

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	60 Bloomfield Lane, Cardinia VIC 3978 L1 TP823134 CA 31 & 32
The application is for a permit to:	Building and works (Construction of an agricultural shed)
The applicant for the permit is:	Stephen D'Andrea Pty Ltd
The application reference number is:	T230595
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809  This can be done during office hours and is free of charge.  Documents can also be viewed on Council's website: <a href="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</a>

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 sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).
  - \* include the name and address of the objector/ submitter.
  - \* include the application number and site address.
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

The Responsible Authority will not decide on the application before:	09 April 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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## Application Summary

Portal Reference A42362XH

## Basic Information

Proposed Use	Building and works for a Shed (Outbuilding/Store) on land within SUZ
Current Use	Current Dwelling
Cost of Works	\$125,000
Site Address	60 Bloomfield Lane Cardinia 3978

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

## Contacts

Type	Name	Address	Contact Details
Applicant	Stephen D'Andrea Pty Ltd	9/84-90 Lakewood boulevard, Braeside VIC 3195	W: 03-9587-5000 E: design@stephendandrea.com.au
Owner			
Preferred Contact	Stephen D'Andrea Pty Ltd	9/84-90 Lakewood boulevard, Braeside VIC 3195	W: 03-9587-5000 E: design@stephendandrea.com.au

## Fees

### Regulation Fee Condition

	Amount	Modifier	Payable
9 - Class 8 VicSmart application more than \$10,000	\$461.10	100%	\$461.10

**Total \$461.10**

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**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

## Documents Uploaded

Date	Type	Filename
28-11-2023	A Copy of Title	Title.pdf
28-11-2023	A Copy of Title	TP823134B- plan of sub.pdf
28-11-2023	A Copy of Title	AD767556X.pdf
28-11-2023	A Copy of Title	AT765523L.pdf
28-11-2023	Site plans	6520 - TP1 - Site Development Pl.pdf
28-11-2023	Site plans	6520 - TP2 - Elevations.pdf
28-11-2023	Additional Document	No 60 Bloomfield Lane Cardinia - Town Planning Report .pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

## Lodged By

Site User	[REDACTED]
Submission Date	28 November 2023 - 05:01:PM

## Declaration

By ticking this checkbox [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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5pm  
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**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784



# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T230595
Address of the Land:	

## APPLICANT DETAILS

Name:	
Organisation:	
Address:	9, 84-90 Lakewood Bvd Braeside
Phone:	03 9587 5000
Email:	design@stephendandrea.com.au

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	<input type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Buildings & works associated with an outbuilding for agricultural purposes		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$

**DECLARATION**

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
<b>Name:</b>	[Redacted]
<b>Signature:</b>	[Redacted]
<b>Date:</b>	20/3/24

**LODGEMENT**

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

**IMPORTANT INFORMATION**

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, 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*.

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: [Redacted]

Name: D [Redacted]

Phone:

Address:

Ref:

Customer Code: 66808



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25/07/2005 \$1237 45

**MADE AVAILABLE/CHANGE CONTROL**

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Volume 10703 Folio 933

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

\$465,000.00



Transferor: (full name)  
[Redacted]

Transferee: (full name and address including postcode)  
[Redacted]

Directing Party: (full name)

nil

Dated: 1

21/7/05

Execution & Attestation

Signed by the said Transferor )

E.G.

in the presence of:

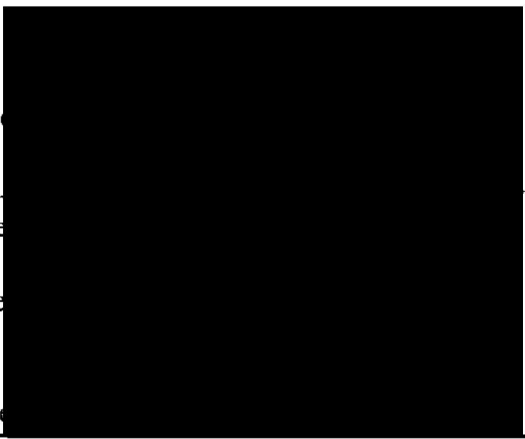
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Witne

Signe

in the

Witne



Approval No. 1042048A

**ORDER TO REGISTER**

**STAMP DUTY USE ONLY**

**T1**

Please register and issue title to

Original Land Transfer  
Stamped with \$23,560.00  
Doc ID 1990909, 22 Jul 2005  
SRD Victoria Duty, JMN0

Page 1 of 1

Signed

Cust. Code



**THE BACK OF THIS FORM MUST NOT BE USED**  
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

25 JUL 2005



# 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>TP823134B</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>22/11/2023 14:08</b>

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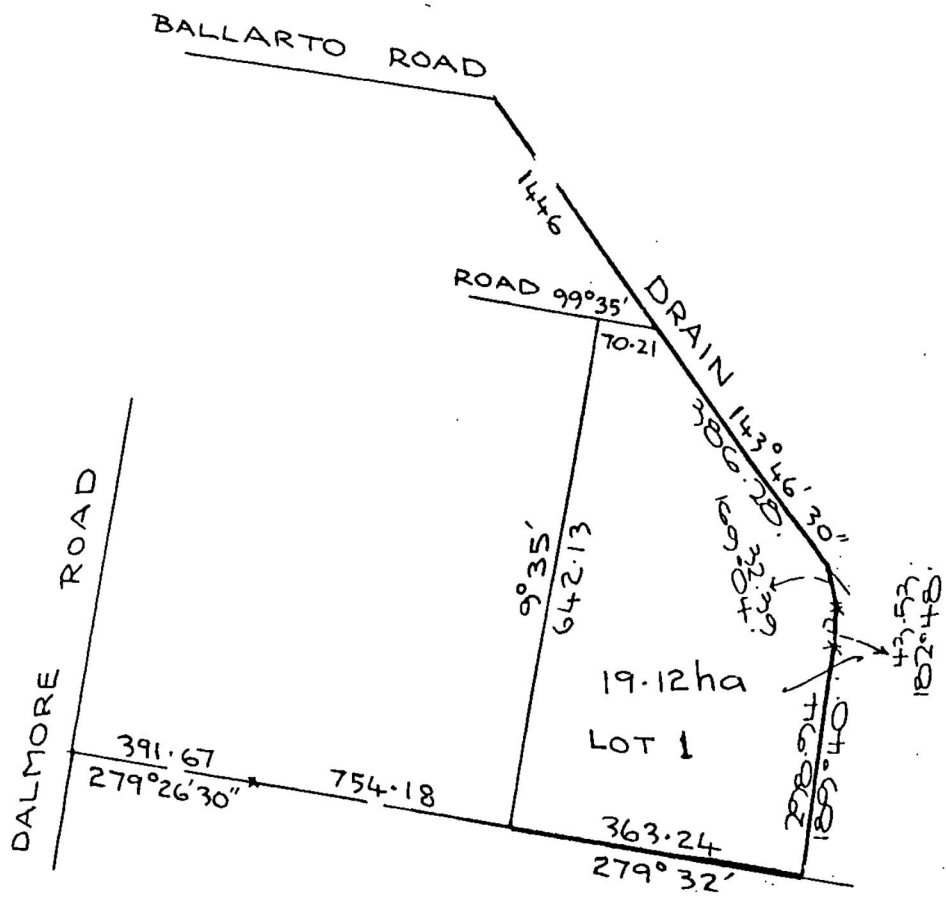
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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP823134B</b>
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<b>Location of Land</b>	<b>Notations</b>
Parish: Koo Wee Rup Township: Section: Crown Allotment: 31 & 32 Crown Portion:  LTO Base Record: Last Plan Reference: lot 8 LP8853 Title References: Vol 9636 Fol 615 Depth Limitation:	WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

Easement Information					THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by Date 6/12/2003 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
<div style="border: 1px solid red; padding: 5px; color: red; font-size: small;">                     This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.                 </div>					



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: AB770474Y
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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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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.

Produced 22/11/2023 02:08:35 PM

Status	Registered	Dealing Number	AT765523L
Date and Time Lodged	11/11/2020 02:36:03 PM		

### Lodger Details

Lodger Code	16089P
Name	NATIONAL AUSTRALIA BANK LTD
Address	
Lodger Box	
Phone	
Email	
Reference	877370574 BUSINESS F

## MORTGAGE

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

10703/933

### Mortgagor

Given Name(s)	
Family Name	

Given Name(s)	
Family Name	

### Mortgagee

Name	NATIONAL AUSTRALIA BANK LIMITED
ACN	004044937
Australian Credit Licence	230686
Address	
Floor Type	LEVEL
Floor Number	1

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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 800  
Street Name BOURKE  
Street Type STREET  
Locality MELBOURNE  
State VIC  
Postcode 3000

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference AA5608  
(b) Additional terms and conditions Nil

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,;  
(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and  
(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of  
Signer Name  
Signer Organisation  
Signer Role  
Execution Date

### File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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# Stephen D'Andrea Pty. Ltd.

ARCHITECTURAL AND STRUCTURAL CONSULTANTS

A.B.N. 60 005 676 568

Suite 9 / 84 – 90 Lakewood Boulevard, Braeside Vic. 3195

Telephone (03) 9587 5000

Fax: (03) 9588 2020

Mobile 0418 314 021

Email: design@stephendandrea.com.au

www.stephendandrea.com.au

6<sup>th</sup> March 2024

**Cardinia Shire Council  
PO BOX 7  
PAKENHAM VIC 3810**

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**Attention:** [REDACTED]

Dear Madam,

**Re: Proposed Development at 60 Bloomfield Lane, Cardinia  
Planning Application No; T230595 PA**

Further to your recent request for further information please find attached clarification as follows:

1. We have updated the planning application to provide further information and a section 50 form.
  - a) Please see attached a copy of the planning advise we sought from KLM Spatial in relation to how the property is used. This letter further addresses all planning clauses relevant to this application.
  - b) We have updated the plans to reflect further detail of the existing sheds onsite
  - c) Site Boundary dimensions were already shown however we have now made them clearer to see.

Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Yours faithfully

[REDACTED SIGNATURE]

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Ref –

4 March 2024

**Statutory Planning Department**  
**Cardinia Shire Council**  
Attention: [REDACTED]  
Via: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

Dear [REDACTED]

Re Planning Assessment – buildings & works associated with an outbuilding for agricultural purposes  
L1 TP823134 CA 31 & 32, 60 Bloomfield Lane, Cardinia VIC 3978  
Council Reference: T230595PA

KLM Spatial provides the following planning assessment to;

- Outline the proposed use and development
- Description of the subject site
- Assessment of the proposal against the Cardinia Planning Scheme

### **Proposal**

As per the plans provided, the proposal is for buildings and works associated with an outbuilding. More specifically;

- The outbuilding will have a footprint of 12 x 28.5 metres.
- Has been located to be in close proximity to the existing outbuildings on site so as to minimise sprawl of buildings and the impact on existing agricultural activities.

The outbuilding is required to support the ongoing agricultural pursuits of the land. This is clear in the plans submitted noting the delineation of bays for tractor and equipment storage with the other part of the outbuilding for horse and cattle to utilise including for calving, unwell stock, spelling of horses, stock feed and the like.

### **Subject Site**

The subject site is known as 60 Bloomfield Lane, Cardinia. Key elements of the land include;

- Irregular shaped allotment which is bound by Cardinia Creek to the east.
- The land has an area of 19 ha.
- The land is currently improved with an existing dwelling and associated amenities. These are contained with a defined domestic envelope which is delineated from the balance of the land through agricultural fencing.
- There is an existing hay shed on site as well as a machinery shed. These are outside of the domestic building envelope. The hay shed is used to store hay which is cut from the land. The machinery shed stores



motorbikes, a tractor and general tools which are used on the land such as shovels, chainsaws, work bench for maintenance of machines and the like.

- A horse menage has recently been constructed which is used for personal use only. No cut or fill was required as part of these works. All fencing is open sided.

The land is primarily used for extensive animal husbandry. Depending on the season, the land owner grazes 50-60 head of cattle which also includes breeding. This is reduced in Winter due to the land conditions.

There are also horses (upto 5) which are kept by the land owner. The horses occupy a very small part of the land noting the overall land size.

The horses as well as the cattle breeding, has resulted in the need for an additional outbuilding, particularly during the wetter months to provide weather protection for animals as well as stables for the horses, as required.

During the summer months, the owner cuts hay and requires the tractors, bailers and other implements used for this to be stored undercover. Other equipment which is currently stored in the weather, includes slashers and ploughs. The outbuilding will enable storage of this equipment under cover.

### **Planning Controls**

Pursuant to the Cardinia Planning Scheme the land is subject to the following controls;

- Special Use Zone Schedule 1
  - o Pursuant to Section 4, a planning permit is required as the outbuilding has a floor area which exceeds 200 sqm (proposed is 342 sqm).
  - o We note that the other setbacks prescribed are satisfied.
- Land Subject to Inundation Overlay
  - o A planning permit is required for buildings and works.

### **Planning Merits Assessment**

#### *Special Use Zone – Schedule 1*

The purpose of the SUZ Schedule 1 (SUZ1) is to ensure the agricultural and horticultural values of the area are protected.

The existing use of the land is for extensive animal husbandry which is a Section 1 Use, no permit required. We note that the existing dwelling was constructed in the early 2000s and is not proposed to change as a result of the current application.

It is considered that the outbuilding is consistent with the purpose and intent of this zone. This view has been formed based on the following;

- The outbuilding has been designed to be clustered with existing outbuildings so as to utilise existing access tracks and minimise the intrusion of buildings onto agricultural land.
- The outbuilding will support and indeed enhance the existing agricultural activities on the land. The dominant use of the land is extensive animal husbandry. The outbuilding will enable the storage of equipment to support these operations undercover as well as allow for calves, unwell animals and horses to utilise the outbuilding, as required.
- The outbuilding has been sited to comply with the setbacks prescribed within the Schedule.
- The outbuilding will not be visible from the public realm noting it is sited behind existing structures.
- The scale and massing of the outbuilding is appropriate noting its functional purpose.
- The use of the land is existing and is not altered as a result of the proposal.

### *Land Subject to Inundation Overlay*

The land is wholly within this Overlay. The outbuilding has been designed to ensure it is elevated above the flood plain.

### *Planning Policy*

The following provides a review of the various planning policies within the Cardinia Planning Scheme and the responsiveness of the proposal;

- Clause 14.01-1S – Protection of Agricultural Land; seeks to *Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.*
- Clause 21.01-3 – Key Issues; identifies *the protection of the Koo Wee Rup swamp area, which contains important groundwater reserves and horticultural soils in the Western Port basin* as a key issue to be managed.
- Clause 21.02-2 – Catchment and Coastal Management; Objective 4 seeks to *recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.*

It is considered that the proposal is consistent with the objectives of the State and Local Planning Policy Framework for the following reasons;

- The primary purpose of the outbuilding is to support and enhance the existing agricultural pursuits on the land.
- The outbuilding has been sited to ensure it is clustered with existing buildings thereby minimizing the impacts on prime agricultural land.
- The outbuilding has had due regard to the inundation of the land by ensuring it is appropriately raised to minimise flood impacts.

### **Summary**

As outlined, the existing use of the land for extensive animal husbandry requires an outbuilding. The outbuilding will provide machinery storage as well as space for stock feed and for cattle and horses during calving and in wetter weather.

The outbuilding has been appropriately sited to ensure it does not reduce the amount of land currently available for grazing. Moreover, it is clustered with existing buildings thereby minimizing the need for further tracks or infrastructure.

Overall, it is considered that the proposal satisfies the purpose and intent of the zone and the applicable policies of the Cardinia Planning Scheme.

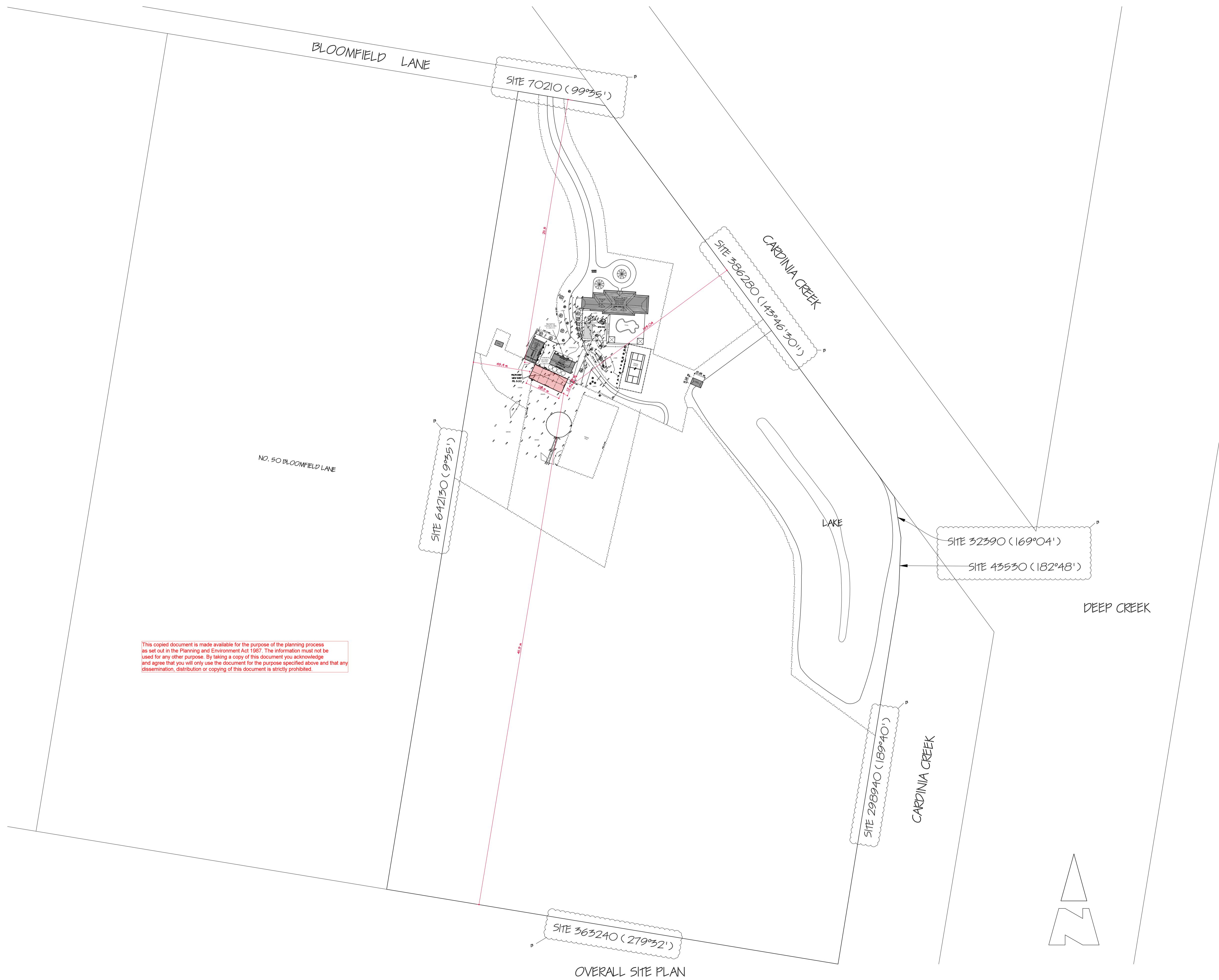
We trust the above is acceptable to Council and look forward to hearing from you in due course.

If you have any queries regarding the above, please contact the undersigned on 9794 1600 or via email at [manager@klms.com.au](mailto:manager@klms.com.au).

Yours sincerely,

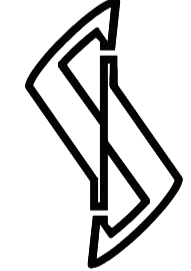
**KLM Spatial**





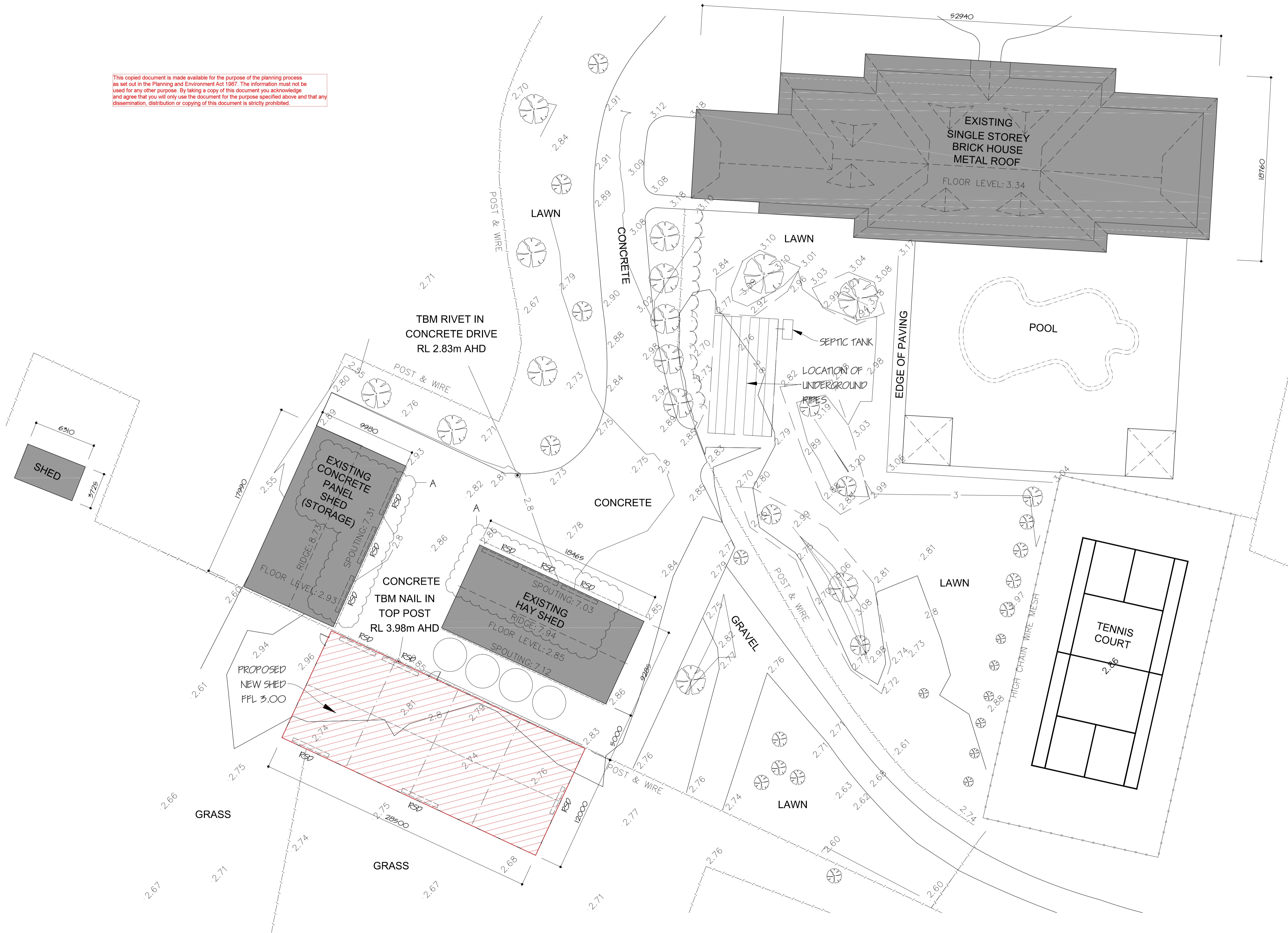
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OVERALL SITE PLAN

<b>PLANNING ISSUE</b>			
21/02/2024	B	TP	QUERIES
12/12/2023	A	TP	QUERIES
REVISION			
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		<b>STEPHEN D'ANDREA</b> PTY. LTD. <small>A.C.N. 005 676 568</small> SUITE 9 / 84 - 90 LAKEWOOD BOULEVARD BRAESIDE 3195	
TELEPHONE 9587 5000 MOBILE (0418) 314 021		EMAIL design@stephendandrea.com.au WEB SITE www.stephendandrea.com.au	
PROJECT PROPOSED OUTBUILDING AT NO. 60 BLOOMFIELD LANE CARDINIA			
CLIENT			
DATE	NOV '23	SCALE	1:1500
DRAWN	DN	SHEET	1P1
DRG No	6520/23	AI	ISSUE B



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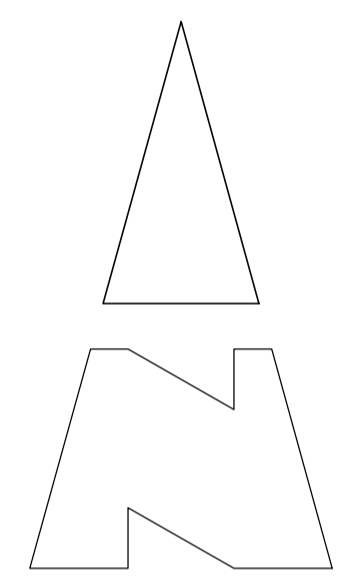


SITE DEVELOPMENT PLAN

TOWN PLANNING AREAS:

SITE AREA:	191156 m <sup>2</sup>
PROPOSED NEW SHED:	342 m <sup>2</sup>
EXISTING MAIN DWELLING:	832 m <sup>2</sup>
EXISTING HAY SHED:	172 m <sup>2</sup>
EXISTING STORAGE SHED:	180 m <sup>2</sup>
EXISTING SHED:	25 m <sup>2</sup>

- NEW BUILDING
- EXISTING BUILDING



PLANNING ISSUE

21/02/2024	A	1P QUERIES
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### PLANNING ISSUE

NO.	REVISION

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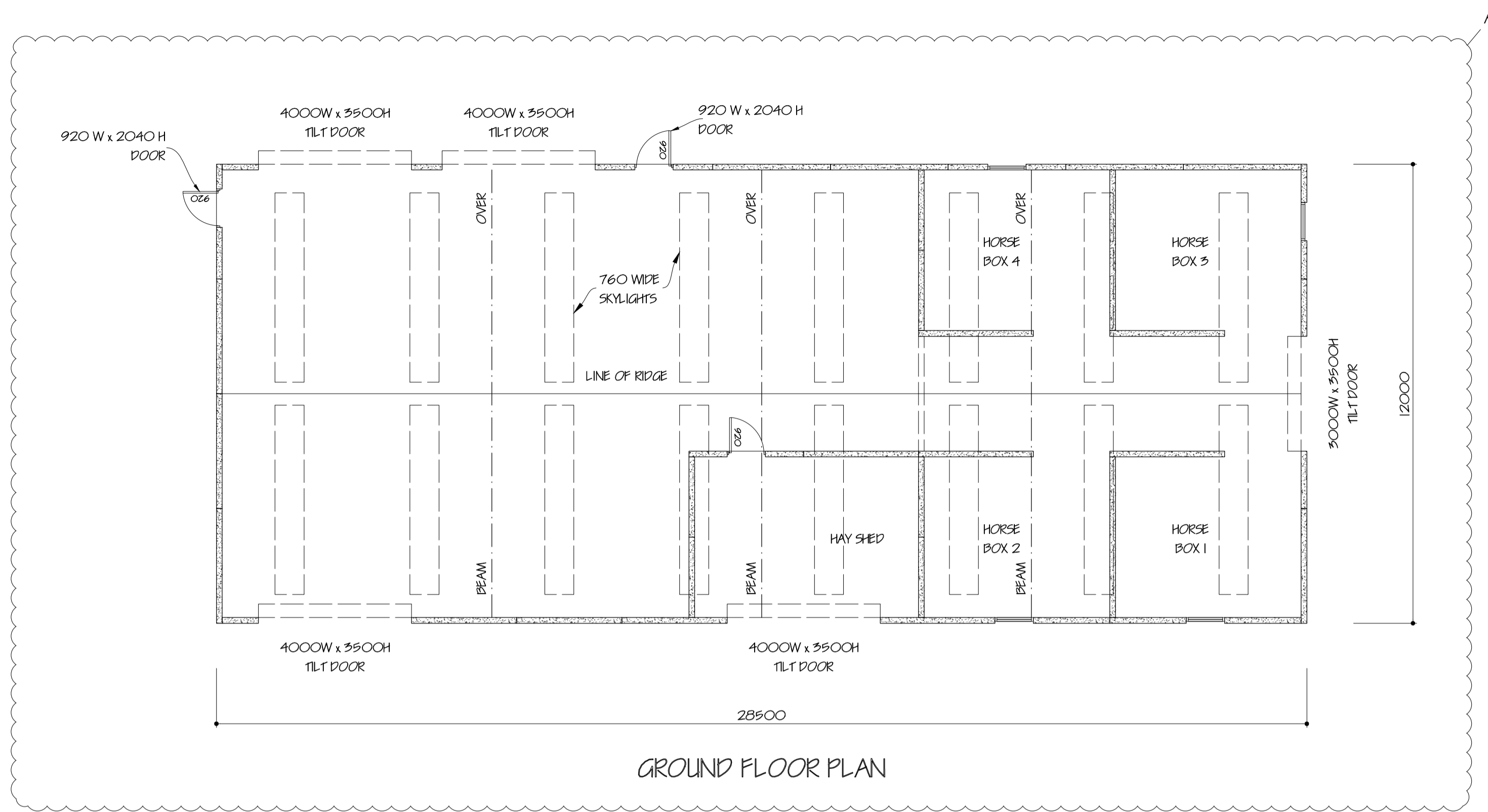
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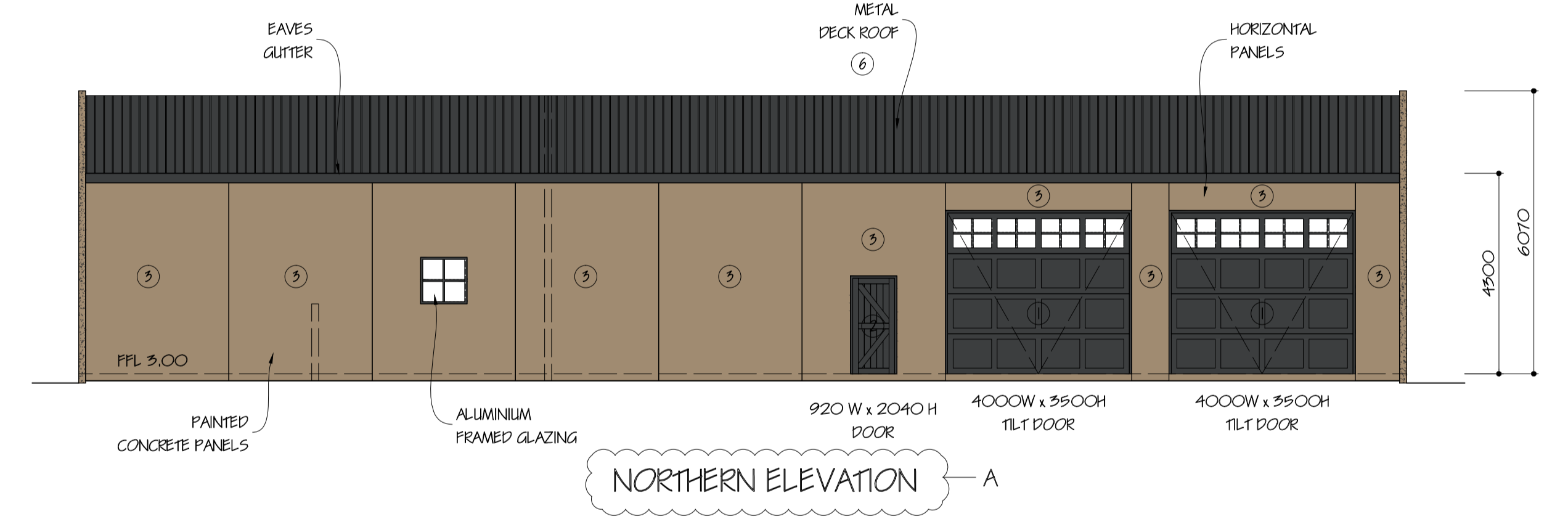
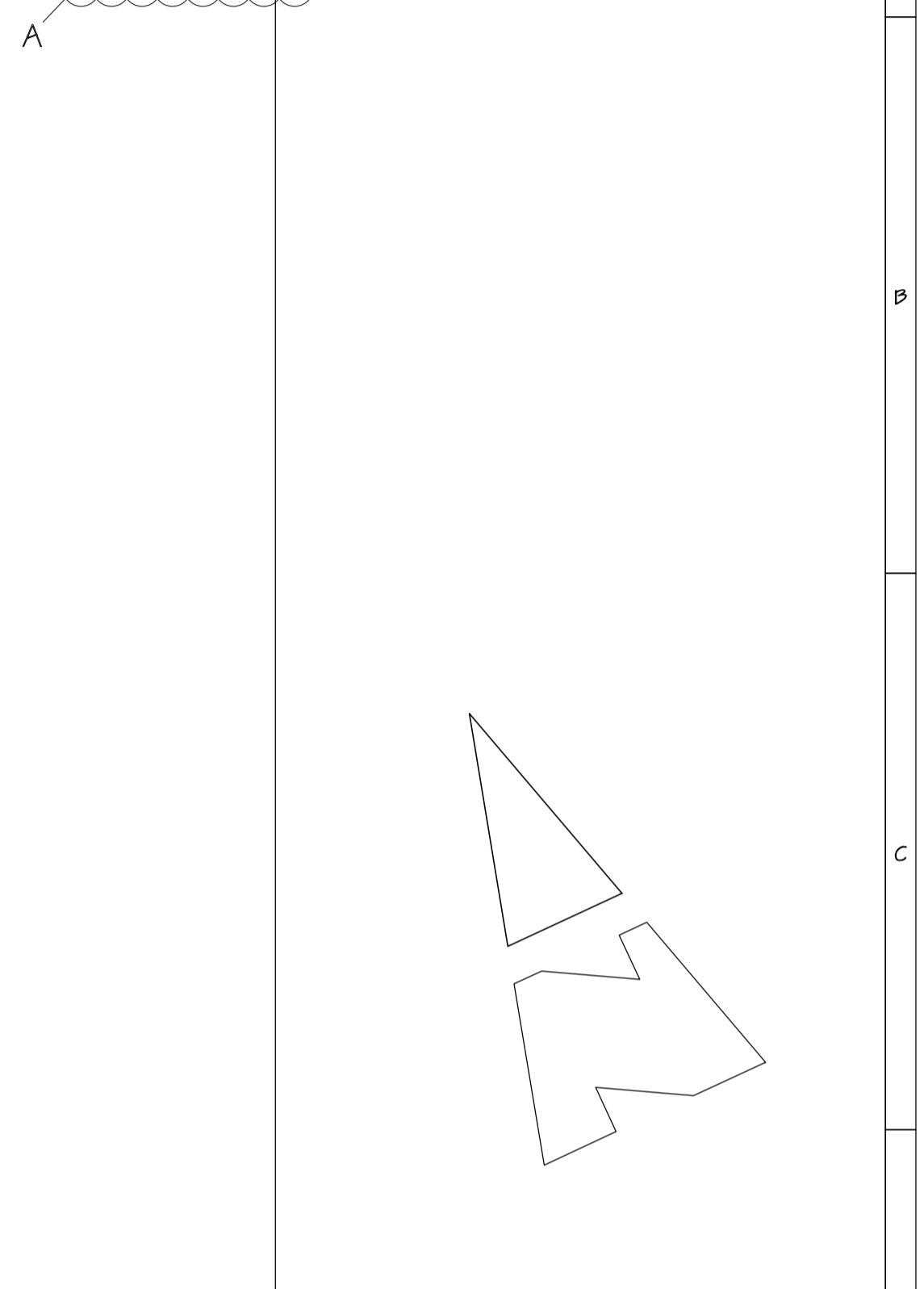




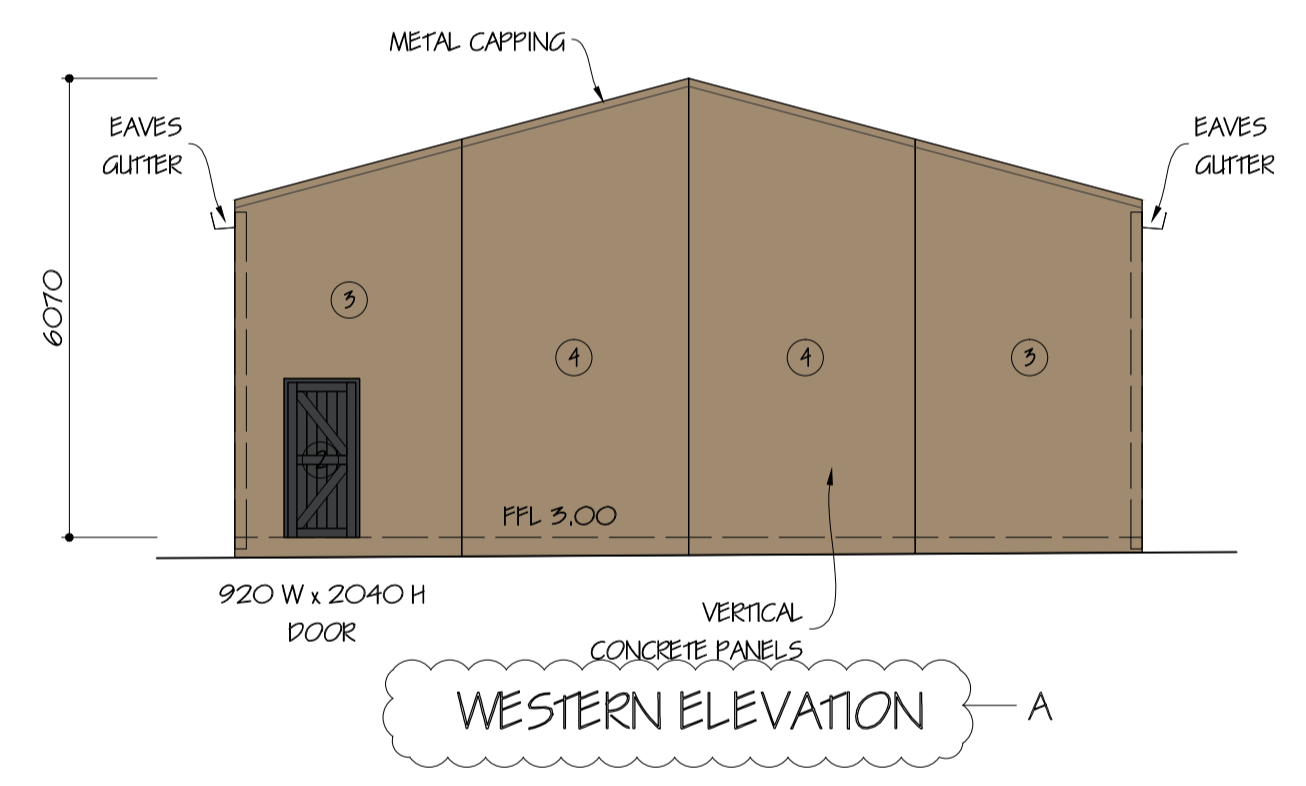
GROUND FLOOR PLAN

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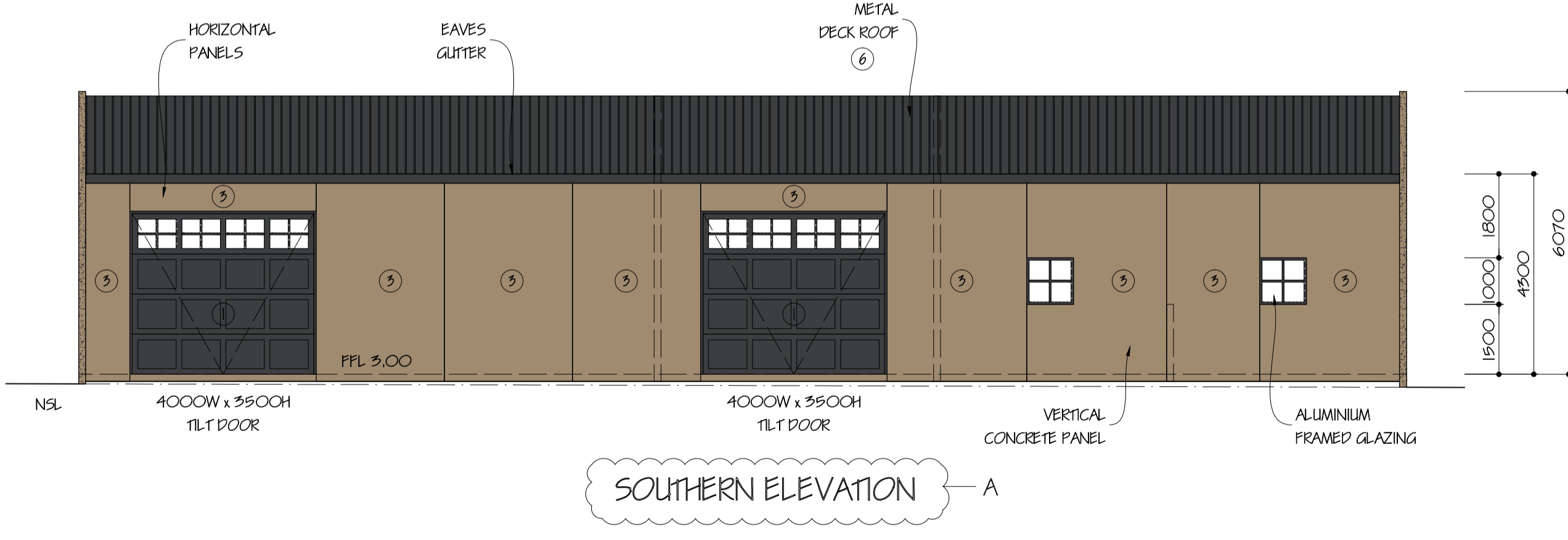
COLOUR SCHEDULE		
MARK	LOCATION	SCHEME
1	ROLLER SHUTTER DOORS	DOMINO (COLORBOND)
2	EXIT DOORS	DOMINO (DULLUX)
3	CONCRETE PANELS	ELM BRANCH (DULLUX)
4	CONCRETE PANELS	DOMINO (DULLUX)
5	ALUMINIUM WINDOW/DOOR FRAMES	MAT DOMINO GREY (DULLUX POWDERCOATING)
6	METAL ROOF	DOMINO (COLORBOND)



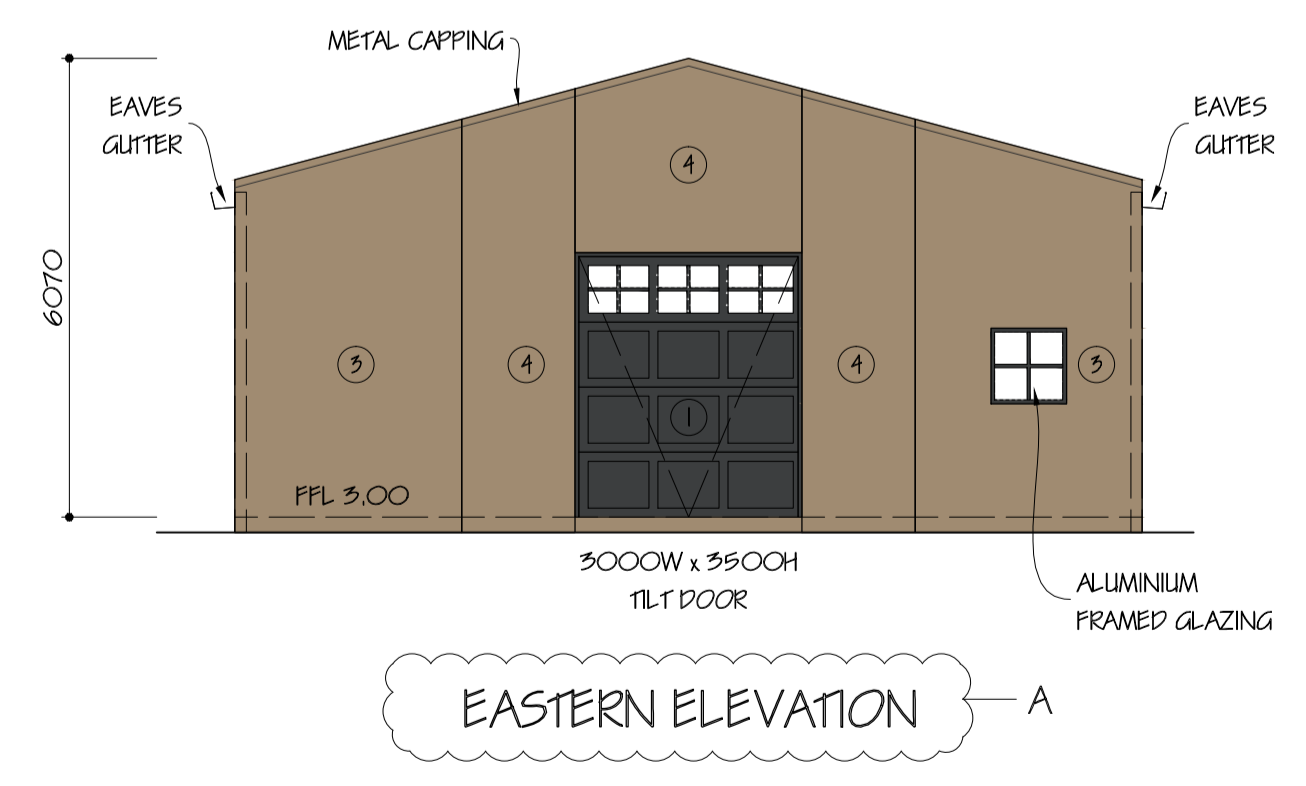
NORTHERN ELEVATION



WESTERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION

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DRG No	6520/23	AI	ISSUE A