

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	206 Gembrook Road, Gembrook
The application is for a permit to:	Construction of a verandah
The applicant for the permit is:	Neil Busacca C/- Studio Three Design
The application reference number is:	T170038
You may look at the application and any documents that support the application at the office of the Responsible Authority:	<p>Cardinia Shire Council 20 Siding Avenue Officer 3809</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website <a href="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</a>.</p>

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.

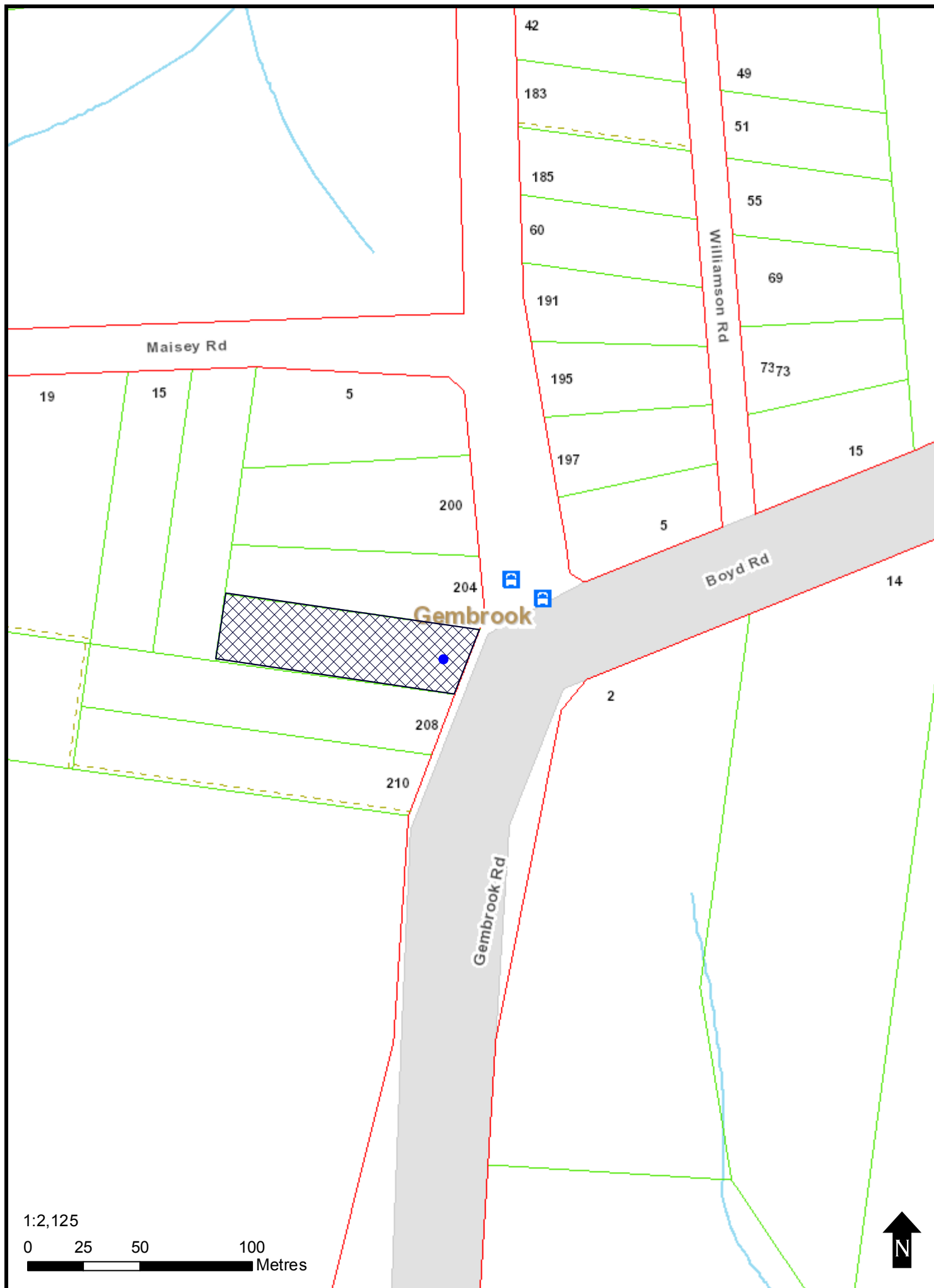
The Responsible Authority will not decide on the application before:	7 March 2017
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If you object, the Responsible Authority will advise you of its decision.

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)

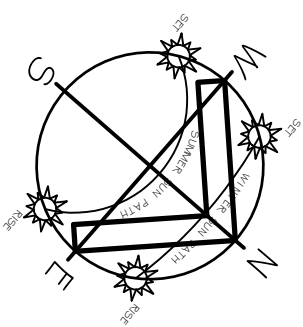
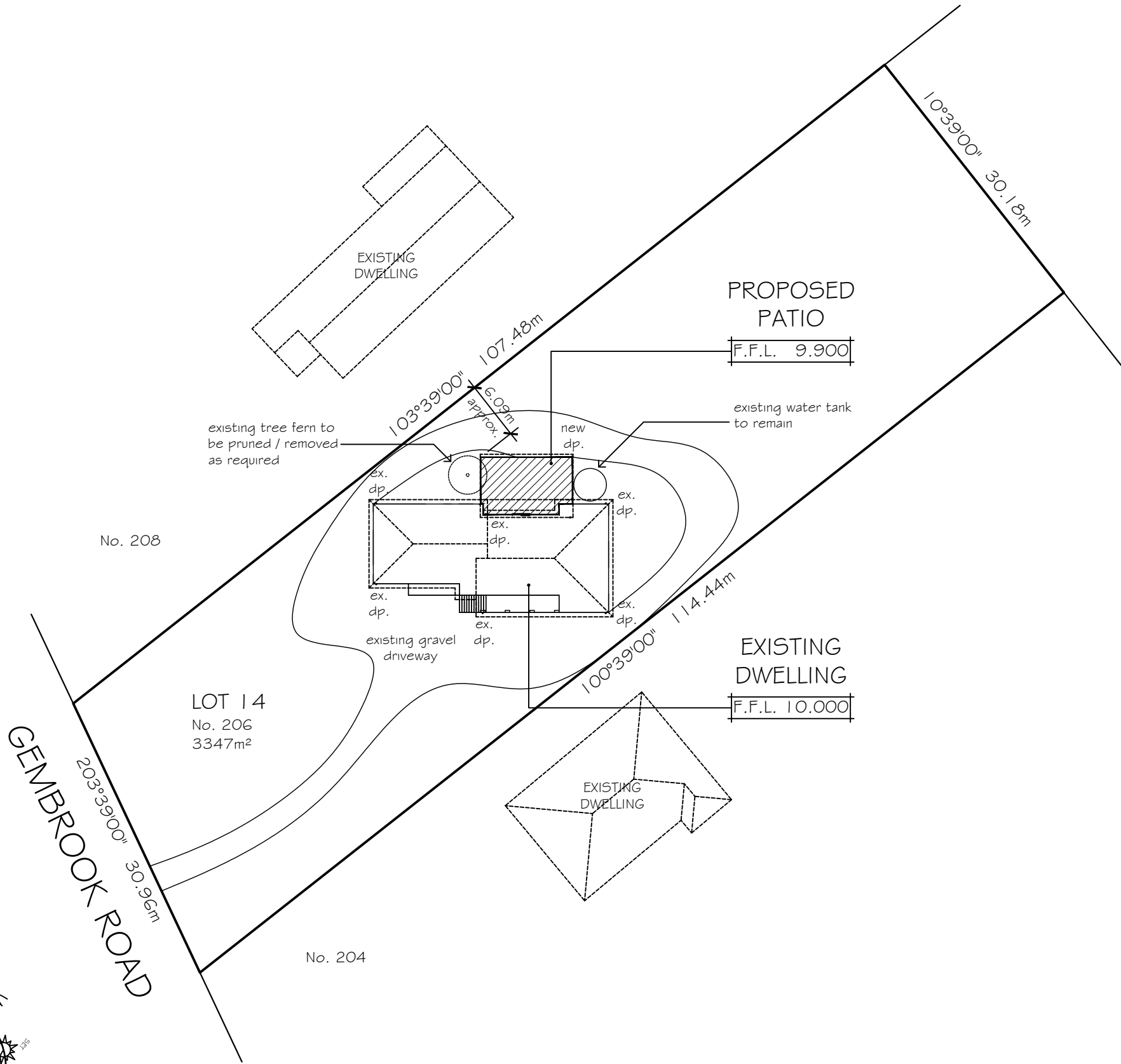
Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your 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.



1:2,125

0 25 50 100 Metres

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SITE PLAN

- NO CUT AND FILL REQUIRED
- VEGETATION TO BE MODIFIED / REMOVED
- NO TREES TO BE REMOVED

AREA ANALYSIS		
	m <sup>2</sup>	sq.
EXISTING ENTRY LEVEL	222.45	23.94
EXISTING LOWER LEVEL	97.75	10.52
EXISTING PORCH	13.70	1.47
EXISTING BALCONY	6.38	0.69
<b>TOTAL</b>	<b>340.28</b>	<b>36.63</b>
PROPOSED PATIO	55.24	5.95
<b>GRAND TOTAL</b>	<b>395.52</b>	<b>5.95</b>



**studiothr3e**  
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1/25 Treloar Lane  
Pakenham Vic 3810

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client:- MR. & MRS. BUSACCA

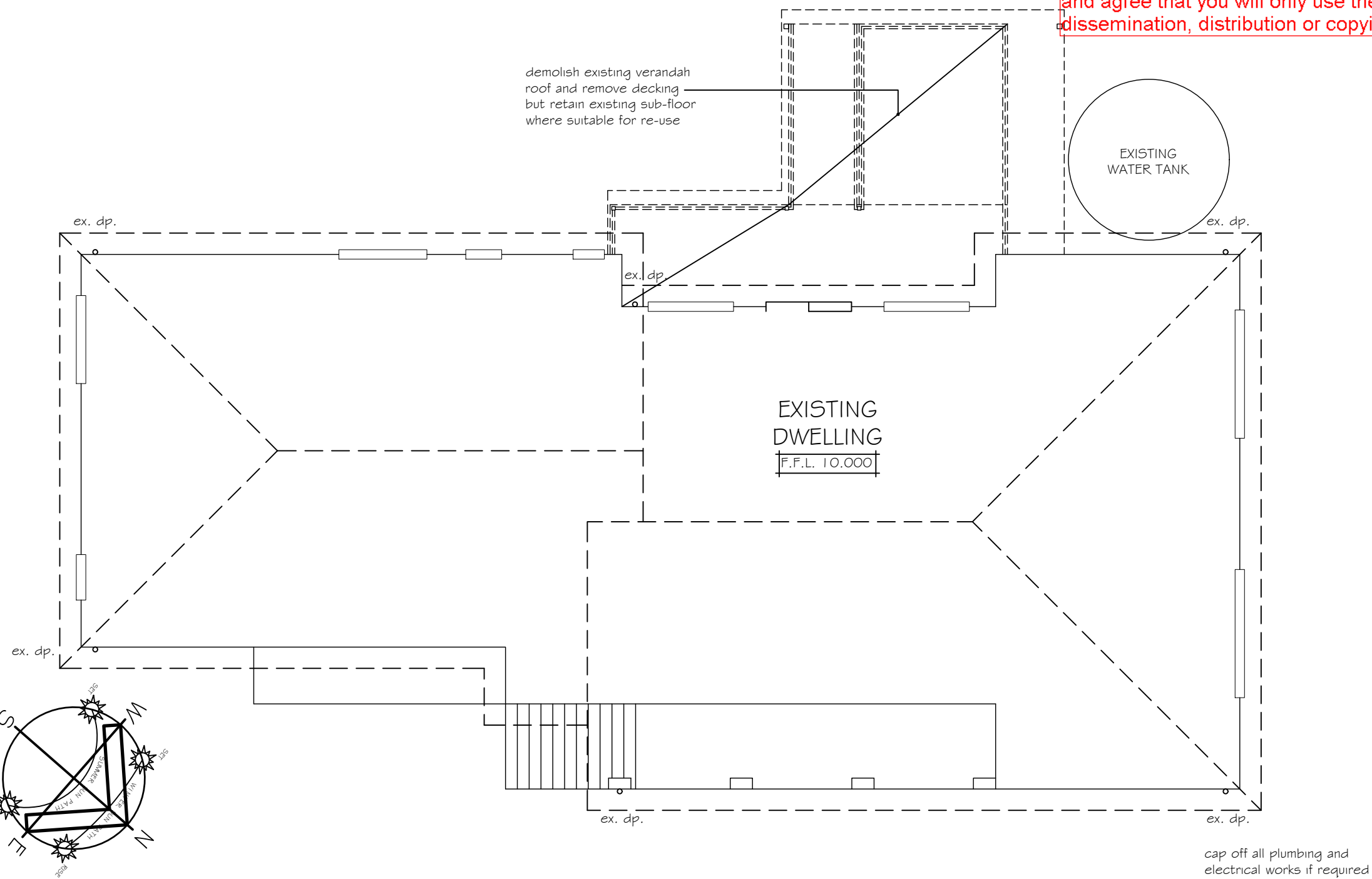
project:- ALTERATIONS & ADDITIONS  
AT 206 GEMBROOK ROAD  
GEMBROOK

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date:-	31.01.17	A01 of A04	
melways ref:-	314 J2		
rbp:-	DP-AD415	issue:-	project no:-
		A	2676

GENERAL NOTES FOR DEMOLITION OF RESIDENTIAL WORKS (NCC 2016 BCA VOL. 2) REVISED MAY 2016

DN 01	All materials and work practices shall comply with, but not limited to, the Building Regulations 2006, the National Construction Code Series 2016 Building Code of Australia Vol. 2 and all relevant current Australian Standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.	DN 07	Protective outriggers, fences, awnings, hoarding, barnyards and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.	DN 13	Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.	DN 20	Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
DN 02	Precautions must be taken before and during demolition in accordance with AS 2601-2001: The Demolition of Structures.	DN 08	Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.	DN 14	The Demolisher shall be responsible for the disconnection of all telecommunication supplies.	DN 21	Removal of buildings by road must be approved by relevant Councils Traffic Engineer.
DN 03	During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.	DN 09	All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.	DN 15	The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.	DN 22	A site management plan is to be implemented during demolition works to control sediment run-off in accordance with EPA Victoria publication #275: Construction Techniques for Sediment Pollution Control. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period.
DN 04	The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.	DN 10	Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.	DN 16	The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.	DN 23	It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.
DN 05	The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.	DN 11	No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.	DN 17	Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.		
DN 06	No part of any external wall on or with 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.	DN 12	Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.	DN 18	Any swimming pools, ponds or the like either on the demolition site or on the neighbouring allotments where affected by the demolition works shall be adequately fenced and made safe, so as to comply with 'AS 1926 Swimming Pool Safety' Parts 1 & 2 prior to commencement of any demolition works.		
				DN 19	Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.		

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EXISTING FLOOR / DEMOLITION PLAN

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client:- MR. & MRS. BUSACCA

project:- ALTERATIONS & ADDITIONS  
AT 206 GEMBROOK ROAD  
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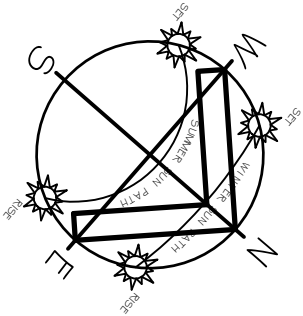
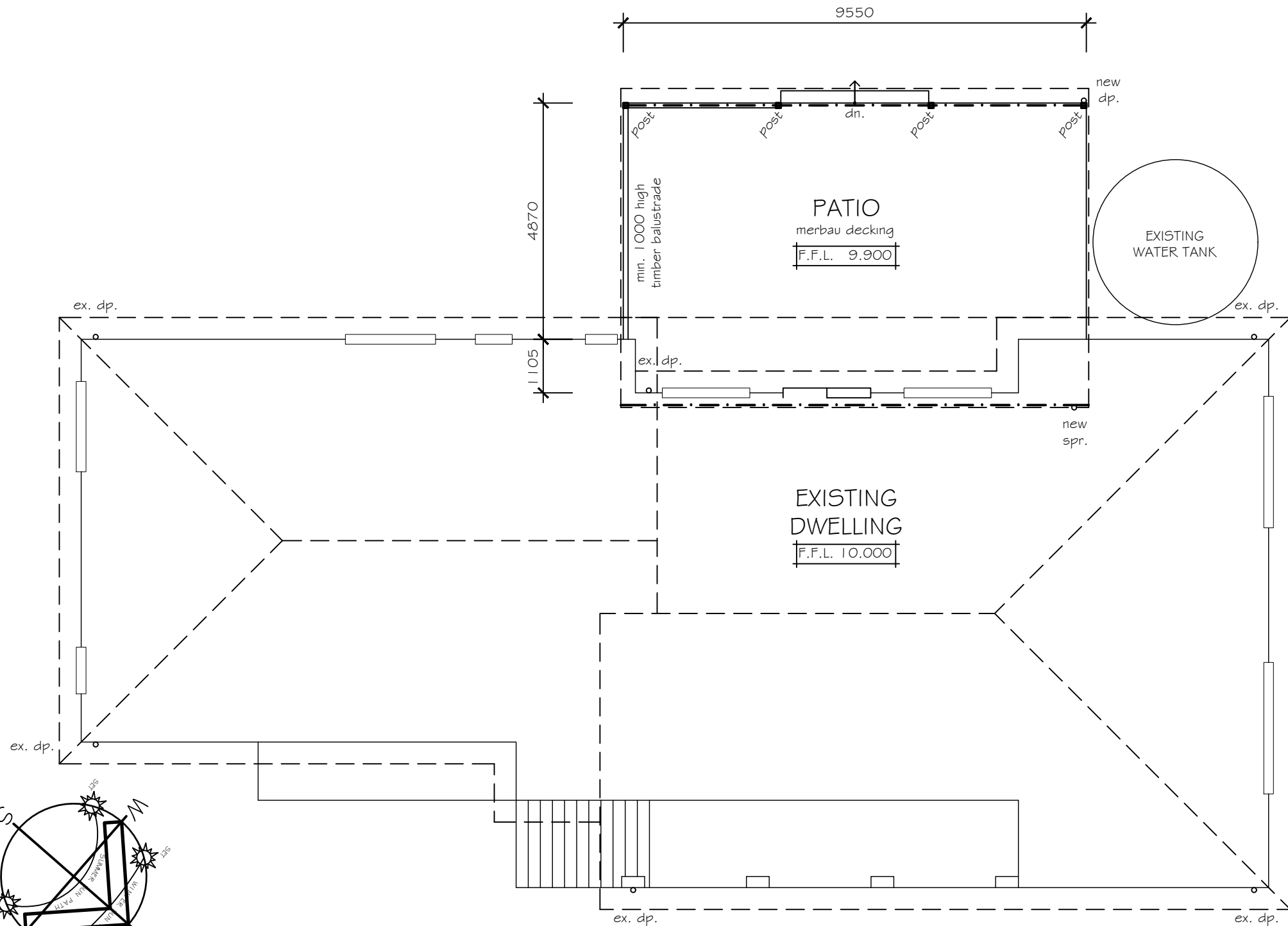
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melways ref:- 314 J2	
rbp:- DP-AD415	sheet:-
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	issue:- project no:-
	A 2676

all external timbers to be treated for weather exposure

provide steps as required  
builder to verify on site


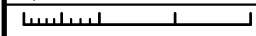
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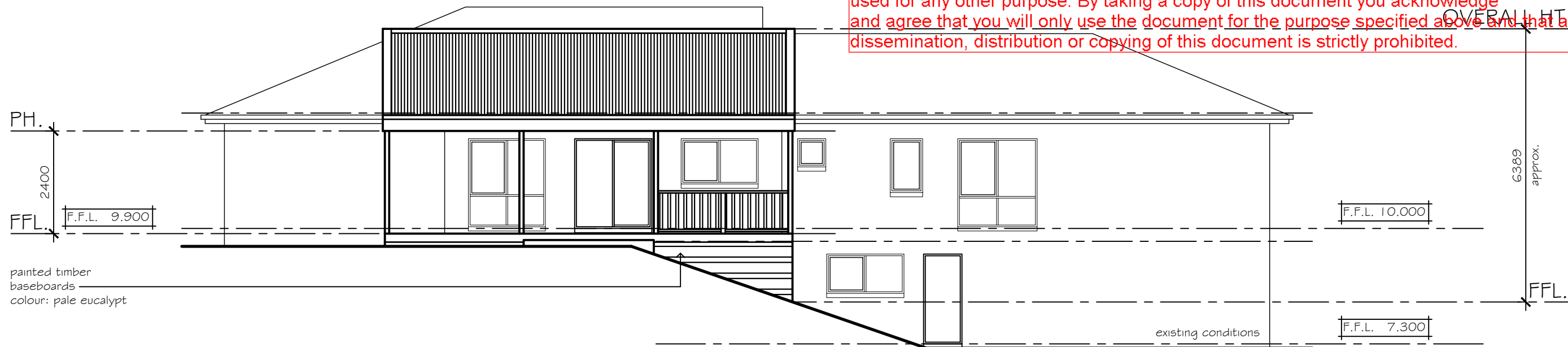
PROPOSED FLOOR PLAN

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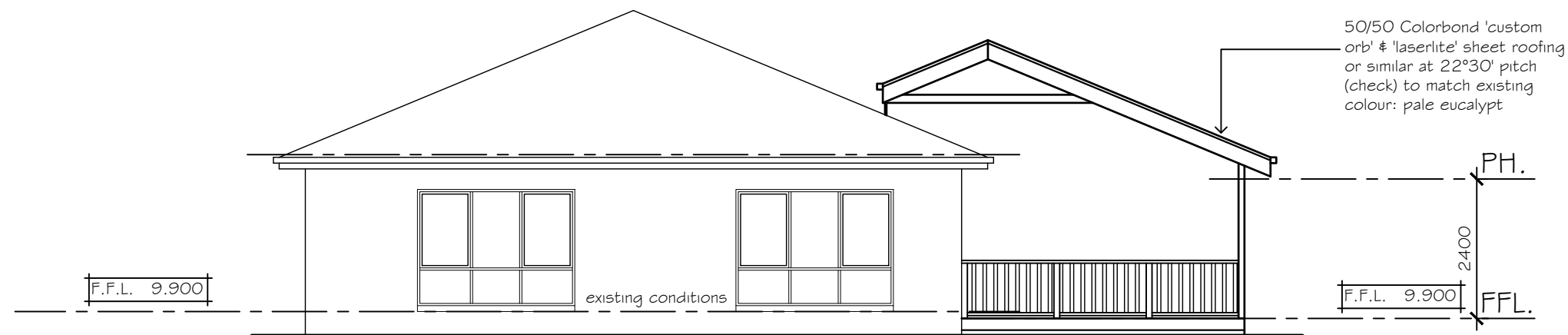
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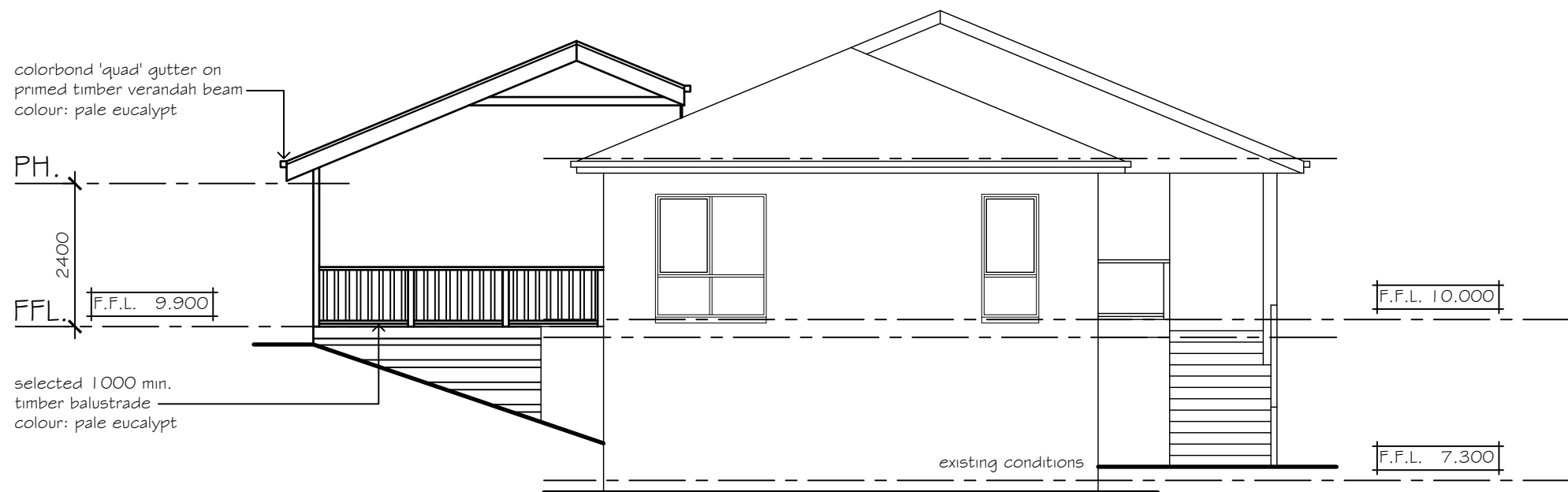
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SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

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