

Waitakere City Council

Refer : Mr D Jagger : CP Ext.8013 Civic Centre

8 June 1992

S Morrow
730 South Titirangi Rd
TITIRANGI

Dear Sir

RE : TO ERECT A DWELLING 2.0M INTO FRONT YARD

I would advise that your application has been considered and the following decision reached:

That pursuant to Section 104, 105 and 108 of the Resource Management Act 1991 and being satisfied that the interests of no body or person are prejudiced, consent be granted to the application by S Morrow to locate a dwelling within the front yard at 33 Tainui Road, Woodlands Park, being Lot 68 DP 37794 for the following reasons:

- (i) It is considered that given the generally steep topography of the site and the very limited building platform area available it is both unreasonable and impracticable to enforce the District Plan provisions in this particular instance.
- (ii) It is considered that with no effect discernible on daylight or sunlight admission to neighbouring properties and with more than adequate separation between neighbouring dwellings, there will be no detracton from the amenities of the neighbourhood.
- (iii) It is not considered that the partial infringement into the 3.0m front yard will adversely affect the streetscape in the area.

but subject to the following conditions:

1. That the dwelling comply with the height in relation to boundary provisions of the District Plan.

A copy of the decision and the supporting report is enclosed for your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act). Please also note that the development must be carried

Private Bag
Waitakere City 1231

CIVIC CENTRE
Waipareira Avenue
Telephone (09) 837-3700
Facsimile (09) 837-1964

Address all correspondence
to the Chief Executive Officer

out in accordance with the plans and information submitted with the application and any conditions of consent. Any time periods specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at an appropriate later date.

Please note that additional requirements may apply if you require a building permit.

If you are dissatisfied with this decision please contact Mr Peter Reaburn, the Planning Administration Manager, who may be able to suggest some alternative means of meeting your objectives. You have the opportunity, under Sections 120 and 121 of the Resource Management Act to lodge an appeal with the Planning Tribunal. That appeal must be lodged within 15 working days of receiving this decision.

Should you have any further queries, please do not hesitate to contact Mr D Jagger of the Town Planning Department.

Yours faithfully

P D Reaburn
PLANNING ADMINISTRATION MANAGER

CITY OF WAITAKERE DISTRICT PLAN
SECTION 374 REPORT

REPORT BY: DEAN JAGGER

APPLICANT: S. MORROW

B.P.A.: 92/776

ADDRESS OF PROPERTY: 33 TAINUI ROAD, WOODLANDS PARK

ADDRESS FOR CORRESPONDENCE: 730 SOUTH TITIRANGI ROAD, TITIRANGI

LEGAL DESCRIPTION: LOT 68 DP 37794

AREA: 1219M²

ZONE: NON-URBAN RESIDENTIAL 1

SECTION: WAITEMATA

DATES REC-D: 30/4/92 FURTHER INFO: 2/6/92

REPORT: 2/6/92

PROPOSAL: TO ERECT A DWELLING 2.0M INTO FRONT YARD.

THE NON-COMPLIANCE RELATES TO: DWELLING ERECTED IN 3.0M FRONT YARD RULE 11.4.4.1(c).

INVOLVING A RELAXATION TO THE FOLLOWING EXTENT: A REDUCTION IN THE 3.0M FRONT YARD DOWN TO 1.0M.

THE WRITTEN CONSENT OF THE ADJOINING NEIGHBOURS: OBTAINED: SHOWN ON PLANS R.H. JEAFFRESON, 35 TAINUI ROAD, TITIRANGI

PLAN REQUIREMENTS

- (1) Would encourage better development of the site or that it is unreasonable or impracticable to enforce the provision.
- (2) Would not detract from the amenities of the neighbourhood nor have town and country planning significance beyond the immediate vicinity.
- (3) Is generally in accordance with the basic purpose of the particular control, and with the overall planning objectives and policies of the District Scheme.
- (4) Yards

The Council must be satisfied that the following circumstances are met:-

- Adequate separation between buildings, and open space around buildings in relation to both the site itself and the neighbourhood is maintained.
- The impact on amenities of adjacent sites, over and above that permitted by the Ordinance is minimal, particularly with regard to the following:-
 - Daylight and sunlight admission to neighbouring properties.

- Physical domination, intrusion into privacy and/or obstruction of outlook.
- The character of the streetscape is protected.
- The safety of pedestrians and road users adjacent to the site is adequately protected.

STATUTORY REQUIREMENTS

Section 104 of the Resource Management Act 1991 requires that when considering an application for resource consent, the consent authority shall have regard to any actual and potential effects of allowing the activity. Section 104 also states that no account shall be taken of the effect of an activity on any person whose written approval has been obtained. In this instance, the written consent has been obtained from the owner of the property located immediately south of the proposed development site.

SITE DESCRIPTION

Location: The site is on the western side of Tainui Road, Woodlands Park.

Front Site: Irregular shaped site of area 1219m².

Topography: The site, presently vacant, is situated on an inside corner of Tainui Road and has two distinct topographical areas. The front portion of the site adjacent the road frontage slopes gently away from the road until just beyond the siting of the proposed dwelling. Beyond the dwelling the site steepens abruptly to about a 40° slope which continues to drop consistently to the rear boundary. This sloping area of the site would be very difficult to build on as the ground appears unstable.

Vegetation: The area in which the dwelling is proposed has been cleared sometime in the past but is now becoming overgrown with secondary growth. The remainder of the site is in mature native bush.

PROPOSAL

The applicant proposes to established a small (41m²) open plan style two storey dwelling on the site on the relatively level front quarter of the site close to the front boundary.

The front boundary of the site is angled obliquely to the side boundaries, resulting in a triangular shape to the front of the site. This in turn has resulted in a siting of the dwelling such that a triangular section of the dwelling varying from zero to 2.0m along the front of the dwelling infringes the front yard requirements.

However even in its proposed position the dwelling, as proposed, will probably infringe the height in relation to boundary provision on the northern side boundary. The applicant is unable to obtain the neighbour's consent on this boundary and some modification of the dwelling will be required to ensure compliance with the height in relation to boundary requirement.

ENVIRONMENTAL CONSIDERATIONS

Better Development/Compliance Unreasonable or Impracticable

Given the very steep terrain of the majority of the site and the very limited building platform area at the top of the site near the road it is considered both unreasonable and impracticable to expect full compliance with the front yard requirement.

Amenities of the Neighbourhood

The nearest dwelling is that on the northern side boundary and is some 10.0m distant from the proposed dwelling and screened to some degree by native bush. Hence it is considered that the proposed siting provides good separation between buildings and does provide open space between neighbouring dwellings.

The screening effect of the surrounding native bush maintains privacy to adjoining sites and provided the height in relation to boundary provisions are complied with daylight and sunlight admission to neighbouring properties will not be affected by the proposed siting of the dwelling.

Given that the berm area in the location of the site is some 4-5 metres in depth and that the area in which the building is proposed has been previously cleared the siting of the dwelling up to 1.0m off the front boundary will not significantly affect the existing streetscape.

RECOMMENDATION

That pursuant to Sections 104, 105 and 108 of the Resource Management Act 1990 and being satisfied that the interests of no body or person are prejudiced, consent be granted to the application by S. Morrow to locate a dwelling within the front yard at 33 Tainui Road, Woodlands Park, being Lot 68 DP 37794 for the following reasons:

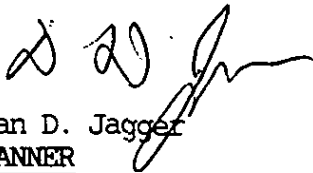
- (i) It is considered that given the generally steep topography of the site and the very limited building platform area available it is both unreasonable and impracticable to enforce the District Plan provisions in this particular instance.
- (ii) It is considered that with no effect discernible on daylight or sunlight admission to neighbouring properties and with more than adequate separation between neighbouring dwellings, there will be no detracting from the amenities of the neighbourhood.

- (iii) It is not considered that the partial infringement into the 3.0m front yard will adversely affect the streetscape in the area.

but subject to the following conditions:


- (1) That the dwelling comply with the height in relation to boundary provisions of the District Plan.

Report prepared by:



Dean D. Jagger
PLANNER

APPLICATION GRANTED/DECLINED


P.D. Reaburn
PLANNING ADMINISTRATION MANAGER

DATE 4/6/92

200
4/6/92

Waitakere City

REPORT OF INSPECTION CARRIED OUT OF SECOND HAND BUILDING MATERIALS

TO Sue Morron Date 25-2-92 0004
730 South Titirangi Rd Inspection carried out at Wairere Rd
Titirangi Swanson
Material desired for erecting Dwelling
At 33 Tainui Rd Woodland Park Lot 68 DP 37794

Report An inspection of the 40sqm house approx
8yr old shows the following construction.

Foundations 125 Piles, 100x75 bearers 150 Floor Joists
Particle board floor

Walls 100x50 Macrocarpa + Gibraltar Board, Board, P. H.

Loft Beams and joists 250x100 beam 150x50 Joist

All Macrocarpa. Particle Board floor

Wooden Joinery all in good condition

Layout Lounge and kitchen combined,
bath room. Loft bedroom. Roof Longrun Decrotile

Recommendation

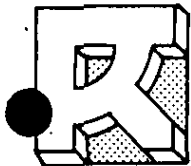
Suitable to shift to new site subject to
Building Permit up lifting.

W H Taylor
BUILDING SURVEYOR

Fee Paid 8110 Date 24-2-92 Rec. No. 0275H004

N.B. THIS IS NOT A BUILDING PERMIT

Before any building work or Re-erection
of Old Buildings is carried out, a Building
Permit MUST be obtained.



RILEY CONSULTANTS LTD

consulting engineers

94 WAIRAU ROAD
P.O. BOX 100-253
N/S MAIL CENTRE
NEW ZEALAND
TELEPHONE 444-4207
FAX NO. 444-5360

Mr K Heatherington
Ms S Morrow
730 South Titirangi Road
TITIRANGI

27th March 1992

Our Ref: 91142-E

DESIGN CERTIFICATE

This is to certify that a design check has been undertaken on the structural building components described below and they have been found to comply with the structural requirements of NZS 1900, NZS 4203, NZS 3603, NZS 4205 and NZS 3101 as applicable.

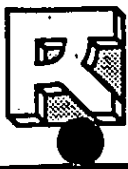
LOCATION

Proposed dwelling 33 Tainui Road, Titirangi, as detailed on drawings titled 'Packing Shed and Nursery Storeroom'.

COMPONENTS

House foundations as detailed on Calculations 91142, pages 1-4.

N R Fitch
Associate, Registered Engineer



RILEY CONSULTANTS LTD
consulting engineers

110 WAIRAU RD
BOX 100253, NORTH SHORE
NEW ZEALAND
PHONE 4444-207
FAX No. 444-5300

JOB No: 91142

PROJECT: 33 / amu Rd.

CALC: BB

DATE: 27/3/92

CHECK: SAV

DATE: 27/3/92

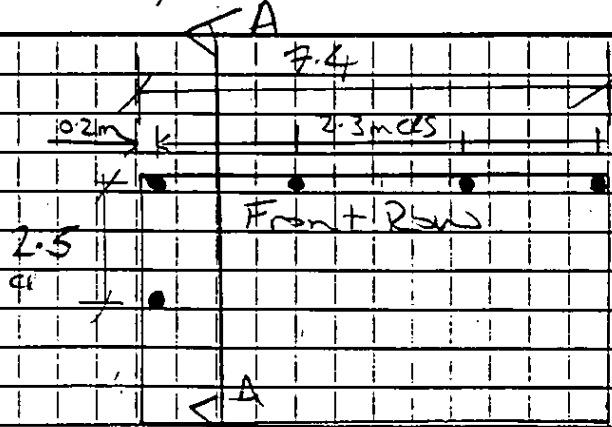
DESCRIPTION:

Foundation plan

SHEET No:

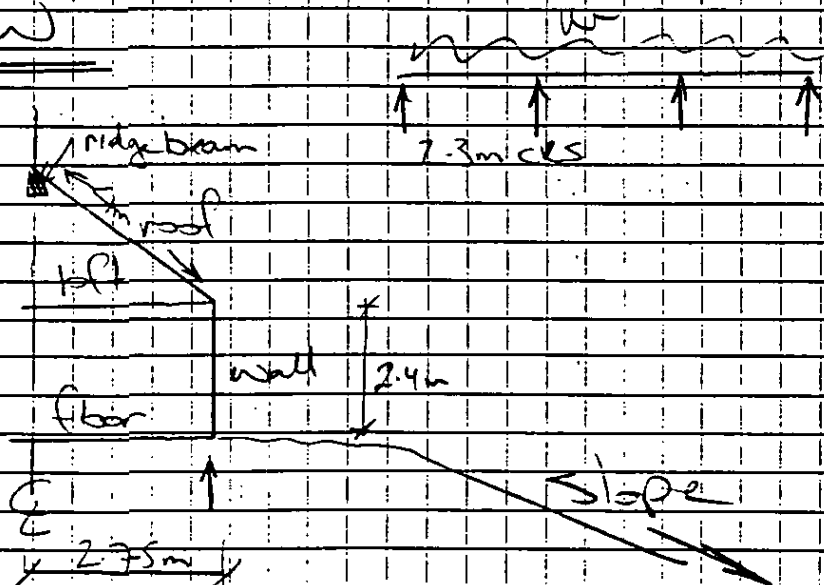
①

Increase beam
Size to reduce
N_e of piles



1) Front row

Loads



C/S A-A

Roof - 11m DL 0.4 KPa
LL 0.25 KPa

Floor DL 0.3 KPa
LL 1.5 KPa

walls DL 0.3 KPa

$$\begin{aligned}
 WT &= \left(\frac{1.5 + 0.3}{2} \right) \times 2 \times 2.75m + \left(\frac{0.4 + 0.25}{2} \right) \times 4m \\
 &\quad + 2 \times 2m \times 0.3 KPa \\
 &= 7.7 KPa/m \quad \checkmark
 \end{aligned}$$



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consulting engineers

110 WAIRAU RD
BOX 100253, NORTH SHORE
NEW ZEALAND
PHONE 4444-207
FAX No. 444-8380

JOB No: 91142

PROJECT:

CALC:

HB

DATE:

CHECK:

GAN

DATE: 27/3/02

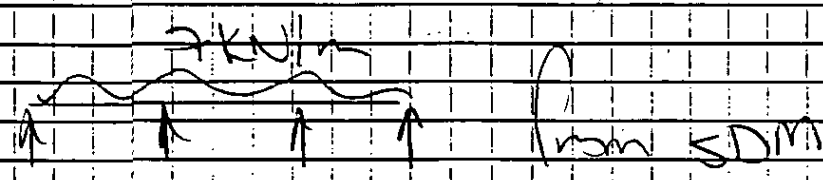
DESCRIPTION:

Foundation design

SHEET No: ②

2) Middle - by inspection left loads
distrib directly to piles from board posts ✓

$$w_{\max} (\text{outer rows}) = 7 \text{ kN/m}$$



pg 44

$$M_{\max} = 0.10 \times 7 \times 2.3^2$$

$$= 3.21 \text{ kNm} \checkmark$$

for 2x200x50 beams

$$I = \frac{100 \times 200^3}{12} = 1.67 \times 10^5 \text{ mm}^4 \checkmark$$

$$f_{b, \text{actual}} = \frac{M}{I} = \frac{3.21}{1.67 \times 10^5} = 5.6 \text{ MPa} \checkmark$$

$K_1 = 1.0$

$$f_{b, \text{allow}} = K_1 \times f'_b$$

$$= 1.4 \times 6 \text{ MPa} = 8.4 \text{ MPa} \checkmark$$

$K_1 \approx 1.4$ (as LL dominates)

OK use 2x200x50 beams



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consulting engineers

110 WAIRAU RD
BOX 100253, NORTH SHORE
NEW ZEALAND
PHONE 4444-207
FAX No. 444-5360

JOB No: 91142
PROJECT: 33 Taurua Rd
CALC: DB DATE: 27/5/12
CHECK: SN DATE: 27/5/12

DESCRIPTION:

Foundation design

SHEET No:

(3)

Bearing Pressure (400 ϕ Conc. encased hole)

+ ignore skin friction i.e. end bearing only

$$P_{max} = (SDP) + 1.10 \times 17 \times 2.3 = 17.7 \text{ kN} \checkmark$$

$$q_{fact} = \frac{P}{A} = \frac{17.7 \times 4}{\pi \times 0.2^2} = 56 \text{ kPa} \checkmark$$

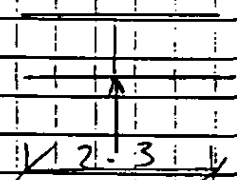
for $\phi = 0$ for clays + deep piles

$$q_{ult} = q_{cu} \quad q_{allow} = q_{ult} / F.S.$$

$$\therefore Cap load = q_{allow} / 3 = 56 / 3 = 19 \text{ kPa} \checkmark$$

from boreholes easily OK

Check centre piles supporting piles



$$(1.5 \times 0.3) \times 2 \times 2.3 \text{ m} = 8.3 \text{ kN} \text{ (outer)}$$

10 outer worst loads



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consulting engineers

110 WAIRAU RD
BOX 100253, NORTH SHORE
NEW ZEALAND
PHONE 4444-207
FAX. No. 444-6380

JOB No:

PROJECT:

CALC:

CHECK:

9/1/92

33 Tannu Rd

BB

SN

DATE:

DATE:

27/3/92

27/3/92

SHEET No:

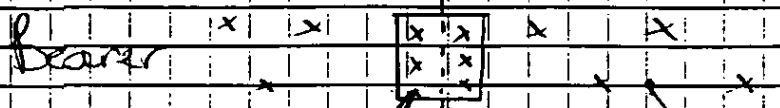
(4)

DESCRIPTION:

Details

1) Joints in bearers

$L/8 \text{ min} / L/4 \text{ max}$ ($L = 2.3 \text{ m}$)



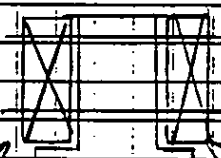
Pole

'Lumberlock'
2mm Nail-on
Plate
200mm long
one side only

Place packer
between bearers
300mm either side
of joint, stagger
nails

Note Joints staggered

2) Pole / bearers



check bearer
40mm into 175 SED pole
30mm into 150 SED pole

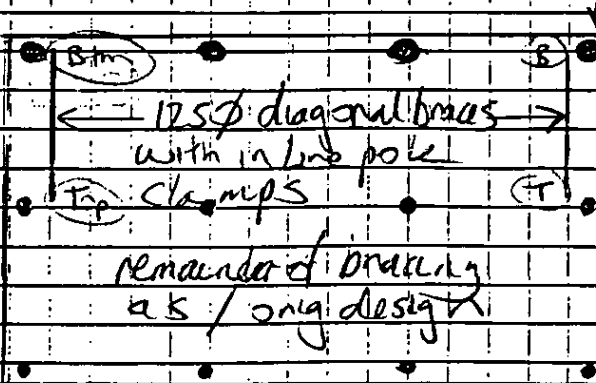
Pole

2x M16 bolts
well greased

2x 700x50
bearers

3) Layout

↑ slope down



Middle and
near poles
either 150 SEDs
or section poles
in 400 SED enc.
encased hole
founded

1.2m below nat. ground level

Front row
175 SED poles
in 400 SED encased
hole founded 2m
into competent rock
refer RCL report
9/1/92 + C
2x 200x50 bearers

Poles either @ 2.33m c/s with 2x 200x50 bearers (front row)
or @ 1.16m c/s with 100x100 bearer (as / orig design)

WAITAKERE CITY COUNCIL
APPLICATION FOR RESOURCE CONSENT

UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

DT
by
16/5

B/P 92/776

TO: The Chief Executive
Waitakere City Council
Private Bag 93109
HENDERSON 8

Office Purposes Only

File: _____

Ward: _____

Lodgement Fee: _____

Information Adequate: _____

I, (NAME): Sue Morrow

(ADDRESS): 33 Tainui Rd. Woodland Park.

apply for the resource consent(s) described below:

1. The description of the activity (What is being sought):

Re Siting of house

2. THE TYPE OF RESOURCE CONSENT SOUGHT IS:

<u>LANDUSE CONSENT</u>	SUBDIVISION CONSENT	AIR DISCHARGE PERMIT	OTHER ...
------------------------	---------------------	----------------------	-----------

3. THE LOCATION TO WHICH THIS APPLICATION RELATES IS:

STREET NO: 33

STREET/ROAD: TAINUI RD

LOCALITY:

LEGAL DESCRIPTION: Lot 68 DP 37794

4. The names and addresses of the owners and occupiers of the land concerned.

0056A001 30/04/92SUBT

112.50

Owners

Occupiers

Mr Kim Hetherington

Miss Sue Morrow

5. THE RELEVANT PART(S) OF THE DISTRICT PLAN RELATING TO THIS APPLICATION ARE:-

6. IF ANY ADDITIONAL RESOURCE CONSENTS ARE REQUIRED FOR THE PROPOSAL PLEASE INDICATE WHICH, AND WHEN APPLIED FOR:

(A) LAND USE CONSENT / SUBDIVISION CONSENT / COASTAL PERMIT / WATER PERMIT/ DISCHARGE PERMIT (B) APPLIED FOR (DATE:.....)

- 7a. ASSESSMENT OF AFFECTS (AND REASONS WHY YOU THINK THE APPLICATION SHOULD BE GRANTED)

(a) Limited amount of level ground

(b) Unable to get neighbour's consent to move closer to her boundary

- (c) Cannot go over steep slope due to soil tests.
- (d) Only space to site as section is narrow at top.

7b. I attach a further assessment of effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. Note: For a Controlled Activity, such an assessment is not necessary (unless specifically required in the district plan).

8. I attach other information (if any), required to be included in the application by the District or Regional Plan or Regulations.

9.		
I attach	Letter sent 11/5/92	of the
Act su	CORNER OF BLDG TO BE	
(a) T	REGGED 18/5/92	new allotments
(c) T	- STILL WAITING NEIGHBOURS CONSENT	ated,
(d) T	(NO 35) 26/5/92	on a survey
(e) T	- APPLICANT TO OBTAIN A BRIDGE IN	water springs
		or lake which
		the Act.
		s new road.

Sue Morrow

(Signature of applicant/person authorised to sign on behalf of applicant)

Date

15.4.92

Address for service of applicant:

Sue Morrow

Telephone No: (09) 817 8435

730 South Titiangi Rd.

Fax No:

()

Annexures

- (a) Information provided in respect of items (7), (8) and (9) above
- (b) Written consent of affected persons
(Where required for a resource consent)

Notes:

1. The payment of a deposit, in accordance with the Waitakere City Scale of Fees is required with the application. In terms of Section 36 of the Resource Management Act 1991, further charges may be imposed for processing the application and consideration by the Council.
2. This application will be checked for adequate information before acceptance. If further information is required, you will be notified accordingly. When adequate information is supplied, you will be sent an acceptance letter, and the application will be further processed.



Waitakere City Council

Refer: Mr D. Jagger : LW
Extension 8620, Civic Centre

11 May 1992

Ms S. Morrow
730 South Titirangi Road
TITIRANGI

Dear Madam

RE: LAND USE CONSENT APPLICATION : DISPENSATION FROM FRONT YARD
REQUIREMENTS : 33 TAINUI ROAD, TITIRANGI

A preliminary site check has been undertaken for your proposal to establish a dwelling 1.0m off the front boundary.

However before the application can be further processed it will be necessary to complete the following details.

1. A site plan indicating the position of the two on-site vehicle carparks required by the district plan.
2. A floor plan layout of the dwelling indicating the position of the living areas and bedrooms.
3. As it is difficult to assess the position of the dwelling due to the on-site vegetation, a peg driven into the ground to indicate the position of this corner of the dwelling 1.0m from the boundary, would be of considerable assistance.

I also note that if the dwelling is to be about 6.0m high, and with the land sloping away from the road boundary, then, with the dwelling 3.0m off the rear (northern) boundary, it may well infringe the height in relation to boundary requirement of the District Plan also. If this is the case it will require your neighbours consent (No 2 Valley View Road) before such a dispensation can be considered by Council.

Your urgent attention to these details would be appreciated to avoid any undue delay in the processing of your application.

Yours faithfully

Dean D. Jagger
For: P.D. Reaburn
PLANNING ADMINISTRATION MANAGER

Private Bag 93109
Henderson 3

CIVIC CENTRE
Waipareira Avenue
Telephone 0-9-836 8000
Facsimile 0-9-836 8001
DX 6018
Address all correspondence
to the Chief Executive Officer

EFFECTS - SUMMARY SHEET

PROJECT NAME: S. MORROW REFERENCE: 33 TRAINING RD DATE: 11/5/92

ADVERSE EFFECT ON THE ENVIRONMENT	DO THEY APPLY IN THIS CASE?	ARE THEY REGULATED BY DISTRICT PLAN? (Ordinance No.)	ARE THEY DEEMED MINOR BY DISTRICT PLAN?	PARTIES CONSULTED/ INFORMATION RESOURCES USED	ARE THEY MINOR IN TERMS OF SCHEDULE OF EFFECTS?
NOISE (includes vibration)					
SMELL					
TRAFFIC & PARKING (safety & convenience)					
VISUAL/AESTHETIC	YES	RULE 14-4-10 (FRONT YD)	NO	DISTRICT PLAN	MITIGATED BY DISPENSATION PROVISIONS
ECOLOGICAL					
POLLUTION BY CONTAMINANTS (eg dust)					
CLIMATIC/WEATHER					
SOCIO-ECONOMIC					
OTHER					
CUMULATIVE					

DECISION: MINOR ~~NOT MINOR~~
 (Delete one)

Signed: [Signature] (Planning Officer)
[Signature] (Delegated Officer)

CITY OF WAIKARE DISTRICT PLAN

APPLICATION:

S. MORROW - 33 TAINI RD.

The Waikare City Council is satisfied, pursuant to Section 94 of the Resource Management Act 1991, that the following parties are affected by the above application. Written approvals of those affected parties will be necessary to allow the non-notified application procedure to be utilised.

Address

Name

35 TAINI RD. TIRANGI

R. H. TEAFFRESON

Planning Administration Manager

Signed: P D Reaburn

Date

4/6/92

99CA - Eff
Tarare Rd

14 Compliance Y
15 Insp details
16 Reinspection
17 Refer monit
18 Fee 112.50
19 BPA
20 Decision by

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Index: ADDRESS NNS9192 Record: 579
Searching for: ALL Page: 1

1 Name MORROW, S
2 Address TAINUI ROAD, 33
3 Proposal RESITING OF HOUSE
4 Recpt Date 30-04-92
5 ExtInfoDate
6 Sectn of Act
7 Report Date
8 Decsn Date 08-06-92
9 Decision GRANTED
10 Ntfcn Date
11 CondSatsfied
12 Officer JAGGER
13 Inspected 20.9.93
14 Compliance Y
15 Insp details No outstanding requirements.
16 Reinspection
17 Refer monit
18 Fee 112.50
19 BPA
20 Decision by

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Index: ADDRESS NNS9192 Record: 579

RESOURCE MANAGEMENT ACT 1991
WAITAKERE CITY COUNCIL
CHARGE SHEET - NON-NOTIFIED APPLICATIONS

APPLICANT/APPLICATION: S. MORROW

PLANNING OFFICER: DEAN D. JAGGER

FILE (ADDRESS): 33 Tainui Rd, Tairāngi

DATE RECEIVED: 30/4/92 INFORMATION RECEIVED: 23/5/92

DATE COMPLETED: 26/5/92

	HOURS	PHOTOCOPY	STAT./MAIL	MILEAGE	CHARGE
<u>Application Receipt</u>					
Technical Clerk Planner					14.00
<u>Environmental Report</u>					
Planner				14.00	174.00
Senior Planner					20.00
Word Processor					16.00
<u>Decision</u>					
Manager					30.00
Technical Clerk		3.00			36.00
SUB TOTAL:					290.00
G S T:					36.25
TOTAL:					326.00
MINUS DEPOSIT:					
REFUND/TO PAY:					NIL

H9
9

GROVELANDS WAY

WOODLANDS PARK RD

9 G10
9 H10
9

NOTATIONS

Notations are in addition to the map and should be read in conjunction with the corresponding local authority.

Centennial Park (A.R.A.)

CHANGE

on Street
11-8-86

CHANGE

NUR 1
1-8-85

CHANGE

creation 1
11-3-88

CHANGE

creation 1
12-10-88

CHANGE

creation 1
7-6-89

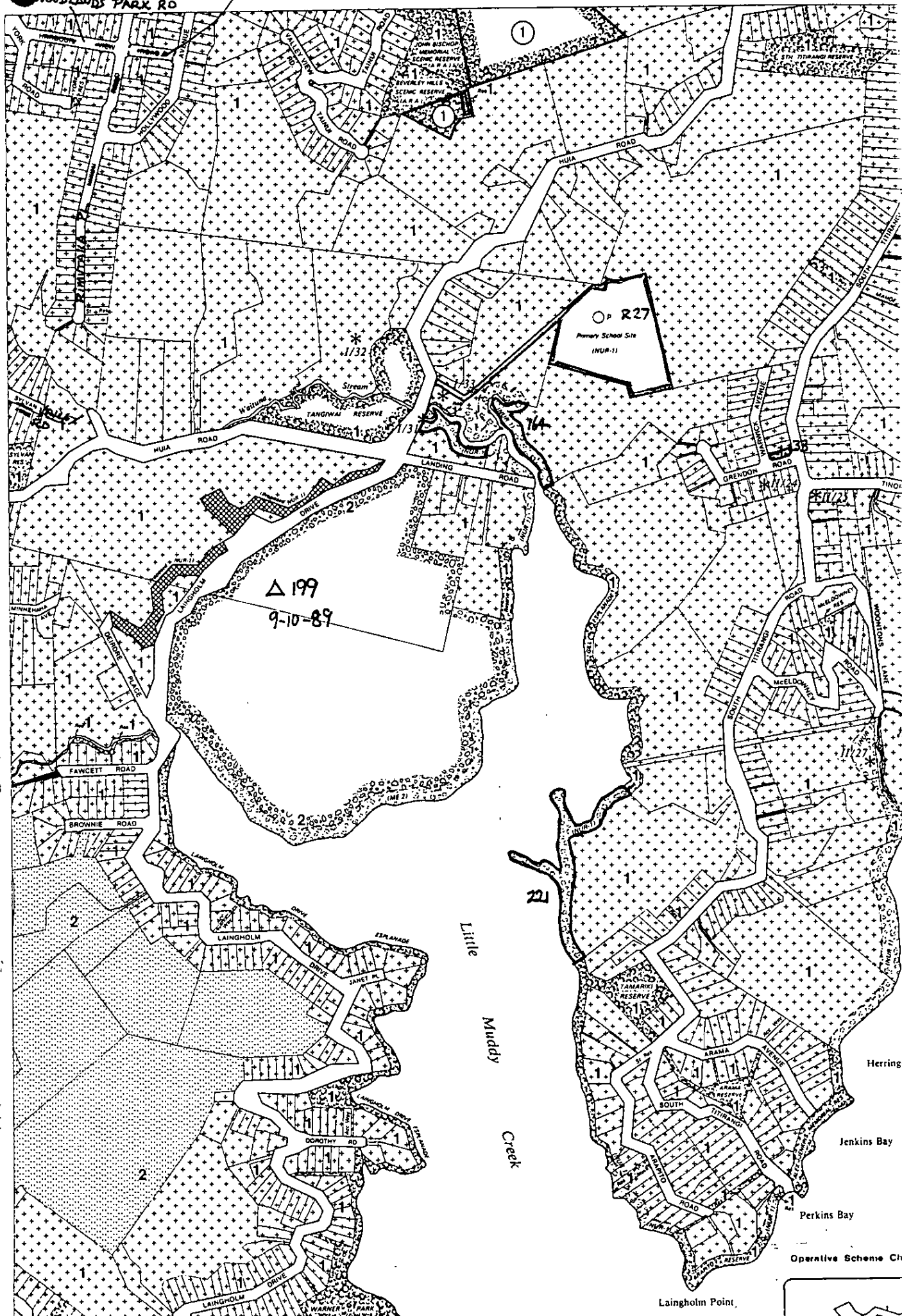
9-10-89

CHANGE

Subdiv. S.D.
Z.M.B. 4-5-90

REQUIREMENT

0-83
tion
ed Primary
Site



Little

Muddy

Creek

Herring

Jenkins Bay

Perkins Bay

Operative Scheme Chg.

Laingholm Point