

SUMMARY OF SERIOUS CONCERNS OF MR & MRS GIGG: (OWNERS LOT 9)

Proposed construction of home upon adjoining [REDACTED] owned by M [REDACTED]

ESC Consent no. 136116 dated 7/10/15; Approved Plan no. 16/13 6

1. After we had already obtained a Development Consent for the construction of our home upon Lot 9 in 2014, our engineer, Mr Metzler, advised us that we would have to modify and change the position of our home so as to avoid a serious water "run off" problem created by the drains within the adjoining Council Reserve located to the south of our Lot 9. Brad Campbell from Involve Design our draftsman sent us an email on 12.01.15 saying that Department Manager Angelo agreed to forgo the DA modification fee of \$700 and to keep on file the reasons why if any DA application was to be lodged for [REDACTED] Council had created the problem of us having to move our house. Council staff, including Ms Rebecca Ireland told us that if we relocated our house site (to assist Council in solving its water "run off" problem) to its current position (6.6 metres from our northern boundary) then she would ensure that any dwelling to be built upon the adjoining [REDACTED] would not only be built 10 metres from our adjoining boundary, but such a dwelling on [REDACTED] would be located no less than 20 metres from the position of our home this meant that any DA submitted would have to be a minimum of 15 metres from the boundary line, she told us that this would accord with current set back rules applicable to such rural properties in our Shire. We then obtained the necessary Modification of Development Consent.
2. We subsequently built our home in the modified position and then spent some \$30,000 constructing drains near the southern boundary of our Lot 9 and the Council Reserve.
3. When the Owners of [REDACTED] lodged their Application for Development Consent with Council in 2015, we received NO notification whatsoever from Council concerning the proposed development on [REDACTED] which adjoins our property. We were not invited to make submissions to Council or raise any objections before Council made any decision on the

Application. This is not lawful. Council has now proceeded to approve the Development Consent no. 136116 on 7th. October 2015 in respect of [REDACTED] without giving us, as adjoining Owners of Lot 9, the right to make any submissions or raise objections to the proposed development. We consider this serious omission to be a breach of natural justice as well as a breach of the Government Regulations and Ordinances.

4. The approved Development Consent no. 136116 in respect of [REDACTED] shows the position of the dwelling to be 16.65 metres from our home on Lot 9. This will not only cause us a loss of privacy but will also create a serious water "run off" problem. It also significantly contradicts what we were told by Council's Planning Department Manager Angelo and officer, Ms Rebecca Ireland, who promised us the position of the home on [REDACTED] would be no less than 20 metres from our home.
5. On 29th September 2015, after we were shocked not only to hear that a Development Application for a home on [REDACTED] had been lodged but also that it was going to be approved by Rebecca Ireland with no notice whatsoever to us, we contacted Ms Rebecca Ireland to voice our concerns. She clearly recalled what she had told us in 2014 and then promised to immediately speak with Mr Seidel, the draftsman engaged by the Owners of [REDACTED] and request him to agree to modify the Council Approved Plan and shift the position of the home on [REDACTED] to be 15 metres from the boundary line not the regulation 10 metres from our home on Lot 9. Both Rebecca Ireland and Mr Siedel agreed this could be done causing no problems. Rebecca should not have asked but made it a condition in approving the DA as was promised to us therefore eliminating a key problem for us now. Most regretfully, the Owners did not agree to the requested change in the position of the home on [REDACTED] and Rebecca Ireland approved the DA application fully aware of the repercussions it would cause for us.
6. The Owners of [REDACTED] have now made preparations to build their home 16.65 metres from our home on Lot 9. The Council Approved plans for the construction of a home on [REDACTED] allow for "cut and fill" from the Natural Ground Level ("NGL"). The Owners of [REDACTED] have now arranged

for earthmoving contractors to come onto [REDACTED]. [REDACTED] is well and truly above the Natural Ground Level. We estimate the level of [REDACTED] where the home site is to be built to be 2 to 3 metres above the Natural Ground Level of [REDACTED]. This single level dwelling being 7.827 in height from the NGL is the height of a two storey house, looking down onto a single dwelling house. (refer to my current site plan of [REDACTED])

7. If Council allows the Owners of [REDACTED] to proceed to build their home some 16.65 metres from our home upon the elevated filled home site currently existing on [REDACTED] then we will suffer a significant and serious water "run off" problem as well as a loss of the privacy promised to us.

ACTION NOW REQUIRED TO BE TAKEN BY COUNCIL

A. Council require the Owners of [REDACTED] to modify the Development Consent so that the position of their home is no less than 20 metres from our home.

B. Council require the Owners of [REDACTED] to immediately cease construction works upon [REDACTED] until the serious issues raised by us are resolved.

- (i) the level of [REDACTED] is not significantly above its Natural Ground Level so as not to cause a water "run off" and a flooding/drainage problem upon our adjoining Lot 9 and
- (ii) DA to be revoked, resubmitted and reassessed to consider our concerns.
- (iii) Privacy screens erected at pad level, preventing looking down into indoor/outdoor living areas.
- (iv) Council to make it a condition that the dwelling be at least a minimum 15 metres or more to alleviate water runoff and privacy issues as the height of this single dwelling is the height of a two storey dwelling and is 5 metres above Lot 9 single dwelling.

CONCLUSION

We come to Council in good faith. We initially worked alongside Council to resolve a serious drainage problem involving our Lot 9 and the adjoining Council Reserve. All we ask now is for Council to deal with the Development Application lodged by the Owner of [REDACTED] responsibly and professionally having full regard for:

- the representations made to us by Council staff.
- Council's failure in not providing us with an opportunity to make submissions or respond earlier, prior to the issue of any Development Consent, as required by law and the doctrine of natural justice.

Please take our submission seriously. It is causing us undue stress and worry. We sincerely hope this issue does not end up in the Land and Environment Court and involve costly litigation to us all.

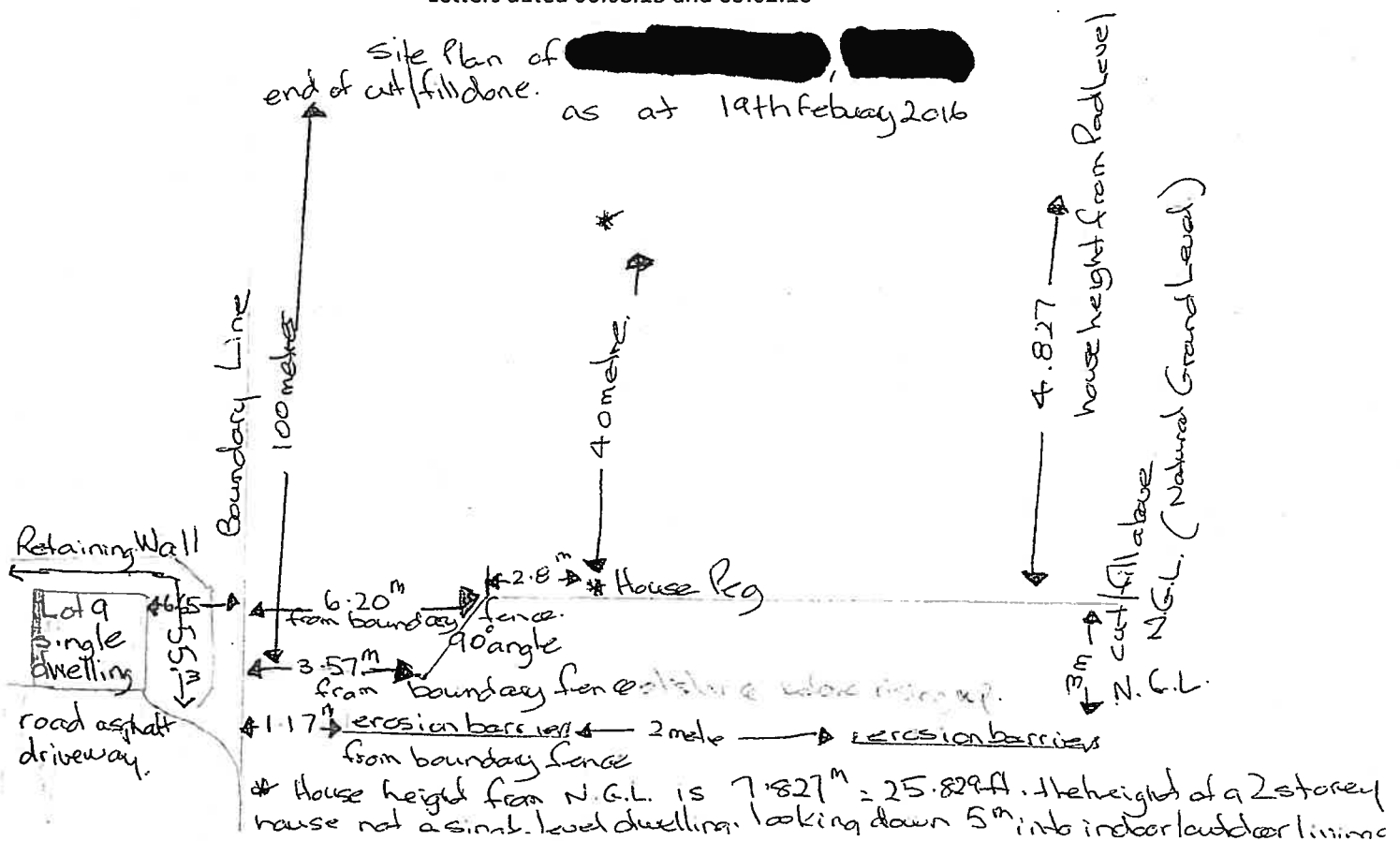
Annette and Stephen Gigg

12 February 2016

Attachments: Report of Mr Jack Metzler, Civil Engineer
Plan showing Lots 8 & 9 and the adjoining Council Reserve
Council Approved Plan 136116 for Lot 8

Letters dated 06.08.15 and 03.02.16

Site Plan of [REDACTED] as at 19th February 2016
end of cut/fill done.



Annette & Stephen Gigg
5 Annies Lane
ROSEDALE N.S.W 2536.

Eurobodalla Shire Council.
General Manager.
Dr Catherine Dale.

3rd Febuary,2016.

I am writing this letter to give you background information on serious issues of concerns to us.

[REDACTED] have submitted a DA application for [REDACTED]
[REDACTED], that will cause flooding to our property by diverting runoff water by raising the land level by 3 metres at the front and higher at the back.

We purchased our land 5 years ago and on the land sale plan the designated building sites were shown where the houses were to be built.
Privacy is very important to us.

I do not have the best of health and when my health deteriorates privacy is a key issue for me.
Jack Metzler local engineer when doing the survey for our house to be built made us
aware that Council had a drain diverting runoff water from Bevians Rd & George Bass Drive down onto our property, and it is illegal to do so.
Jack advised us to not build where the designated house site was on the plan.

We moved the house and instead of the original DA stating the house would be we moved the house from 11.85 metres from the boundary it would now be 6.6 metre which Council approved on a modified DA submitted.

We wrote to the Council asking if a DA was submitted for [REDACTED] would they notify us because of the relocation of the house.
We were shocked when told by Council that they do not notify existing property home owners when a DA is submitted therefore not giving them any consultation to make Council aware of serious issues the DA's approval will impact on already built homes, such as diversion of runoff water causing flooding, loss of privacy, runoff from Garden master waste system 25 metre & then secondary 25 metre runoff staining of driveway from mud from runoff from raised land level.

We approached Council and an officer came out seen the 130 metre trench which is 1/2 wide and 1/2 metre deep in places.
We have placed 8 ton of access cobble to stop the soil being washed away,

to be told "Council has no money to fix the problem but you pay and fix it!! knowing that it is illegal to divert runoff water onto to another persons property.

That was September, 2015 to date no letter or response to us asking for them to fix the problem.

I contacted Rebecca Ireland in the Planning Dept when I heard that a DA for [REDACTED] had been submitted and was told that I had no right to see the plans for the DA submitted.

I have never know a Council to adopt such a one sided approach.

Rebecca came out on the 29.9.15 as a courtesy and showed us where the house was to be built, the south elevation which showed 3 bedrooms main bathroom ensuite windows to be built the minimum 10 metres from our boundary too close we told her and so many windows looking into our home, invasion of privacy.

I beleived that people could not build overlooking your existing home.

Rebecca I beleive was not aware that [REDACTED] was raising the land level by 3 metres changing the topography of the land so dramatically and the surveys he submitted were they done on the exisitng topography of the land did he state he was raising the land level by 3 meter at the front and even higher at the back making the runoff problem even worse that it was when the land was clearded and levelled when [REDACTED] lied to us saying the 1.8. metre chain wire fence, would stop us seeing windows.

Council caused us to move our house by the diversion of the water runoff from Bevians [REDACTED] & George Bass Drive, and bears some responsibility for that. By issuing a DA Modification on the grounds of normal DA have 10 metre on both sides of boundaries to build on telling [REDACTED] that the distance is 16.6 and has to be 20 and that raising the land level by 3 metre when not necessary.

[REDACTED] said that cost is a big issue then by building his house so close and so high and costing more to do so doesn't make sense.

[REDACTED] knows we are very upset and angry with him for telling us lies.

He has asked us how can we resolve these problems .

The answer is simple move the house over 5 metres and lower to be built on the same level as our house. modify the DA the house plan wont change and he will save money.

We have included photos which clearly show our concerns are well founded.

We are optimistic that this situation can be resolved by people doing the right thing, not just saying they want to do the right thing.

Planning Department Manager Gary Bruce, Mayor Lyndsay Brown, phoned me to arrange for a meeting on my property.

Jack Metzler was to be present to show the Council people the problems we face.

They have now declined to have the meeting.

Darren Rosa who said he would come, his secretary said they would send someone

to address the waste runoff also declined saying he has been instructed not to talk to me about the property next door.

We hope the issues weve raised can be resolved before they turn into bigger future problems.

Your urgent attention would be greatly appreciated before any building commences.

Regards Annette & Stephen Gigg.

adjacent property house location

Annette & Stephen Gigg

5 Annies Lane
Rosedale NSW 2536
anatopia@outlook.com.au

6th August 2015

Eurobodalla Shire Council
P.O.Box 99
MORUYA N.S.W. 2537
www.esc.nsw.gov.au

Planning Department.

It has come to our attention that [REDACTED] the property next to ours has been surveyed for building on.

We wish to advise the Council that when they receive any DA planing and the location of a building site on the block we are contacted as soon as plans are lodged with the Council the reasons being listed as below.

Council is aware that we had to move our house location that, was on the original land layout when we purchased our property, due to water runoff, survey reports and Council recommendations.

Due to these reports/recommendations we moved the house, further down away from the original site location for a dwelling

adjacent property house location
to build on.

Buying a rural block , the main reason for this was that we do not want neighbours being near our home especially our main living/ entertainment areas.

Upon looking and speaking with the Surveyors, it appears that the building area is right on the bounadry line 50 metres from our front door and back entertainment decks.

We value our privacy and for this main reason is why we purchased a rural block so we would not have neighbours near to our home.

This is the reason for this letter so that Council can be aware that when DA plans are submitted they can take into account our objection to having a house being so near to ours taking away our privacy and reason for buying a Rural block so we don't have neighbours taking away our privacy, peace and quiet.

Yours Sincerly

Annette & Stephen Gigg.

Annette & Stephen Gigg
5 nnies Lane.
ROSEDALE NS.W.536
anatopia@outlook.com.au
6th August,2015.

Eurobodalla Shire Council.

We are writing this letter to Council requesting that you resolve the water run off roblem from Bevians Road, down onto our property at Annies Lane.

It was pointed out to us by Jack Metzler the Surveyor who discovered this problem when doing the flow survey.

During the heavy rain over the past months it has caused a lot of water to runoff down our property costing us to make exspensive runoff solutions.

It is appaent that Council has made some attempt to resolve the run off problem as there is black meshing and a large number of tree logs have been placed to divert the water flow from our property but this has not been succesful.

We would appreciate your immediate attention to resolve the problem.

Yours sincerely
Annette & Stephen Gigg.

Toggle navigation

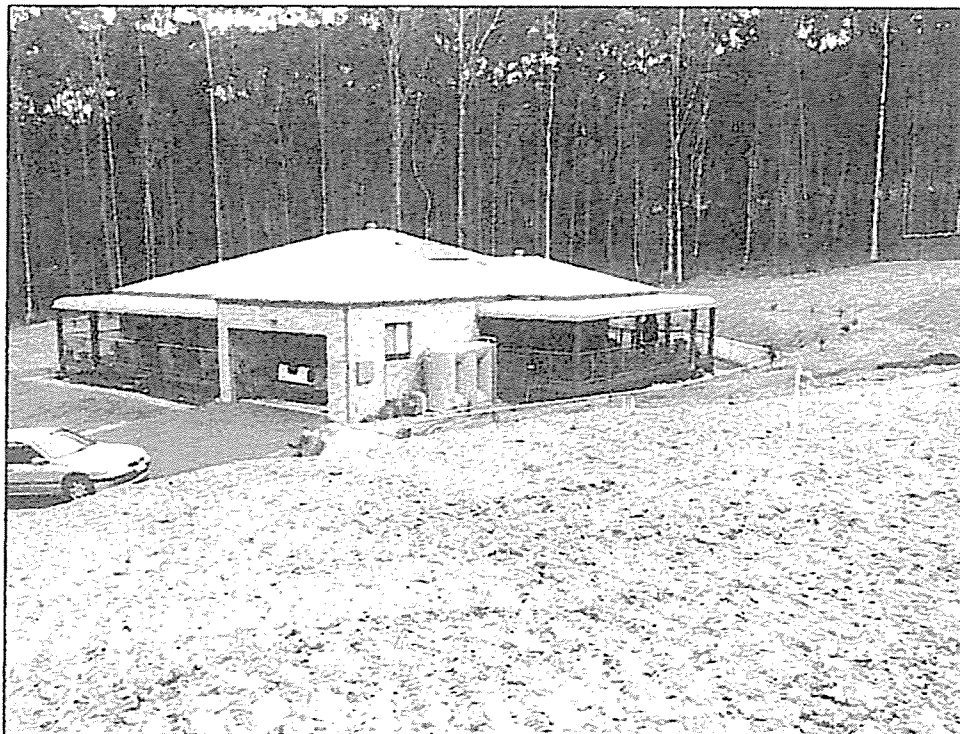
GEOFF METZLER & ASSOCIATES PTY LTD

CONSULTING STRUCTURAL & CIVIL ENGINEERS

ABN 87 002 408 237
SHOP 8, 107-109 PRINCES HWY
MILTON NSW 253
p 02 4455 5515 m 0429 318 148
e enquiries@metzler.com.au

ENGINEERING ASSESSMENT

LOT 9 DP 1192679 ANNIES LANE, ROSEDALE, NSW, 2536



CLIENT: ANETTE & STEPHEN GIGG
REPORT B3584

GEOFF METZLER & ASSOCIATES PTY LTD

18 FEBRUARY 2016

CONTEXT

Geoff Metzler and Associates have been engaged by Anette & Stephen Gigg to inspect and assess the engineering impacts of a development on the neighbouring property being [REDACTED]
[REDACTED]

The clients are concerned with the scale of the earthworks involved, the positioning of the proposed development and the potential for stormwater impacts onto their property. Engineering inspection and advice has been requested regarding the suitability of the neighbouring development.

BASIS OF INSPECTION

A visual assessment of the neighbouring development site was undertaken on the 16th of February 2016. The development assessment was based on the earthworks which have been conducted compared to those approved in the development application which has been assessed by Council.

SITE INSPECTION

Cut and fill earthworks have been undertaken on the neighbouring site to create a level pad for building. The fill material at the south eastern corner of the site has an approximate height of 1.8 metres above natural ground. There is a cut of approximately 2 metres on the western side. The construction pad had a north-south distance of approximately 22 metres and an east-west distance of approximately 35 metres.

The natural grades on the property are approximately 11 percent with the neighbouring lot being situated upslope of existing dwelling. Based on an 18 metre offset between the existing dwelling and the proposed neighbouring dwelling, the level difference between the two sites is approximately 2 metres. Allowing for fill earthworks on the neighbouring site and some cut earthworks at the existing dwelling the level difference between the building floor levels is estimated in the order of 4 metres.



Figure 1 – Toe of fill pad at the south eastern corner

DISCUSSION

We have viewed a copy of the stamped development application plans for [REDACTED] DP 1192679. The scale and position of the earthworks as shown on the drawings matches the constructed pad. The plans showed a total fill height of 2.0 metres at the southern corner, which is comparable to the 1.8 metres which was estimated onsite.

The proposed building envelope of [REDACTED] DP 1192679 has an offset of 10 metres from the southern boundary. Construction plans for Lot 9 show an offset distance of 6.46 metres. Due to the differing alignment of the dwellings, the closest point between the dwellings was approximately 18 metres as measured on site.

The earthworks conducted on [REDACTED] needs to consider the potential for increased stormwater runoff during construction. Three sediment controls are in place at the toe of the fill batter.

These need to be monitored to ensure that sediment is effectively controlled for the duration of the construction process.

On completion of the building works roof water will be captured and diverted to storage tanks. We have not viewed stormwater plans but we presume that the overflow from the tanks is controlled and is diverted away from the downslope property. The fill batter will divert some runoff towards the downslope property. An earth channel at the toe of the batter is recommended for control of the stormwater which should be diverted north towards the gully line near the driveway.

CONCLUSION

The existing construction pad is comparable to the approved development application plans. The stormwater and sedimentation must be controlled during construction.

Drainage at the toe of the batter is recommended to ensure there is no additional stormwater diverted towards the downslope property.

If you have any queries regarding the report please don't hesitate to contact us.

Yours faithfully

GEOFF METZLER & ASSOCIATES



Jack Metzler

Director B.E.(Hons) MIE AUST. C.P.ENG

— 480sqm
reserve area

———— APZ to achieve BAL-29 on all elevations
refer to original subdivision plan for siting and approved APZ
remove all trees (except tree #52) from APZ indicated on Lot 9

existing crossover driveway

BATTER NOTE
BATTER AS PER
BCA PART 3.1.1.1.

BULL

Project: PROPO
LOT 9 A
ROSED,

Drawing:
SITE PL

REF REF
SITE DETAIL

SURVEY DATUM IS AHD

WARNINGS:

THE DETAIL SHOWN / RECORDED 1-1-1
MAY ONLY BE CORRECT AT THE DATE OF SURVEY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

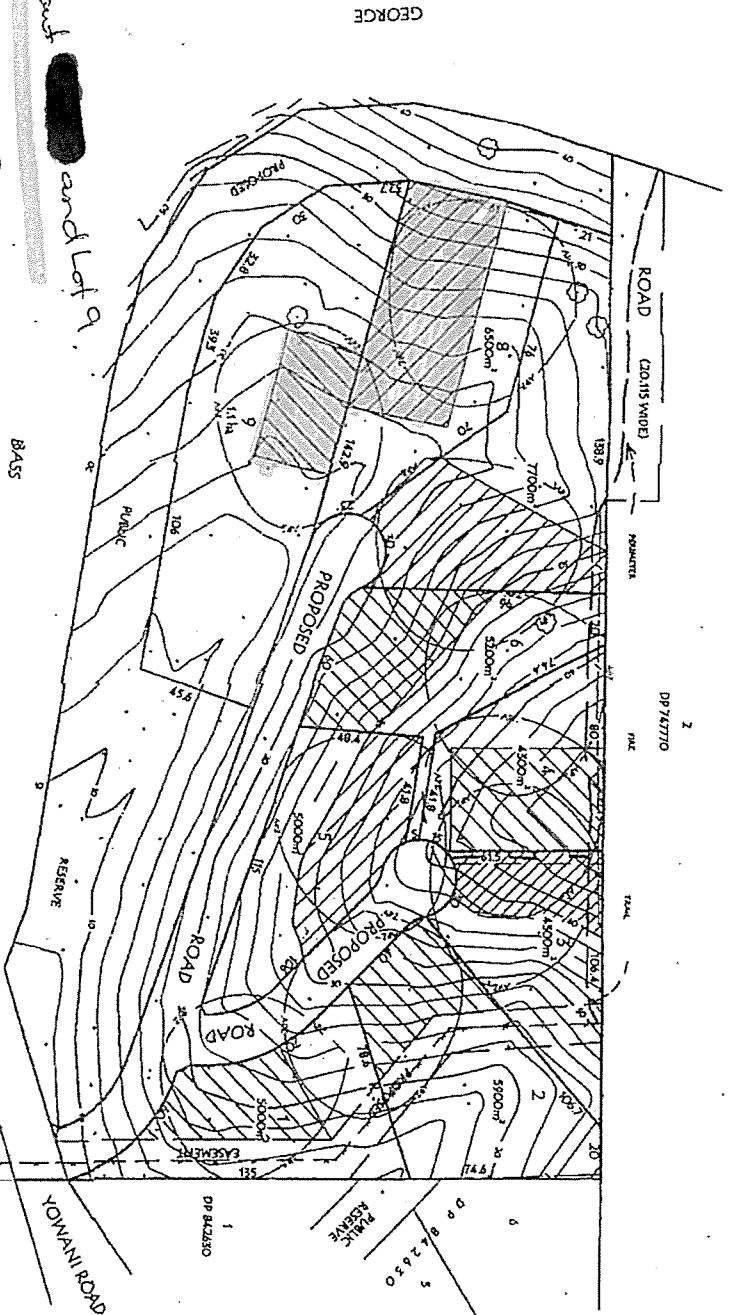
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

original subdivision plan showing designated house sites



Things to consider about [redacted] and lot 9.

- Lot 9
- Bigger block smaller building envelope.
- More secluded better privacy
- only one neighbour.
- closer to noise from George Bass Dr.
- cheaper to build on better joint
- not suitable for slab.
- house having way around
- various ways can have space
- around house for large gardens.
- Top block for orchard/vegetable gardens.
- cheaper A.P.2. zone clearing excavation costs!
- 20.1.11.
- more drainage costs!

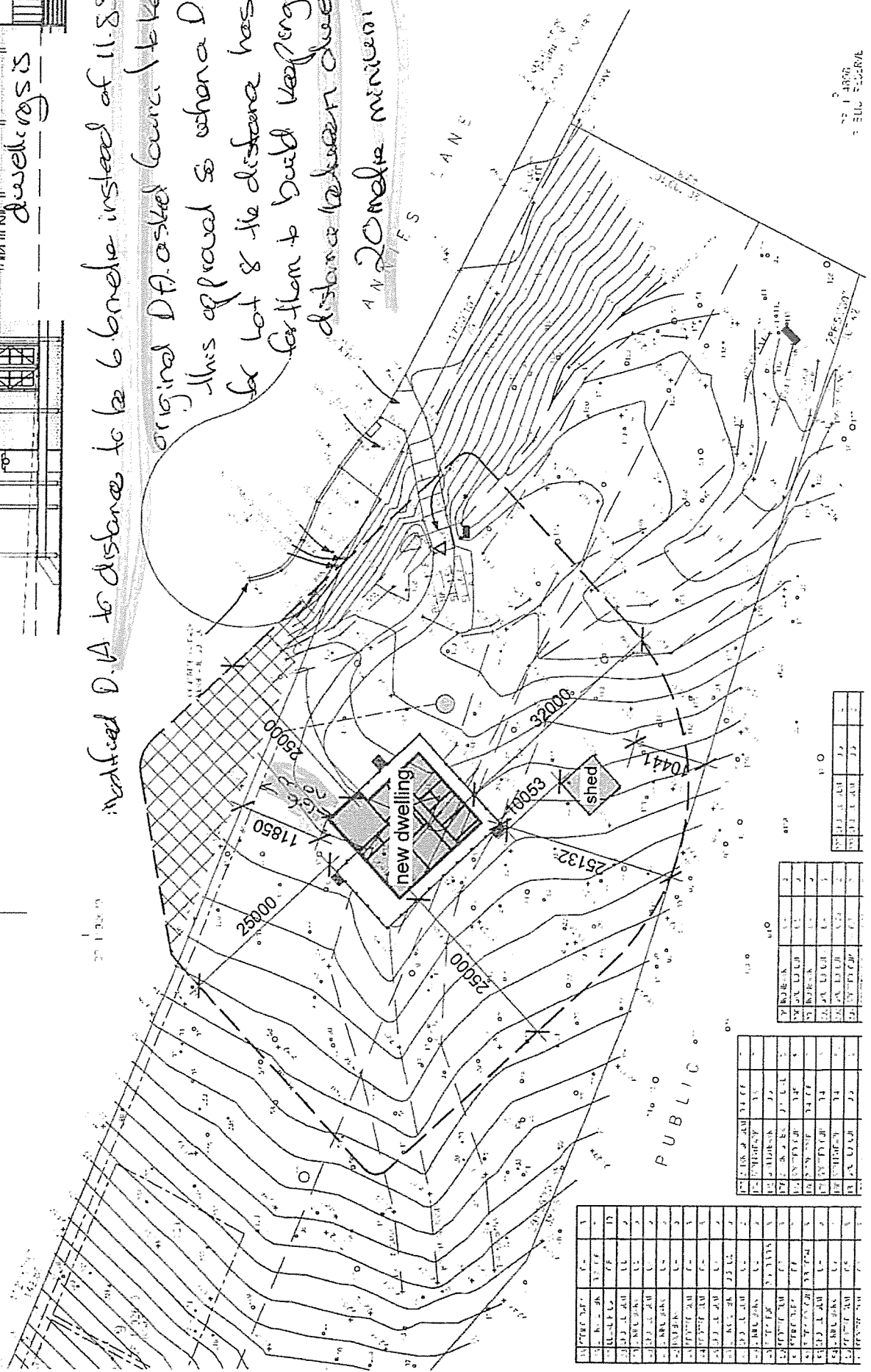
- Smaller block larger building envelope.
- has neighbours on side of block
- bottom of cul-de-sac.
- less privacy unable to have vegetable garden house.
- quite a lot of
- slab for better
- joists
- not large enough
- for gardens large
- vegetable
- cheaper \$15,000.
- deciding
- smaller A.P.2. zone around building envelope less clearing cut fill.
- cheaper excavation costs minimal drainage as a good level block
- excavation drainage costs cheaper.

Special permission asked and approved 26.11.16
 as the minimum distance to build from boundary is
 on rural property is on the eitherside making the
 minimum distance between
 dwellings is 20m



modified D.A to distance to be 6m instead of 11.85m on

original D.A asked Council to keep the
 this approval so when a D.A is submitted
 for lot 8 the distance has to be 15m
 further to build keeping the legal
 distance between dwellings at
 1 x 20m minimum.



Inva

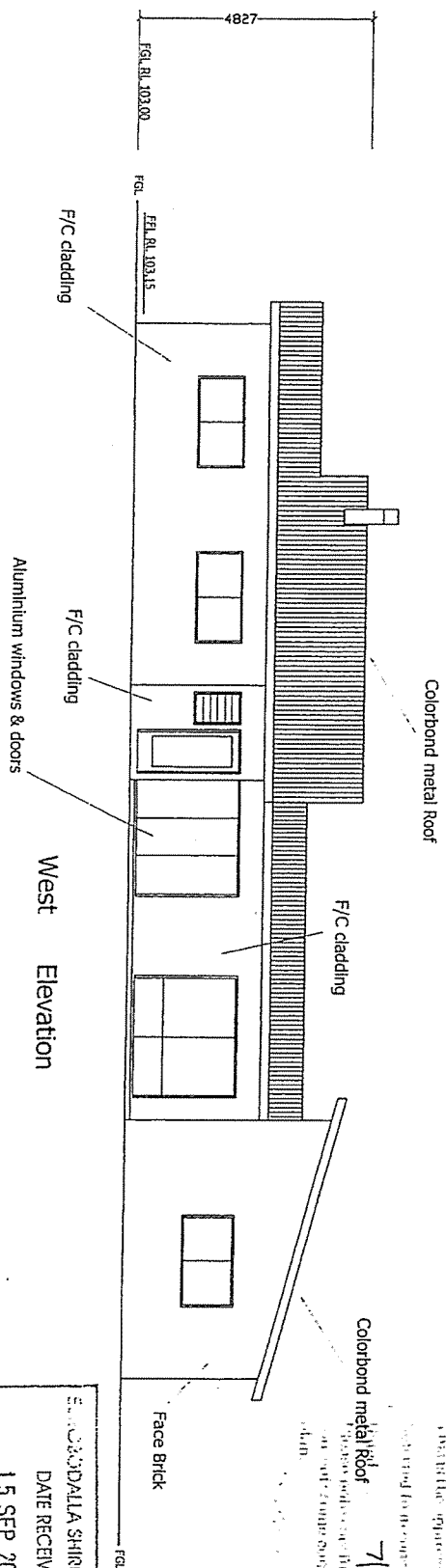
BUIL

Project:
 PROPO
 LOT 9A
 ROSED

Drawing:
 NOTIFK

25.11.2016
 EUL 15.00/16






16/136
136/16
7/10/15

LEEDSDALE SHIRE COUNCIL

DATE RECEIVED
15 SEP 2015

PLAN NO: 16/136

Revisions notes: Rev: Date: Notes:	
Drawing Title: Elevations:	
Client:	
Designer: S Seidel	
Drawing File: ROSEDALE000515	
Date: 7-9-15	
Email: SSeidel@A1:1180	
Sheet: 3/1	


 Seidel
 DRAWING & DESIGN

PO BOX 3222
 BATHWATER 2536
 Tel. 02 4471 1570
 Mob. 0428 777 570
 A/N 19 922 525 500



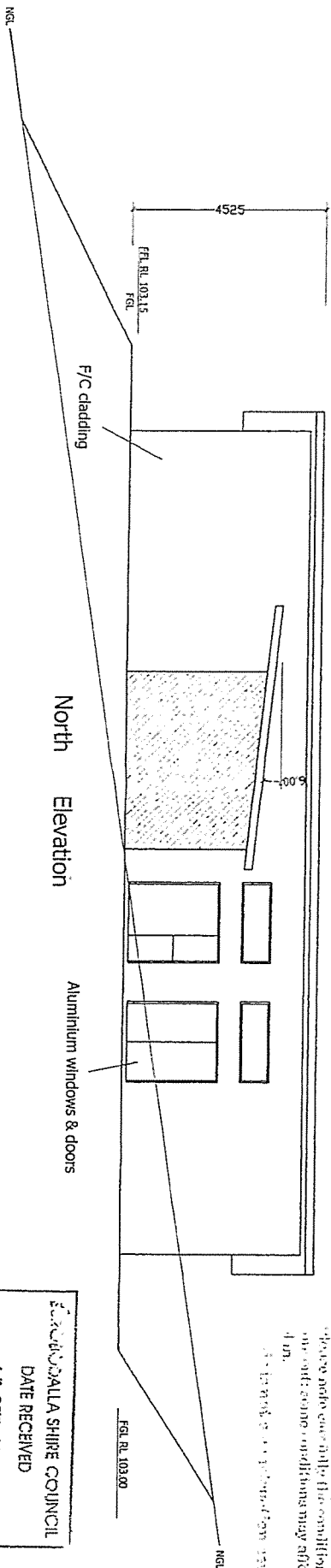
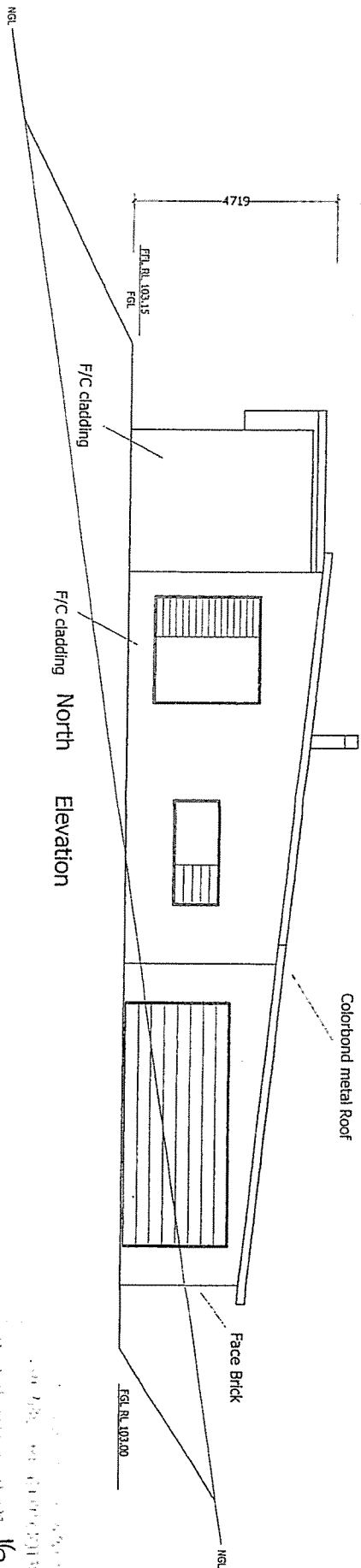
(C) RESTRICTION ON THE USE OF LAND SO MUCH AND VALUABLE MOTH (P. 1192878)
(D) EASEMENT FOR QUARRYING HAZARD REDUCTION (MIDDLE OF LOT) (P. 1208185)

Seidel
DRAFTING & DESIGN

PO BOX 3222
BATHAVEN 2536
Tel. 02 4471 1570
Mob. 0428 777 570
ARN 19 922 525 500

EUROBODALLA SHIRE COUNCIL
DATE RECEIVED
15 SEP 2015
PLAN NO: 16/136

FUDOMODALIA CITECH CONTROL
 FUDOMODALIA CITECH CONTROL
 This is the approved plan No. 16/136
 Referred to in consent No. 136/116
 Dated 7/10/15
 Please note carefully the conditions of
 consent, some conditions may affect the
 plan.
 To be signed by the Chief Executive



Colorbond metal Roof

North Elevation

Aluminium windows & doors

BATHURST SHIRE COUNCIL
 DATE RECEIVED
 15 SEP 2015
 PLAN NO: 16/136

16/136
 136/16
 7/10/15

Please refer to the conditions of
 our office conditions may affect this
 drawing.

Revision notes:

Rev

Date

Notes

Drawing Title Elevations

Client

Date: 7-9-15

Drawn by: S. Seidel

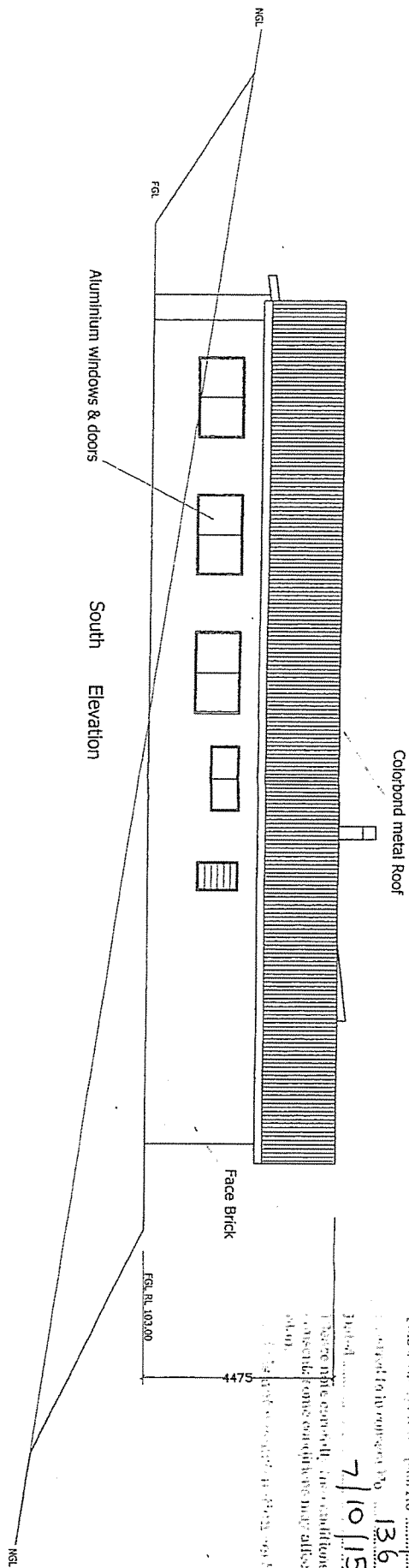
Scale: AS 1:100

Drawing File: ROSEDALE000515

Sheet: 07

Seidel
 DRAFTING & DESIGN

PO BOX 3222
 BATHURST 2536
 Tel. 02 4471 1570
 Mob. 0428 777 570
 AIN 19 922 535 500

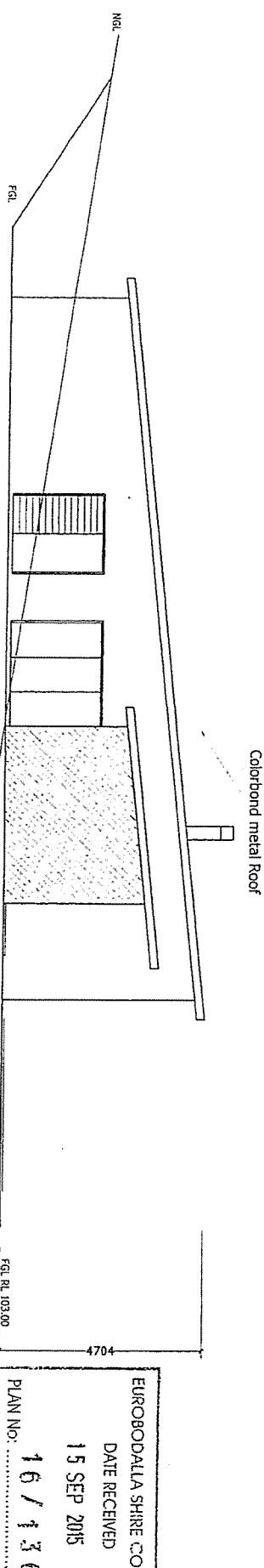


Aluminium windows & doors

South Elevation

Colorbond metal Roof

Face Brick



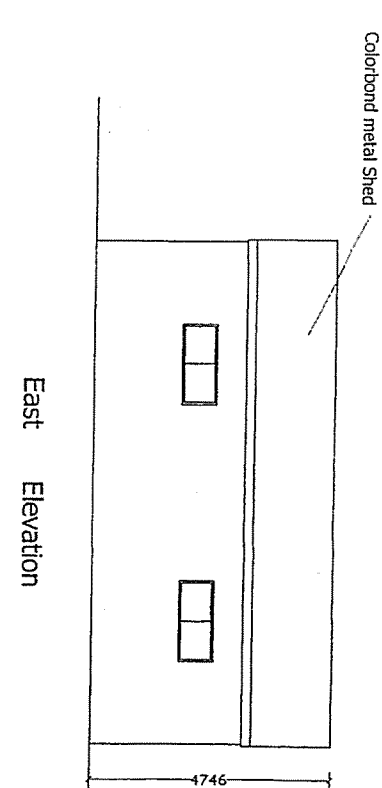
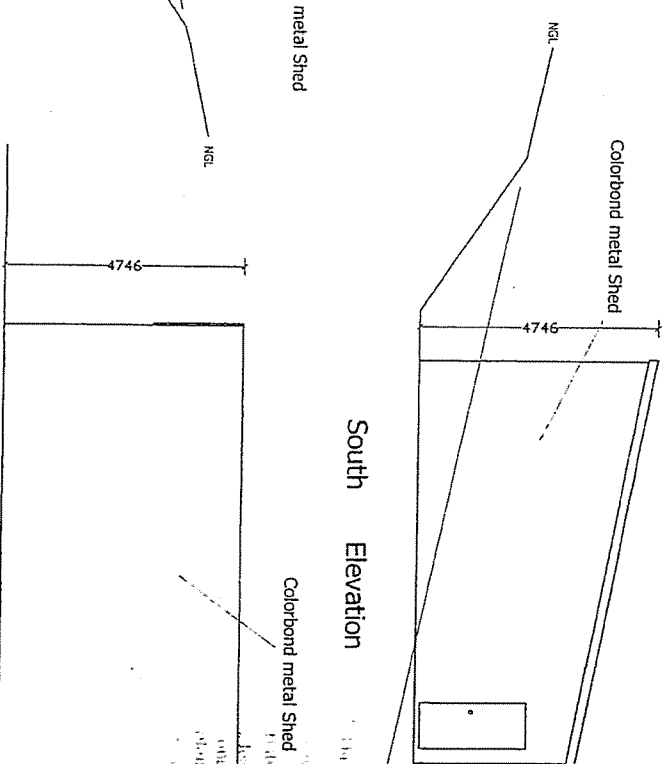
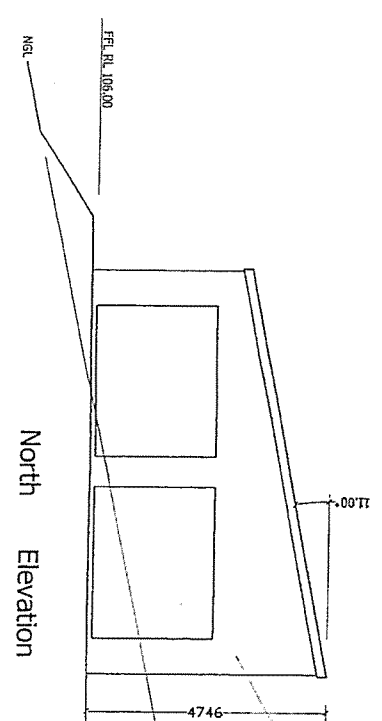
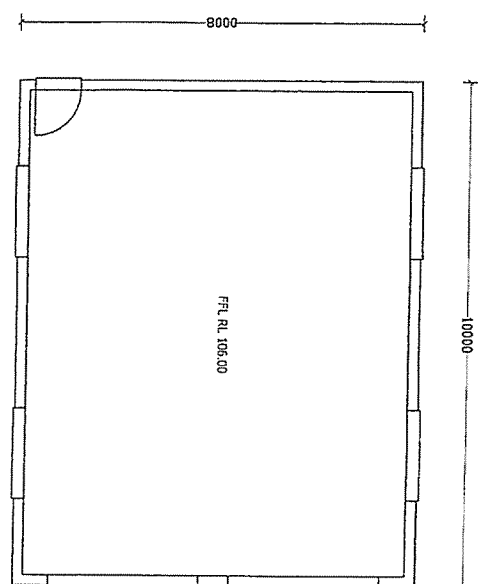
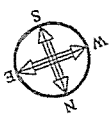
Colorbond metal Roof

South Elevation

EURODALLA SHIRE COUNCIL
 16/136
 136/16
 7/10/15

EURODALLA SHIRE COUNCIL
 DATE RECEIVED
 15 SEP 2015
 PLAN No: 16/136

Revision notes:			
Rev:	Dim:	Notes:	
Drawing Title: Elevations		Client: [Redacted]	
Drawn By: S. Seidel		Date: 7-9-15	
Drawing No: ROSEDALE RD00515		Scale @ A1: 1:100	
		Sheet: 47	
		PO BOX 3232 BATTERAVEN 2536 Tel. 02 4471 1570 Mob. 0428 777 570 AM 19 922 525 500	



EUROBODALLA SHIRE COUNCIL
DATE RECEIVED
15 SEP 2015
PLAN NO: 16/130

West Elevation

Revision notes:

Rev: Date: Notes:

Drawing Title: Elevations

Client:

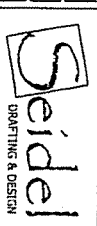
Date: 7-9-15

Drawn by: S. Seidel

Scale: As Shown

Drawing File: ROSEDALE0000315

Sheet: 1/1



PO BOX 3222
BATHURST NSW 2556
Tel: 02 4471 1570
Mob: 0428 777 570
A/N 19 922 555 500

