

Application Summary

Portal Reference A42554UP

Basic Information

Proposed Use	The proposal is for single storey additions to the existing dwelling. The proposal consists of a master bedroom addition to the northern end of the existing dwelling. To the southern end of the existing dwelling is an addition containing two bedrooms and a double garage, integrated with the dwelling
Current Use	A single storey weatherboard dwelling exists towards the rear third of the site, along with several detached outbuildings within the front setback.
Cost of Works	\$300,000
Site Address	256 Woori Yallock Road Cockatoo 3781


ADVERTISED MATERIAL
 Planning Application: T260025
 Date Prepared: 21 April 2026

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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	Details
Applicant	[Redacted]
Owner	[Redacted]
Preferred Contact	[Redacted]

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,462.50	100%	\$1,462.50
	Total		\$1,462.50



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.vc.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
31-12-2025	A Copy of Title	25028 - Title Documents.pdf
31-12-2025	Alteration statement	25028 - Cover Letter.pdf
31-12-2025	Site plans	25028 - Development Plans.pdf
31-12-2025	Additional Document	25028 - Site Survey.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]	256 Woori Yallock Road, Cockatoo VIC 3781	[REDACTED]
Submission Date	19 January 2026 - 03:44: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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20 Siding Avenue, Officer, Victoria
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 08367 FOLIO 249

Security no : 124130476178V
Produced 04/12/2025 11:25 AM

LAND DESCRIPTION

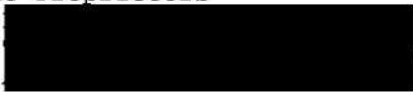
Lot 8 on Plan of Subdivision 056062.
PARENT TITLE Volume 08149 Folio 735
Created by instrument B321521 21/08/1962


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REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



of 256 WOORI YALLOCK ROAD COCKATOO VIC 3781

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ639977W 29/09/2025
MACQUARIE BANK 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 LP056062 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ639976Y (E)	DISCHARGE OF MORTGAGE	Registered	29/09/2025
AZ639977W (E)	MORTGAGE	Registered	29/09/2025

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

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

Street Address: 256 WOORI YALLOCK ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 29/09/2025

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP056062
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/12/2025 11:25

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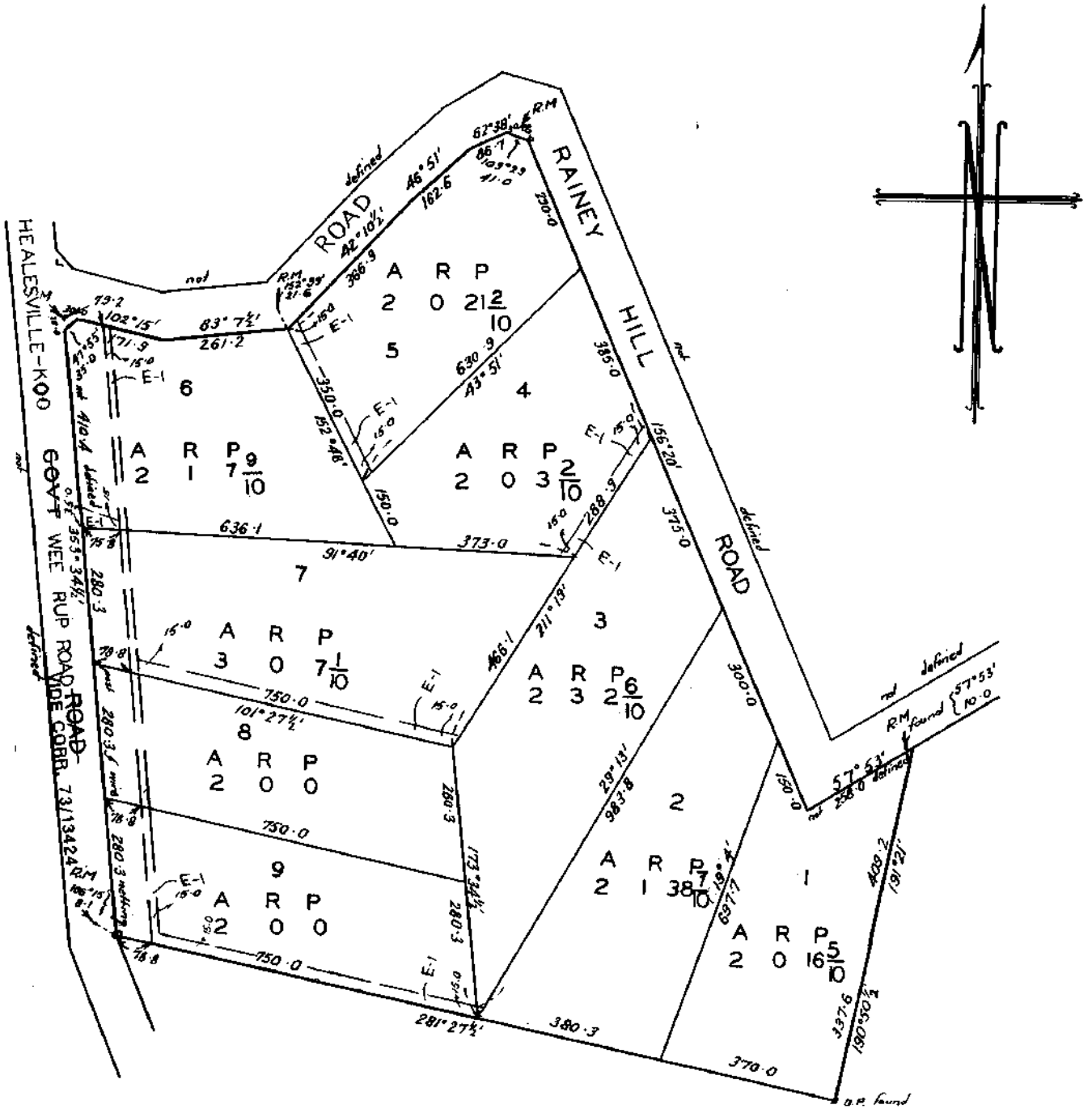
PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 123L PARISH OF GEMBROOK COUNTY OF MORNINGTON

LP56062
EDITION 1
PLAN MAY BE LODGED 19/7/62

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SCALE CHAINS TO AN INCH



Note = Land colored blue is drainage easement

COLOUR CONVERSION
E-1 = BLUE

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

T.J.A. FORBES & CO.

B 321521

STAMP
24.11.61

VOL. 8149... FOL. 735...

A.L. DA COSTA 24.8.60
SHIRE OF BERWICK
16.10.61

LP ...56062.....
BACK OF SHEET ...1.....

PLAN MAY BE LODGED

S.M.C.D.

19 JUL 1962

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE.

STREET NAME AMENDED
FROM KIRKPATRICK ROAD TO RAINEY HILL ROAD
GAZ. 1962
~~1961~~ P.3923



1.3.63



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DSBUILDINGDESIGN

BUILDING DESIGN AND DRAFTING SERVICE

04/12/2025

Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810



PROPOSAL:	PROPOSED DWELLING ADDITIONS
ADDRESS:	256 WOORI-YALLOCK ROAD, COCKATOO
LOT & PLAN NUMBER:	LOT 8 – LP56062
COUNCIL PROPERTY No.:	2936954500

Please find enclosed the following documentation for the above-mentioned project;

- Title documents (Volume 08367, Folio 249)
- Development plans prepared by DS Building Design – Project No. 25028 (revision 6)
- Plan of feature survey prepared by M. J. Reddie Surveys (ref. no. 25-1-256)

THE SITE

The site is located on the Eastern side of Woori-Yallock Road, Cockatoo. The site has a total area of 0.8ha. There is a 3m wide drainage easements towards the front of the boundary. The site slopes from the rear (eastern boundary) towards the front of the site (western boundary). A single storey weatherboard dwelling exists towards the rear third of the site, along with several detached outbuildings within the front setback.

The site is within the Rural Conservation Zone – schedule 2 (RCZ2) and is subject to the Bushfire Management Overlay (BMO) and the Environmental Significance Overlay – schedule 1 (ESO1). The site is also within a designated bushfire prone area (DBPA).

The land is contained in certificate of title volume 08367, folio 249. The formal land description is lot 8 on plan of subdivision LP056062. There are no relevant encumbrances, caveats or notices listed on the title.

THE NEIGHBOURHOOD

All neighbouring properties are within the same RCZ2 and subject to the same overlays, BMO & ESO1. Woori-Yallock Road is within Transport Road Zone 2 (TRZ2 – principal road network). The land on the opposite site of Woori-Yallock Road is the Cockatoo Creek Public Reserve.

THE PROPOSAL

The proposal is for single storey additions to the existing dwelling. The proposal consists of a master bedroom addition to the northern end of the existing dwelling. To the southern end of the existing dwelling is an addition containing two bedrooms and a double garage, integrated with the dwelling. The additions are to be weatherboard construction to match the existing dwelling. The roofing is to be corrugated colorbond, to match the existing construction, with all existing sheets, gutters and fascias to be replaced.

The additions to the northern end of the dwelling, require a 1.6m high sleeper retaining wall. The retaining wall is to be a continuation of the existing retaining wall, which runs behind the entire length of the existing dwelling. The additions to the southern end of the dwelling are located over an existing gravel car parking space. Some minor earthworks (max 0.5m deep fill) are required to the front of the dwelling for both the northern and southern additions, and the driveway access into the garage.

The works to the northern end of the dwelling encroach on the NRZ of Narrow Leafed Peppermint Gum by 8.7% (minor encroachment). No vegetation removal is proposed, excluding that exempt under clause 52.12.

The proposal includes the decommission and replacement of the existing septic system. As shown on the accompanying site plan, the property can easily accommodate a new wastewater system, whilst meeting compliance with the setback requirements of part 4.5 of the EPA Guidelines for onsite wastewater management – May 2024.



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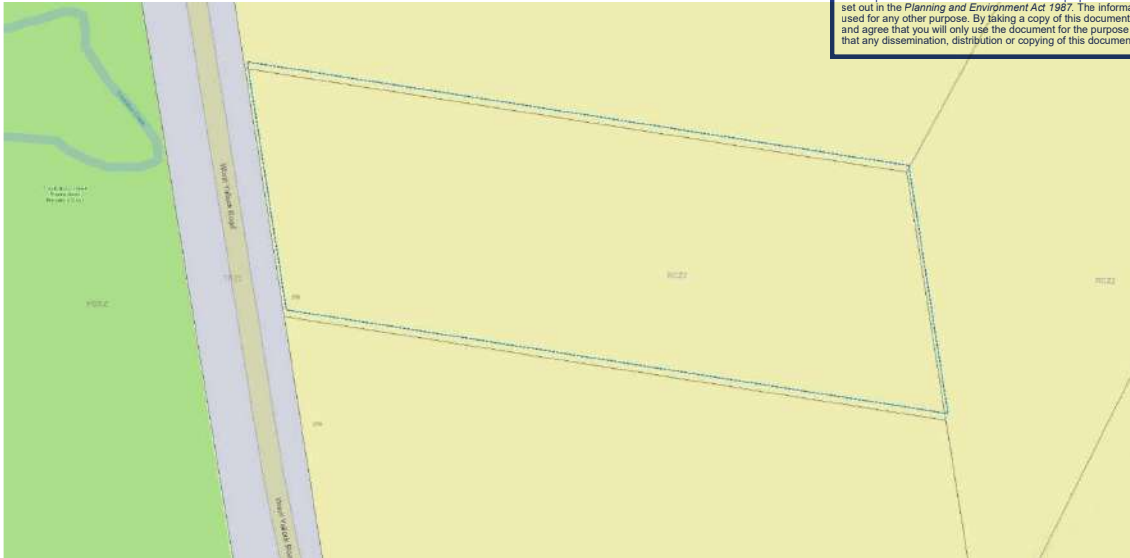
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PLANNING CONTROLS

35.06 RURAL CONSERVATION ZONE – SCHEDULE 2 (GWZ2)


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As per clause 35.06-5, a planning permit is required for the proposal, as the building work;

- Is within 100m from a transport zone 2
- Is within 100m from a dwelling not in the same ownership

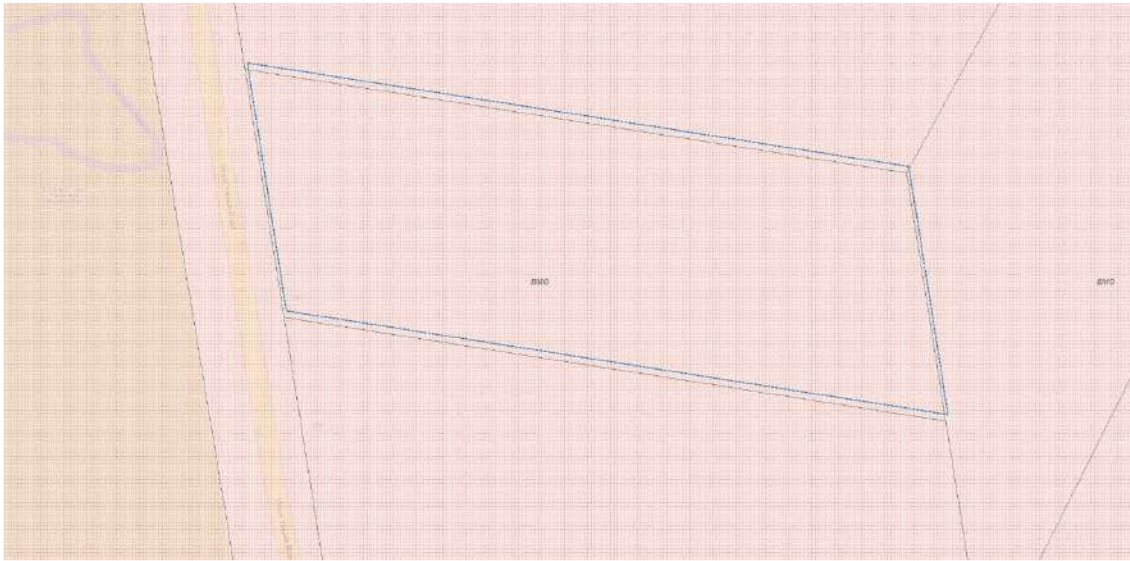
The conservation values of the RCZ2;

Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

In response to the design guidelines of clause 35.06-6;

- No vegetation removal is proposed, excluding that exempt under clause 52.12
- Earthworks are contained to the side and rear of the dwelling and are a continuation of the existing retaining wall.
- As the proposal is single storey, located towards the back third of the site, the siting, design, height and bulk of the proposal will have no adverse impact on landscape features, major roads and vistas.
- The size of the property can easily accommodate a new wastewater system without any adverse environmental impacts.

44.06 BUSHFIRE MANAGEMENT OVERLAY (BMO)



As per clause 44.06-2, a planning permit is not required under the BMO for the following;

An alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building

With consideration to the defensible space, canopy separation requirements of the clause 53.02, with respect to the purpose of the Rural Conservation Zone and the Environmental Significance Overlay, care has been taken to ensure the proposal remains under 50% of the total existing building area.

As per the area plan included in the development plans, the total area of the proposed work is 121.1m², representing 49.5% of the 244.7m² total existing building area. Therefore, the proposal benefits from the permit exemptions of clause 44.06-2.


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42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY – SCHEDULE 1 (ESO1)
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As per clause 42.01-2, a planning permit is required to construct a building and carry out works. As the proposal includes earthworks exceeding 1m in depth, the proposal does not benefit from the exemptions of item 3.0 of schedule 1 to clause 42.01.

Statement of Environmental Significance

The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.

The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.

Environmental objective to be achieved

To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.

To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.

To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.

To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

In response to item 4.0 of schedule 1 to clause 42.01 (Application Requirements)

The accompanying development plans include the following details;

- The location of any existing buildings and works.
- Details of elevations, including external colours, materials and finishes.
- The location of any existing vegetation and any vegetation proposed to be removed.
- Details of the location and extent of any earthworks.

In response to item 5.0 of schedule 1 to clause 42.01 (Decision Guidelines)

- Aside from the earthworks trigger, all other permit exemptions of item 3.0 of schedule 1 to clause 42.01, are met.
- No vegetation removal is proposed, excluding that exempt under clause 52.12
- Earthworks are contained to the side and rear of the dwelling and are a continuation of the existing retaining wall.
- As the proposal is for an extension to an existing dwelling, the siting is reasonable, considering there are no alternatives.
- The height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.
- The size of the property can easily accommodate a new wastewater system without any adverse environmental impacts.

Considering the above, the proposal is a reasonable and appropriate outcome, with respect to the planning controls, the site context and the surrounding area. Therefore, it requested council support the application for the building and works.

If you wish to discuss any detail of the proposal or if you require any further information or documentation, please do not hesitate to contact me.

Kind regards,




Building Designer / Director
DS BUILDING DESIGN

Registered Building Practitioner No.: DP-AD 37699
Design Matters National Membership No.: 2782
Master Builders Association of Victoria Associate Membership No.: 528150


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AERIAL PHOTO

(IMAGE SOURCE: <https://www.nearmap.com/au>)



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SITE PHOTOS


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[REDACTED]

In response to the request for further information (RFI) letter dated 16th February for planning application T260025 at 256 Woori Yallock Road, Cockatoo, please find enclosed revised development plans and plumbing report.

The revised development plans include

- *an updated area schedule as per item 1 of the RFI letter*
- *updated dimensioned plans as per item 2 of the RFI letter*
- *an updated site plan in response to item 3b of the RFI letter.*
-

The plumbing report has been provided in response to item 3a of the RFI letter.

Thank you, looking forward to from hearing from you.

Kind regards,

[REDACTED]



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20/03/2026



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Attn : [REDACTED]

Address : 256 Woori Yallock Road, Cockatoo

H [REDACTED]

Thank you for engaging me in regards to assess and report on the current septic tank installation at your property.

Currently your installation includes a 1800L Septic tank which includes grey and black water. Currently this system **does not** meet current EPA guidelines with clearances and primary treated effluent requirements. The current installation is not large enough for your current dwelling.

With the proposed alteration and additions, for you to achieve compliance with in the EPA / Council guidelines, i recommend you install a Waste water treatment plant including up to 550 Sq /M of sub surface irrigation. As a treatment plant will deliver secondary treatment of effluent (being much cleaner) this will allow the installation to be compliant.

As you current system is non compliant, further investigation and financial cost is not required.

Thank you,

[REDACTED]
Director

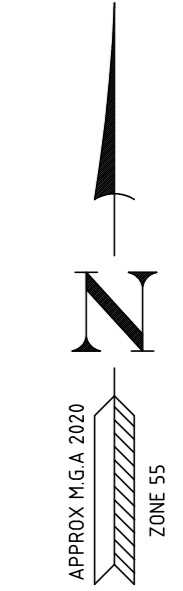
BPC #49453



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IMPORTANT NOTICE
This plan must be used only for the purpose for which it was intended.
Any uncertainty in this plan must be clarified with the author.

IMPORTANT NOTICE
This plan is prepared for Ben & Tanya Ramage from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose.
Services shown herein have been located by field survey. Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This note is an integral part of this plan.

IMPORTANT NOTICE
This plan is not the subject of a title search.
This plan is not based on a re-establishment survey nor is it related to title.

WARNING
Features and windows which were obstructed on the date of survey have not been located or shown on this plan.
M J Reddie Surveys Pty Ltd take no responsibility for any damages caused as a result of this.

NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid2020. Data was provided by VRSNov CORS services on 11/11/2025. Heights have not been calibrated on to permanent marks.
Level datum: AHD
Levels shown thus: x.163.80
Contour interval: 0.2m
POSTAL ADDRESS: 256 WOORI YALLOCK ROAD COCKATOO 3781

Date of survey: 11/11/2025

HW: Habitable Window
NHW: Non-Habitable Window
W/D: Habitable window and door
ZHW: Second floor habitable window
F: Frosted window
Window status is an estimate of M J Reddie Surveys prior to detailed design internal inspections should be undertaken to confirm window status.

PLAN OF FEATURE SURVEY



NUMBER OF SHEETS IN PLAN: 1
NUMBER OF THIS SHEET: 25-1-256
SURVEYORS REF: VRSNOV 1
FILE REF:

LEGEND

- ELECTRICITY PIT
- ELECTRICITY POLE
- AND LIGHT
- FIRE HYDRANT
- SEWER PIT
- SEWER INSP. PT.
- GAS METER
- GAS VALVE
- LIGHT/LIGHT POLE
- SIGN
- SEWER PIT
- GRATED PIT
- PHOTO POINT
- ▲ T.B.M.
- △ INSTRUMENT POINT
- P.M.
- WATER METER
- ▼ TAP
- GATE
- TELSTRA PIT
- TREE

M. J. Reddie Surveys Pty Ltd
ARN 49 000 960 297
1 Horner Street, Beaconsfield, 3807
P.O. Box 268, Berwick, 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

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ADVERTISED MATERIAL

**Planning Application: T260025
Date Prepared: 21 April 2026**

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REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/08/2025
4	CONCEPT LAYOUT	12/08/2025
5	PRELIMINARY	30/10/2025
6	PLANNING ISSUE	04/12/2025
7	PLANNING RFI RESPONSE	31/03/2026

PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE: SITE CONTEXT / AERIAL PHOTO	
PROJECT No.: 25028	PROJECT DATE: 13/05/2025
DWN BY: DS	SCALE @ A3: 1 : 500

REVISION: 7
SHEET No.: P01

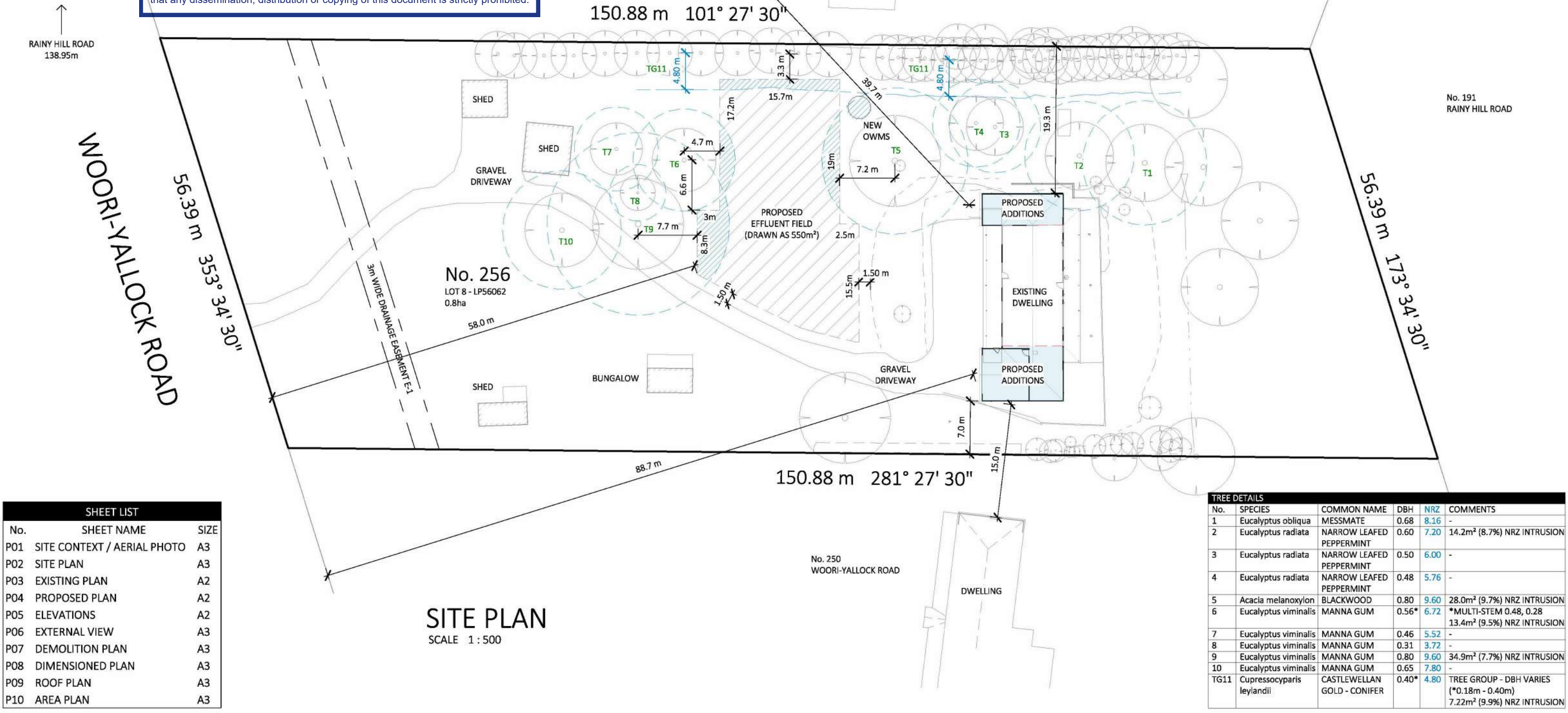
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AREA SCHEDULE	
	AREA
EXISTING - TOTAL	244.7 m ²
EXISTING DWELLING	129.3 m ²
EXISTING VERANDA TOTAL	115.4 m ²
PROPOSED ADDITIONS - NORTH	23.3 m ²
PROPOSED ADDITIONS - SOUTH	23.7 m ²
PROPOSED GARAGE	32.8 m ²
PROPOSED TOTAL (32.6% OF EXISTING)	79.8 m ²
VERANDA - FRONT	33.0 m ²
VERANDA - REAR	41.1 m ²

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 Planning Application: T260025
 Date Prepared: 21 April 2026

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SHEET LIST		
No.	SHEET NAME	SIZE
P01	SITE CONTEXT / AERIAL PHOTO	A3
P02	SITE PLAN	A3
P03	EXISTING PLAN	A2
P04	PROPOSED PLAN	A2
P05	ELEVATIONS	A2
P06	EXTERNAL VIEW	A3
P07	DEMOLITION PLAN	A3
P08	DIMENSIONED PLAN	A3
P09	ROOF PLAN	A3
P10	AREA PLAN	A3

TREE DETAILS					
No.	SPECIES	COMMON NAME	DBH	NRZ	COMMENTS
1	Eucalyptus obliqua	MESSMATE	0.68	8.16	-
2	Eucalyptus radiata	NARROW LEAFED PEPPERMINT	0.60	7.20	14.2m ² (8.7%) NRZ INTRUSION
3	Eucalyptus radiata	NARROW LEAFED PEPPERMINT	0.50	6.00	-
4	Eucalyptus radiata	NARROW LEAFED PEPPERMINT	0.48	5.76	-
5	Acacia melanoxylon	BLACKWOOD	0.80	9.60	28.0m ² (9.7%) NRZ INTRUSION
6	Eucalyptus viminalis	MANNA GUM	0.56*	6.72	*MULTI-STEM 0.48, 0.28 13.4m ² (9.5%) NRZ INTRUSION
7	Eucalyptus viminalis	MANNA GUM	0.46	5.52	-
8	Eucalyptus viminalis	MANNA GUM	0.31	3.72	-
9	Eucalyptus viminalis	MANNA GUM	0.80	9.60	34.9m ² (7.7%) NRZ INTRUSION
10	Eucalyptus viminalis	MANNA GUM	0.65	7.80	-
TG11	Cupressocyparis leylandii	CASTLEWELLAN GOLD - CONIFER	0.40*	4.80	TREE GROUP - DBH VARIES (*0.18m - 0.40m) 7.22m ² (9.9%) NRZ INTRUSION

REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/08/2025
4	CONCEPT LAYOUT	12/08/2025
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7	PLANNING RFI RESPONSE	31/03/2026

PROJECT: DWELLING ADDITIONS
 256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE: SITE PLAN

PROJECT No.: 25028 PROJECT DATE: 13/05/2025

DWN BY: DS SCALE @ A3: As indicated

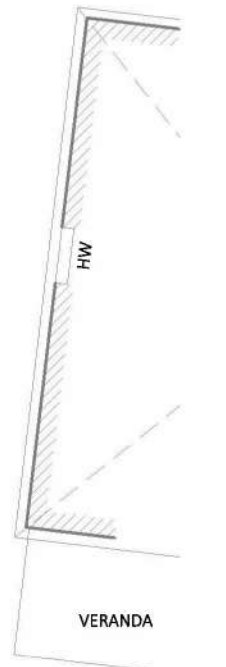
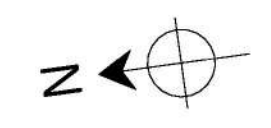
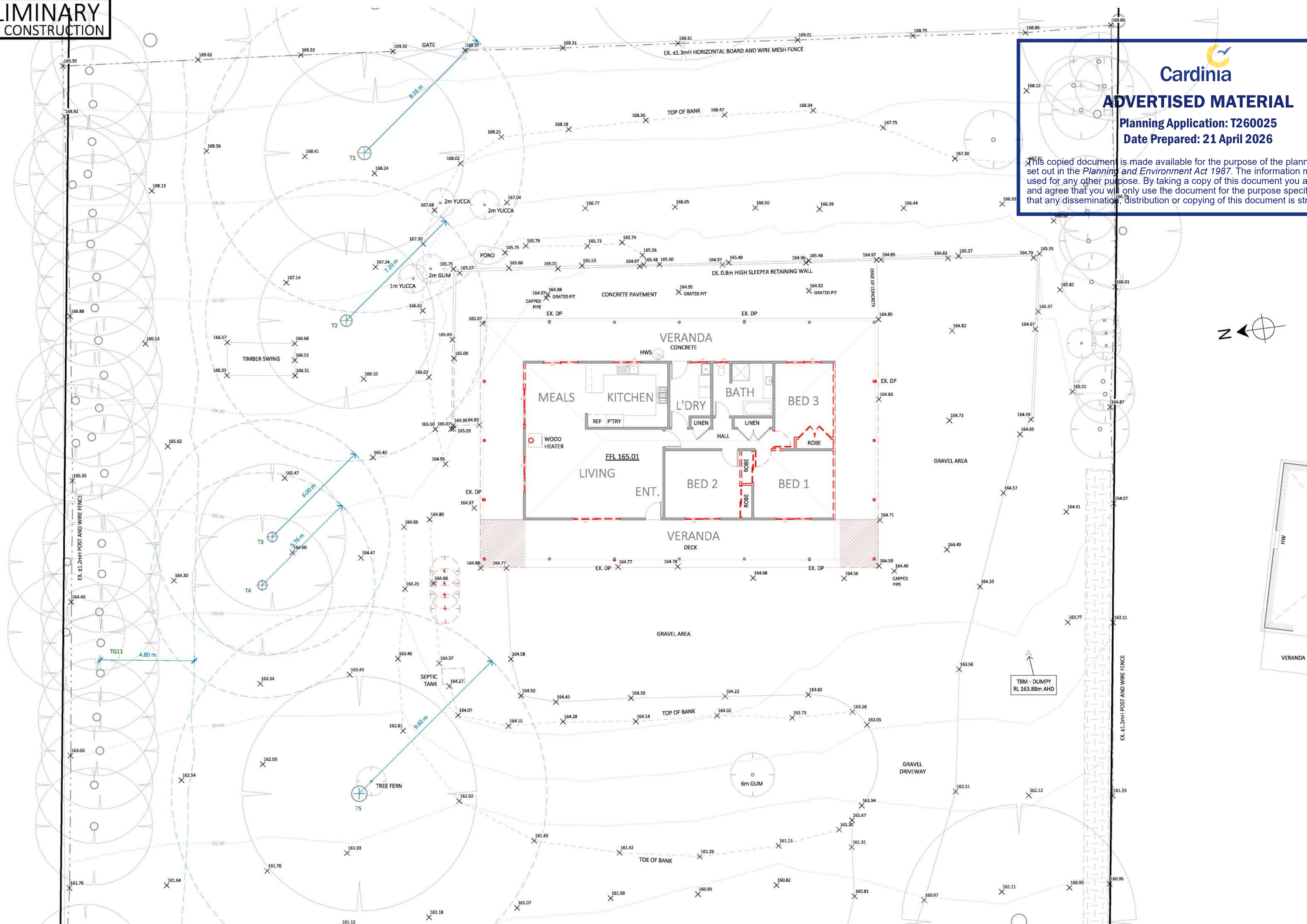
REVISION: 7
 SHEET No.: P02

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Planning Application: T260025
Date Prepared: 21 April 2026

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7	PLANNING RFI RESPONSE	31/03/2026

PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE:	
EXISTING PLAN	
PROJECT No.: 25028	PROJECT DATE: 13/05/2025
DWN BY: DS	SCALE @ A2: 1:125

REVISION: 7
SHEET No.: P03

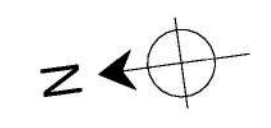
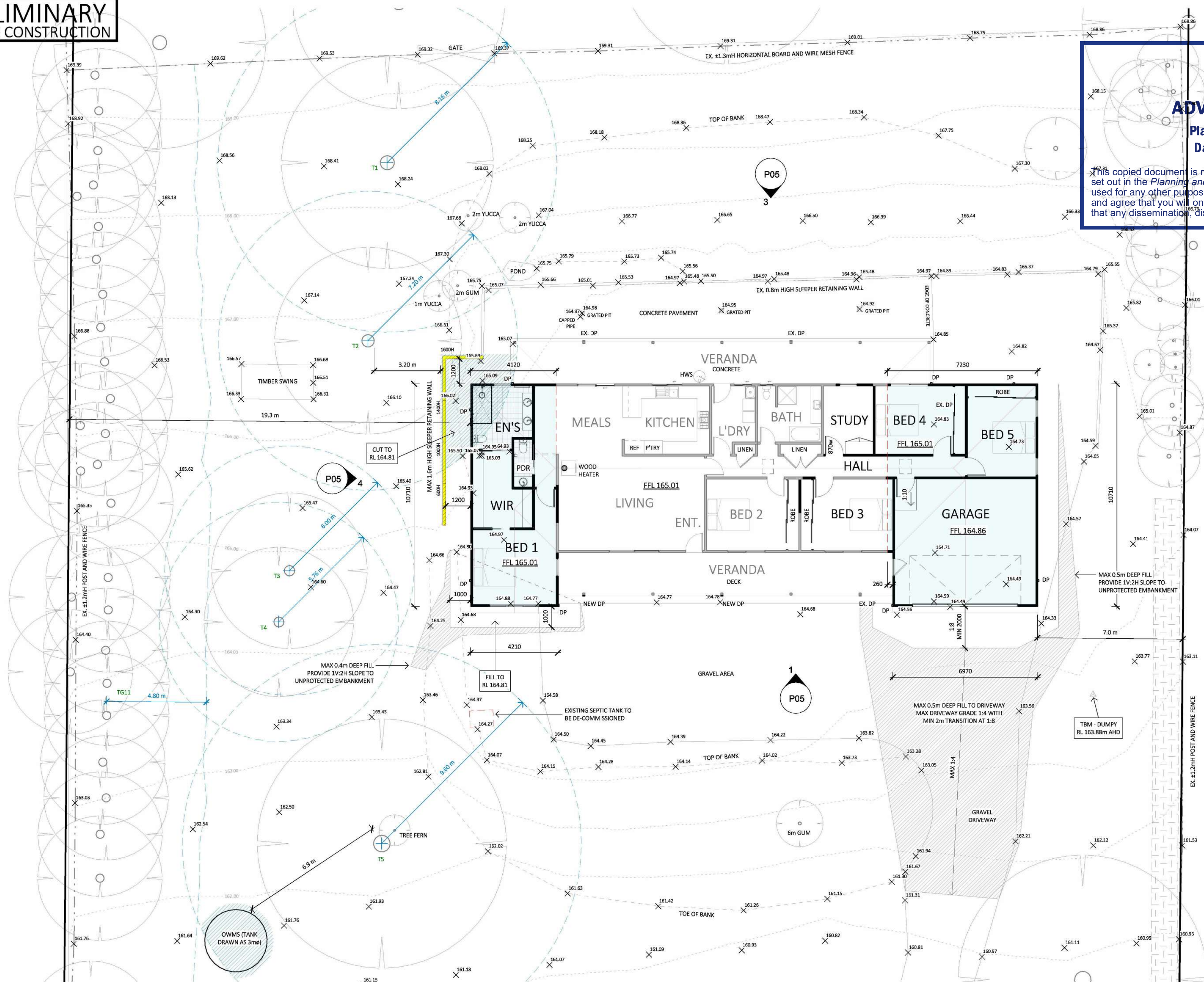
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Planning Application: T260025
Date Prepared: 21 April 2026

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VERANDA AREA SCHEDULE		AREA
EXISTING - TOTAL		244.7 m ²
EXISTING DWELLING		129.3 m ²
EXISTING VERANDA TOTAL		115.4 m ²
PROPOSED ADDITIONS - NORTH		23.3 m ²
PROPOSED ADDITIONS - SOUTH		23.7 m ²
PROPOSED GARAGE		32.8 m ²
PROPOSED TOTAL (32.6% OF EXISTING)		79.8 m ²
VERANDA - FRONT		33.0 m ²
VERANDA - REAR		41.1 m ²

TREE DETAILS					
No.	SPECIES	COMMON NAME	DBH	NRZ	COMMENTS
1	Eucalyptus obliqua	MESSMATE	0.68	8.16	
2	Eucalyptus radiata	NARROW LEAFED PEPPERMINT	0.60	7.20	14.2m ² (8.7%) NRZ INTRUSION
3	Eucalyptus radiata	NARROW LEAFED PEPPERMINT	0.50	6.00	
4	Eucalyptus radiata	NARROW LEAFED PEPPERMINT	0.48	5.76	
5	Acacia melanoxylon	BLACKWOOD	0.80	9.60	28.0m ² (9.7%) NRZ INTRUSION
6	Eucalyptus viminalis	MANNA GUM	0.56*	6.72	*MULTI-STEM 0.48, 0.28 13.4m ² (9.5%) NRZ INTRUSION
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REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/08/2025
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6	PLANNING ISSUE	04/12/2025
7	PLANNING RFI RESPONSE	31/03/2026

PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO

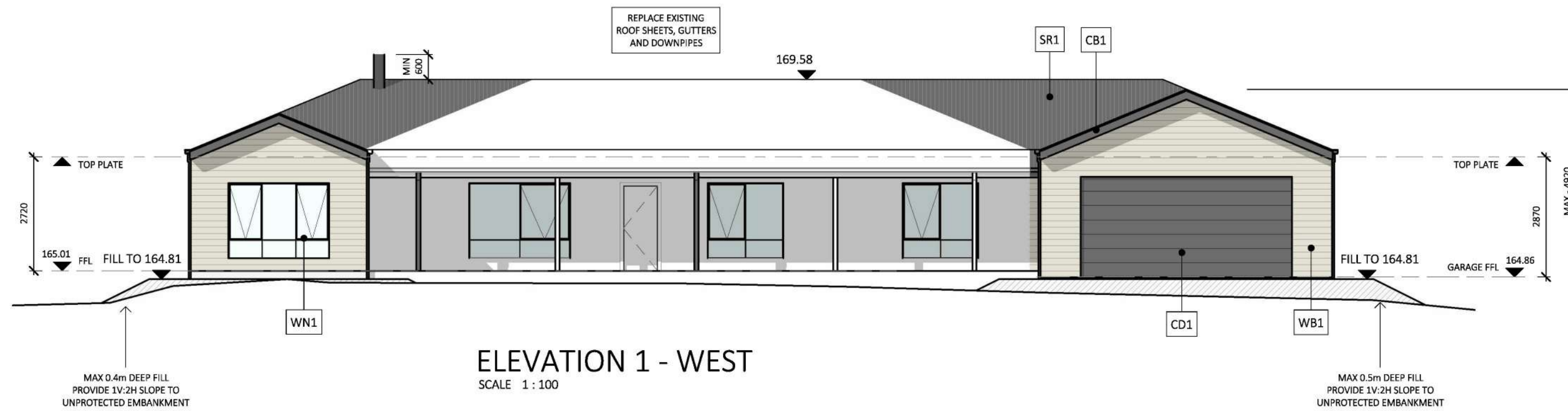
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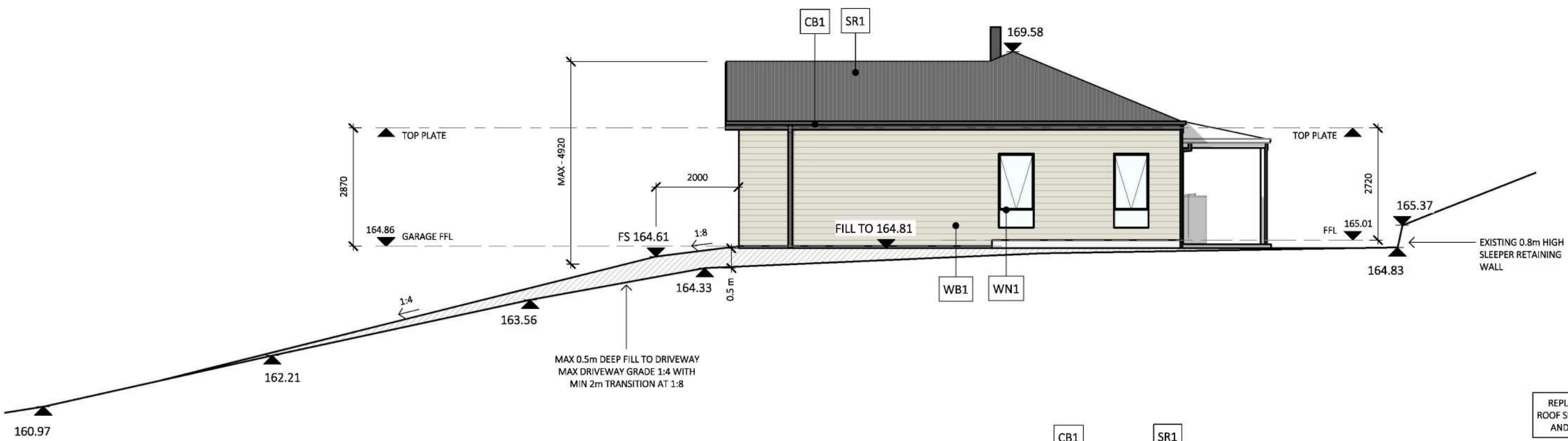
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SHEET TITLE: PROPOSED PLAN		REVISION: 7
PROJECT No.: 25028	PROJECT DATE: 13/05/2025	SHEET No.: P04
DWN BY: DS	SCALE @ A2: 1:125	

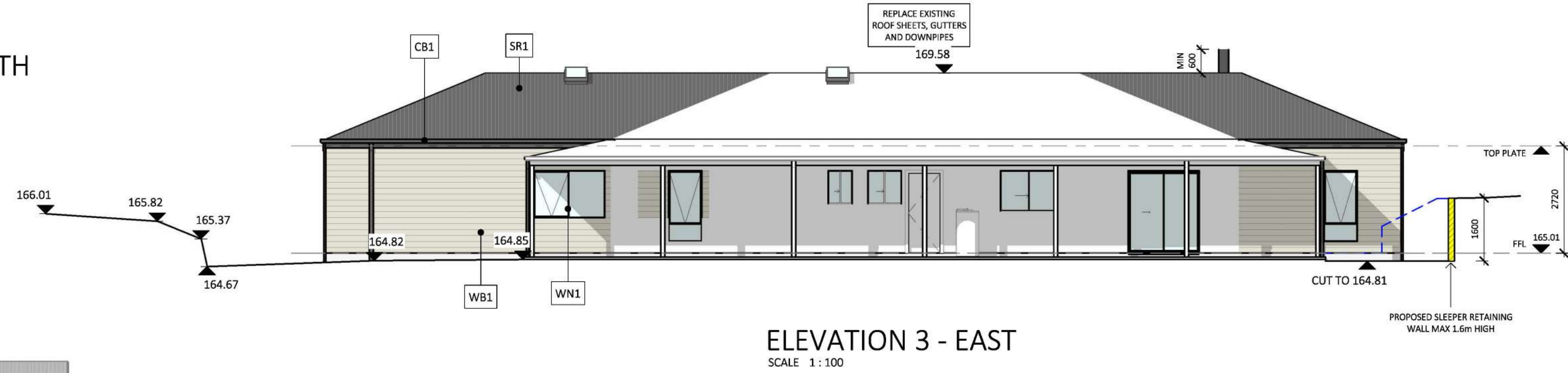
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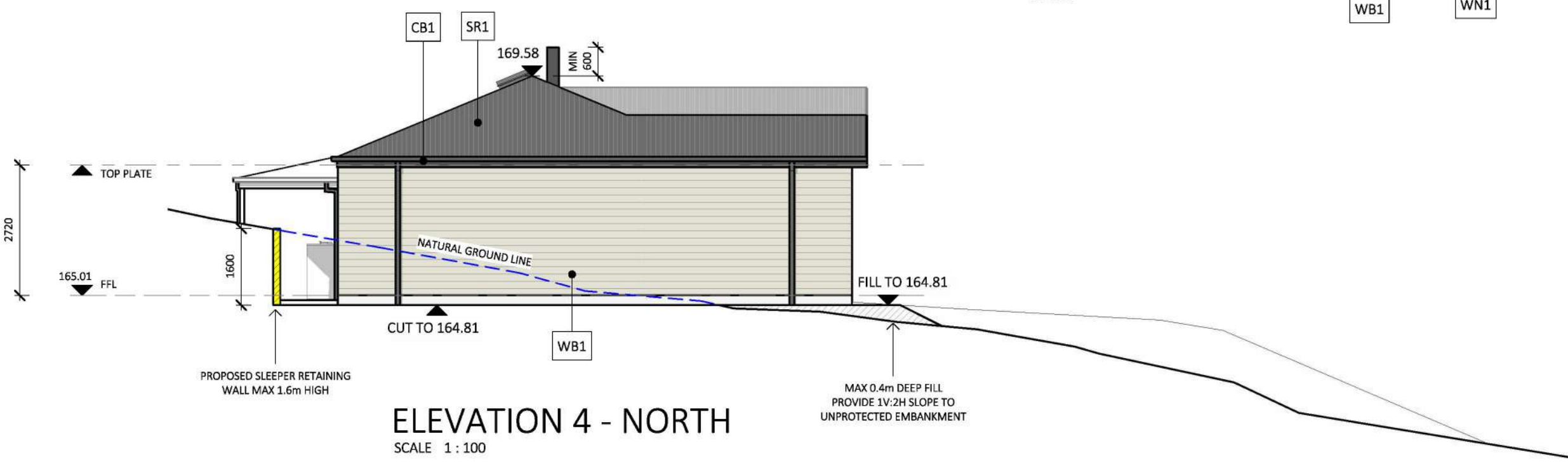
ELEVATION 1 - WEST
SCALE 1 : 100



ELEVATION 2 - SOUTH
SCALE 1 : 100



ELEVATION 3 - EAST
SCALE 1 : 100



ELEVATION 4 - NORTH
SCALE 1 : 100

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Planning Application: T260025
Date Prepared: 21 April 2026

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MATERIAL SCHEDULE	
CB1	COLORBOND FASCIA & GUTTER - BASALT OR SIMILAR
CD1	COLORBOND GARAGE DOOR - BASALT OR SIMILAR
SR1	CORRUGATED SHEET ROOFING - BASALT OR SIMILAR
WB1	SELECTED WEATHERBOARDS - CREAM TO MATCH EXISTING
WN1	WINDOW/DOOR FRAME - BLACK

REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/08/2025
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7	PLANNING RFI RESPONSE	31/03/2026

PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE:	
ELEVATIONS	
PROJECT No.: 25028	PROJECT DATE: 13/05/2025
DWN BY: DS	SCALE @ A2: 1 : 100

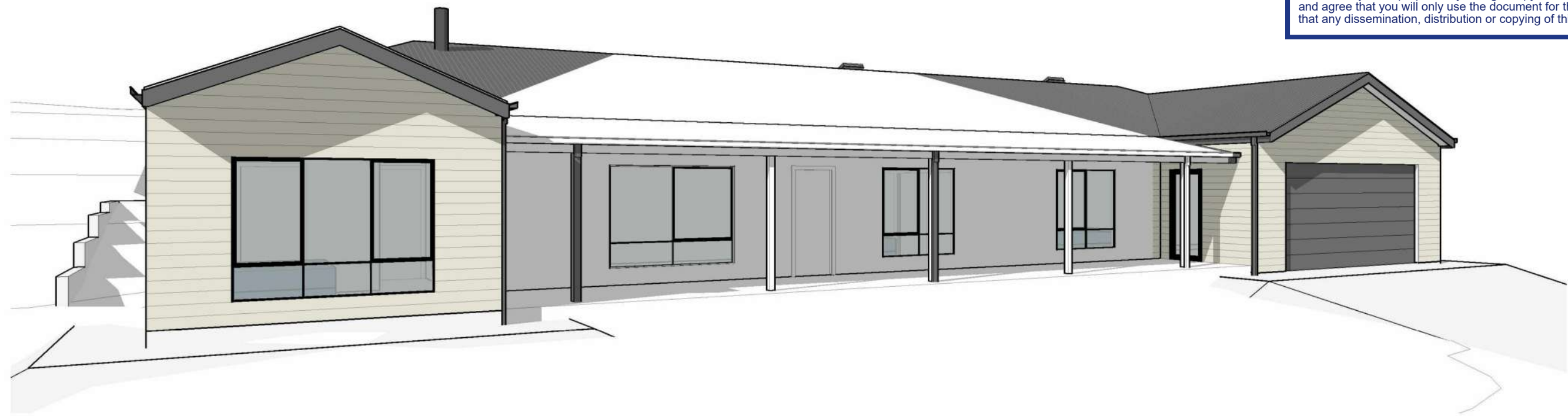
REVISION: 7
SHEET No.: P05

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6	PLANNING ISSUE	04/12/2025
7	PLANNING RFI RESPONSE	31/03/2026

PROJECT: DWELLING ADDITIONS
 256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE: EXTERNAL VIEW	
PROJECT No.: 25028	PROJECT DATE: 13/05/2025
DWN BY: DS	SCALE @ A3:

REVISION: 7
 SHEET No.: P06

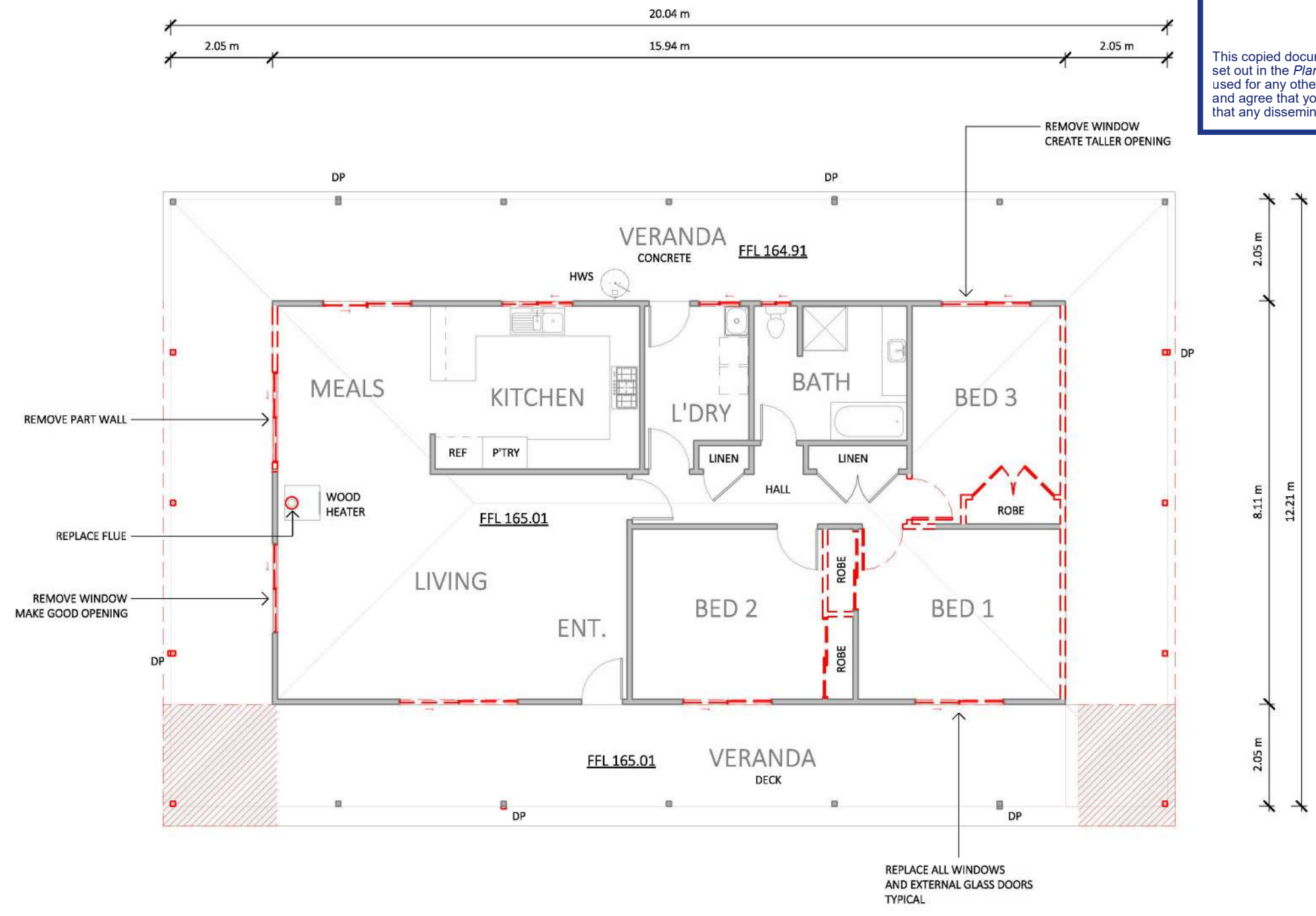
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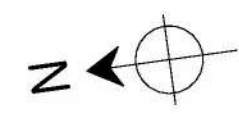
Planning Application: T260025
Date Prepared: 21 April 2026

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LEGEND

	EXISTING TO BE RETAINED
	EXISTING TO BE REMOVED



REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/08/2025
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PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE: DEMOLITION PLAN		REVISION: 7
PROJECT No.: 25028	PROJECT DATE: 13/05/2025	SHEET No.: P07
DWN BY: DS	SCALE @ A3: 1 : 100	

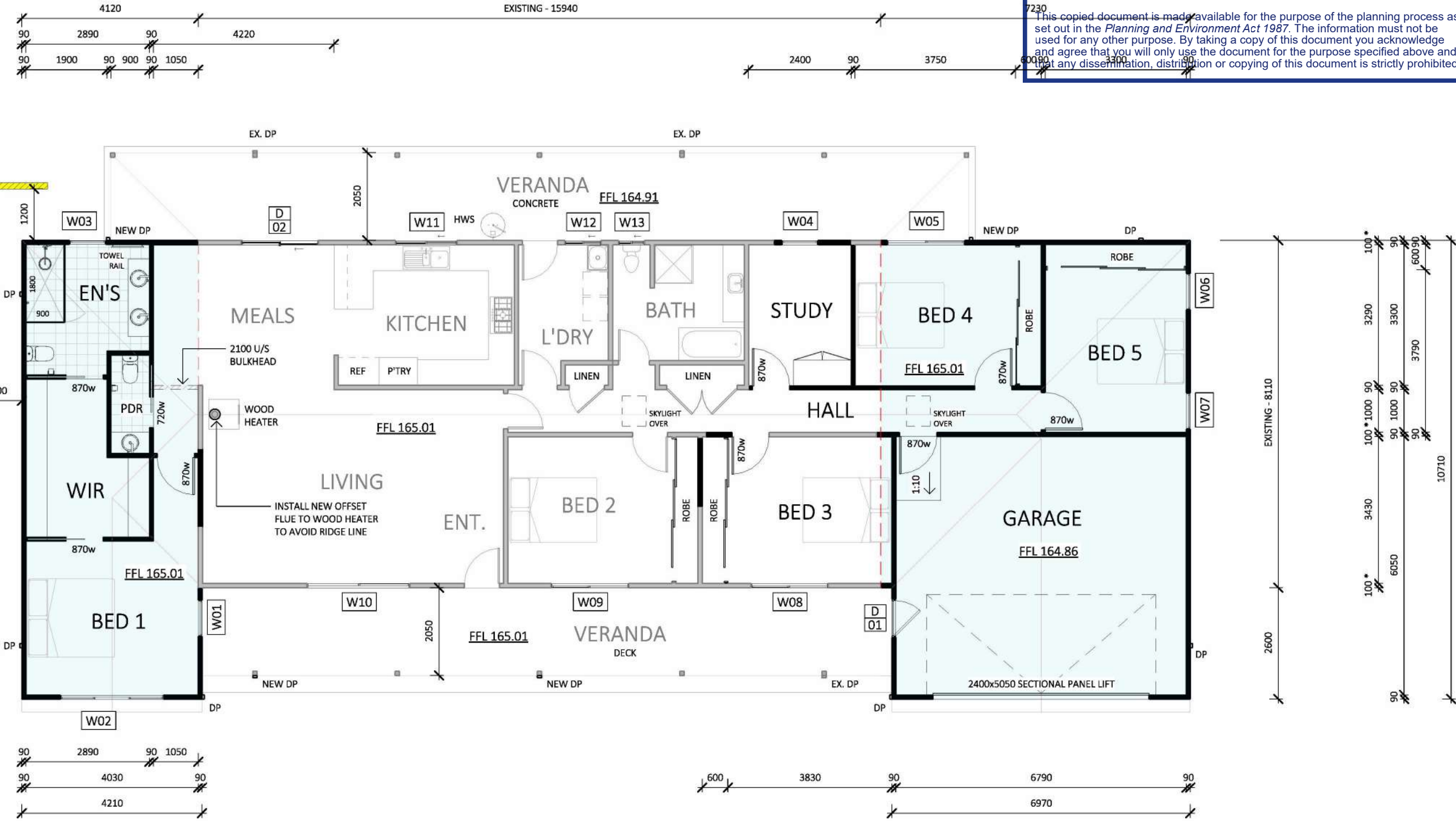
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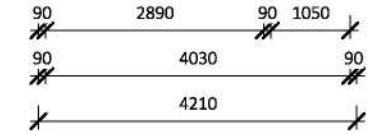
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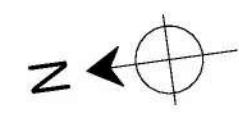


WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	ROOM	COMMENTS
01	1800	850	BED 1	AWNING
02	1800	2410	BED 1	AWNING
03	1800	850	EN'S	AWNING (OBSCURE)
04	1800	850	STUDY	AWNING
05	1200	1810	BED 4	AWNING
06	1800	850	BED 5	AWNING
07	1800	850	BED 5	AWNING
08	1800	1810	BED 3	AWNING*
09	1800	1810	BED 2	AWNING*
10	1800	2410	LIVING	AWNING*
11	1030	1450	KITCHEN	SLIDING*
12	850	850	L'DRY	SLIDING*
13	850	610	BATH	SLIDING*



WINDOWS/DOORS MARKED (*) ARE TO SUIT EXISTING OPENINGS CHECK ON SITE PRIOR TO ORDERING

DOOR SCHEDULE				
MARK	HEIGHT	WIDTH	ROOM	COMMENTS
01	2040	820	GARAGE	GLASS SIDE HUNG
02	2100	1810	MEALS	GLASS SLIDING*



REV	DESCRIPTION	DATE
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PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO
CLIENT: [REDACTED]

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SHEET TITLE: DIMENSIONED PLAN		REVISION: 7
PROJECT No.: 25028	PROJECT DATE: 13/05/2025	SHEET No.: P08
DWN BY: DS	SCALE @ A3: 1 : 100	

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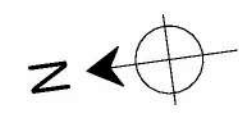
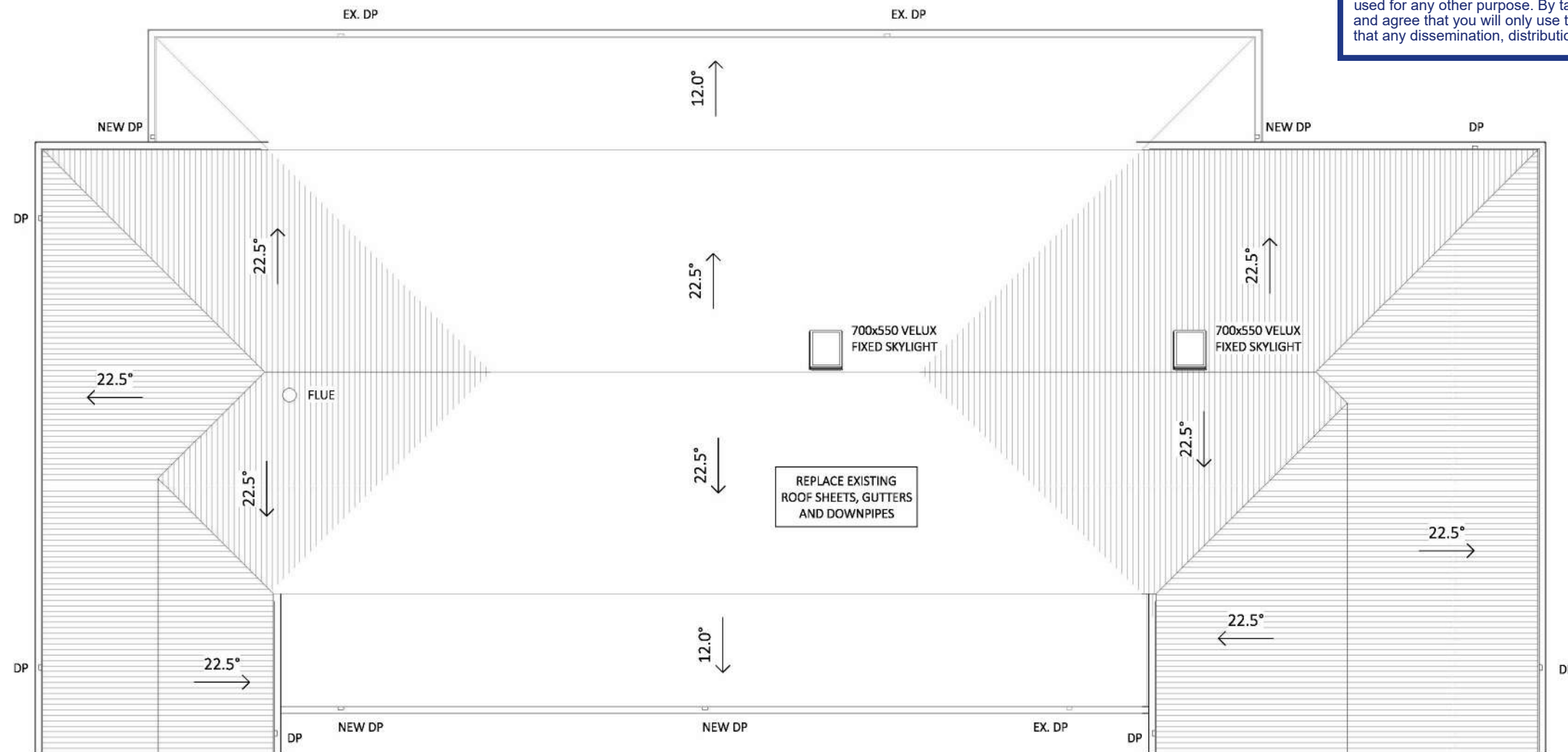


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PROJECT: DWELLING ADDITIONS
256 WOORI-YALLOCK ROAD, COCKATOO

CLIENT: [REDACTED]

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SHEET TITLE: ROOF PLAN

PROJECT No.: 25028 PROJECT DATE: 13/05/2025

DWN BY: DS SCALE @ A3: 1 : 100

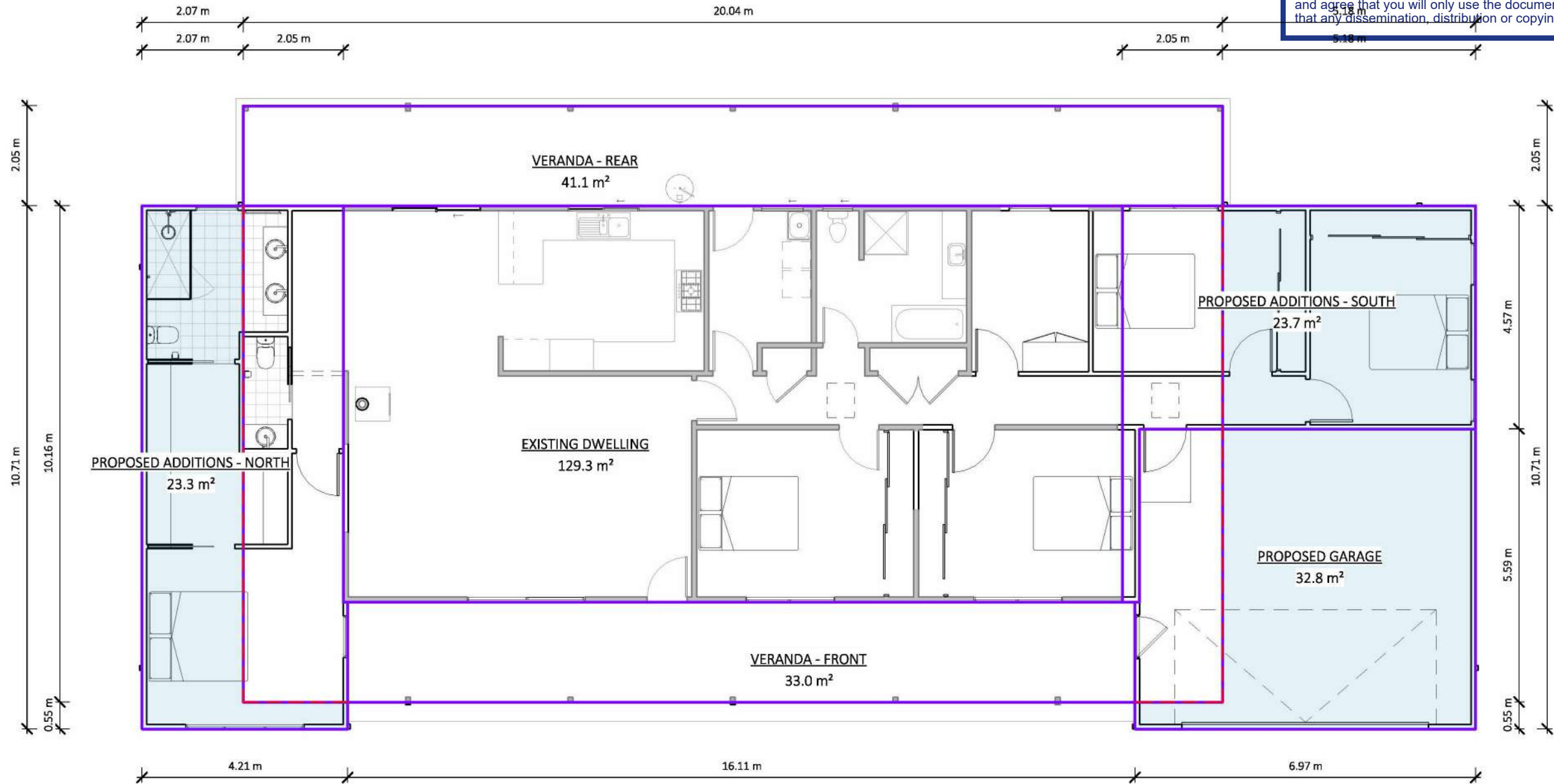
REVISION: 7

SHEET No.: P09

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 Planning Application: T260025
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AREA SCHEDULE	
	AREA
EXISTING - TOTAL	244.7 m ²
EXISTING DWELLING	129.3 m ²
EXISTING VERANDA TOTAL	115.4 m ²
PROPOSED ADDITIONS - NORTH	23.3 m ²
PROPOSED ADDITIONS - SOUTH	23.7 m ²
PROPOSED GARAGE	32.8 m ²
PROPOSED TOTAL (32.6% OF EXISTING)	79.8 m ²
VERANDA - FRONT	33.0 m ²
VERANDA - REAR	41.1 m ²

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PROJECT: DWELLING ADDITIONS
 256 WOORI-YALLOCK ROAD, COCKATOO
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 daniel@dsbuildingdesign.com.au

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SHEET TITLE: AREA PLAN		REVISION: 7
PROJECT No.: 25028	PROJECT DATE: 13/05/2025	SHEET No.: P10
DWN BY: DS	SCALE @ A3: 1 : 100	