

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L1 PS638527 109 Hall Road, Pakenham South
The application is for a permit to:	Use and development of the land for a dwelling and outbuilding
The applicant for the permit is:	Steven Hobson
The application reference number is:	T160845
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809  This can be done during office hours and is free of charge.  Documents can also be viewed on Council's website <a href="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</a> .

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- \* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)
  - \* include the name and address of the objector/ submitter
  - \* include the application number and site address
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

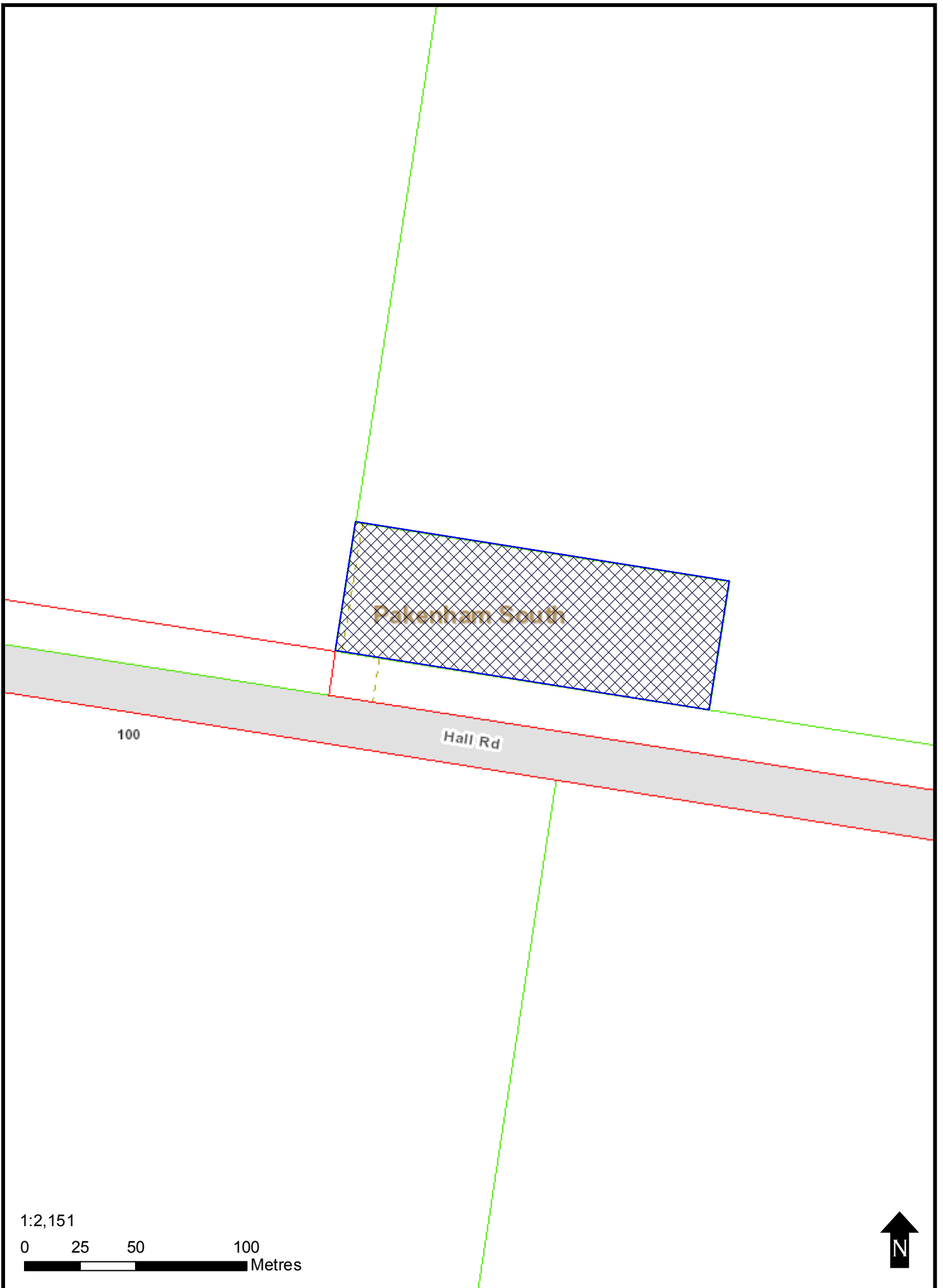
The Responsible Authority will not decide on the application before:	10 February 2017
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If you object, the Responsible Authority will advise you of its decision.

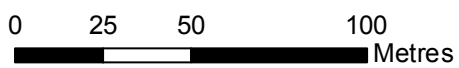
Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

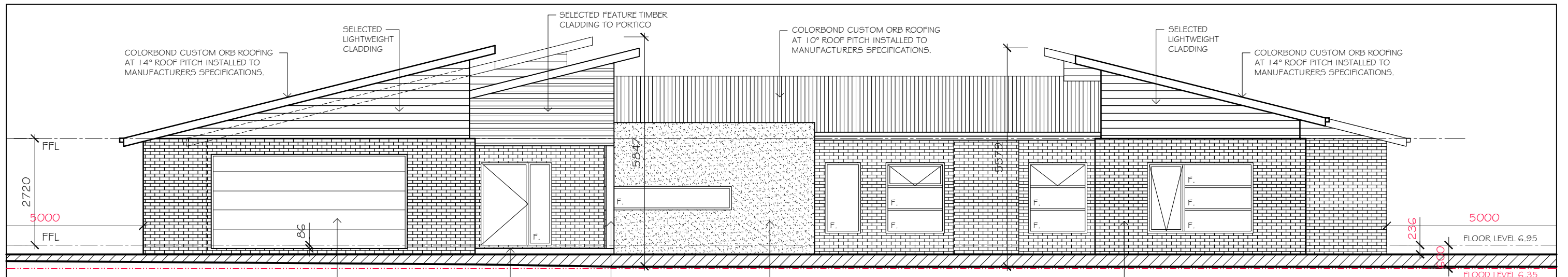
For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your objection/ submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.



1:2,151

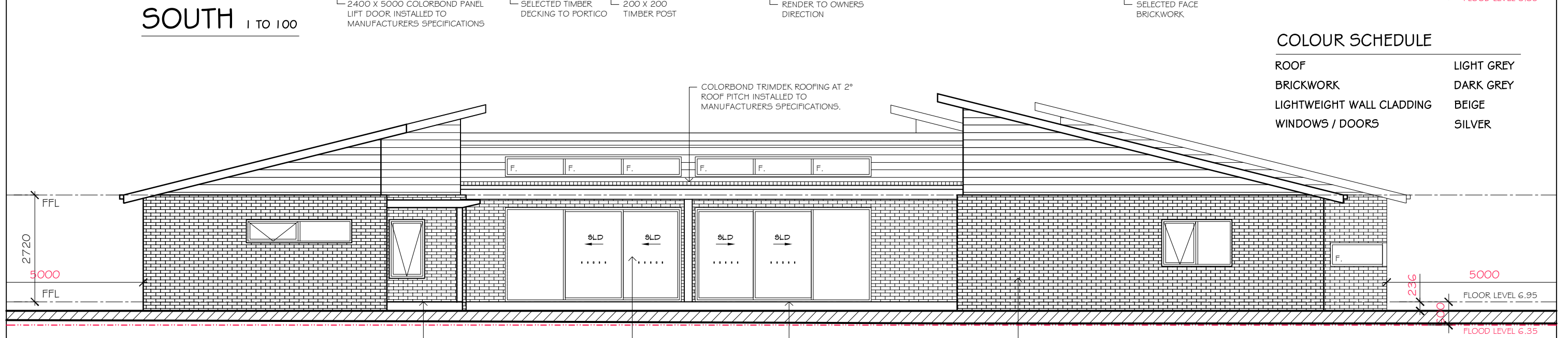




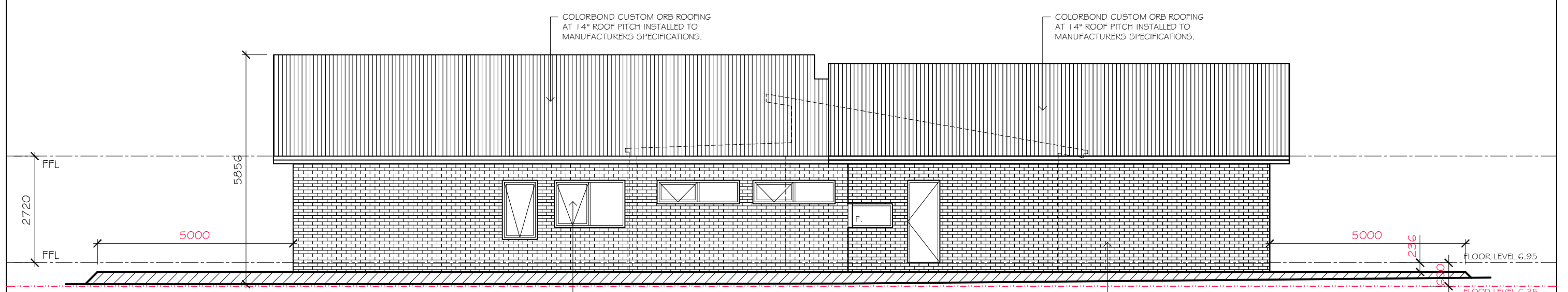
**SOUTH** 1 TO 100

**COLOUR SCHEDULE**

ROOF	LIGHT GREY
BRICKWORK	DARK GREY
LIGHTWEIGHT WALL CLADDING	BEIGE
WINDOWS / DOORS	SILVER



**NORTH** 1 TO 100



**WEST** 1 TO 100

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**ELEVATIONS** 1 TO 100

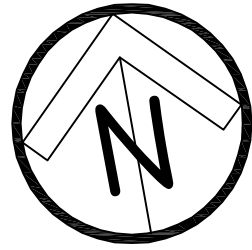
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**PROPOSED RESIDENCE**  
FOR: STEVE AND LISA HOBSON

**ADDRESS:** (LOT. 1) HALL ROAD,  
(NO.885 MCDONALDS DRAIN RD)  
PAKENHAM SOUTH. 3810

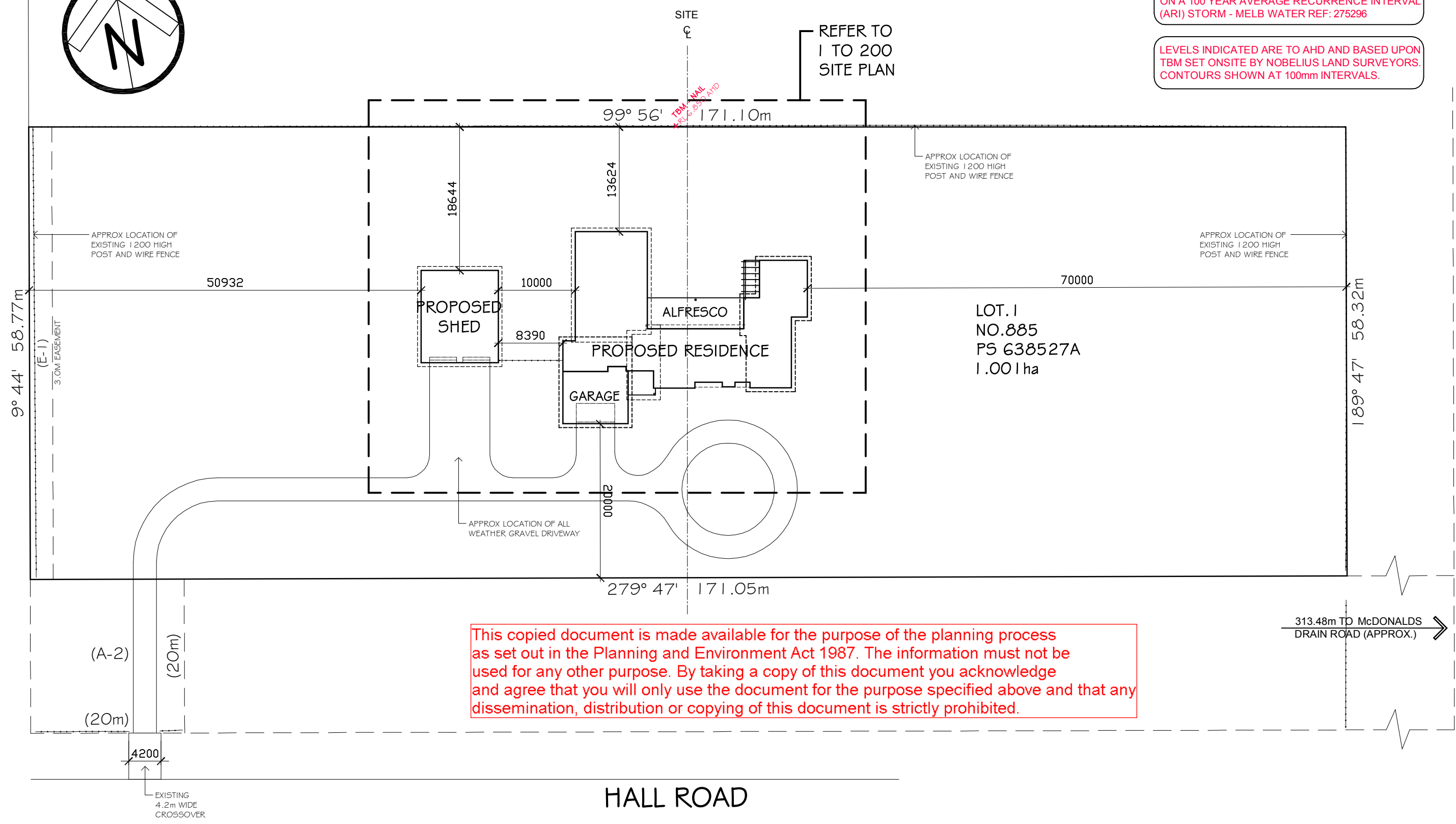
DATE: 12.12.2016  
SCALE: AS SHOWN  
DRAWN: S.HOBSON

ISSUE:  
TPIa **A04**



MELBOURNE WATER HAS ESTIMATED THE FLOOD LEVEL FOR THIS PROPERTY AT 6.35 A.H.D. BASED ON A 100 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORM - MELB WATER REF: 275296

LEVELS INDICATED ARE TO AHD AND BASED UPON TBM SET ONSITE BY NOBELIUS LAND SURVEYORS. CONTOURS SHOWN AT 100mm INTERVALS.



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McDONALDS DRAIN ROAD

HALL ROAD

SITE PLAN 1 TO 500

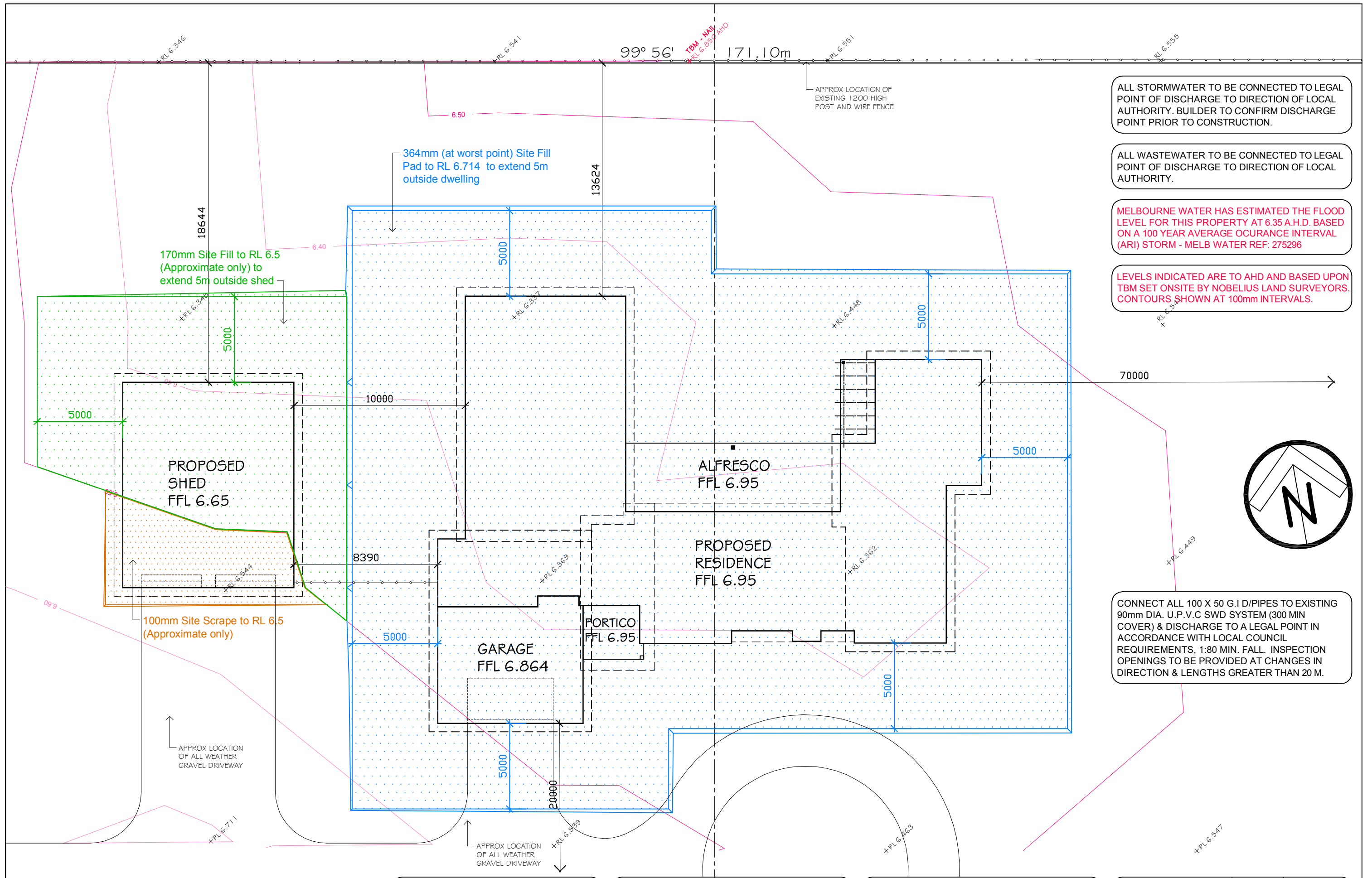
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ADDRESS: (LOT. 1) HALL ROAD, (NO.885 MCDONALDS DRAIN RD) PAKENHAM SOUTH. 3810

DATE: 12.12.2016  
SCALE: AS SHOWN  
DRAWN: S.HOBSON

ISSUE: TPIa  
AOI



ALL STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY. BUILDER TO CONFIRM DISCHARGE POINT PRIOR TO CONSTRUCTION.

ALL WASTEWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY.

MELBOURNE WATER HAS ESTIMATED THE FLOOD LEVEL FOR THIS PROPERTY AT 6.35 A.H.D. BASED ON A 100 YEAR AVERAGE OCURANCE INTERVAL (ARI) STORM - MELB WATER REF: 275296

LEVELS INDICATED ARE TO AHD AND BASED UPON TBM SET ONSITE BY NOBELIUS LAND SURVEYORS. CONTOURS SHOWN AT 100mm INTERVALS.

CONNECT ALL 100 X 50 G.I D/PIPES TO EXISTING 90mm DIA. U.P.V.C SWD SYSTEM (300 MIN COVER) & DISCHARGE TO A LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS, 1:80 MIN. FALL. INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION & LENGTHS GREATER THAN 20 M.

# SITE PLAN

1 TO 200

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DATE:	12.12.2016	ISSUE:	A02
SCALE:	AS SHOWN		
DRAWN:	S.HOBSON		
		TP1a	

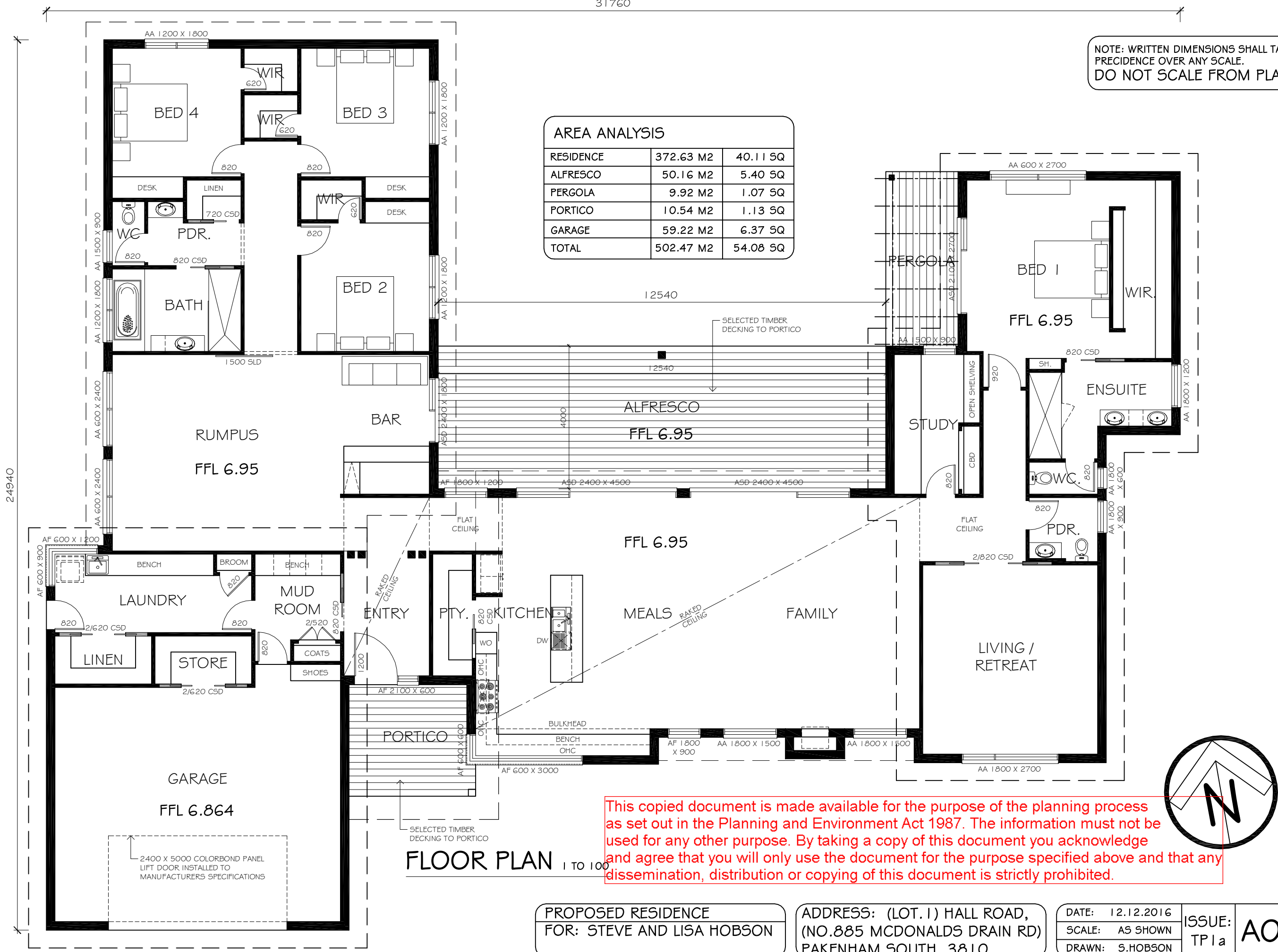
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31760

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AREA ANALYSIS		
RESIDENCE	372.63 M2	40.11 SQ
ALFRESCO	50.16 M2	5.40 SQ
PERGOLA	9.92 M2	1.07 SQ
PORTICO	10.54 M2	1.13 SQ
GARAGE	59.22 M2	6.37 SQ
TOTAL	502.47 M2	54.08 SQ



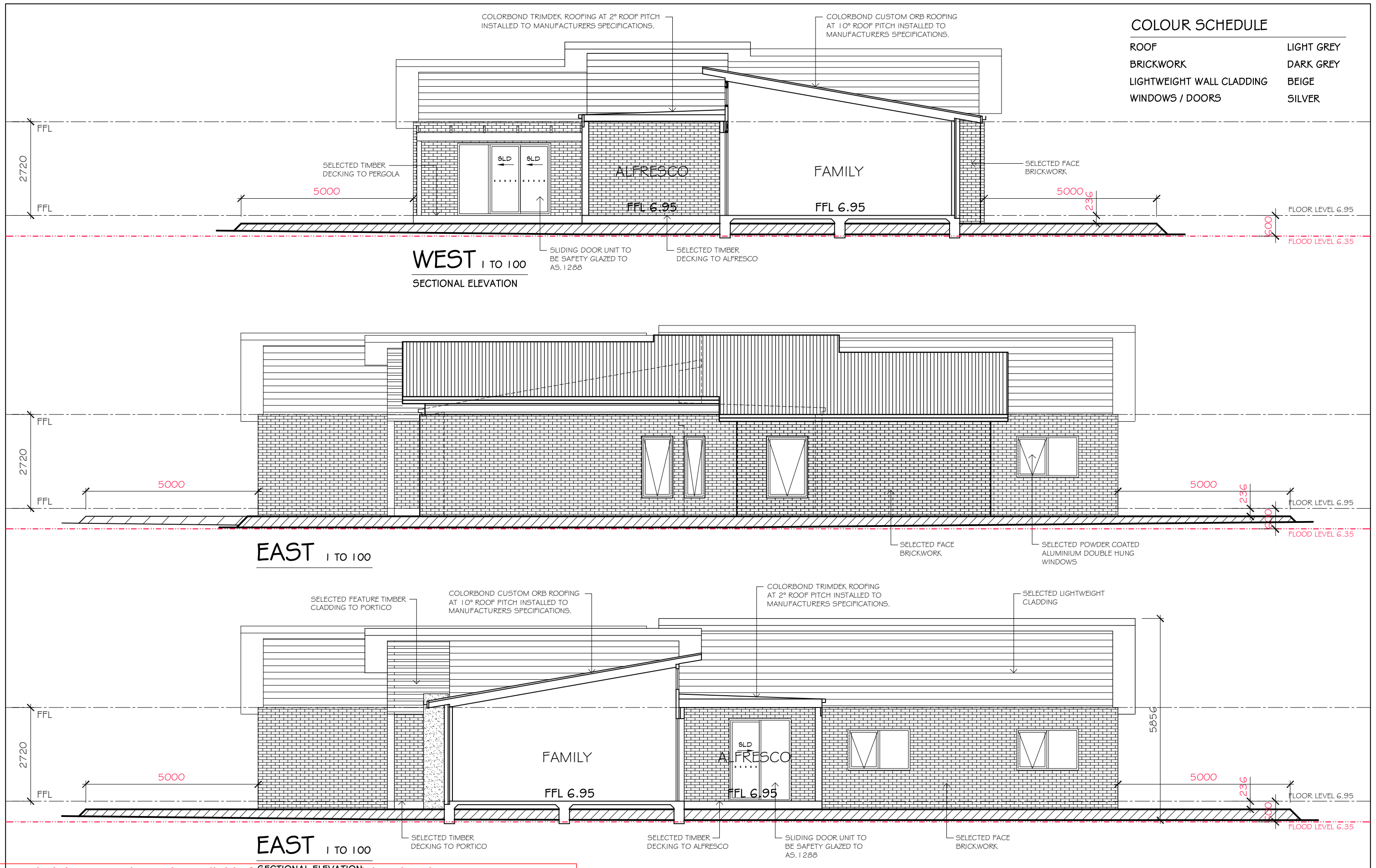
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### FLOOR PLAN 1 TO 100

PROPOSED RESIDENCE  
FOR: STEVE AND LISA HOBSON

ADDRESS: (LOT. 1) HALL ROAD,  
(NO.885 MCDONALDS DRAIN RD)  
PAKENHAM SOUTH. 3810

DATE: 12.12.2016	ISSUE: TPIa	A03
SCALE: AS SHOWN		
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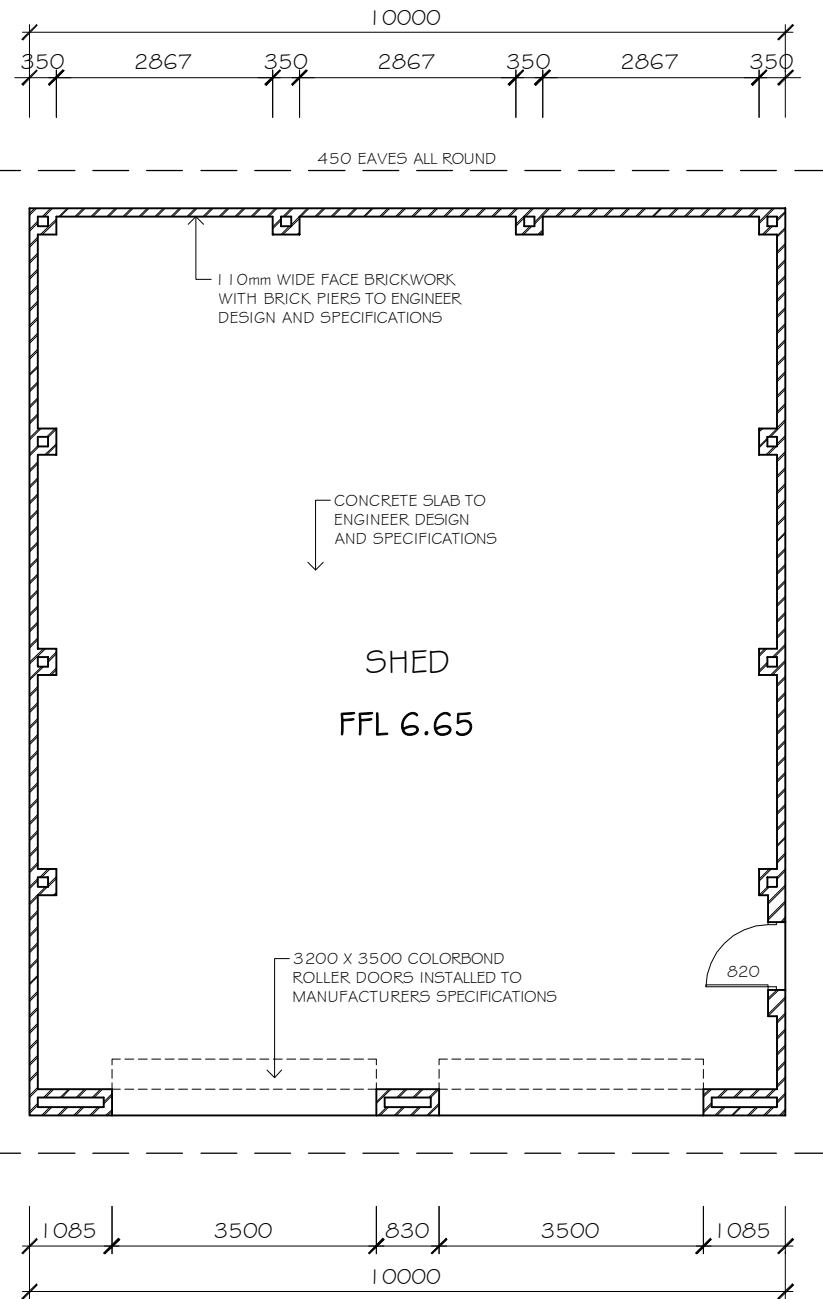
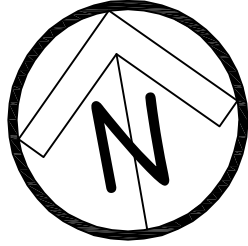
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DATE: 12.12.2016  
SCALE: AS SHOWN  
DRAWN: S.HOBSON

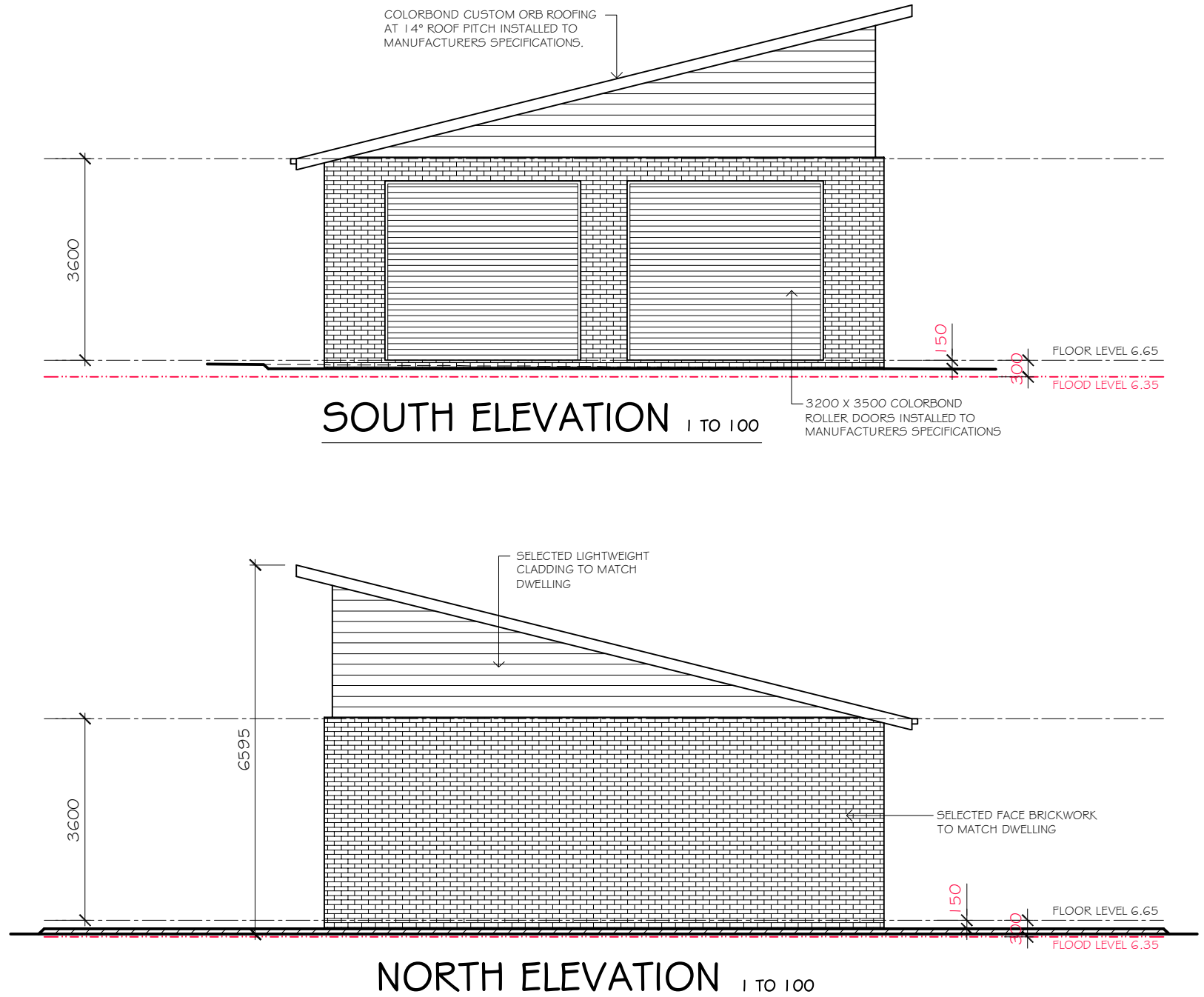
ISSUE: TP1a  
**A05**



**SHED FLOOR PLAN** 1 TO 100

AREA ANALYSIS		
SHED	120.00 M2	12.92 SQ

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**COLOUR SCHEDULE**

ROOF	LIGHT GREY
BRICKWORK	DARK GREY
LIGHTWEIGHT WALL CLADDING	BEIGE
WINDOWS / DOORS	SILVER

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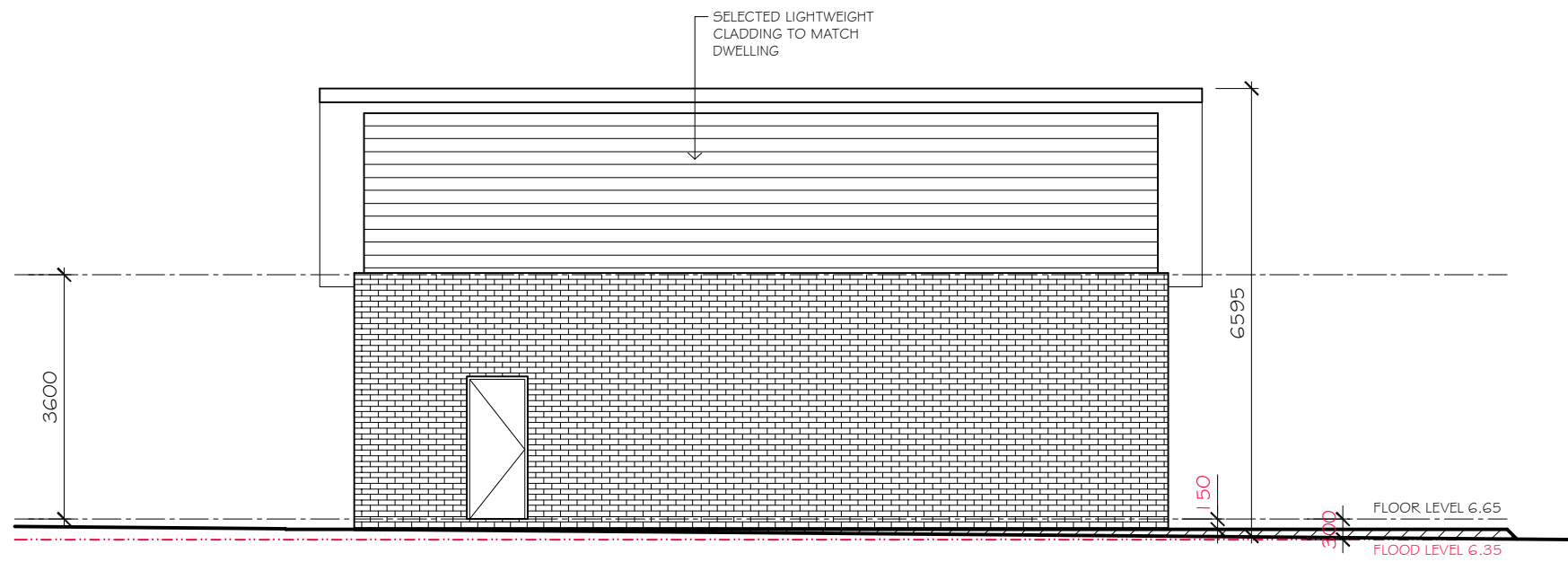
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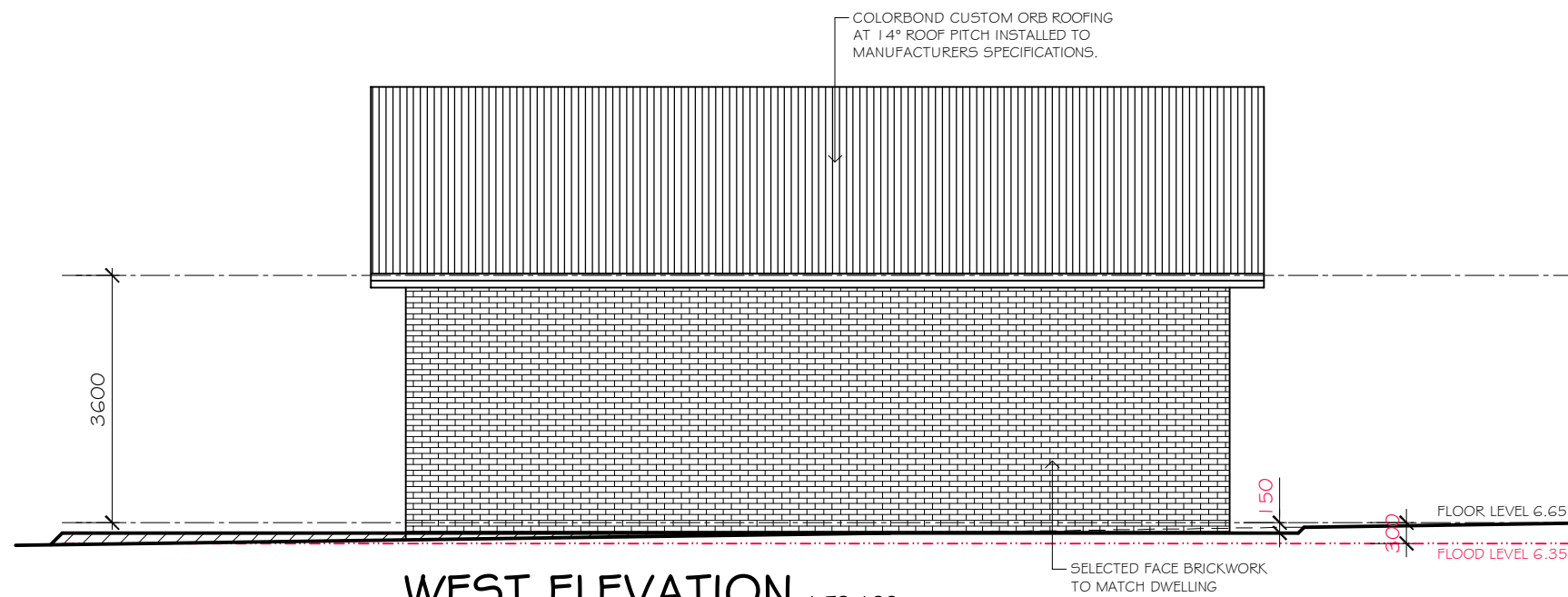
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ISSUE:  
TPIa **A06**





**EAST ELEVATION** 1 TO 100



**WEST ELEVATION** 1 TO 100

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**COLOUR SCHEDULE**

ROOF	LIGHT GREY
BRICKWORK	DARK GREY
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WINDOWS / DOORS	SILVER

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