

## NOTICE OF LAND DEVELOPMENT APPLICATION

By Email/Per Registered Mail/Normal Mail

Dear Sir/Madam

### **APPLICATION FOR CONSENT USE, DELETION OF CONDITION OF APPROVAL 2.10 ON ERF 3108 STELLENBOSCH ALSO KNOWN AS 95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH**

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 95 Old Helshoogte Road, Idas Valley, Stellenbosch, 7600

Application Property Number: Erf 3108 Stellenbosch

Applicant: Chantal Charmaine Williams (021) 979 3280/072 824 3050

Owner: Mervin Clifford Williams & Chantal Charmaine Williams (021) 979 3280/072 824 3050

Application Reference: LU/16369 and LU/16371

#### **Description of land development proposal:**

Application is made in terms of Section 15(2)(h) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for deletion of condition 2.10 (the approval is only valid for 5 years from date of notification) in respect of an existing approval dated 27/05/2019 in order to remove the validity period of an existing approval allowing a 4 (four) bedroom commune on Erf 3108, Stellenbosch.

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for consent use in order to expand the existing commune by an additional 2 (two) bedrooms, with the maximum number of commune bedrooms totalling 6 (six) on Erf 3108, Stellenbosch.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Chantal Charmaine Williams, email at [chantal@ccwlaw.co.za](mailto:chantal@ccwlaw.co.za)). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 14 December 2023.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (072 824 3050/(021) 979 3280) during normal office hours. (08h00 until 16h30)

Yours faithfully

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**CC WILLIAMS**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Per Epos/Per Geregistreerde Pos/Nomale Pos

Geagte Mnr & Mev

### **AANSOEK OM VERGUNNINGSGEBRUIK, SKRAPPING VAN GOEDKEURINGSVOORWAARDE 2.10 VAN TOEPASSING OP ERF 3108 STELLENBOSCH OOK ALGEMEEN BEKEND AS OU HELSHOOGTEWEG 95, IDAS VALLEI, STELLENBOSCH, 7600**

Die volgende grondgebruiksaansoek in terme van Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Ou Helshoogteweg 95, Idas Vallei, Stellenbosch

Aansoek eiendom beskrywing: Erf 3108 Stellenbosch

Aansoeker: Chantal Charmaine Williams (021) 979 3280/072 824 3050)

Eienaar: Mervin Clifford Williams & Chantal Charmaine Williams ((021) 979 3280/072 824 3050)

Aansoek Verwysing: LU/16369 en LU/16371

#### **Besonderhede van die grondgebruiksaansoek:**

Aansoek in terme van Artikel 15(2)(h) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2023 vir die skrapping van goedkeuringsvoorwaarde 2.10 (die voorwaarde is slegs geldig vir 5 jaar van datum van kennisgewing) ten opsigte van 'n bestaande goedkeuringsvoorwaarde gedateer 27/05/2019 ten einde die geldigheidstydperk van die bestaande goedkeuring te verwyder om 'n 4 (vier) slaapkamer kommune op Erf 3108 Stellenbosch toe te laat.

Aansoek in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2023 vir 'n vergunningsgebruik ten einde die bestaande kommune met twee addisionele kamers uit te brei tot 'n maksimum van 6 kommune slaapkamers op Erf 3108, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by

wyse van elektroniese pos as volg: (Chantal Charmaine Williams per epos: [chantal@ccwlaw.co.za](mailto:chantal@ccwlaw.co.za)). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 14 Desember 2023.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordening, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (072 824 3050/(021) 979 3280) gedurende normale kantoor ure (08h00 tot 16h30).

Die uwe

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**CC WILLIAMS**

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT



# STELLENBOSCH

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[www.stellenbosch.gov.za/planning-portal/](http://www.stellenbosch.gov.za/planning-portal/)

FOR ENQUIRIES CONTACT [landuse.enquiries@stellenbosch.gov.za](mailto:landuse.enquiries@stellenbosch.gov.za) or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE  
**Town Planning Application Management System (TPAMS)**

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

**NOTE:** In terms of section 69 of the Bylaw on Municipal Land Use Planning 2023 the Municipality may categorise applications for consideration by either an authorised employee or the Municipal Planning Tribunal (Categorisation Model for Decision-making July 2023). These land use applications are subject to prescribed administrative and public participation processes and depending on the type of application, *Land Use Application Form A* or *Form B* must be completed. *Land Use Application Form B* can be used if the application ONLY comprises of a permanent departure. If any other type of application is also required, *Land Use Application Form A* must be completed. *Land Use Application Form C* must be used if the application comprises of an application for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed.

### LAND USE PLANNING APPLICATION FORM A

Section 15 of the Municipal Bylaw on Land Use Planning 2023 and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

#### PART A: APPLICANT DETAILS

First name(s)	CHANTAL CHARMAINE
Surname	WILLIAMS
Company name (if applicable)	N/A
Postal Address	95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH
Email Address	chantal@ccwlaw.co.za
Contact Number(s)	072 824 3050
<b>PART B: REGISTERED LANDOWNER(S) DETAILS</b> (If different from applicant)	
Registered owner(s) Name	CHANTAL CHARMAINE WILLIAMS & MERVIN CLIFFORD WILLIAMS

E-mail Address	chantal@ccwlaw.co.za										
Contact Number	072 824 3050										
<b>PART C: PROPERTY DETAILS</b> <i>(in accordance with title deed)</i>											
Erf No	3108	Suburb	IDAS VALLEY	Town	STELLENBOSCH						
Farm no		Farm Portion		Nearest Town							
Physical or Street Address	95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH		Property / Business / Farm known as								
Current Zoning	RESIDENTIAL										
Additional or Consent Uses	COMMUNE TO ACCOMMODATE ADDITIONAL PERSONS										
Current activities	RESIDENTIAL										
Property Size / Extent	690			m <sup>2</sup> / ha		Are there existing buildings?	Y	X	N		
Title Deed number	T241 63/2015										
Any restrictions ito Conveyance's Certificate?	Y	N	X If yes, list condition(s) as per certificate.								
Are the restrictive conditions in favour of a third party?	Y	N	X If yes, list the party(ies).								
Is the property owned by Council?	Y	N	X If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority								
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N	X If yes, indicate which section are triggered and attach relevant permit.		
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	X If yes, is this application to legalise the building / land use?		Y	N X		

Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N X	Are there any land claim(s) registered on the subject property(ies)?	Y	N X
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**PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY**

Has there been any pre-application consultation?	Y	N X	If yes, attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N X	If yes, attach the written feedback received.

*The submission of a pre-application scrutiny form to [Landuse.Applications@ Stellenbosch.gov.za](mailto:Landuse.Applications@ Stellenbosch.gov.za) is compulsory for the following type of applications\* and written feedback must be attached to the land use planning application form: rezoning, subdivision and consolidation of land, removal, suspension or amendment of restrictive title deed conditions, the amendment, deletion, or imposition of conditions of approval and the cancellation of an approved subdivision plan.*

**PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES**

**APPLICATIONS IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023**

Type of application	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	X

15(2)(p) to disestablish a homeowners' association	
15(2)(q) to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services	
15(2)(r) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	

#### OTHER APPLICATIONS

Deviation from Council Policies/By-laws	N/A
Consent / Permission required in terms of a title deed (includes where permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)	N/A

#### DETAILS FOR INVOICE

Name & Surname (party responsible for payment)	CHANTAL CHARMAINE WILLIAMS
Postal Address	95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH
Vat Number (where applicable)	N/A

- 1. Application fees are per the Council Approved Tariffs. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.**
- 2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: [indigent.office@stellenbosch.gov.za](mailto:indigent.office@stellenbosch.gov.za) or 021 808 8501 or 021 808 8579**
- 3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.**

#### BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/_____ and ERF/FARM _____

**Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment**

#### PART F: DETAILS OF PROPOSAL (Brief description of intent of development)

1. Application for a commune in the existing main dwelling to a maximum of 6 (six) bedrooms.



<b>Name and Date of design guidelines (if applicable)</b>	N/A

Building line encroachment	Street	Adjoining erf number N/A	From	m	To	M
	Street	N/A	From	m	To	M
	Side	N/A	From	m	To	M
	Side	N/A	From	m	To	M
	Aggregate side	N/A	From	m	To	M
	Rear	N/A	From	m	To	M
Exceeding permissible site coverage / footprint	N/A		From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms	N/A		From		To	
Exceeding height restriction	N/A		From	m	To	M
Exceeding maximum storey height	N/A		From	m	To	M

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

**Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.**

Information and documentation required					
Y X	N	Power of attorney / Owner's consent if applicant is not owner	Y	N X	Proof of any other relevant right held in the land concerned
Y	N X	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N X	S.G. diagram / General plan extract (A4 or A3 only)

Y X	N	Written motivation pertaining to the need and desirability of the proposal		Y X	N X	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y X	N	Locality plan (A4 ) to scale		Y X	N X	Proof of agreement or permission for required servitude	
Y X	N X	Proposed subdivision plan (A4 or A3 only) to scale		Y X	N X	Proof of registered ownership ( <b>Full copy of the title deed</b> )	
Y	N X	Conveyancer's certificate		Y	N X	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A X	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A X	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A X	Street name and numbering plan (A4 or A3 only) to scale				
Y	N	N/A X	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A X	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A X	Abutting owner's consent	Y	N	N/A X	Owners' Association consent
Y	N	N/A X	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A X	Services Report or indication of all municipal services / registered servitudes
Y X	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A X	Proof of failure of owner's association
Y	N X	N/A X	Proof of lawful use right	Y	N	N/A X	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A X	Required number of documentation copies	Y	N	N/A X	Other (specify):

**PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION**

Y	N X	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):	
			Y	N/A X

Y	N/A X	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A X	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A X	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A X	National Water Act, 1998 (Act 36 of 1998)
Y	N/A X	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A X	Other (specify)
Y	N/A X	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N X	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.			

### SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be

*incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.*

14. *The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.*

15. *I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.*

Applicant's signature:	<u><i>ccwilliams</i></u> Date: <u>27 OCTOBER 2023</u>
Full name:	CHANTAL CHARMAINE WILLIAMS
Professional capacity:	OWNER

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT



# STELLENBOSCH

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### LAND USE PLANNING APPLICATION FORM A

Section 15 of the Municipal Bylaw on Land Use Planning 2023 and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

#### PART A: APPLICANT DETAILS

First name(s)	CHANTAL CHARMAINE
Surname	WILLIAMS
Company name (if applicable)	N/A
Postal Address	95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH
Email Address	chantal@ccwlaw.co.za
Contact Number(s)	072 824 3050
<b>PART B: REGISTERED LANDOWNER(S) DETAILS</b> (If different from applicant)	
Registered owner(s) Name	CHANTAL CHARMAINE WILLIAMS & MERVIN CLIFFORD WILLIAMS

E-mail Address	chantal@ccwlaw.co.za														
Contact Number	072 824 3050														
<b>PART C: PROPERTY DETAILS</b> <i>(in accordance with title deed)</i>															
Erf No	3108	Suburb	IDAS VALLEY	Town	STELLENBOSCH										
Farm no		Farm Portion		Nearest Town											
Physical or Street Address	95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH		Property / Business / Farm known as												
Current Zoning	RESIDENTIAL														
Additional or Consent Uses	SPECIAL DEVELOPMENT/COMMUNE TO ACCOMMODATE ADDITIONAL PERSONS														
Current activities	RESIDENTIAL														
Property Size / Extent	690			m <sup>2</sup> / ha		Are there existing buildings?	Y	X	N						
Title Deed number	T24163/2015														
Any restrictions to Conveyance's Certificate?	Y	N	X								If yes, list condition(s) as per certificate.				
Are the restrictive conditions in favour of a third party?	Y	N	X								If yes, list the party(ies).				
Is the property owned by Council?	Y	N	X								If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority				
Is the building located within the historical core?	Y	N	X		Is the building older than 60 years?	Y	N	X		Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N	X		If yes, indicate which section are triggered and attach relevant permit.
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	X		If yes, is this application to legalise the building / land use?	Y	N	X				

Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N X	Are there any land claim(s) registered on the subject property(ies)?	Y	N X
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**PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY**

Has there been any pre-application consultation?	Y	N X	If yes, attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N X	If yes, attach the written feedback received.

*The submission of a pre-application scrutiny form to [Landuse.Applications@stellenbosch.gov.za](mailto:Landuse.Applications@stellenbosch.gov.za) is compulsory for the following type of applications\* and written feedback must be attached to the land use planning application form: rezoning, subdivision and consolidation of land, removal, suspension or amendment of restrictive title deed conditions, the amendment, deletion, or imposition of conditions of approval and the cancellation of an approved subdivision plan.*

**PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES**

**APPLICATIONS IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023**

Type of application	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	X
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	

15(2)(p) to disestablish a homeowners' association	
15(2)(q) to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services	
15(2)(r) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	

#### OTHER APPLICATIONS

Deviation from Council Policies/By-laws	N/A
Consent / Permission required in terms of a title deed (includes where permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)	N/A

#### DETAILS FOR INVOICE

Name & Surname (party responsible for payment)	CHANTAL CHARMAINE WILLIAMS
Postal Address	95 OLD HELSHOOGTE ROAD, IDAS VALLEY, STELLENBOSCH
Vat Number (where applicable)	N/A

- 1. Application fees are per the Council Approved Tariffs. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.**
- 2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: [indigent.office@stellenbosch.gov.za](mailto:indigent.office@stellenbosch.gov.za) or 021 808 8501 or 021 808 8579**
- 3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.**

#### BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/_____ and ERF/FARM _____

**Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment**

#### PART F: DETAILS OF PROPOSAL (Brief description of intent of development)

1. Deletion/removal of approval condition 2.10 of the Appeal Authority's decision dated 27 May 2019 which limited the validity period of the special development to a period of 5 years. This clause needs to be deleted/removed in its entirety so that no time period is applicable on the approval.



<b>Name and Date of design guidelines (if applicable)</b>	N/A

Building line encroachment		Adjoining erf number				
	Street	N/A	From	m	To	M
	Street	N/A	From	m	To	M
	Side	N/A	From	m	To	M
	Side	N/A	From	m	To	M
	Aggregate side	N/A	From	m	To	M
	Rear	N/A	From	m	To	M
Exceeding permissible site coverage / footprint	N/A		From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms	N/A		From		To	
Exceeding height restriction	N/A		From	m	To	M
Exceeding maximum storey height	N/A		From	m	To	M

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

**Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.**

Information and documentation required					
Y X	N	Power of attorney / Owner's consent if applicant is not owner	Y	N X	Proof of any other relevant right held in the land concerned

Y	N X	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N X	S.G. diagram / General plan extract (A4 or A3 only)	
Y X	N	Written motivation pertaining to the need and desirability of the proposal		Y	N X	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y X	N	Locality plan (A4 ) to scale		Y	N X	Proof of agreement or permission for required servitude	
Y	N X	Proposed subdivision plan (A4 or A3 only) to scale		Y X	N	Proof of registered ownership ( <b>Full copy of the title deed</b> )	
Y	N X	Conveyancer's certificate		Y	N X	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A X	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A X	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A X	Street name and numbering plan (A4 or A3 only) to scale				
Y	N	N/A X	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A X	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A X	Abutting owner's consent	Y	N	N/A X	Owners' Association consent
Y	N	N/A X	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A X	Services Report or indication of all municipal services / registered servitudes
Y X	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A X	Proof of failure of owner's association
Y	N X	N/A X	Proof of lawful use right	Y	N	N/A X	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A X	Required number of documentation copies	Y	N	N/A X	Other (specify):

**PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION**

Y	N X	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes,	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):
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		attach documents / plans / proof of submission etc.	Y	N/A X	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A X	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A X	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A X	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A X	National Water Act, 1998 (Act 36 of 1998)
Y	N/A X	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A X	Other (specify)
Y	N/A X	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N X	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.			

#### **SECTION I: DECLARATION**

*I hereby wish to confirm the following:*

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.*
3. *I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.*
4. *Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.*
5. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.*
6. *I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.*
7. *It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.*
8. *The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.*
9. *Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.*
10. *The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.*
11. *Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.*
12. *A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which*

he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.

13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.

14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:	<u>ccwilliams</u> Date: <u>27 OCTOBER 2023</u>
Full name:	CHANTAL CHARMAINE WILLIAMS
Professional capacity:	OWNER

## MOTIVATION FOR APPLICATION SUBMITTED

1. The property owners of Erf 3108 Stellenbosch ("the property") applied for a Special Development to accommodate four (4) additional persons on the property.
2. The Municipal Planning Tribunal approved the special development to accommodate four additional persons without any validity period applicable thereto.
3. The Executive Mayor as Appeal Authority varied the approval of the Municipal Planning Tribunal by including a validity period of 5 years from date of final notification.
4. The owners were informed on or about 31 May 2019 that the appeal was varied and that 4 additional persons are allowed to be accommodated on the property for a period of 5 years.
5. The 5-year period terminates on or about 1 June 2024.
6. In light of the aforesaid the applicant is applying for the following:
  - 6.1 Deletion/removal of approval condition 2.10 of the Appeal Authority's decision dated 27 May 2019 which limited the validity period of the special development to a period of 5 years. This clause needs to be deleted/removed in its entirety so that no time period is applicable on the approval.
7. Sufficient on-site parking is available on the property. Six (6) parking bays will be provided on-site for the additional 4 persons who will be occupying the main dwelling. Two (2) parking will be provided for the single family. No deviation from the applicable parking requirement will be necessary.
8. The building on the property is already constructed and services are already connected to the property. No building plan approvals or additional services will be required for the land use application under consideration.
9. The commune/additional persons in the existing main building has its own kitchen and dinning room/lounge as well as toilet facilities to accommodate 4 additional persons/bedrooms.
10. The application for a commune/additional persons of 4 bedrooms on the property is regarded as a form of densification which is in line with Council's applicable policy.
11. Your favorable consideration of this application will be appreciated.

### **MOTIVATION FOR APPLICATION SUBMITTED**

1. The property owners of Erf 3108 Stellenbosch (“the property”) are applying to operate a Commune to a maximum of six (6) bedrooms from the property.
2. Sufficient on-site parking is available on the property. Six (6) parking bays will be provided on-site for the additional 6 persons who will be occupying the main dwelling as a commune. No deviation from the applicable parking requirement will be necessary.
3. The building on the property is already constructed and services are already connected to the property. No building plan approvals or additional services will be required for the land use application under consideration.
4. The commune in the existing main building has its own kitchen and dining room/lounge as well as toilet facilities to accommodate 6 additional persons/bedrooms.
5. The application for a commune of 6 bedrooms on the property is regarded as a form of densification which is in line with Council’s applicable policy.
6. Your favorable consideration of this application will be appreciated.

273

Kemp en Genote  
Kerkstraat 8  
DURBANVILLE  
7550

Opgestel deur my

First endorsement	
	Amount
Purchase price/Value	R 930 000,00
Mortgage capital Amount	R .....
Reason for exemption	Exempt i.t.o. section .....


  
 TRANSPORTBESORGER  
 ELAINE SCHOEMAN  
 Samantha Jane Bossenger

**VERBIND MORTGAGED**

VR FOR R 930 000,00

B 000012168/2015

13 MAY 2015

  
 REGISTRATEUR/REGISTRAR

**TRANSPORTAKTE**

T 000024163/2015

HIERSY WORD BEKEND GEMAAK DAT

ANTON LUTHER POSTHUMUS

voor my verskyn het REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde Komparant synde bevoorig daartoe gemagtig kragtens in Volmag aan hom verleen deur

CORNELIA CECILIA LOUBSER  
Identiteitsnommer 301220 0045 03 3  
Ongetroud

geleken te Stellenbosch op 8 Februarie 2015

DATA / CAPTURE  
13 MAY 2015

REVENUE (MORTGAGE) BINDING COMPUTER DATA UNIT

REGISTERED OFFICE

13 MAY 2015

En genoemde Komparant het verklaar dat sy prinsipaal, op 1 April 2014, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedgeer en transporteer aan en ten gunste van

1. MERVIN CLIFFORD WILLIAMS  
Identiteitsnommer 760718 5092 08 2  
Getroud buite gemeenskap van goed
2. CHANTAL CHARMAINE WILLIAMS  
Identiteitsnommer 771031 0100 08 3  
Getroud buite gemeenskap van goed

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

ERF 3108 STELLENBOSCH GELEë IN DIE MUNISIPALITEIT EN AFDELING  
STELLENBOSCH  
PROVINSIE WES -KAAP

GROOT 690 (SES HONDERD AND NEGENTIG) Vierkante meter

Aanvanklik corgedra en slegs gehou kragtens akte van transport T15714/1965 met Kaart No. 5357/65 wat daarop betrekking het.

- (A) ONDERHEWIG aan sodanige voorwaardes soos na verwys word in gemelde Transportakte No. 14381, gedateer 17 Augustus 1951.
- (B) ONDERHEWIG aan die volgende spesiale voorwaardes opgelê deur die Administrateur kragtens die bepalinge van Artikel 18(3) van Ordonnansie No 33 van 1934, naamlik:-

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 401 dated 17<sup>th</sup> October, 1935, and in the memorandum which accompanied the said regulations.
2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and positions as may from time to time be reasonably required, this shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto



3. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
4. In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.
5. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
  - (a) it shall not be subdivided;
  - (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;
  - (c) Not more than half the area thereof shall be built upon,
  - (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet of the street line which forms a boundary of this erf, nor within 10 feet of the rear or 4 feet of the lateral boundary common to any adjoining erf. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf."



2011/01/15 15:13:15

WESHALWE die komparant afstand doen van al die regte en titel wat  
CORNELIA CECILIA LOUBSER, Ongetroud

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat sy geneel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

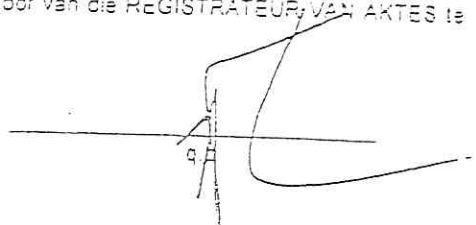
1. MERVIN CLIFFORD WILLIAMS, Getroud soos vermeld
2. CHANTAL CHARMAINE WILLIAMS, Getroud soos vermeld

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, lams en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van R930 000,00 (Nega Honderd en Dertig Duisend Rand) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op

13 MAY 2015



In my teenwoordigheid

  
REGISTRATEUR VAN AKTES

# POWER OF ATTORNEY

I, the undersigned


**Mervin Clifford Williams in my capacity as registered owner of  
Erf 3108 Stellenbosch ("the Property") duly authorised hereto**

do hereby nominate, appoint, and authorise Chantal Charmaine Williams to apply for the land use application on Erf 3108 Stellenbosch also known as 95 Old Helshoogte Road, Idas Valley, Stellenbosch for the following rights:

1. Deletion/removal of approval condition 2.10 of the Appeal Authority's decision dated 27 May 2019 which limited the validity period of the special development to a period of 5 years. This clause needs to be deleted/removed in its entirety so that no time period is applicable on the approval.
2. Application for an additional use to accommodate a second dwelling on the property, i.e the lower ground floor of the property for a single family.
3. Application for a consent use to increase the existing approval of 4 additional persons to a commune within the existing main dwelling to 6 persons/bedrooms.

Signed at Stellenbosch on the 12<sup>th</sup> day of October 2023 in the presence of the undersigned witnesses.

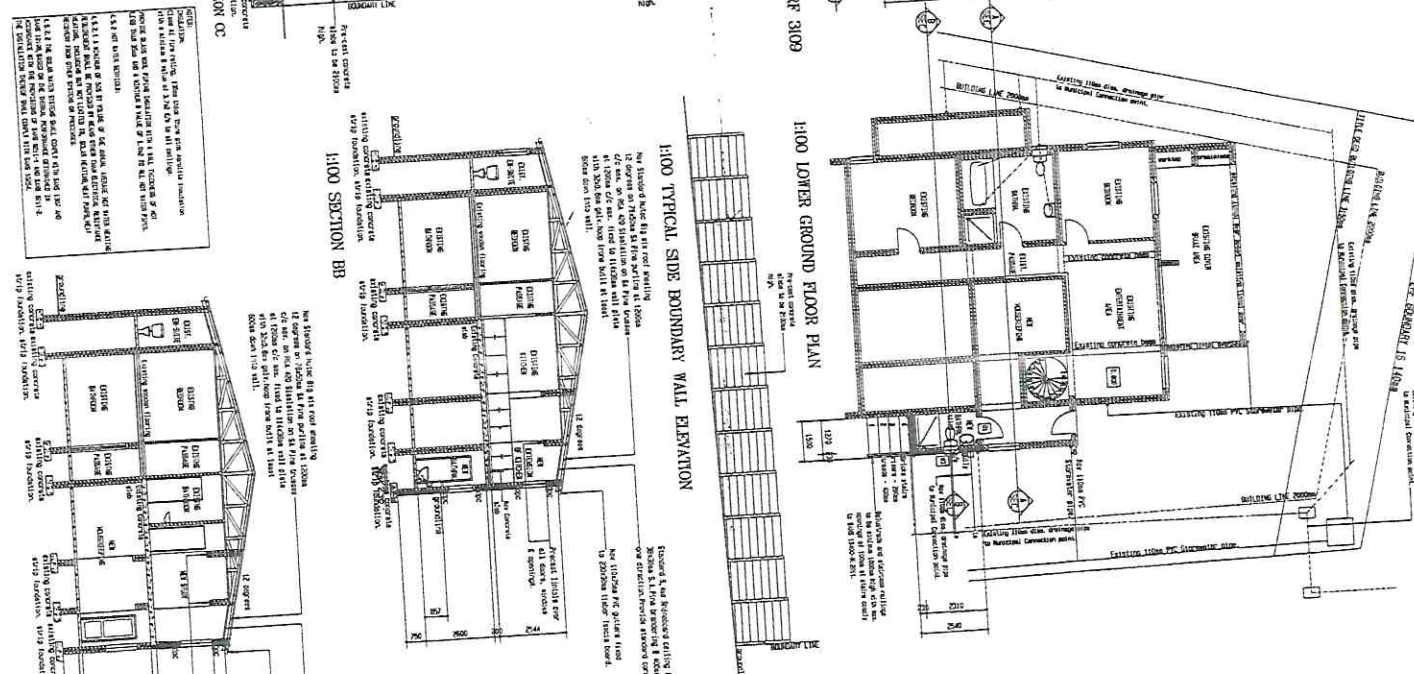
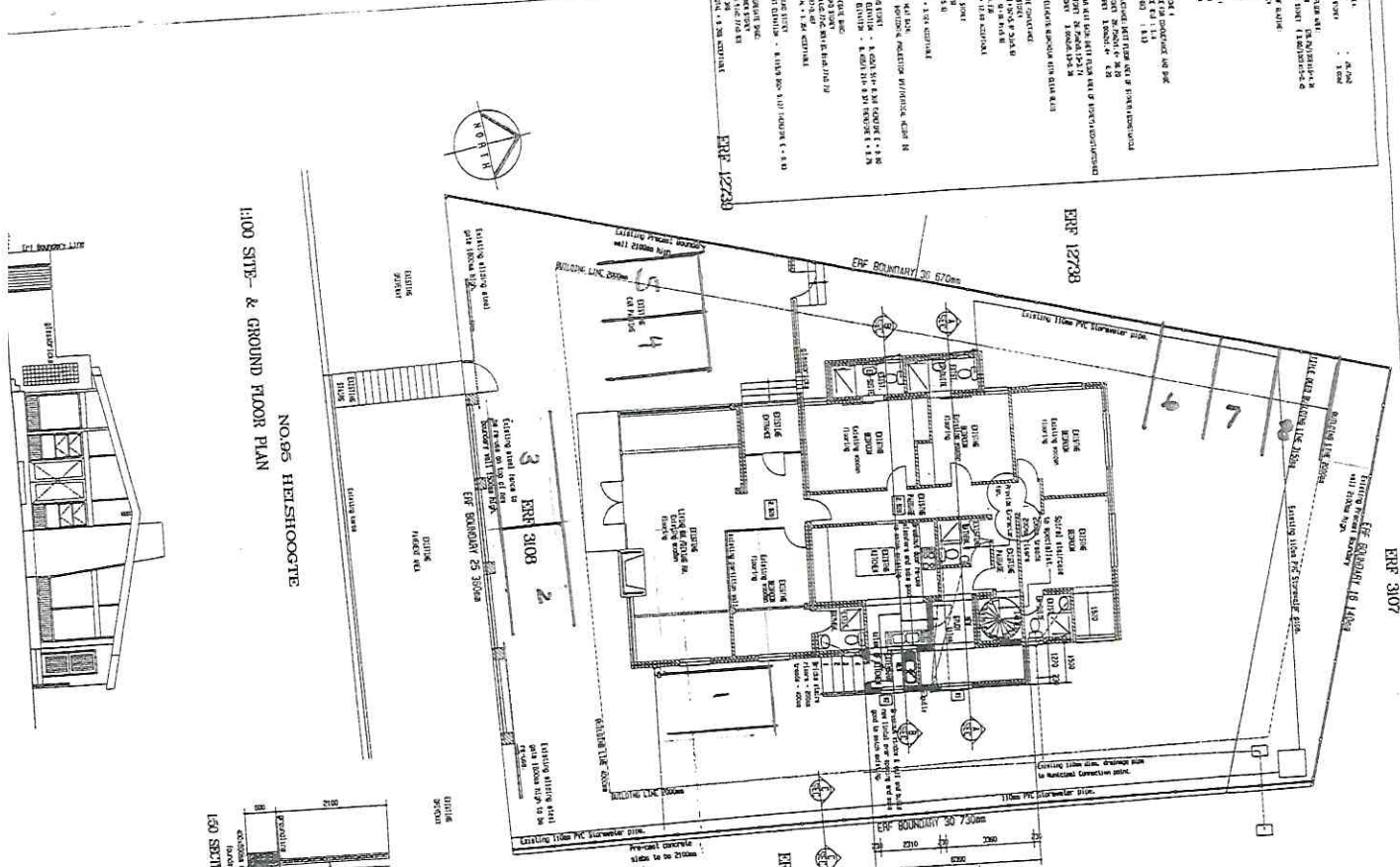
AS WITNESSES :

1.  \_\_\_\_\_

2.  \_\_\_\_\_

 \_\_\_\_\_

Mervin Clifford Williams



NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE	1	m <sup>3</sup>	FOR FOUNDATION
2	BRICK	1	m <sup>2</sup>	FOR WALLS
3	ROOFING	1	m <sup>2</sup>	FOR ROOF
4	GLASS	1	m <sup>2</sup>	FOR WINDOWS
5	DOORS	1	EA	FOR ENTRY
6	WALLS	1	m <sup>2</sup>	FOR INTERIOR
7	FLOORING	1	m <sup>2</sup>	FOR FLOORS
8	CEILING	1	m <sup>2</sup>	FOR CEILING
9	MECHANICAL	1	EA	FOR MECHANICAL
10	ELECTRICAL	1	EA	FOR ELECTRICAL
11	PAINT	1	EA	FOR PAINTING
12	LANDSCAPE	1	EA	FOR LANDSCAPE
13	UTILITIES	1	EA	FOR UTILITIES
14	FINISHES	1	EA	FOR FINISHES
15	FIXTURES	1	EA	FOR FIXTURES
16	MECHANICAL	1	EA	FOR MECHANICAL
17	ELECTRICAL	1	EA	FOR ELECTRICAL
18	PAINT	1	EA	FOR PAINTING
19	LANDSCAPE	1	EA	FOR LANDSCAPE
20	UTILITIES	1	EA	FOR UTILITIES
21	FINISHES	1	EA	FOR FINISHES
22	FIXTURES	1	EA	FOR FIXTURES
23	MECHANICAL	1	EA	FOR MECHANICAL
24	ELECTRICAL	1	EA	FOR ELECTRICAL
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29	FIXTURES	1	EA	FOR FIXTURES
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31	ELECTRICAL	1	EA	FOR ELECTRICAL
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34	UTILITIES	1	EA	FOR UTILITIES
35	FINISHES	1	EA	FOR FINISHES
36	FIXTURES	1	EA	FOR FIXTURES
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41	UTILITIES	1	EA	FOR UTILITIES
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77	FINISHES	1	EA	FOR FINISHES
78	FIXTURES	1	EA	FOR FIXTURES
79	MECHANICAL	1	EA	FOR MECHANICAL
80	ELECTRICAL	1	EA	FOR ELECTRICAL
81	PAINT	1	EA	FOR PAINTING
82	LANDSCAPE	1	EA	FOR LANDSCAPE
83	UTILITIES	1	EA	FOR UTILITIES
84	FINISHES	1	EA	FOR FINISHES
85	FIXTURES	1	EA	FOR FIXTURES
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87	ELECTRICAL	1	EA	FOR ELECTRICAL
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91	FINISHES	1	EA	FOR FINISHES
92	FIXTURES	1	EA	FOR FIXTURES
93	MECHANICAL	1	EA	FOR MECHANICAL
94	ELECTRICAL	1	EA	FOR ELECTRICAL
95	PAINT	1	EA	FOR PAINTING
96	LANDSCAPE	1	EA	FOR LANDSCAPE
97	UTILITIES	1	EA	FOR UTILITIES
98	FINISHES	1	EA	FOR FINISHES
99	FIXTURES	1	EA	FOR FIXTURES
100	MECHANICAL	1	EA	FOR MECHANICAL

**D LAKEY**  
 DRAUGHTING SERVICES  
 12 DANBOS CLOSE  
 THE RIDGE  
 1015 VALLEY  
 STELLENBOSCH  
 7800

**SACAP NOD12280**

**DEVELOPMENT DATA:**  
 SITE AREA: 6900sqm  
 NEW ADDITIONS:  
 GROUND FLOOR FLOOR: 109sqm  
 CONVERSION: 148sqm  
 TOTAL: 257sqm  
 EXISTING DWELLING: 194sqm  
 GROUND FLOOR: 127sqm  
 CONVERSION: 321sqm  
 OVERALL TOTAL: 533sqm  
 COVERAGE PER SON: 272sqm  
 EXISTING COVERAGE: 292sqm  
 ADDITIONAL COVERAGE: 11sqm  
 TOTAL COVERAGE: 303sqm

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2018/08/01	ISSUED
2	2018/08/01	CHECKED
3	2018/08/01	DRAWING NO.
4	2018/08/01	TECHNICAL NO.

**CLIENT:** MUNICIPAL DRAWINGS  
**PROJECT:** PLANS, SECTIONS, ELEVATIONS, WINDOW & DOOR SCHEDULE & PENETRATION

**DATE:** 2018/08/01

**SCALE:** AS SHOWN