



NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	23 Stanley St WARRNAMBOOL VIC 3280
The application is for a permit to:	Building and works to construct extension to the existing dwelling and construct a 1.8m high fence
The applicant for the permit is:	Ms Alison Patricia Bruce C/o Phase Building Design
The application reference number is:	PP2023-0093
You may look at the application and any documents that support the application at the office of the responsible authority:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL 3280 Or online at: https://www.warrnambool.vic.gov.au/advertised-planning-applications
For further reference please contact:	Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au

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 (Warrnambool City Council).

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.

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

Objections/Submissions are accepted by:

- post to Town Planning Office, Warrnambool City Council, PO Box 198 Warrnambool 3280
- in person at the Warrnambool Civic Centre, 25 Liebig Street, Warrnambool
- submitting an 'Objection to grant a Planning Permit' form available from www.warrnambool.vic.gov.au Click on *Property – Planning Permits - Objection to grant a Planning Permit form*
- email to planning@warrnambool.vic.gov.au

The Responsible Authority will not decide on the application before:	7 June 2023
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Any material submitted with this application, 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. If you have any concerns, please contact Council's planning department.

The Land

1. Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Unit No.: _____ St. No.: _____ Street name _____

Suburb/locality _____ postcode _____

Formal Land Description

Complete either A or B.

A Lot No.: _____ ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: _____

or

B Crown Allotment No.: _____ Section No.: _____

Parish/Township Name: _____

If this application relates to more than one address, please click this button and enter relevant details.

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2. For what use, development or other matter do you require a permit?

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3. Estimated cost of development for which the permit is required

Cost: \$ _____ You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

4. Describe how the land is used and developed now

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Title Information

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5. Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes ☐ Provide a copy
- ☐ No
- ☐ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive

Applicant and Owner Details

6. Provide details of the applicant and the owner of the land.

Applicant (The person who wants the permit.)

Title: _____ First Name: _____ Surname _____

Organisation (if applicable): _____

Unit No.: _____ St. No.: _____ Street name _____

Suburb/locality _____ State _____ postcode _____

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

☐ Same as applicant (If so, go to 'contact information')

Title: _____ First Name: _____ Surname _____

Organisation (if applicable) _____

Unit No.: _____ St. No.: _____ Street name _____

Suburb/locality _____ State _____ postcode _____

Contact information Please provide at least one contact phone number

Business Phone _____ Email _____

Mobile Phone _____ Fax _____

Owner (The person or organisation who owns the land)

☐ Same as applicant

Where the owner is different from the applicant, provide the details of that person or organisation.

Title: _____ First Name: _____ Surname _____

Organisation (if applicable) _____

Unit No.: _____ St. No.: _____ Street name _____

Suburb/locality _____ State _____ postcode _____

Owners signature (Optional)

Date _____

Declaration

7. This form must be signed by the applicant

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature



Date _____



Need help with the Application?

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Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8. Has there been a pre-application meeting with a Council planning officer?

☐ yes ☐ no If yes, with whom?: _____ Date: _____

Application Type

Is this a VicSmart application?* ☐ Yes ☐ No

If yes, please specify which VicSmart class or classes.

*Classes of VicSmart application are listed in Zones, overlays, particular provisions and the schedule to Clause 59.15

Checklist

9. Have you

- ☐ Filled in the form completely?
- ☐ Provided all necessary supporting information and documents?
 - ☐ A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.
 - ☐ Plans showing the layout and details of the proposal
 - ☐ A plan of existing conditions
 - ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- ☐ Signed the declaration (section 7)?

Lodgement and Payment

Lodge the completed and signed form and all documents with:

In Person: Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

Mail: PO Box 198, WARRNAMBOOL Victoria 3280

E-mail planning@warrnambool.vic.gov.au

Please note once your application is received, an invoice will be forwarded to you via email.

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

Page 1 of 1

VOLUME 11844 FOLIO 200

Security no : 124105642811L
Produced 27/04/2023 07:42 AM

LAND DESCRIPTION

Lot 1 on Title Plan 961881N.
Created by Application No. 137076Y 16/12/2016

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
ALISON PATRICIA BRUCE of 4 CHARLESWORTH PLACE MITCHAM VIC 3132
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
CATRIONA FRANCES MCROY of 8 STURDEE ROAD DONVALE VIC 3111
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
STUART EDWARD MCROY of 20A NIELSEN AVENUE NUNAWADING VIC 3131
AV657484E 23/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

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.

Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests
This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP961881N 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: 23 STANLEY STREET WARRNAMBOOL VIC 3280

DOCUMENT END

Imaged Document Cover Sheet

ADVERTISED

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

Document Type	Plan
Document Identification	TP961881N
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/04/2023 07:43

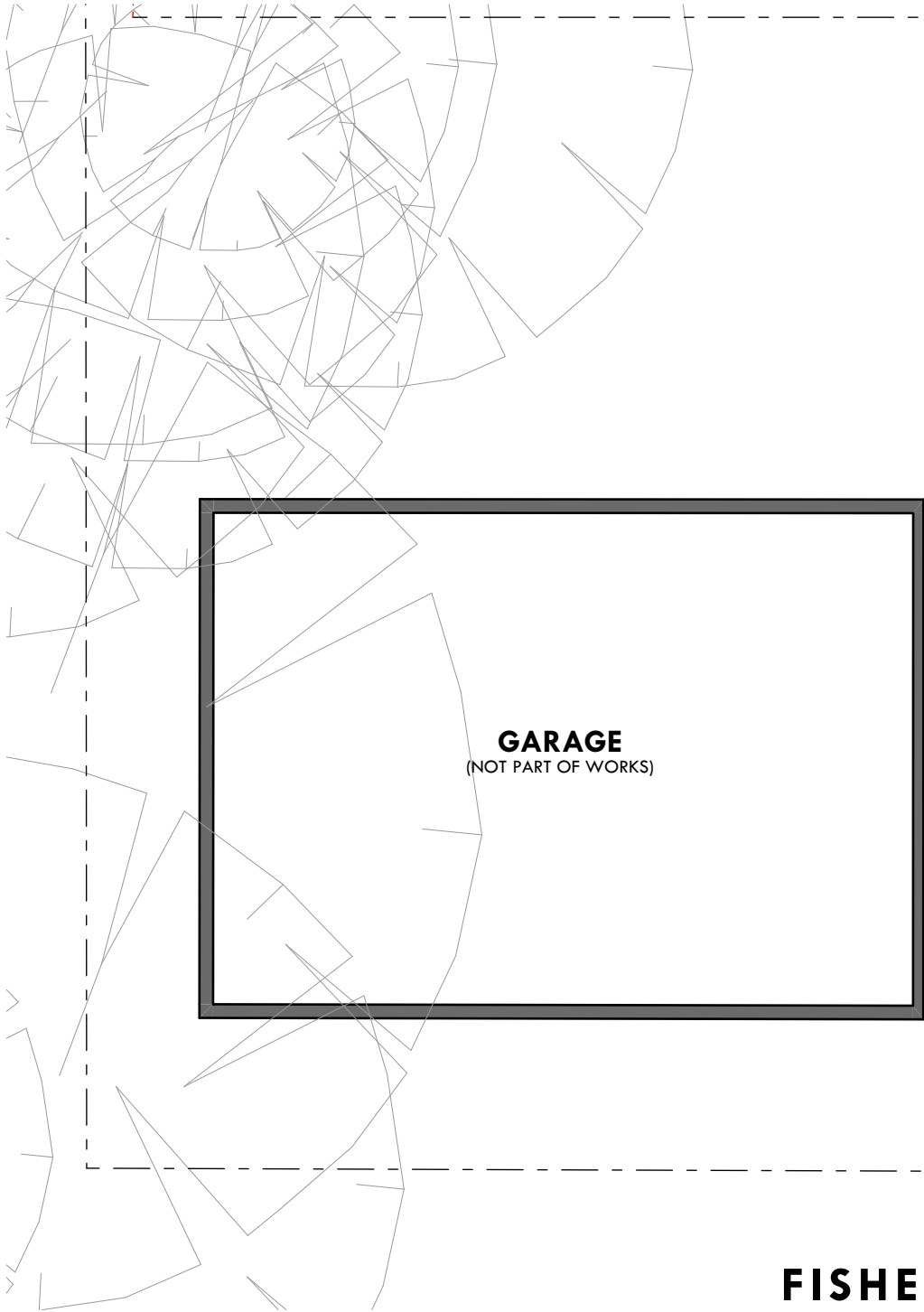
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ADVERTISED

TITLE PLAN					EDITION 1	TP961881N
LOCATION OF LAND PARISH: WANGOOM TOWNSHIP: WARRNAMBOOL SECTION: 1C JETTY ALLOTMENT: 8 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL					NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.	
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: PRT Date: 16/12/2016 Assistant Registrar of Titles	
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of		
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AP137076Y			DEALING CODE: 23	
GOVERNMENT GAZETTE No:					SHEET 1 OF 1	



TITLE BOUNDARY

ADVERTISED

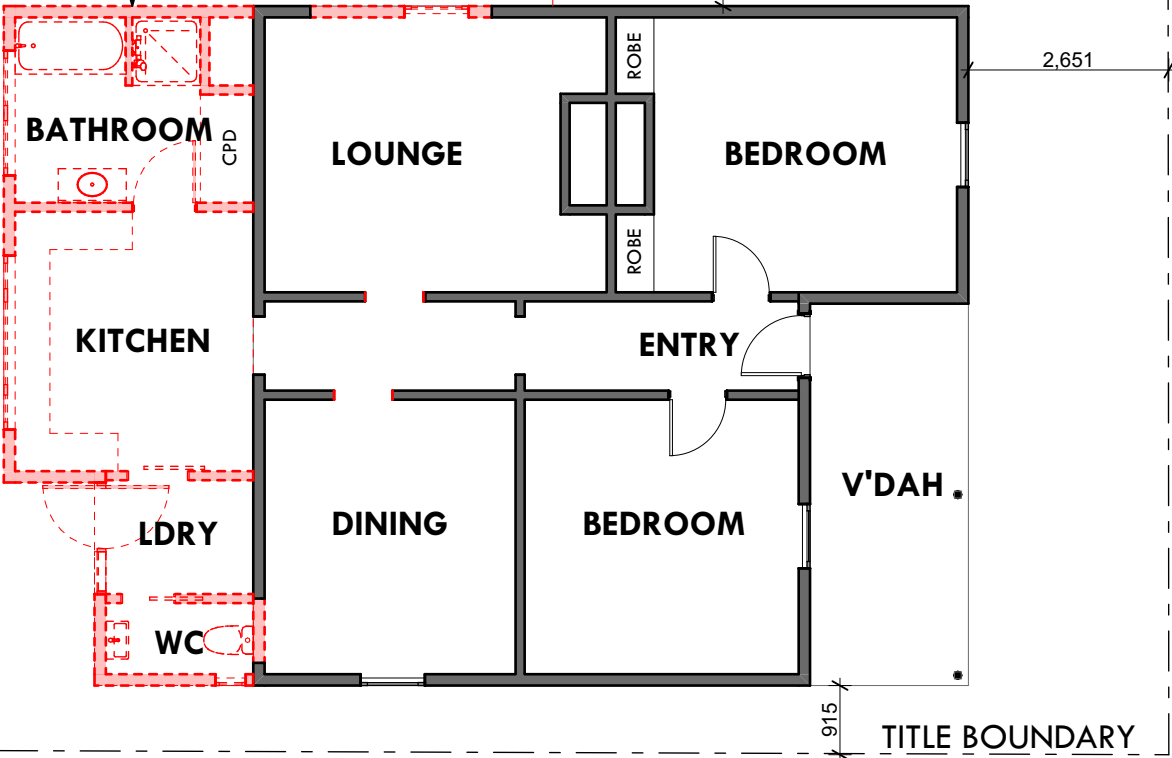
SUBJECT SITE

Lot 1 / #23
A: 564.46 m ²

TITLE BOUNDARY

STANLEY STREET

EXISTING AREAS HIGHLIGHTED
RED TO BE DEMOLISHED.



FISHER STREET

1 EXISTING GROUND FLOOR PLAN

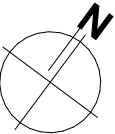
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AREAS ANALYSIS (EXISTING)

AREA	M2
01. EXISTING RESIDENCE	100.85
02. EXISTING VERANDAH	10.58
03. EXISTING GARAGE/ SHED	80.56
	191.99 m ²

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Phase Building Design and is to be used only for work when authorised in writing by Phase Building Design.

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Shaun Watson - RBP No: DP-AD 70236



RevID	DATE	DESCRIPTION
01	27/04/2023	PLANNING ISSUE
02	16/05/2023	PLANNING ISSUE - council rfi request

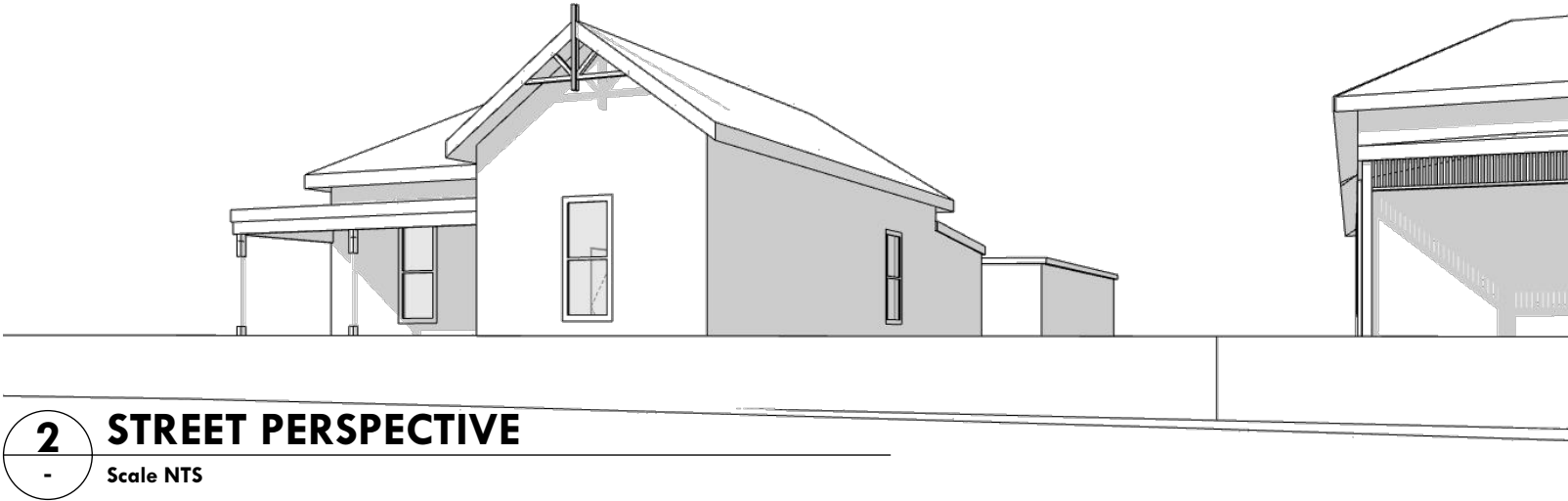
Drawn | Checked
Plot Date: 16/05/2023
Project NO. 22-025
Project Status PLANNING

Client
Site: BRUCE FAMILY
23 Stanley Street Warrnambool

Climate Zone tbc
Wind Region tbc

DRAWING TITLE :
PLANS
EXISTING CONDITIONS PLAN
PROJECT NAME :
RENOVATIONS + ADDITIONS

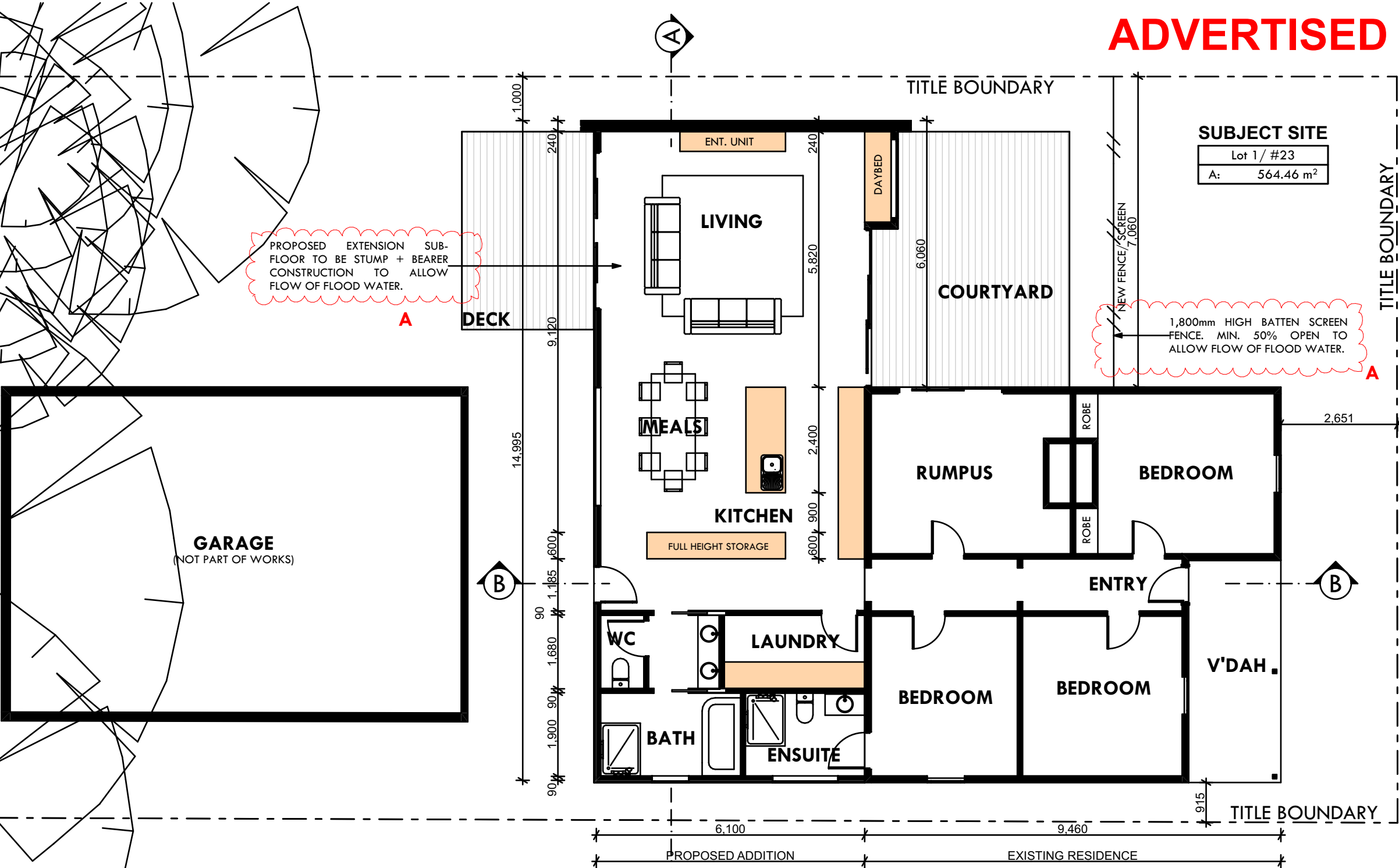
REVISION NO.
02
DRAWING NO.
TP100
SCALE:
as noted @A3



ADVERTISED

STANLEY STREET

FISHER STREET



1 PROPOSED GROUND FLOOR PLAN
Scale 1:100

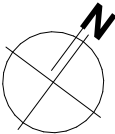
AREAS ANALYSIS (PROPOSED)

AREA	M2
01. EXISTING RESIDENCE	74.42
02. PROPOSED RESIDENCE ADDITION	95.02
03. EXISTING VERANDAH	10.58
04. COURTYARD	24.87
05. DECK	13.50
07. EXISTING GARAGE/ SHED	80.56
	298.95 m ²

AREAS ANALYSIS (OVERALL)

AREA	M2	SITE COVERAGE
01. SUBJECT SITE	564.46	100%
02. PROPOSED RESIDENCE incl. verandah	180.09	32%
03. EXISTING GARAGE	80.44	14%
04. PROPOSED GARDEN AREA incl. deck + courtyard	303.92	54%

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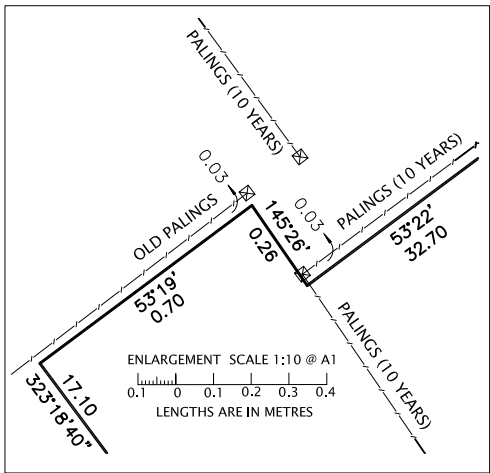
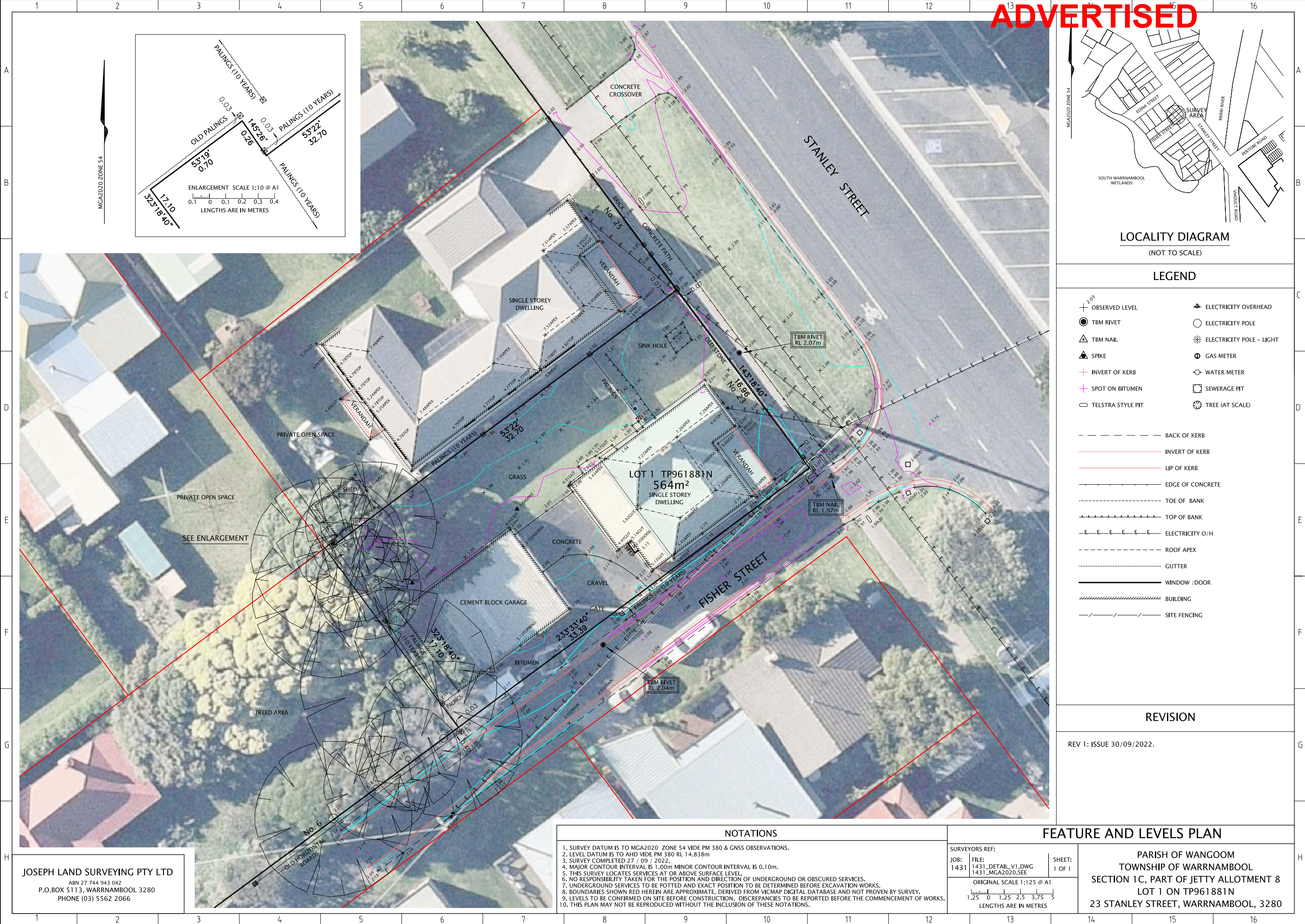
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01	27/04/2023	PLANNING ISSUE
02	16/05/2023	PLANNING ISSUE - council rfi request

Drawn | Shaun | Shaun
Plot Date: 16/05/2023
Project NO: 22-025
Project Status: PLANNING
Client Site: BRUCE FAMILY
23 Stanley Street Warrnambool
Climate Zone tbc
Wind Region tbc

DRAWING TITLE :
PLANS
PROPOSED FLOOR PLAN
PROJECT NAME :
RENOVATIONS + ADDITIONS

REVISION NO.
02
DRAWING NO.
TP101
SCALE:
as noted @A3

ADVERTISED



LOCALITY DIAGRAM
(NOT TO SCALE)

LEGEND

- Observed Level
- TBM Rivet
- TBM Nail
- Spike
- Invert of Kerb
- Spot on Bitumen
- Telstra Style Pit
- Electricity Overhead
- Electricity Pole
- Electricity Pole - Light
- Gas Meter
- Water Meter
- Sewerage Pit
- Tree (at Scale)
- Back of Kerb
- Invert of Kerb
- Lip of Kerb
- Edge of Concrete
- Toe of Bank
- Top of Bank
- Electricity O/H
- Roof Apex
- Gutter
- Window / Door
- Building
- Site Fencing

REVISION

REV 1: ISSUE 30/09/2022.

NOTATIONS

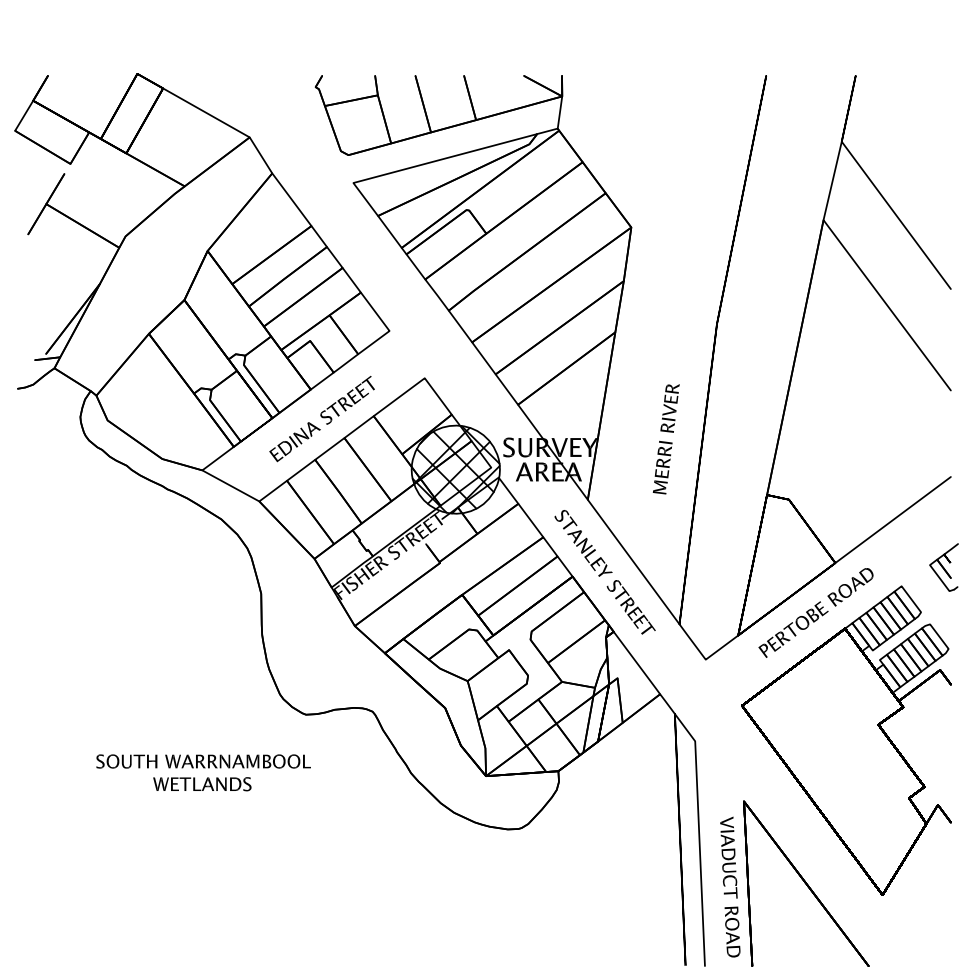
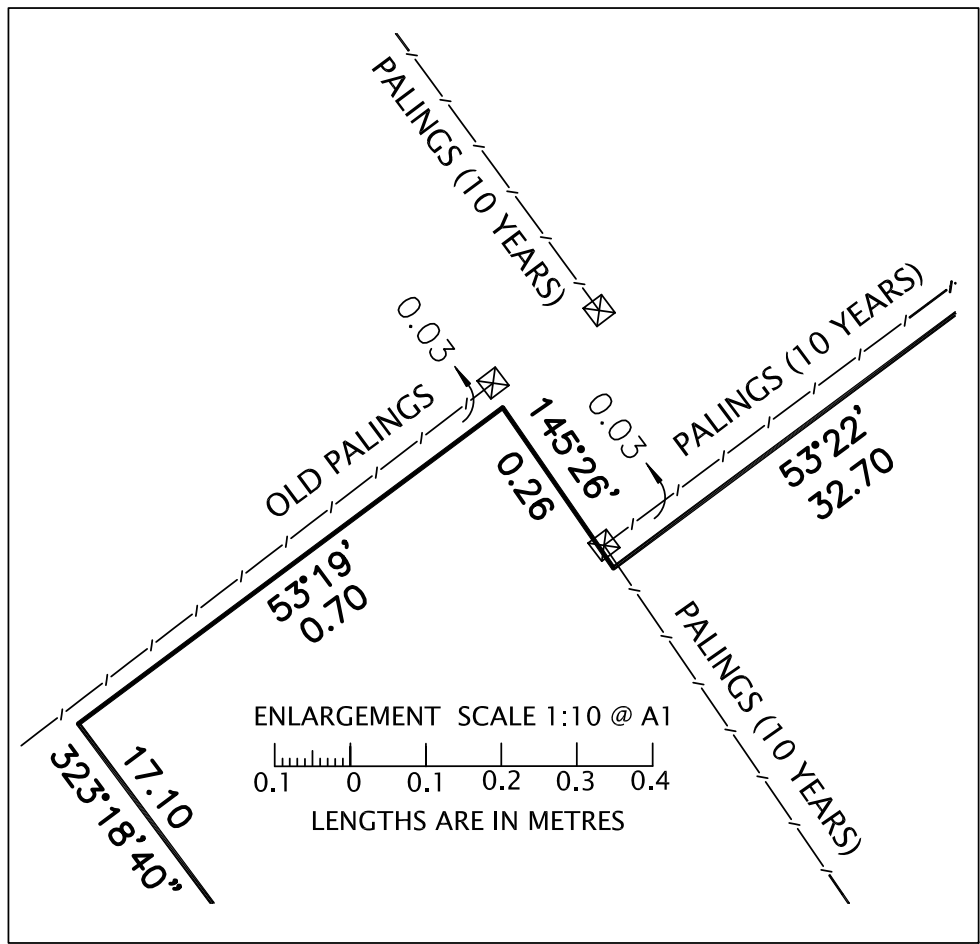
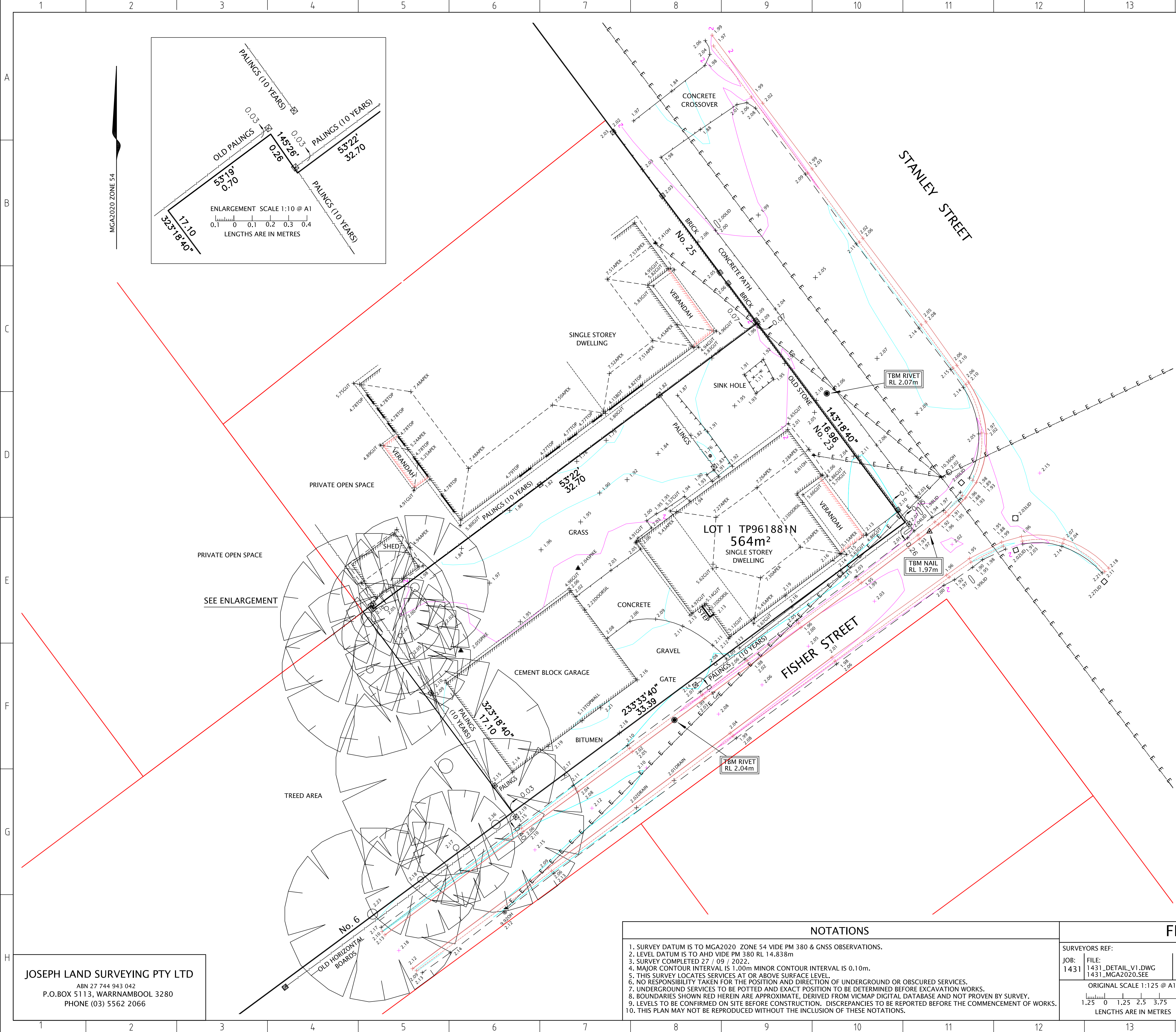
1. SURVEY DATUM IS TO MGA2020_ZONE 54 VIDE PM 380 & GNSS OBSERVATIONS.
2. LEVEL DATUM IS TO AHD VIDE PM 380 RL 14.838m
3. SURVEY COMPLETED 27/09/2022.
4. MAJOR CONTOUR INTERVAL IS 1.00m MINOR CONTOUR INTERVAL IS 0.10m.
5. THIS SURVEY LOCATES SERVICES AT OR ABOVE SURFACE LEVEL.
6. NO RESPONSIBILITY TAKEN FOR THE POSITION AND DIRECTION OF UNDERGROUND OR OBSCURED SERVICES.
7. UNDERGROUND SERVICES TO BE POTTED AND EXACT POSITION TO BE DETERMINED BEFORE EXCAVATION WORKS.
8. BOUNDARIES SHOWN RED HEREIN ARE APPROXIMATE, DERIVED FROM VICMAP DIGITAL DATABASE AND NOT PROVEN BY SURVEY.
9. LEVELS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION. DISCREPANCIES TO BE REPORTED BEFORE THE COMMENCEMENT OF WORKS.
10. THIS PLAN MAY NOT BE REPRODUCED WITHOUT THE INCLUSION OF THESE NOTATIONS.

FEATURE AND LEVELS PLAN

SURVEYORS REF:
JOB: 1431
FILE: 1431_DETAIL_V1.DWG
1431_MGA2020.SEE
ORIGINAL SCALE 1:125 @ A1
LENGTHS ARE IN METRES

SHEET: 1 OF 1
PARISH OF WANGOOM
TOWNSHIP OF WARRNAMBOOL
SECTION 1C, PART OF JETTY ALLOTMENT 8
LOT 1 ON TP961881N
23 STANLEY STREET, WARRNAMBOOL, 3280

JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
P.O.BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066



LOCALITY DIAGRAM

(NOT TO SCALE)

LEGEND

- | | | | |
|---|-------------------|---|--------------------------|
| + | OBSERVED LEVEL | ⚡ | ELECTRICITY OVERHEAD |
| ● | TBM RIVET | ○ | ELECTRICITY POLE |
| △ | TBM NAIL | ⚡ | ELECTRICITY POLE - LIGHT |
| ▲ | SPIKE | ⊕ | GAS METER |
| + | INVERT OF KERB | ⊖ | WATER METER |
| + | SPOT ON BITUMEN | □ | SEWERAGE PIT |
| ○ | TELSTRA STYLE PIT | ⊙ | TREE (AT SCALE) |
-
- | | |
|-----|------------------|
| --- | BACK OF KERB |
| --- | INVERT OF KERB |
| --- | LIP OF KERB |
| --- | EDGE OF CONCRETE |
| --- | TOE OF BANK |
| --- | TOP OF BANK |
| --- | ELECTRICITY O/H |
| --- | ROOF APEX |
| --- | GUTTER |
| --- | WINDOW / DOOR |
| --- | BUILDING |
| --- | SITE FENCING |

REVISION

REV 1: ISSUE 30/09/2022.

NOTATIONS

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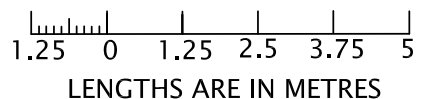
FEATURE AND LEVELS PLAN

SURVEYORS REF:

JOB: 1431
FILE: 1431_DETAIL_V1.DWG
1431_MGA2020.SEE

SHEET: 1 OF 1

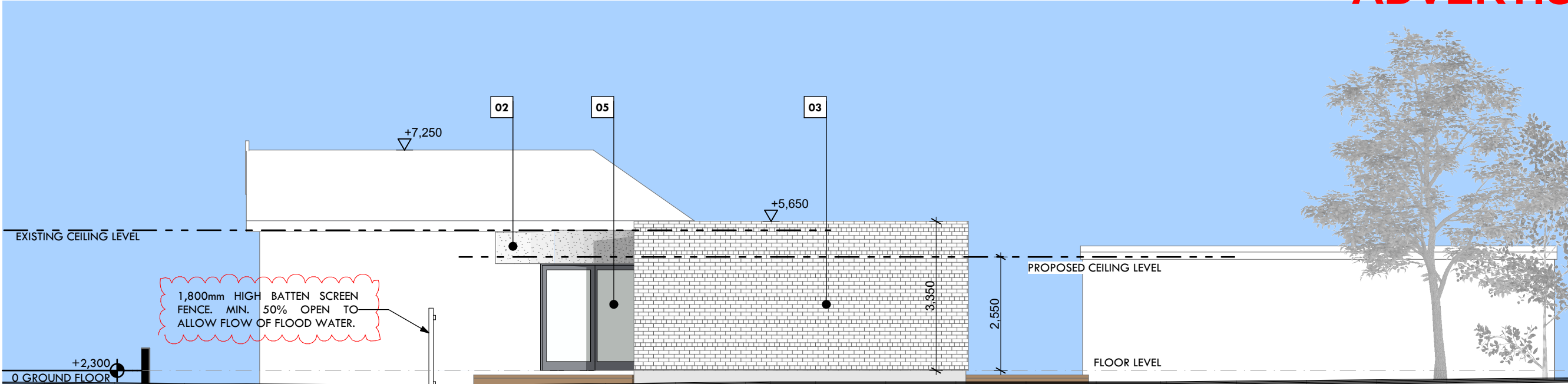
ORIGINAL SCALE 1:125 @ A1



JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
P.O.BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066

PARISH OF WANGOOM
TOWNSHIP OF WARRNAMBOOL
SECTION 1C, PART OF JETTY ALLOTMENT 8
LOT 1 ON TP961881N
23 STANLEY STREET, WARRNAMBOOL, 3280

ADVERTISED



1 NORTH ELEVATION
Scale 1:100



2 EAST ELEVATION
Scale 1:100



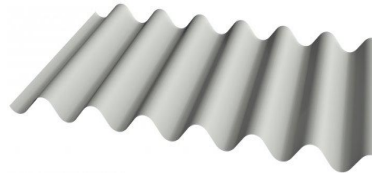
01 - LINEA WEATHERBOARD CLADDING
(LIGHT-MID TONES)



02 - RENDER
(LIGHT-MID GREY TONE)



03 - BRICKWORK
(PAINTED MASONRY)

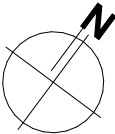


04 - COLORBOND ROOFING
(SHALE GREY OR LIGHT-MID TONES)



05 - GLASS
(CLEAR + OPAQUE GLASS AS SELECTED)

NOTE
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Shaun Watson - RBP No: DP-AD 70236



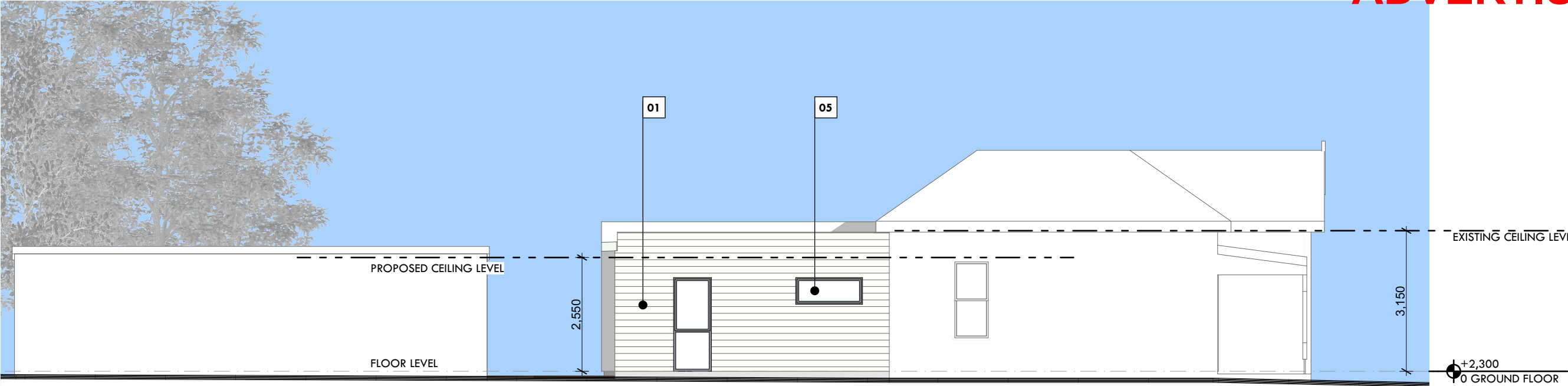
RevID	DATE	DESCRIPTION
01	27/04/2023	PLANNING ISSUE
02	16/05/2023	PLANNING ISSUE - council rfi request

Drawn | Checked
Plot Date: 16/05/2023
Project NO. 22-025
Project Status PLANNING
Client BRUCE FAMILY
Site: 23 Stanley Street Warrnambool
Climate Zone tbc
Wind Region tbc

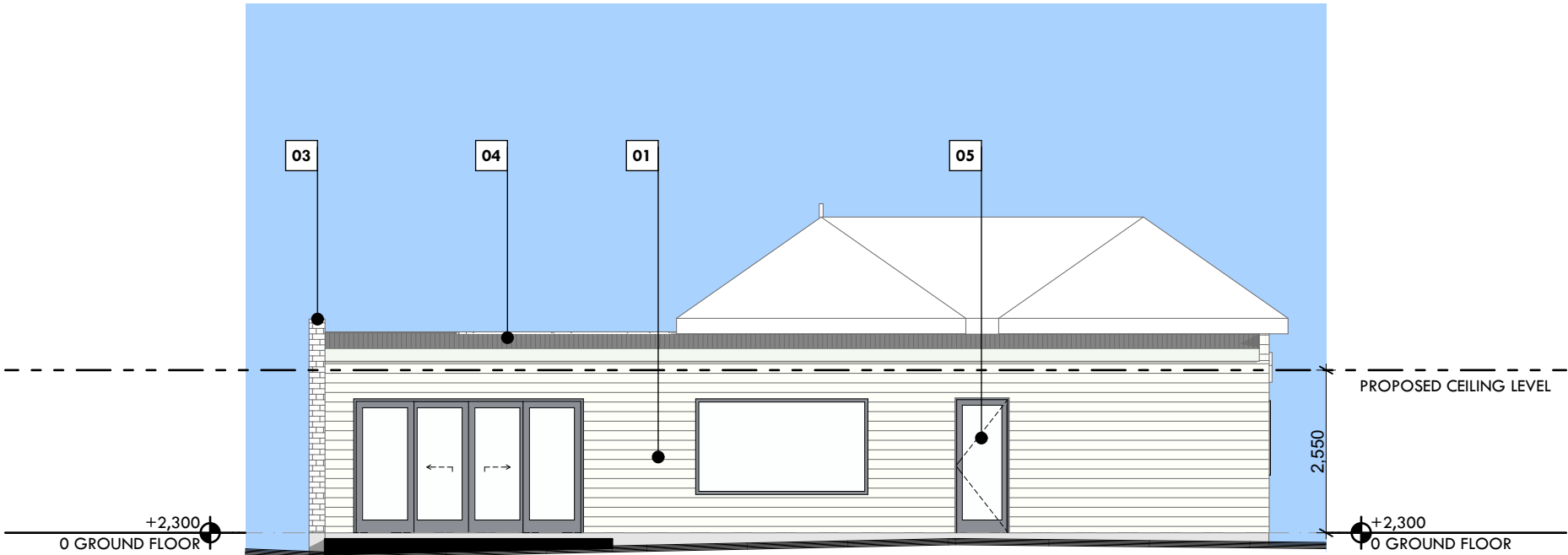
DRAWING TITLE :
ELEVATIONS
NORTH + EAST ELEVATIONS
PROJECT NAME :
RENOVATIONS + ADDITIONS

REVISION NO.
02
DRAWING NO.
TP200
SCALE:
as noted @A3

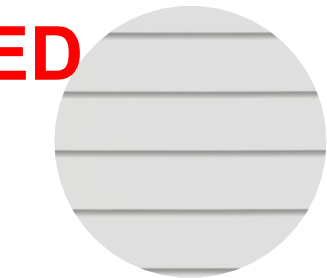
ADVERTISED



1 SOUTH ELEVATION
Scale 1:100



2 WEST ELEVATION
Scale 1:100



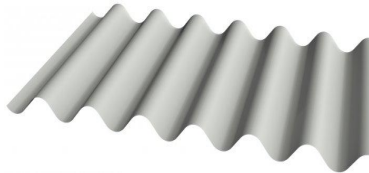
01 - LINEA WEATHERBOARD CLADDING
(LIGHT-MID TONES)



02 - RENDER
(LIGHT-MID GREY TONE)



03 - BRICKWORK
(PAINTED MASONRY)

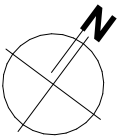


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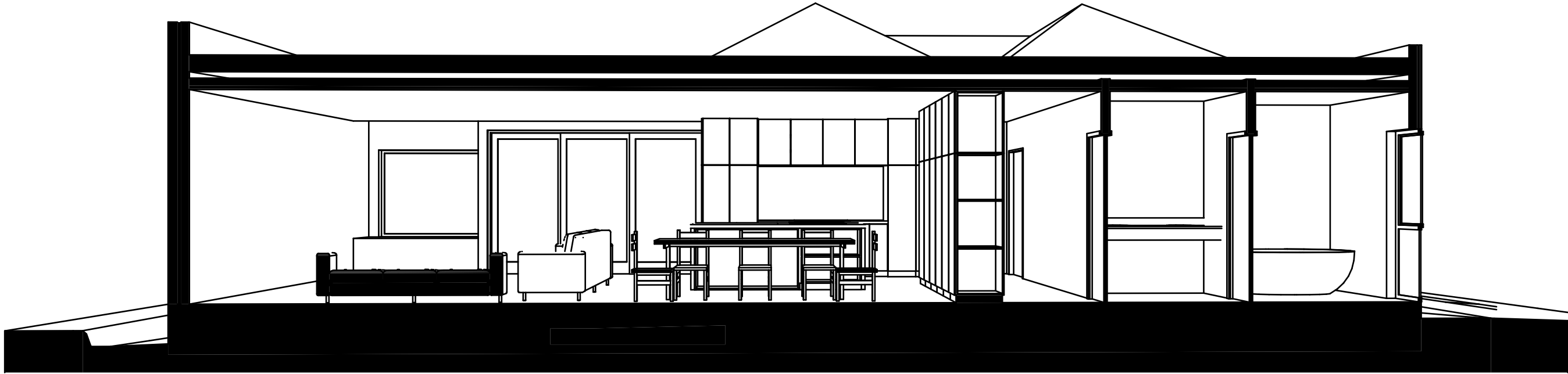


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Climate Zone tbc
Wind Region tbc

DRAWING TITLE :
ELEVATIONS
SOUTH + WEST ELEVATIONS
PROJECT NAME :
RENOVATIONS + ADDITIONS

REVISION NO.
02
DRAWING NO.
TP201
SCALE:
as noted @A3

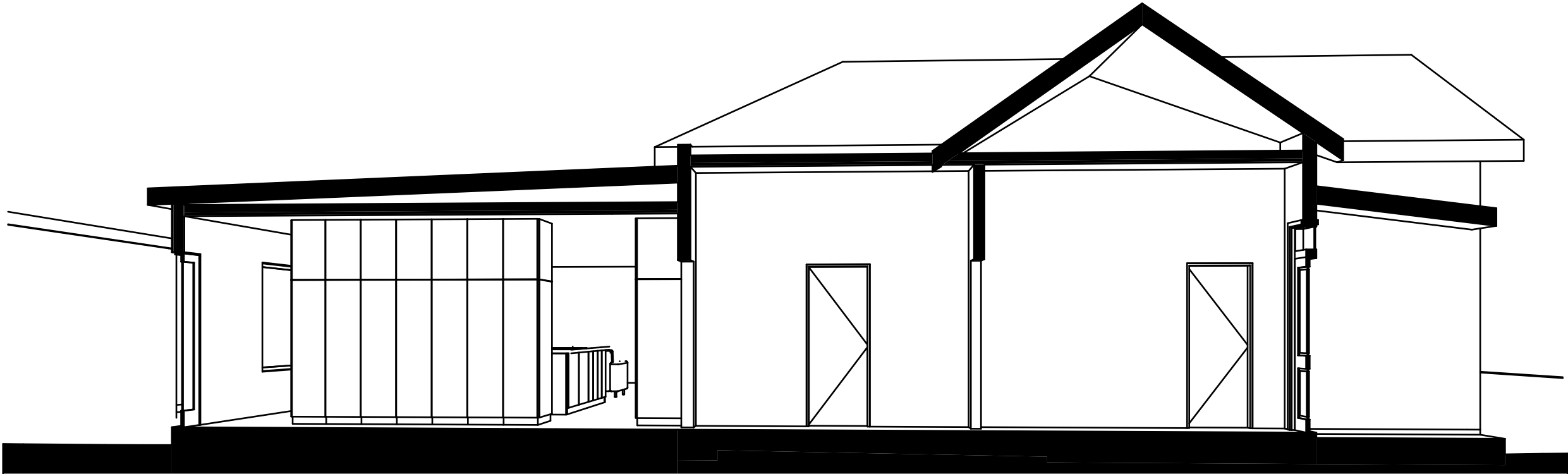


1

-

DIAGRAMMATIC SECTION A

Scale NTS



2

-

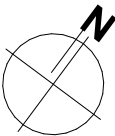
DIAGRAMMATIC SECTION B

Scale NTS

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Phase Building Design and is to be used only for work when authorised in writing by Phase Building Design.

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Shaun Watson - RBP No: DP-AD 70236



RevID	DATE	DESCRIPTION
01	27/04/2023	PLANNING ISSUE
02	16/05/2023	PLANNING ISSUE - council rfi request

Drawn	Checked	Shaun Shaun
Plot Date:	16/05/2023	
Project NO.	22-025	
Project Status	PLANNING	
Client	BRUCE FAMILY	
Site:	23 Stanley Street Warrnambool	
Climate Zone	tbc	
Wind Region	tbc	

DRAWING TITLE :

SECTIONS

DIAGRAMMATIC SECTIONS

PROJECT NAME :

RENOVATIONS + ADDITIONS

REVISION NO.

02

DRAWING NO.

TP300

SCALE:

as noted @A3

ADVERTISED



1

COURTYARD VIEW

-

Scale NTS



2

INTERNAL VIEW

-

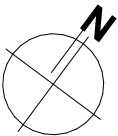
Scale NTS

NOTE: RENDERERS ARE ARTISTIC REPRESENTATIONS ONLY. REFER PLANS FOR FINAL DETAILS.

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Project NO.	22-025	PLANNING
Project Status	PLANNING	
Client	BRUCE FAMILY	
Site:	23 Stanley Street Warrnambool	
Climate Zone	tbc	
Wind Region	tbc	

DRAWING TITLE :	CONCEPT 3D 3D RENDERERS
PROJECT NAME :	RENOVATIONS + ADDITIONS

REVISION NO.	02
DRAWING NO.	TP400
SCALE:	as noted @A3