), is consistent with most of the houses of this era, and in this area, (the old 20 foot setback), and allows for a reasonable sized dwelling with very good space to the north for POS and a service area.

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**Standard B7:** *The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.*

The dwelling ht. is **3.644M** as shown on the drawings, so the overall height is well less than 9M.

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**Standard B8:** *The site area covered by buildings should not exceed: The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent.*

Total site area is 587.26m<sup>2</sup>, total built up area is 270.6m<sup>2</sup>, so the maximum site coverage is **45%**, well below the 60% maximum.

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**Standard B9:** *The site area covered by the pervious surfaces should be at least: The minimum area specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 percent of the site. The stormwater management system should be designed to: Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

The area of impervious surfaces is 67.5% so the pervious area is **27.5%**, well above the 20% minimum. All storm water will all be connected to existing Council stormwater system, and on-site retention will not be required.

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**Standard B10:** *Buildings should be: Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.*

The Living/Dining area, the POS and two bed rooms are located on North side of the site to make excellent use of solar energy. Openable Highlight windows in the KLD area face north to provide additional natural light and cross ventilations for the dwelling.

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**Standard B11:** *If any public or communal open space is provided on site, it should: Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable.*

N/A

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**Standard B12:** *Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.*

The entry to the house is open and visible from the road. There are no new trees/shrubs proposed that may obscure the front door or access to it.

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**Standard B13:** *The landscape layout and design should: Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents.*

N/A generally, the existing landscaping will remain in large part, with some minor new landscape will be designed considering existing landscape and neighbouring landscapes.

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**Standard B14:** *The width of accessways or car spaces should not exceed: 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles.*

Total length of street frontage **16.459M**, Total width of vehicle accessways is **5.011M**, so that equates to **30.4%**, which is below the 33% maximum allowed..

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**Standard B15:** *Car parking facilities should: Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be well ventilated if enclosed*

The garage is attached to the house with internal access, and direct access for the street

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#### **Standard B17**

*A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.,*

The new house is built onto the eastern boundary and 4M off the western boundary. The front setback is 6.0M, typical of other houses in the area generally, but less than the two adjacent houses. This should maintain good articulation of the streetscape.

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#### **Standard B18**

*A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: For a length of more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.*

Garage boundary wall is 12.9M so less than that allowed,  $10M + 25\% \text{ of } 35.68 = 8.92 + 10 = 18.98$

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#### **Standard B19**

*Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.*

There is adequate light to all new habitable room windows.

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#### **Standard B20**

*If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of eight ver 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3*



metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

The north-facing habitable room windows of the existing dwelling **are not within 3 metres of a boundary on an abutting lot.**

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**Standard B21**

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 0 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

The sunlight to the SPOS of adjacent properties is not affected by the new house.

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**Standard B22**

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within 5 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

The habitable room windows don't overlook adjacent sites within 9M, or are shielded by the 1.8M dividing fence, (to the north).

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**Standard B23**

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

There are no second story balconies, so no overlooking.

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**Standard B24**

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

There is no noisy mechanical plant to cause an issue, an AC unit, if required, will located at the centre of the west wall, well away from the adjacent house, as well as Bedrooms 2 & 3.

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**Standard B25**

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

The front door faces the street and is ramped to provide disabled access.

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**Standard B26**

Entries to dwellings and residential buildings should:

Be visible and easily identifiable from streets and other public areas.

Provide shelter, a sense of personal address and a transitional space around the entry.

See above, the front door is recessed for weather protection.

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**Standard B27**

A window in a habitable room should be located to face: an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A veranda provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter.

All the habitable rooms face outdoor areas at least 2M wide and greater than 3sqm.

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**Standard B28**

A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from, a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The new house has areas greater than the minimums noted above, refer to Outdoor Area Plan.

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**Standard B29**

The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least  $(2 + 0.9h)$  metres, where 'h' is the height of the wall.

The POS is located to the north of the main habitable rooms, and Bedroom 1.

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**Standard B30**

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

There is ample space for external storage, (ie: greater than 6sqm).

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**Standard B31**

The design of buildings, including: Facade articulation and detailing, Window and door proportions, Roof form, and Verandas, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

The building has characteristics of most of the adjacent housing stock, and is not inconsistent.

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**Standard B32**

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: The maximum height specified in a schedule to the zone, or If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

There is no front fence at the moment, and none proposed for the new house.

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**Standard B33**

Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.

There is no public area, or common area.

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**Standard B34**

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.

Discussions with Barwon Water indicate there are no issue with easements, and there is space for a letter box adjacent the new driveway. A bin area has been provided in the garage of the new house and the existing bin area remains for the existing house.

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**Standard B35**

Buildings should be: Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.

The house is designed to maximise the northern exposure, but to not affect the solar access of the adjacent houses, by the use of a low roof.

**COPY OF TITLE:**

I have attached the current copy of Title, issued by the Title Office on the 10-12-2018. I'll get the Client to contact you in a few days and they can pay the relevant PP fee via card over the phone.

If you have any questions or require clarification on any matter, please do not hesitate to contact me directly at the office, or on mobile: 0419 351 185.

Yours sincerely,



G. A. De La Rue, B. Arch.



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

VOLUME 09060 FOLIO 841

Security no : 124075300132J  
Produced 10/12/2018 11:49 AM

**LAND DESCRIPTION**

Lot.15 on Plan of Subdivision 043013.  
PARENT TITLE Volume 08288 Folio 634  
Created by instrument F460546 17/09/1974

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
GARY ALLAN HILTON of 342 CORADJIL ROAD SIMPSON VIC 3265  
AQ504630V 01/12/2017

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AQ504631T 01/12/2017  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

**DIAGRAM LOCATION**

SEE LP043013 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: 7 HARRIS STREET COLAC VIC 3250

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15314Q ANZ RETAIL BANKING  
Effective from 01/12/2017

DOCUMENT END

PLAN OF SUBDIVISION  
 OF PART OF CROWN PORTIONS 27 & 28  
 TOWN OF COLAC  
**PARISH OF COLAC**  
 COUNTY OF POLWARTH  
 VOL.8188 FOL.708

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**LP 43013**  
**EDITION 1**  
 PLAN MAY BE LODGED 25/06/58

**2 SHEETS**  
**SHEET**

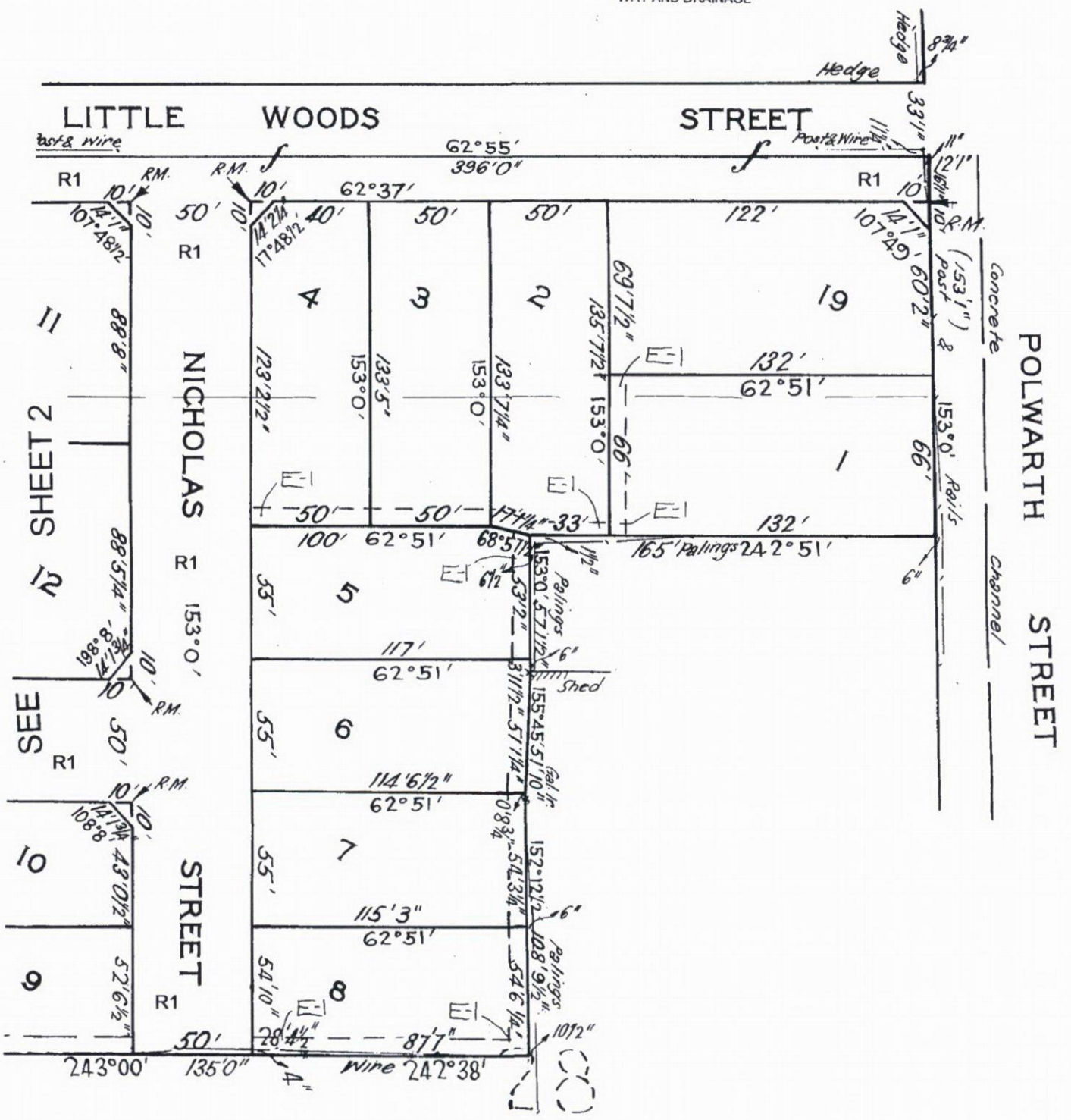


Measurements are in Feet & Inches  
 Conversion Factor  
 FEET x 0.3048 = METRES

**APPROPRIATIONS**  
 THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS EIGHT FEET WIDE

**COLOUR CODE**  
 E-1 = BLUE  
 R1 = BROWN

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE





# Imaged Document Cover Sheet

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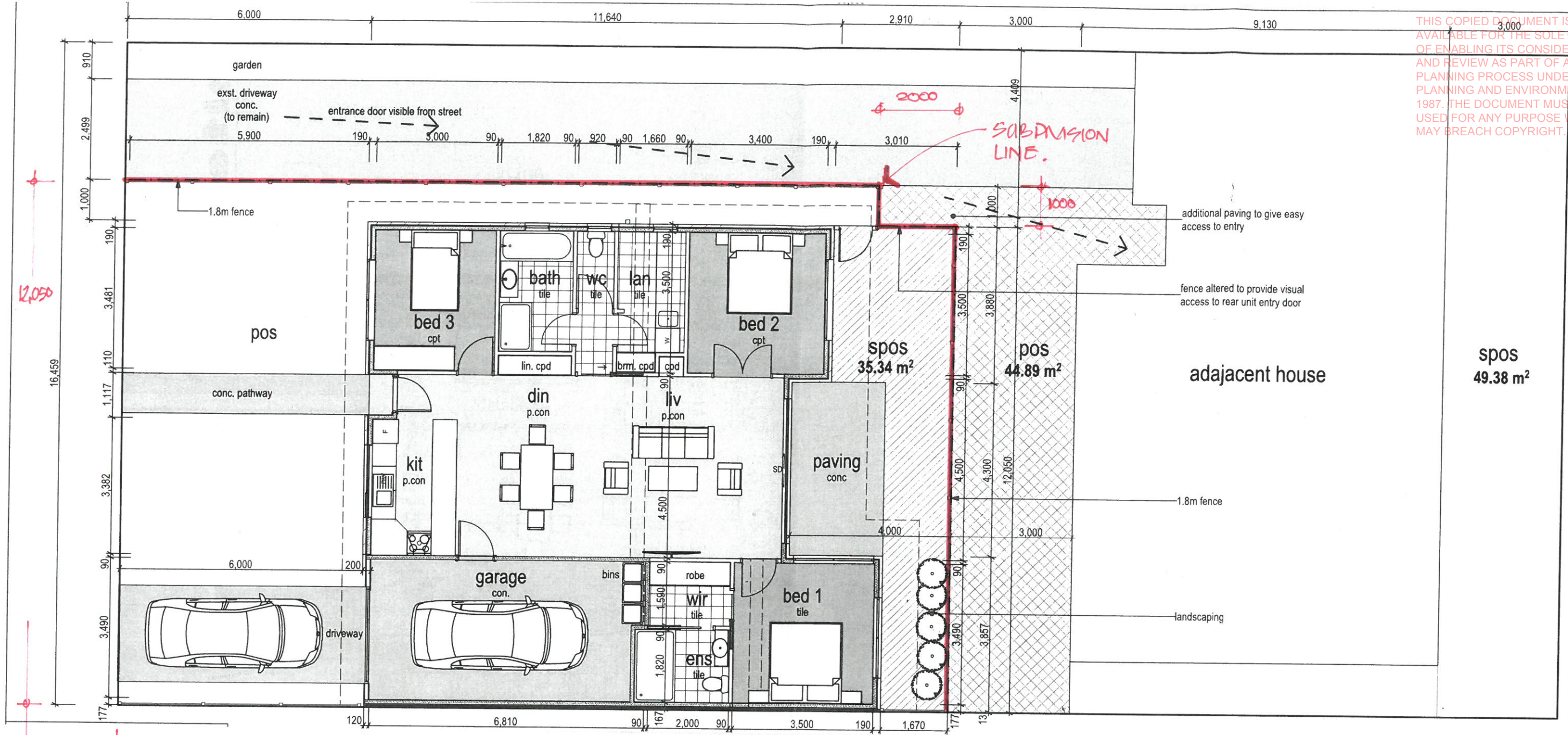
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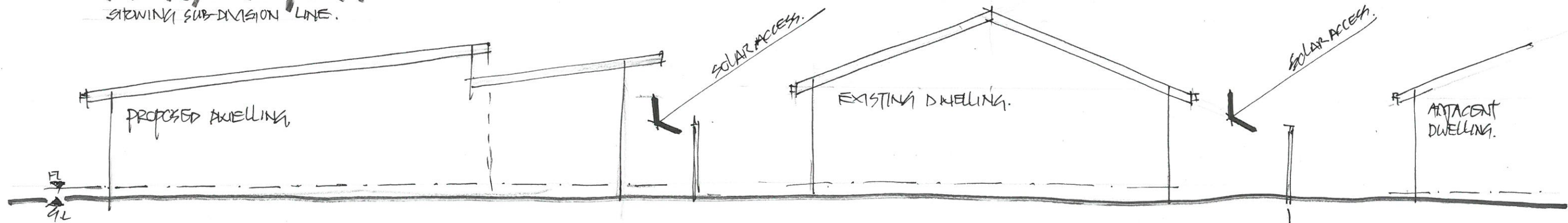
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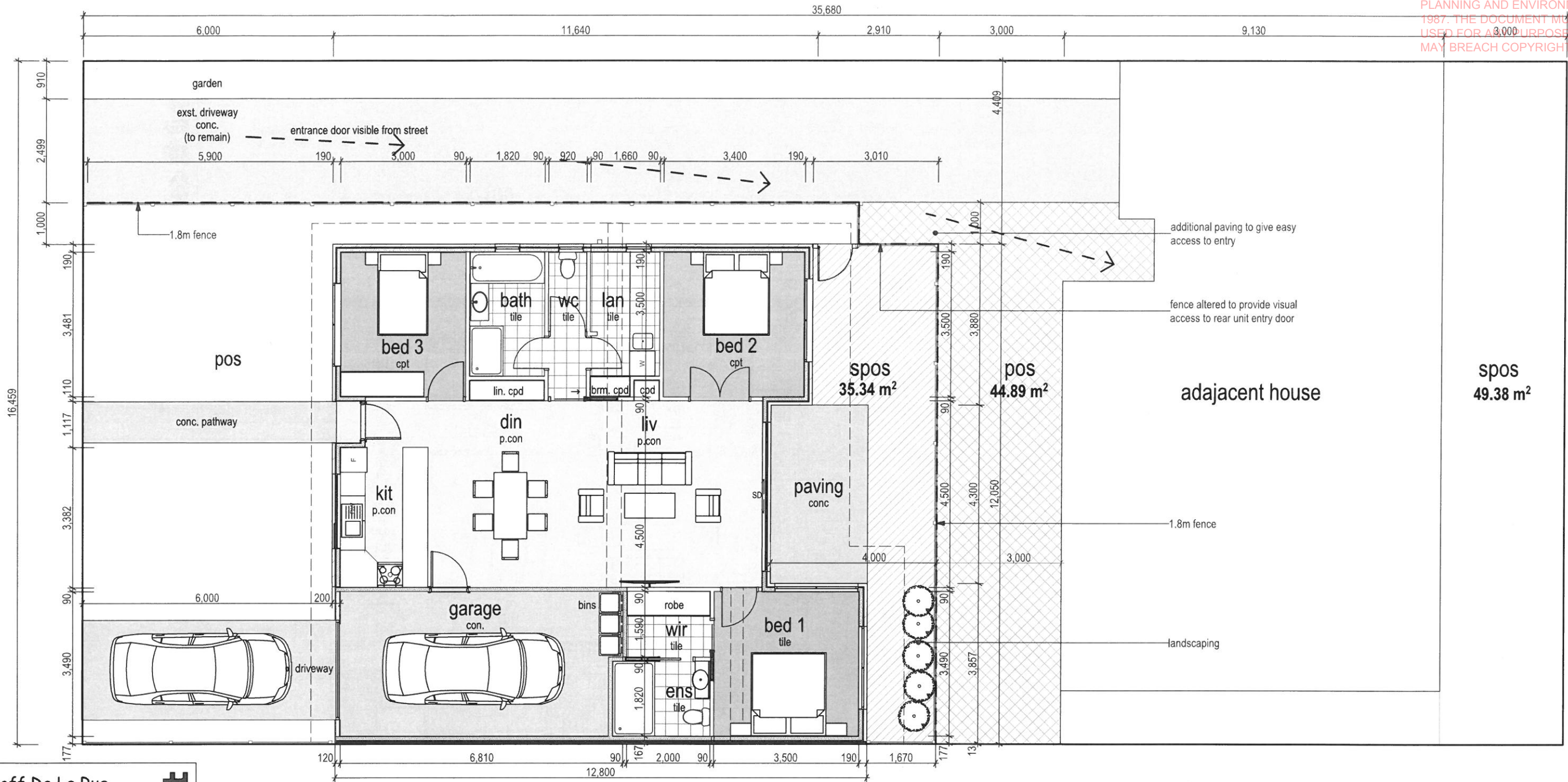
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**FLOOR/SITE PLAN:**  
SHOWING SUB-DIVISION LINE.



**TYPICAL SITE CROSS SECTION:**  
SCALE: 1:100 (NOM) T. HARRIS ST., COLAC.



Geoff De La Rue  
b arch, raia, bdav

**architect**

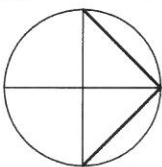
01 FLOOR PLAN  
1:100

26 murray street colac  
po box 92 colac 3250  
phone 03 5231 4787  
mobile 0419 351 185  
e-mail gdelarue@inet.net.au

REVISIONS:


NOTES

DO NOT SCALE OFF THE DRAWINGS REFER TO FIGURED DIMENSIONS ONLY BUILDER TO VERIFY DIMENSIONS ON SITE CONFIRM ALL LEVELS & SITE FEATURES NOTIFY DISCREPANCIES TO THIS OFFICE



PROJECT: second dwelling

CLIENT: gary & merryl hilton

SITE: 7, harris street, colac

TITLE: Floor Plan

DESIGN: GAD

DRAWN: CS

CHECK: GAD

DATE: 24-May-19

SCALE: as shown

ISSUED:

TO:

FOR:

**18-48**

PROJECT NUMBER

0.1

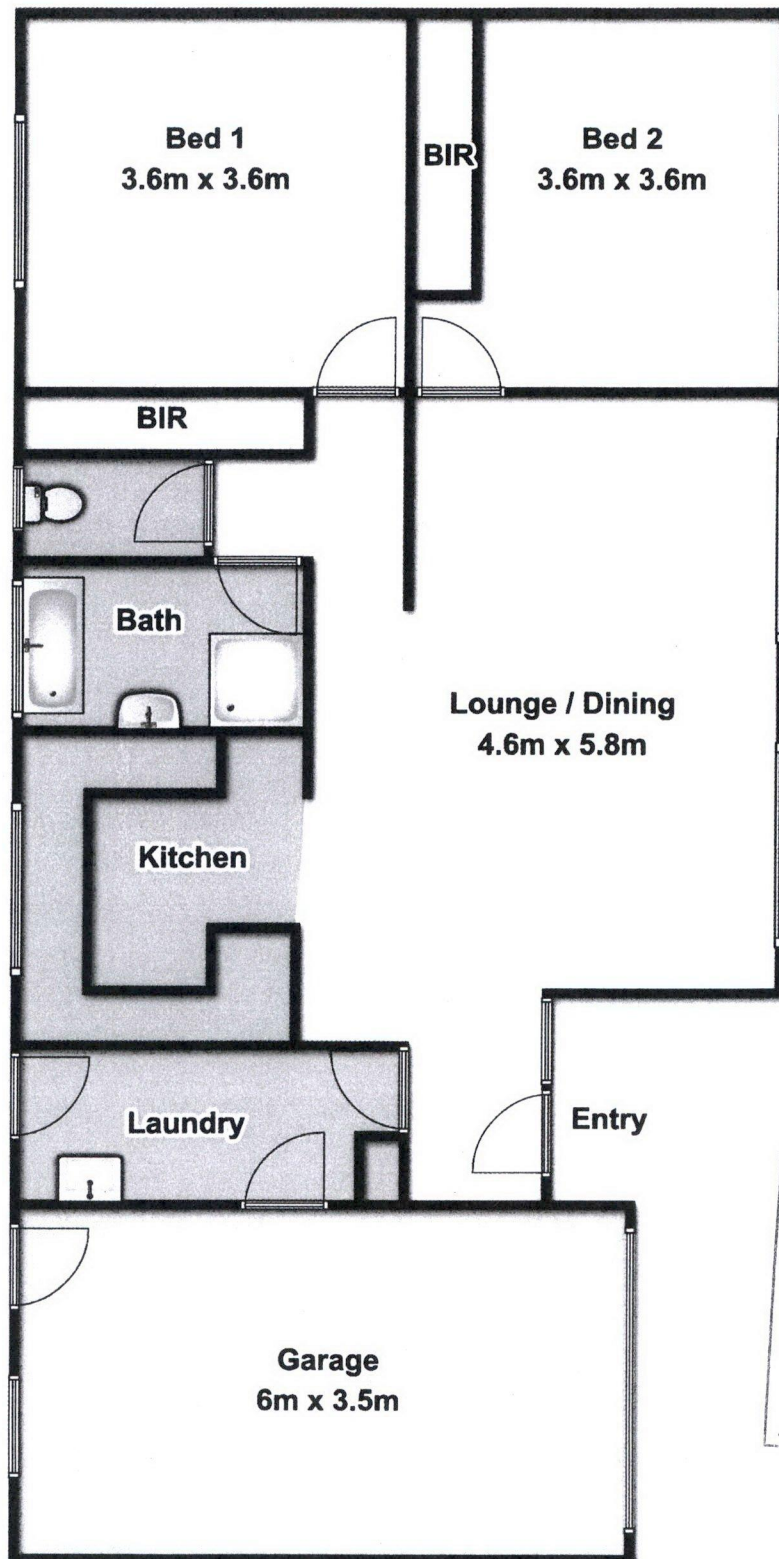
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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.