

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	208 Waddells Road NICHOLSON VIC 3882 Lot: 2 PS: 311464
The application is for a permit to:	Buildings and Works (Outbuilding)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.03-4 (RLZ)	Construct a building within nominated setbacks
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.235.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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 made to the Responsible Authority in writing,**
- ♦ **include the reasons for the objection, and**
- ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 24 July 2026 9:50 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21593 BMP V1.pdf; 21593 Report.pdf; 0000_26_208 Waddells Rd_TP_REV A_110626 (2).pdf; 21593 CoT Vol_10030_Fol_827.pdf; Planning_Permit_Application_2026-07-24T09-50-07_35744720_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name:

Street number: 209

Street name: Waddells Road

Town: Nicholson

Post code: 3882

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: Yes

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Residential - single dwelling

Description of proposal : Buildings and works - outbuilding

Estimated cost of development: 92,000

Has there been a pre-application meeting: No

Full copy of Title: [21593 CoT Vol_10030_Fol_827.pdf](#)

Plans: [0000_26_208 Waddells Rd_TP_REV A_110626 \(2\).pdf](#)

Planning report: [21593 Report.pdf](#)

ExtraFile: 1

1. Supporting information/reports: [21593 BMP V1.pdf](#)

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box &22, Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

Page 1 of 1

VOLUME 10030 FOLIO 827

Security no : 124135755071T
Produced 22/06/2026 02:42 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 311464W.

PARENT TITLES :

Volume 09987 Folio 308 Volume 09997 Folio 334

Created by instrument PS311464W 06/08/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument R541024V 12/09/1991
Expiry Date 31/12/2040

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS311464W 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: 208 WADDELLS ROAD NICHOLSON VIC 3882

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

ADVERTISED

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

PLAN OF SUBDIVISION			STAGE No. /	PLAN NUMBER EDITION 1 PS 311464W
LOCATION OF LAND PARISH: BUMBERRAH TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 98B (PART) CROWN PORTION: — LTO BASE RECORD: PARISH 1 TITLE REFERENCES: VOL 9997 FOL 334, VOL 9987 FOL 308 LAST PLAN REFERENCE/S: LP 220763H LOT 1, LP 220969 LOT 2 POSTAL ADDRESS: WADDELLS ROAD, (At time of subdivision) NICHOLSON 3882 AMG Co-ordinates (of approx centre of land in plan) E 567 700 N 5816 700 ZONE: 55			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF TAMBO REF: S/0099/311464W 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 3 / 6 / 1991 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		STAGING This is not a staged subdivision. Planning permit No. —	
NIL	NIL		DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE	
SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION			LTO USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
			RECEIVED ☒	
			DATE 2 / 7 / 91	
			LTO USE ONLY	
			PLAN REGISTERED	
			TIME	
			DATE 6 / 8 / 91	
			 Assistant Registrar of Titles	
			SHEET 1 OF 2 SHEETS	
CROWTHER & SADLER PTY. LTD. Licensed Surveyors and Town Planners 152 Macleod Street, P.O. Box 722, BAIRNSDALE, 3875. Phone (051) 52 5011			LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER SIGNATURE DATE 17 / 5 / 91 REF 6844 VERSION	
			DATE 3 / 6 / 91 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

Printed 6/08/2026

Page 5 of 22

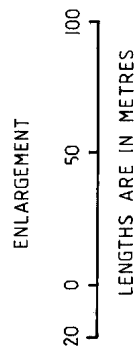
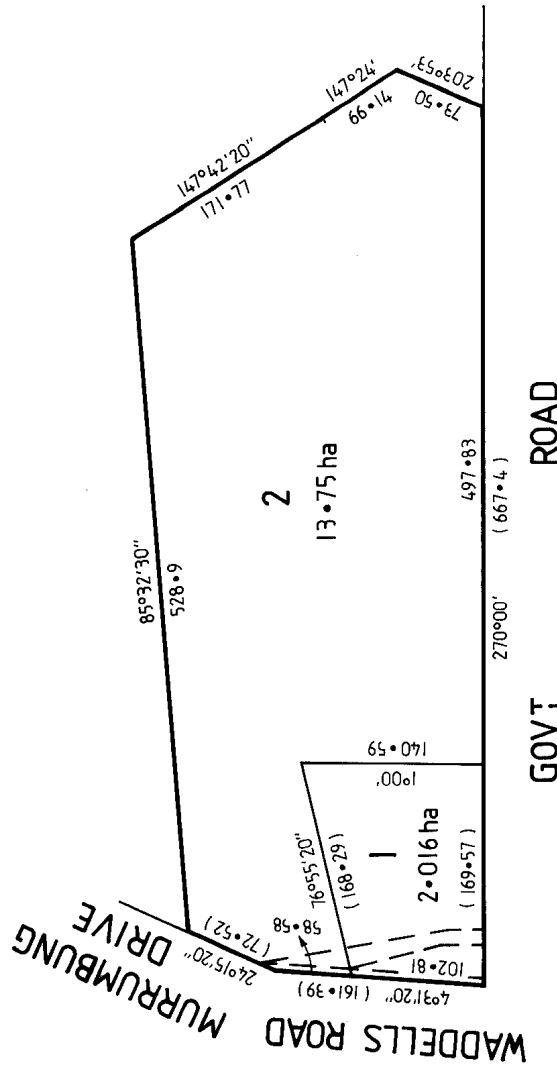
This copied document is made available for the purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION

STAGE No.

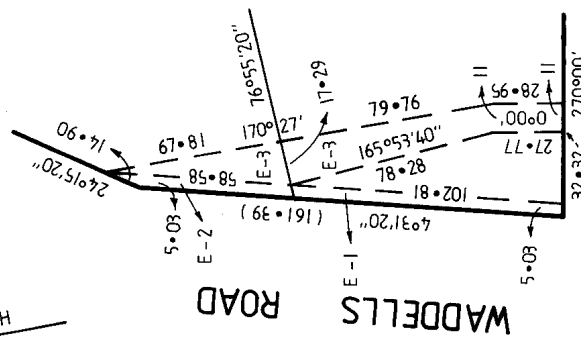
PLAN NUMBER

M 797113 Sd



APPROX TRUE NORTH

SEE ENLARGEMENT



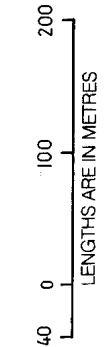
GOVT ROAD

CROWTHER & SADLER PTY. LTD.

Licensed Surveyors and Town Planners

**152 Macleod Street,
BAIRNSDALE, 3875.**
P.O. Box 722,
Phone (051) 52 5011

SCALE



ORIGINAL

SCALE	SHEET SIZE
1:4000	A3

LICENSED SURVEYOR (PRINT)

SIGNATURE DATE 17 / 5 / 91

REF 6844 VERSION

SHEET 2 OF 2 SHEETS

DATE 3 / 6 / 2019

0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150mm
---	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-------

ADVERTISED

Titles Office Use Only

This copied 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.

Lodged at the Titles Office by

COMMONWEALTH SAVINGS BANK OF AUSTRALIA
CODE 20 S

Code

1720

R541024V

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land Lot 2 Plan of Subdivision No 311464W

(Note 5)

CERTIFICATE OF TITLE VOLUME 10030 FOLIO 827

STATE OF VICTORIA
REGISTERED
10030/827

Consideration

(Note 6)

EIGHTY THOUSAND DOLLARS (\$80,000.00)



Transferor

(Note 7)

CUTHBERTSON and RICHARDS SAWMILLS PROPRIETARY LIMITED

Transferee

(Note 8)

GRAEME ALEXANDER WILLIAM HAYERS and CHERYL JOYCE HAYERS both of 33 Sarsfield Road, Nicholson as joint tenants.

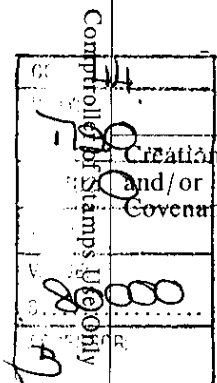
Estate and Interest

(Note 9)

ALL ITS ESTATE AND INTEREST IN THE FEE SIMPLE.

Directing Party

(Note 10)



Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

SEE OVERLEAF

T2

Office Use Only

A memorandum of the within instrument has been entered in the Register Book.



Approval No. T2/1

30 SEP 1991

Printed 6/08/2026

Page 7 of 22

ADVERTISED

This copied 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.

AND the Transferees with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 311464N (other than the land hereby transferred) and each and every part thereof until the 31st December, 2040 and that the burden of this Covenant will be annexed to and run at law and in equity with the land hereby transferred and each part thereof until the 31st December, 2040 and with the intent that this Covenant shall be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this transfer DO HEREBY for themselves their respective heirs executors administrators and transferees COVENANT with the said CUTHBERTSON & RICHARDS SAWMILLS PTY. LTD. its Transferees and other the registered proprietor or proprietors for the time being of the whole of the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) AND AS A SEPARATE COVENANT with the registered proprietor or proprietors for the time being every lot in the parent title whether transferred before or after the burdened land to the intent that the said Covenants may be enforceable by any such person as part of and for the purpose of effectuating a general building scheme affecting the whole of the aforesaid land THAT they the Transferees and their successors in title as aforesaid will not prior to the 31st December, 2040:-

- (a) Erect, place, permit, licence or authorise or allow to remain on the said Lot more than one dwelling together with the usual outbuildings and such dwelling shall contain a floor area of not less than 130 square metres within the outer walls thereof (calculated by excluding the area of any carport, garage, terrace, pergola or verandah) and shall be built only of new materials (save for second hand bricks) and shall have an external wall area of not less than seventy-five percent brick, brick veneer, timber or glass and the roof of any building or outbuildings thereon shall not be constructed of cement sheet nor of unpainted or exposed metal.
- (b) Extract or remove or permit the extraction or removal of any soil, gravel or other earth material from the said land except for the purpose of excavating for the foundations of a building, swimming pool or garden landscaping.
- (c) Use or permit the use of the said land or any building thereon for the purpose of commercial breeding, boarding or training kennels for cats or dogs or to keep poultry for commercial purposes.
- (d) Use or permit the use of the said land for any offensive or noxious purpose.

This copied 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.

Date THE DAY OF 1991.

(Note 13)

23 AUG 1981

Execution and Attestation

(Note 14)

THE COMMON SEAL of
CUTHBERTSON AND RICHARDS SAWMILLS PROPRIETARY
LIMITED was hereunto affixed in accordance
with its Articles of Association in the
presence of:

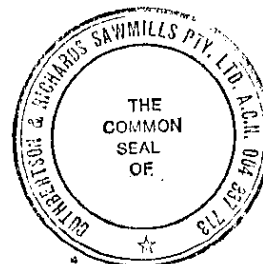
presence of

Joe Richards

Joe

Director

Director/Secretary



SIGNED by the said
GRAEME ALEXANDER WILLIAM HAVERS
in the presence of:

D. Haver.

Witness

SIGNED by the said
CHERYL JOYCE HAVERS
in the presence of:

D. Flaved.

Witness

Our ref: 21593

23 July 2026

Mr. Andrew Bates
Coordinator Statutory Planning
East Gippsland Shire Council
Via: Portal

Dear Andrew,

**Re: Planning Application – Buildings and Works (Outbuilding)
208 Waddells Road, Nicholson**

Introduction

This Planning Report is prepared in support of the development of an outbuilding (buildings and works) at 208 Waddells Road, Nicholson. The Report addresses the provisions of the Rural Living Zone 2 and Clause 53.02 Bushfire Planning as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

Subject Land & Surrounding Context

Formally known as Lot 2 on PS311464 or otherwise known as 208 Waddells Road, Nicholson, the subject land is a relatively large rural residential property located within the north-eastern rural living corridor of Nicholson.

The property is developed with a single storey brick dwelling in the western part of the site close to Waddells Road. The land contains planted exotic vegetation around the dwelling surrounds and scattered native vegetation within the eastern part of the property.

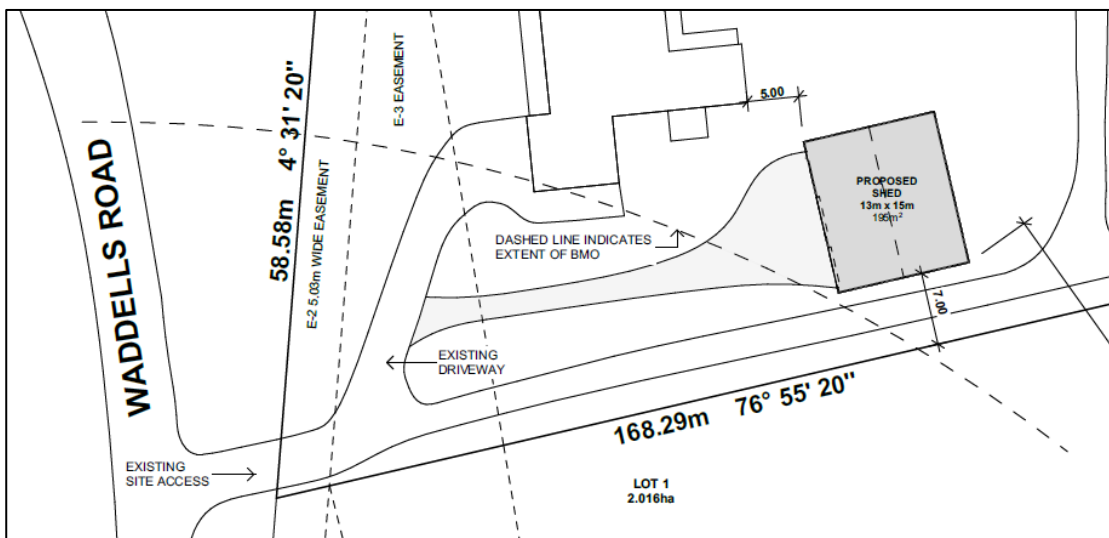
Similar to many rural living areas close to Bairnsdale properties have been developed with dwellings and associated outbuildings (sheds). The closest neighbour is to the south of the site and is a property developed with a dwelling and outbuildings approximately 64 metres from the dwelling on the subject land.



View to neighbouring dwelling at 170 Waddells Road, Nicholson from southern boundary of the subject land

The Application & Proposal

The application seeks approval for the construction of an outbuilding approximately 5 metres from the south-east corner of the existing dwelling, 7 metres from the southern boundary and 53 metres from the western boundary adjoining Waddells Road.



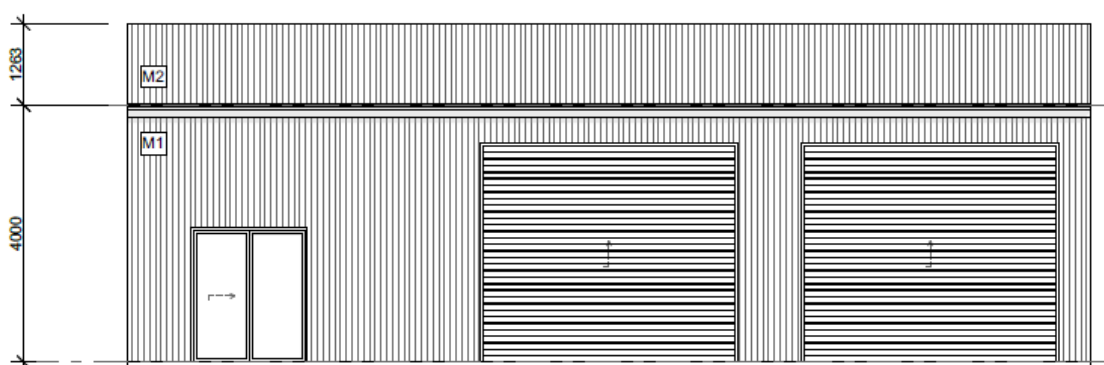
Extract of the Part Site Plan (Source: Tom Hardy Designs)



View proposed building site at south-east corner of the existing dwelling

The proposed shed will have a width of 15 metres and a length of 13 metres equating to an area of 195 square metres. Access to the outbuilding and will by a new driveway internal to the subject land.

The proposed outbuilding will have a wall height of 4.0 metres with an overall height to the apex of the roof being 5.263 metres. The outbuilding will be constructed in metal sheeting with slate grey colour finish.



Proposed western elevation (Source: Tom Hardy Designs)

Planning approval is required pursuant to the following Clause of the East Gippsland Planning Scheme.

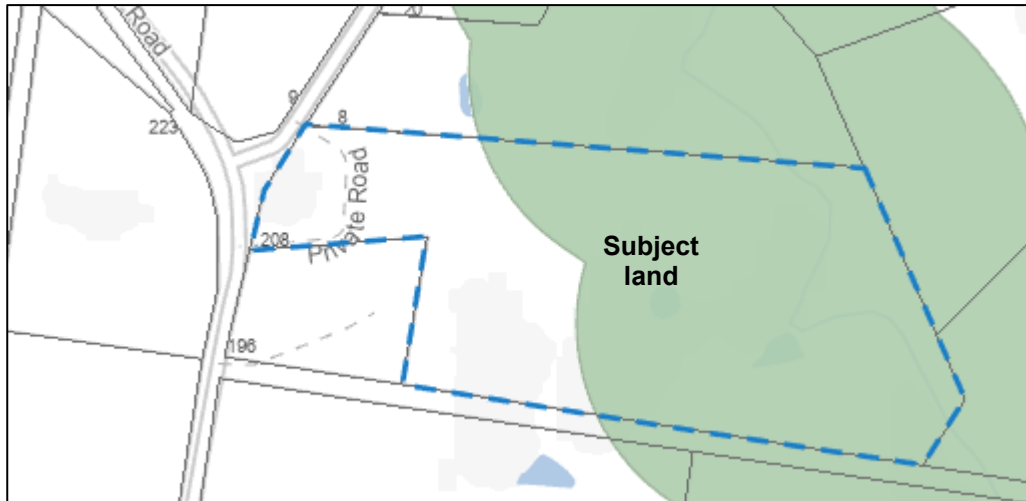
Planning Scheme Clause	Matter for which a Permit is required
35.03-4 Rural Living Zone 2	Buildings and works

The application does not require referral in accordance with Clause 55 of the *Planning and Environment Act 1987*.

Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping, with sensitive areas shown in dark green (Source: VicPlan)

Although part of the land is within an area of cultural heritage sensitivity, the construction of a building ancillary to a dwelling is an exempt activity and as such, a CHMP is not required for the proposed development.

Planning Policy Framework

The site is located within a designated bushfire prone area and Clause 13.02-1S Bushfire planning is relevant to the application. The proposed non-habitable outbuilding is able to mitigate the risk to property from a bushfire as the building can implement defendable space and will be constructed from robust building materials.

Consistent with Clause 15.01-6S Design for rural areas, the proposed outbuilding will respect the rural character of the area. The proposed outbuilding will be well setback on the property and will be screened by views from the public realm due to existing vegetation.

As sought within Clause 16.01-3S Rural residential development the proposed outbuilding will not affect nearby farming activities and being located within the domestic area of the subject land will not impact hobby farming undertaken on the site.

Municipal Planning Strategy

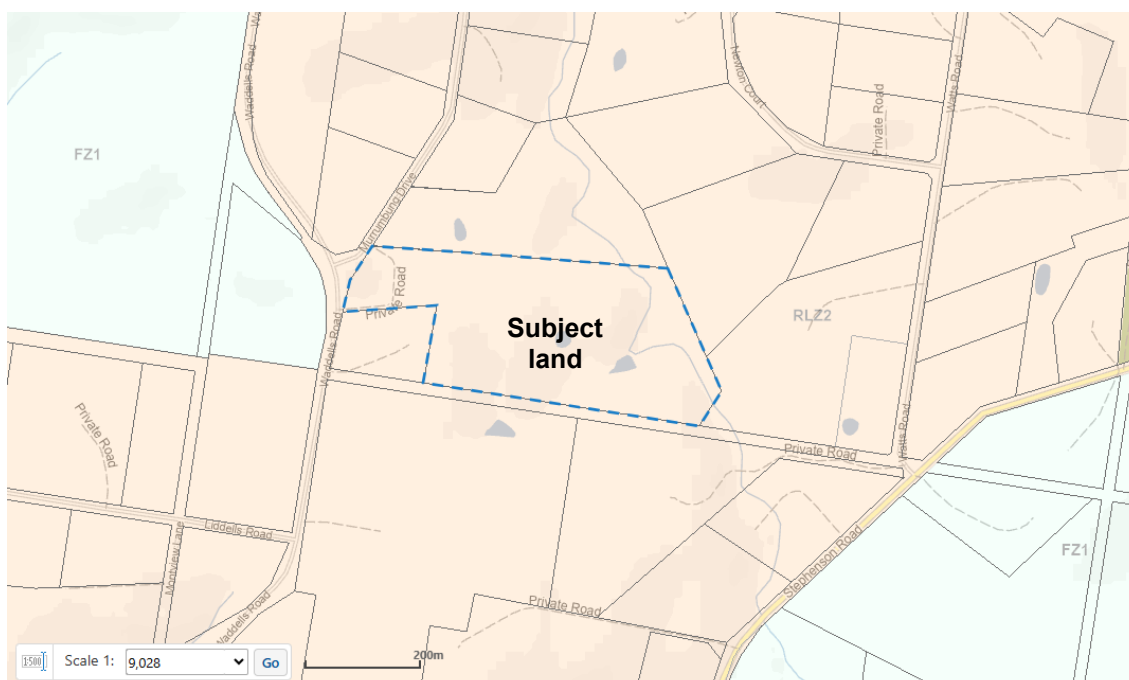
As encouraged within Clause 02.03-2 Environmental and landscape values the proposed development of the outbuilding is within a clear area of the land avoiding detrimental impacts to native vegetation. The outbuilding will respect the character of the area as the building is modest and is representative of rural living development within the location.

Risk from bushfire to the outbuilding can be mitigated with the provision of defensible space and appropriate building standards as outlined in Clause 02.03-3 Environmental risks and amenity.

Development of the outbuilding is within an a precinct contained within the Rural Living Zone and on a property developed and used for rural living purposes (Clause 02.03-6 Housing – Rural residential development).

Rural Living Zone 2

The subject land is contained in the Rural Living Zone 2 under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

A planning permit is required for the proposed outbuilding due to the building being less than 10 metres from the southern side boundary and is within 100 metres of a dwelling, not in the same ownership.

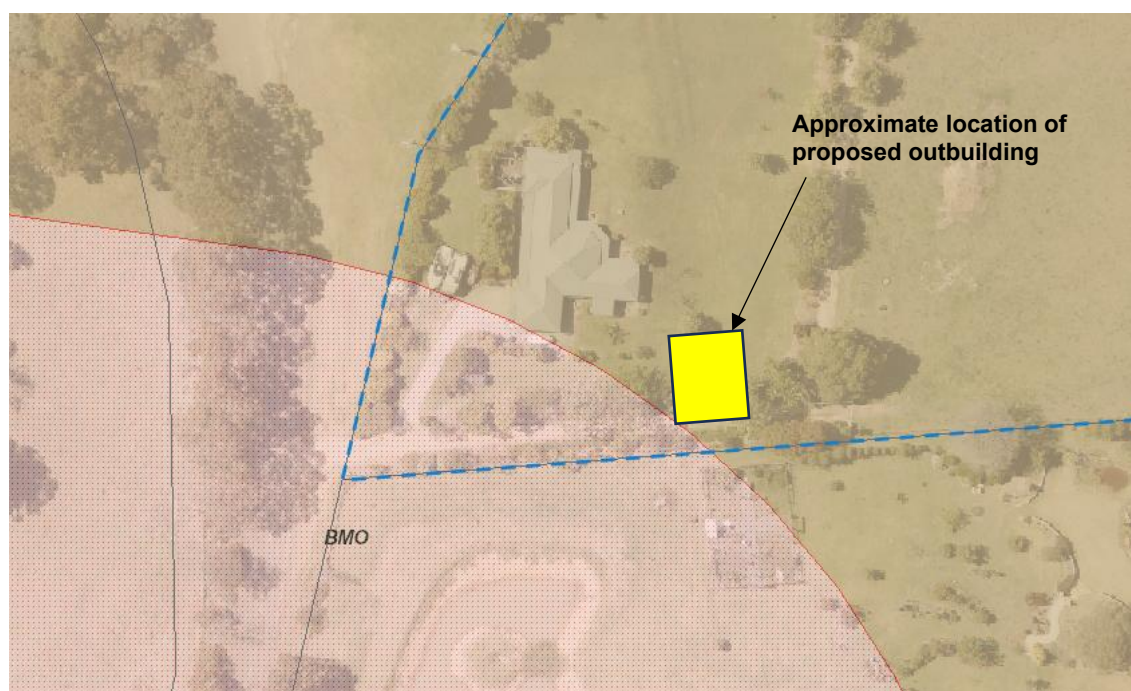
Should the works have been located greater than 500 metres from land on which a work authority has been granted the application would have formed a VicSmart application.

A review of the zone decision guidelines has been undertaken and the following comments are offered:

- Planning policy within the Planning Policy Framework and Municipal Planning Strategy support the proposed outbuilding's development.
- No native vegetation is being removed to facilitate the proposed works as encouraged within the relevant themes of the Regional Catchment Strategy.
- The proposed outbuilding is non-habitable and as such will not add to nutrients managed on the property.
- The proposed outbuilding is ancillary to the existing dwelling and will not be impacted by the existing extractive industry operation to the west of the subject land.
- There will be no impact on nearby and adjoining agricultural activities.
- No waterway will be disrupted by the proposed outbuilding.
- The height and style of the proposed outbuilding is sympathetic with the rural character of the area.
- Views of the outbuilding from the public realm will be minimal due to the presence of vegetation planted along Waddells Road frontage.

Clause 53.02 Bushfire Planning

The south-west corner of the subject land is within the Bushfire management Overlay (BMO) however the site for the proposed outbuilding is outside the BMO although is within a designated Bushfire Prone Area.



Designated Bushfire Prone Area mapping (Source: VicPlan)

Decision Guidelines

In response to Clause 53.02-6 Bushfire prone area decision guidelines a Bushfire Management Plan accompanies the application and specifies construction requirements and defendable space as specified in Table 5 of Clause 53.02-5.

A review of the decision guidelines has been undertaken, and the following comments are offered.

General	
Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	Being within a Rural Living Zone the development of the property with outbuildings associated with a dwelling is an expected planning outcome consistent with planning policy.
The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	Council prior to the start of the declared fire season undertakes property inspections and should properties not be maintained appropriately take action through the municipal fire prevention officer.
The risk of bushfire to people, property and community infrastructure.	The main bushfire threat within the broader landscape is a grass fire. With appropriate construction and implementation of defendable space the non-habitable building has a reduced risk from being impact by a bushfire.
Whether the risk from the broader landscape can be mitigated to an acceptable level.	Use of building standards within Table 5 of Clause 53.02-5 and provision of defendable space will mitigate bushfire risk to an acceptable level.
Whether bushfire protection measures to address the identified bushfire risk are required and can be practically implemented, including any measure set out in clause 53.02-4.	Bushfire protection measures will need to be implemented with the proposal as stipulated within the Bushfire Management Plan. Bushfire protection measures can be easily and practically be implemented.
Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.	No native vegetation will require removal to meet defendable space requirements.

Conclusion

The proposed buildings and works (outbuilding) at 208 Waddells Road, Nicholson is considered to accord with all relevant provisions of the Rural Living Zone 2, 59.13 Buildings and works in a rural zone and Clause 53.02 Bushfire Planning of the East Gippsland Planning Scheme. The proposal represents a logical and expected planning outcome where risk from bushfire can be mitigated.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

Regards.

RICHARD HOXLEY
Director, Principal Planner

*Encl. Application Form
Site, Floor and Elevation Plans (Tom Hardy Designs)
Bushfire Management Plan
Application Fee - \$734 – Class 3
Copy of Title*

This copied 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.

BUSHFIRE PROTECTION MEASURES

MANDATORY CONDITION

The bushfire protection measures for this permit are shown in the documents including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

DEFENDABLE SPACE

- Defendable space is provided for a distance of 10 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARD

The outbuilding must meet all of the following requirements:

- The outbuilding is non-habitable and ancillary to a dwelling.
- The defendable space vegetation management requirements, in accordance with Table 4 to clause 53.02-5, must be provided for 10 metres around the outbuilding or to the title boundary, whichever is the lesser distance.

If the outbuilding is located within 10 metres of a dwelling:

- The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and either:
 - has a Fire Resistance Level (FRL) of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side.
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i.Doorways – by FRL -/60/30 self-closing fire doors.
- ii.Windows – by FRL -/60/- fire windows permanently fixed in the closed position.
- iii.Other openings – by construction with a FRL of not less than -/60/-.



- PARCEL_VIEW
- Subject Land
- Proposed Shed
- Proposed Driveway

- Defendable Space
- Google Satellite



Crowther & Sadler Pty Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

BUSHFIRE MANAGEMENT PLAN

208 WADDELLS ROAD, NICHOLSON

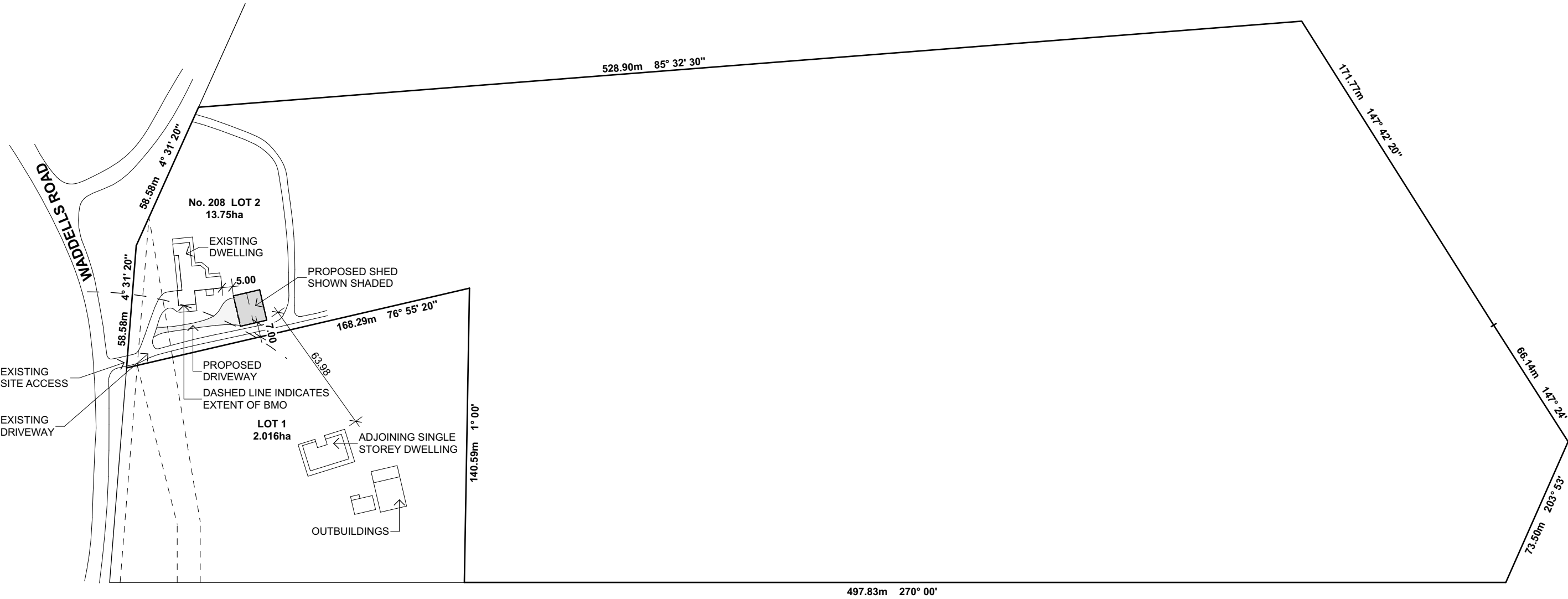
SCALE (SHEET SIZE A3)

SURVEYORS REF.

1:500

21593

VERSION 1 - DRAWN 10/07/2026



SP

SITE PLAN
1:2000

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SHED

PROJECT ADDRESS:
**208 WADDELLS ROAD,
NICHOLSON**

CLIENT:

JOB NUMBER:
000-26

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

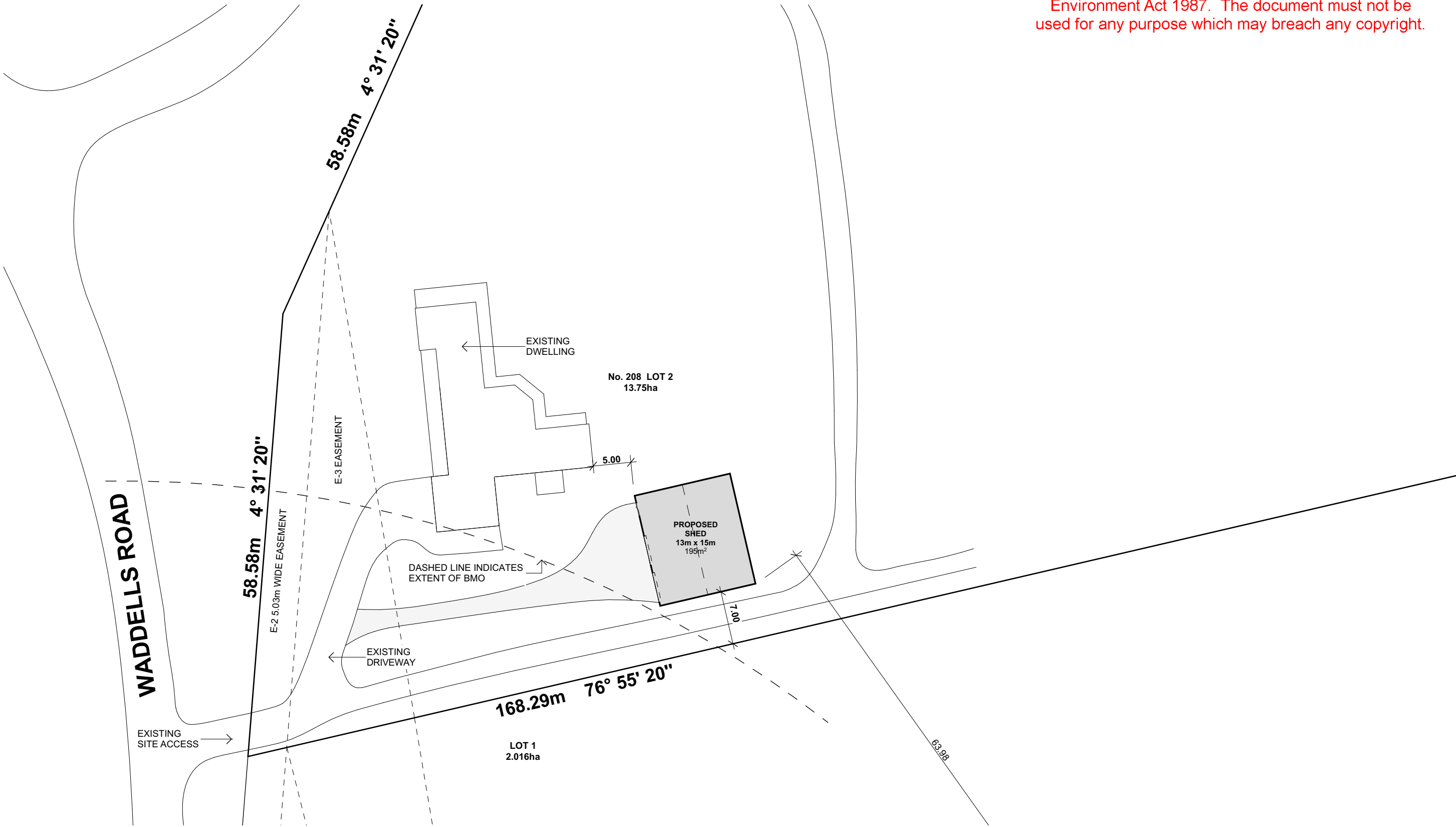
THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP01

ISSUE: REVISION:

PLAN. PERM. A





SP

PART SITE PLAN

1:500

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SHED

PROJECT ADDRESS:
**208 WADDELLS ROAD,
NICHOLSON**

CLIENT:

JOB NUMBER:
000-26

DRAWING TITLE:
PART SITE PLAN

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

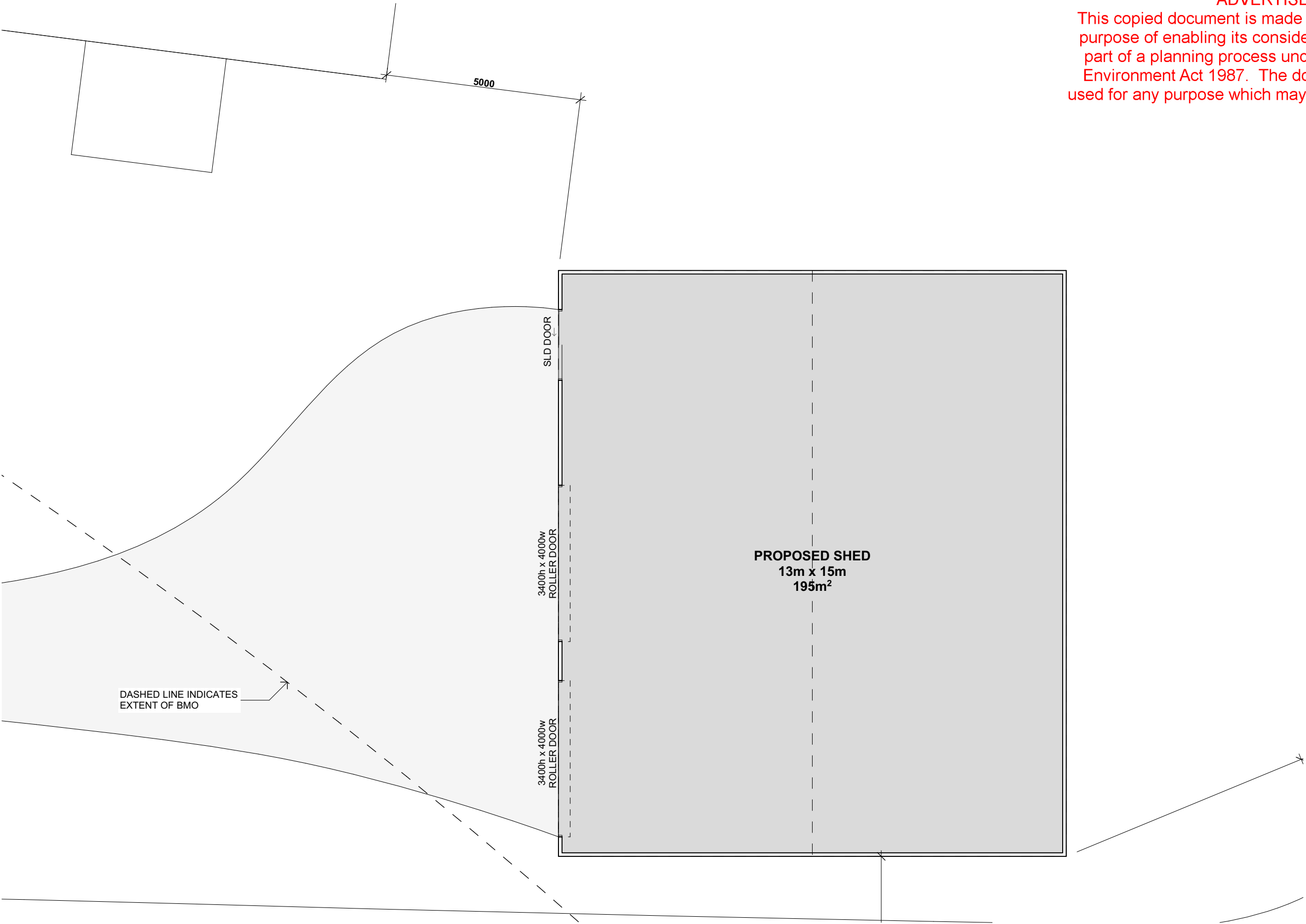
THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP02

ISSUE: REVISION:

PLAN. PERMITS





SP

SHED PLAN
1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SHED

PROJECT ADDRESS:
**208 WADDELLS ROAD,
NICHOLSON**

CLIENT:

JOB NUMBER:
000-26

DRAWING TITLE:
SHED PLAN

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

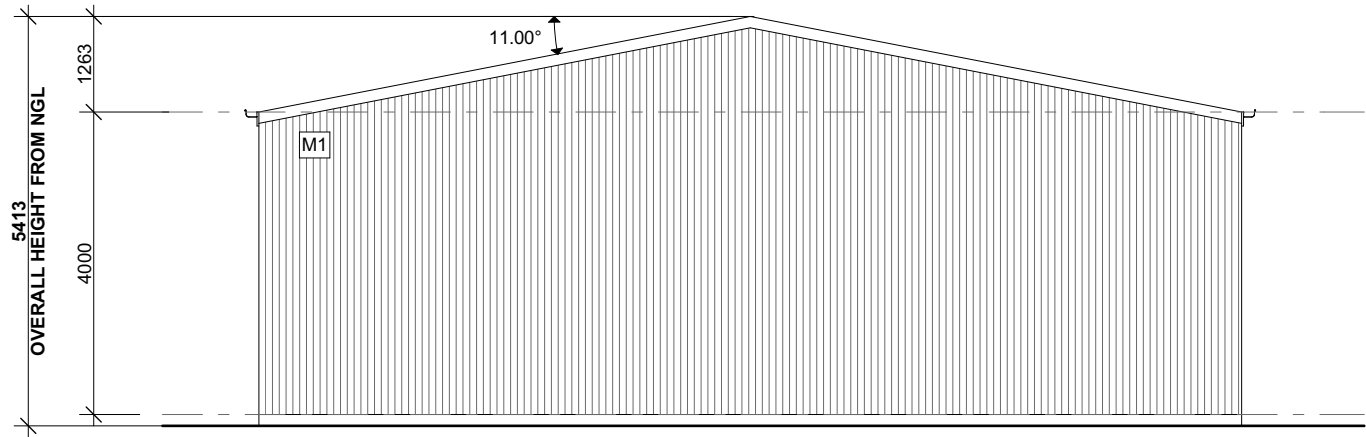
THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP03

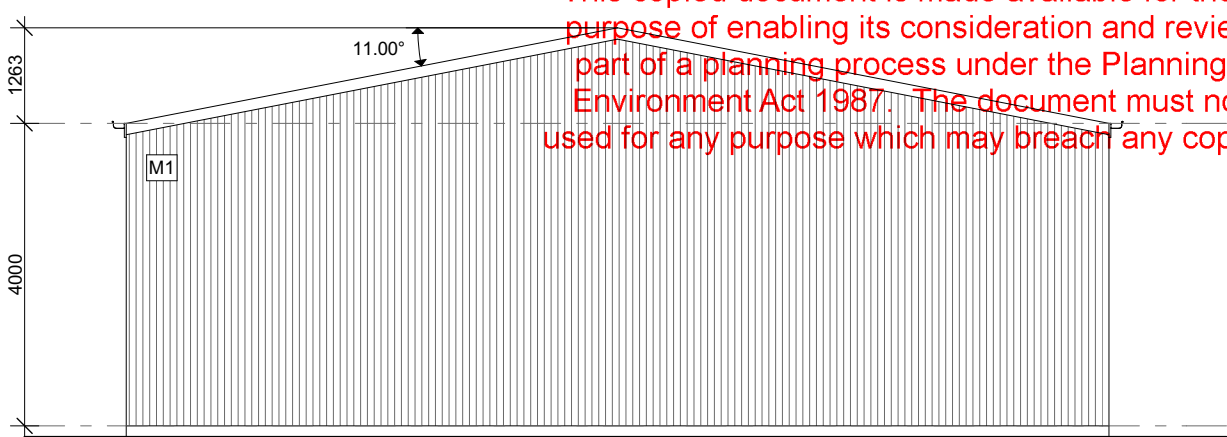
ISSUE: REVISION:

PLAN. PERMIT A



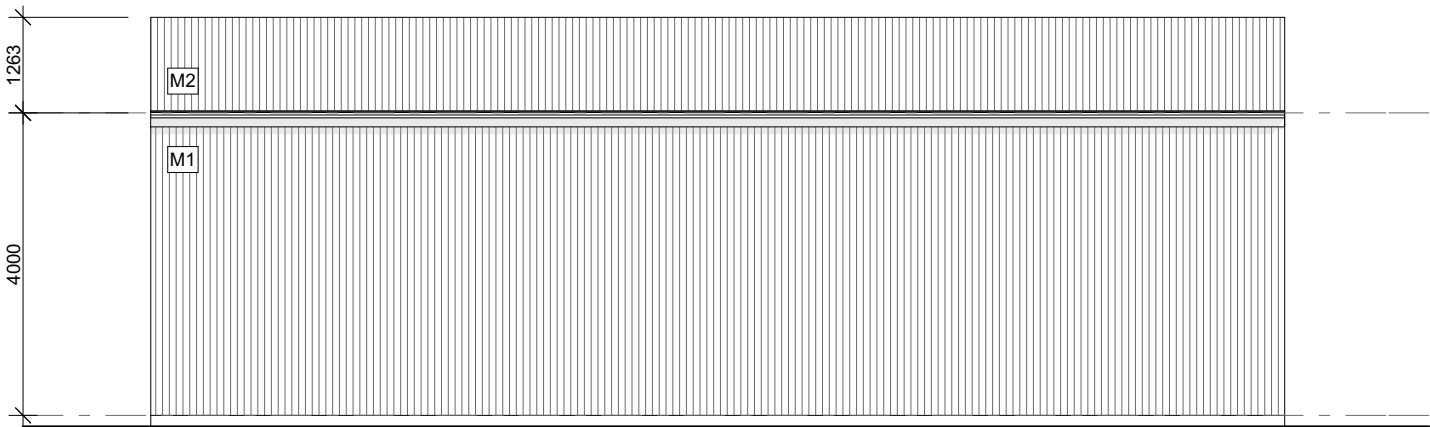


NORTH ELEVATION
1:100

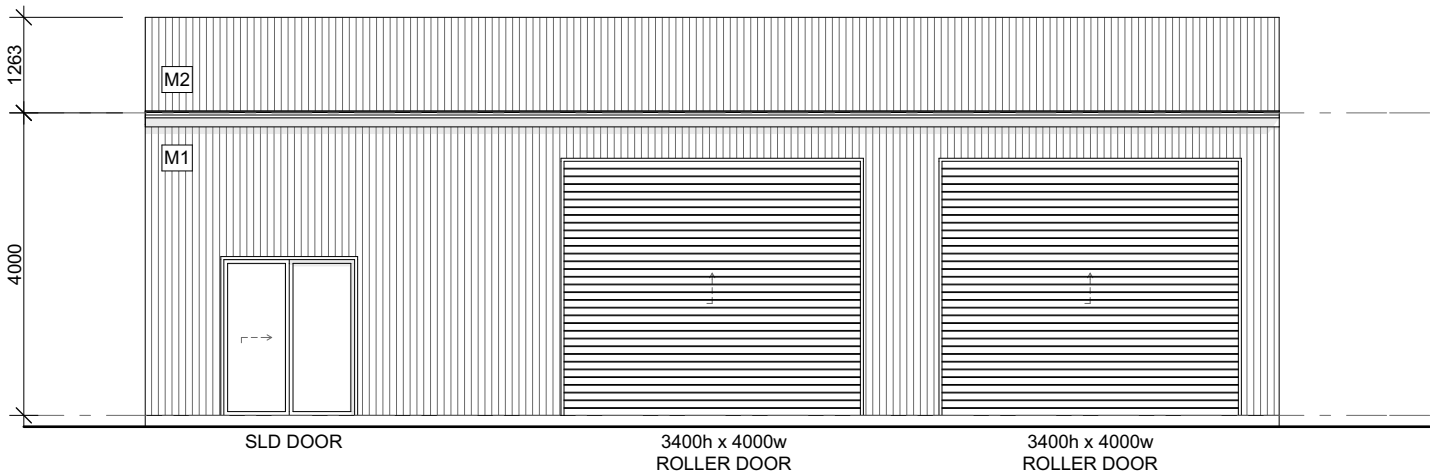


SOUTH ELEVATION
1:100

MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1 	SLATE GREY	METAL CORRUGATED WALL SHEETING (VERTICAL)
M2 	FEATURE STONEWORK - SANDSTONE OR SIMILAR	METAL CORRUGATED ROOF SHEETING
	SLATE GREY	PA DOOR FRAMES AND ROLLER DOORS
	SLATE GREY	GUTTERS, FASCIAAND FLASHINGS



EAST ELEVATION
1:100



WEST ELEVATION
1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SHED

PROJECT ADDRESS:
**208 WADDELLS ROAD,
NICHOLSON**

CLIENT:

JOB NUMBER:
000-26

DRAWING TITLE:
ELEVATIONS

SCALE: AS SHOWN

SHEET: A3

DRAWN: JH CHECKED: TH

THIS DESIGN & DRAWINGS SHALL REMAIN
INTELLECTUAL PROPERTY OF TDH DESIGN PTY LTD
AND SHALL NOT BE COPIED IN WHOLE OR PART
WITHOUT WRITTEN CONSENT FROM TDH DESIGN PTY.

DRAWING NUMBER:
TP04

ISSUE:

REVISION:

PLAN. PERM. A