Dear Sir

RE: APPLICATION FOR PLANNING PERMIT 2015/323
USE AND DEVELOPMENT OF A DWELLING AND CREATION OF CARRIAGEWAY EASEMENT
233 SANDY POINT ROAD, SANDY POINT

We refer to the above mentioned matter and to Council’s request for further information in this matter.

In relation to the request we wish to advise as follows:

Proposed removal of vegetation

We advise that in preference to the proposed removal of the vegetation the applicant has chosen to relocate the dwelling so as to avoid the necessity to remove the vegetation.

To this effect we submit an amended site plan, floor plan and elevations for Council’s consideration. In addition to re-siting of the dwelling the only other change is that the proposed deck has been reduced in size. Three complete sets of plans are included for Council’s attention.

Proposed Carriageway Easement

The proposed site plan has been amended to increase the width of the easement to 4.0m wide. We hope this is sufficient for council and should a further variation be required we request that Council advise of its’ preferred width.
We hope this information is now sufficient for Council to continue processing the application and should you have any enquiries please do not hesitate to contact the undersigned on 5662 2630.

Yours faithfully

BEVERIDGE WILLIAMS AND CO PTY LTD

Gary Chisholm

Enc; x3 sets of amended plans
Site Plan - Proposed Dwelling
Lot 1 TP324089 - off Sandy Point Road, Sandy Point
Mr T Hunt

Lot 1
TP324089

Lot 2
TP324089

Proposed WICK effluent disposal area - subject to further Council Approval

Notes
Title boundaries and dimensions are indicative only and subject to verification by survey

E - 1 Proposed Carriageway Easement - mt 4.0m wide

Version 2
04/02/2016
SHEET 1 OF 1

1:1000 @ A3

Beveridge Williams
Development & Investment consultants
Leongatha
03 5652 2630
www.beveridgewilliams.com.au

Site Plan - Proposed Dwelling
Lot 1 TP324089 - off Sandy Point Road, Sandy Point
Mr T Hunt

REF: 1500054
Notes:
Levels to AHD (by others)
Roof and Guttering: Colorbond Steel – Bushland
External Brick work – Boral “Heartlands” or similar
Timber base boards to underside of deck and landing

Proposed Dwelling – Elevations
Sandy Point Road, SANDY POINT
LOT 1 TP324089

Scale @ 1:100
Original A3
Date 04/02/2016
Version 2
Sheet 2 OF 3
Reference: 1500054
Translucent corrugated roof sheeting (polycarbonate or similar)

Colorbond corrugated steel roof cladding

Colorbond corrugated steel wall cladding

Notes:

Cladding – Corrugated color steel – colour to be determined

Proposed Shed 6 x 6

Sandy Point Road,
Sandy Point

Ref: 1500054