

ARCH DESIGN SPACE
3535 MIDLAND HIGHWAY, BLAMPIED, 3364
PH. 0458484116
ABN 36082880850
DP-AD 44708

26.9.2020

HEPBURN SHIRE
BOX 21 DAYLESFORD 3460

Att: Town Planning Department
Re: 207 Dean – Barkstead road Rocklyn 3364

To whom it may concern,

I would like to apply for a planning permit for the above mentioned.

Please find here with an application form and copies of architectural drawings, Copy of Title. My client is applying for a planning permit for a proposed extension, renovation and partial demolish as shown on attached plans.

The subject site has an area of 1.438ha and has an existing dwelling and cottage close to the road frontage.

The proposed site is considered flat, with not cut required for the proposed.

The proposed extension on the property will be at the rear of the property, with partial of the extension, replacing an existing space and some of the extension into a proposed new space.

The proposed extension of the existing dwelling includes Master bedroom, ensuite / robe, and a link to a proposed laundry and sunroom.

The renovation on the existing cottage, will include a kitchenette and bathroom.

The property connects to a Septic.

The property has had a Land Capability Study on the property, and waiting for the report, which will be forwarded as soon as received.

The building has been designed to account the building form, site coverage, siting, topography/ landform and vegetation. To design is to maintain the characteristic design, bulk, form and exterior finishes that form the visual element of this area, and of the existing building.

All materials and design detail of proposed alterations are listed on the Elevations for both wall and roof cladding along with colors.

The site is zoned Township Zone (TZ) and attract the following overlays:

-ESO
-ESO1

Should you require any further information, please do not hesitate to contact this office.
0458484116

Yours faithfully

Tracy Howard