

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	335 Evans Road, Cockatoo VIC 3781 L7 LP28246
The application is for a permit to:	Buildings and Works associated with the construction of a dwelling extension.
The applicant for the permit is:	Belgraphik Building Design
The application reference number is:	T230561
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="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</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:	19 February 2024
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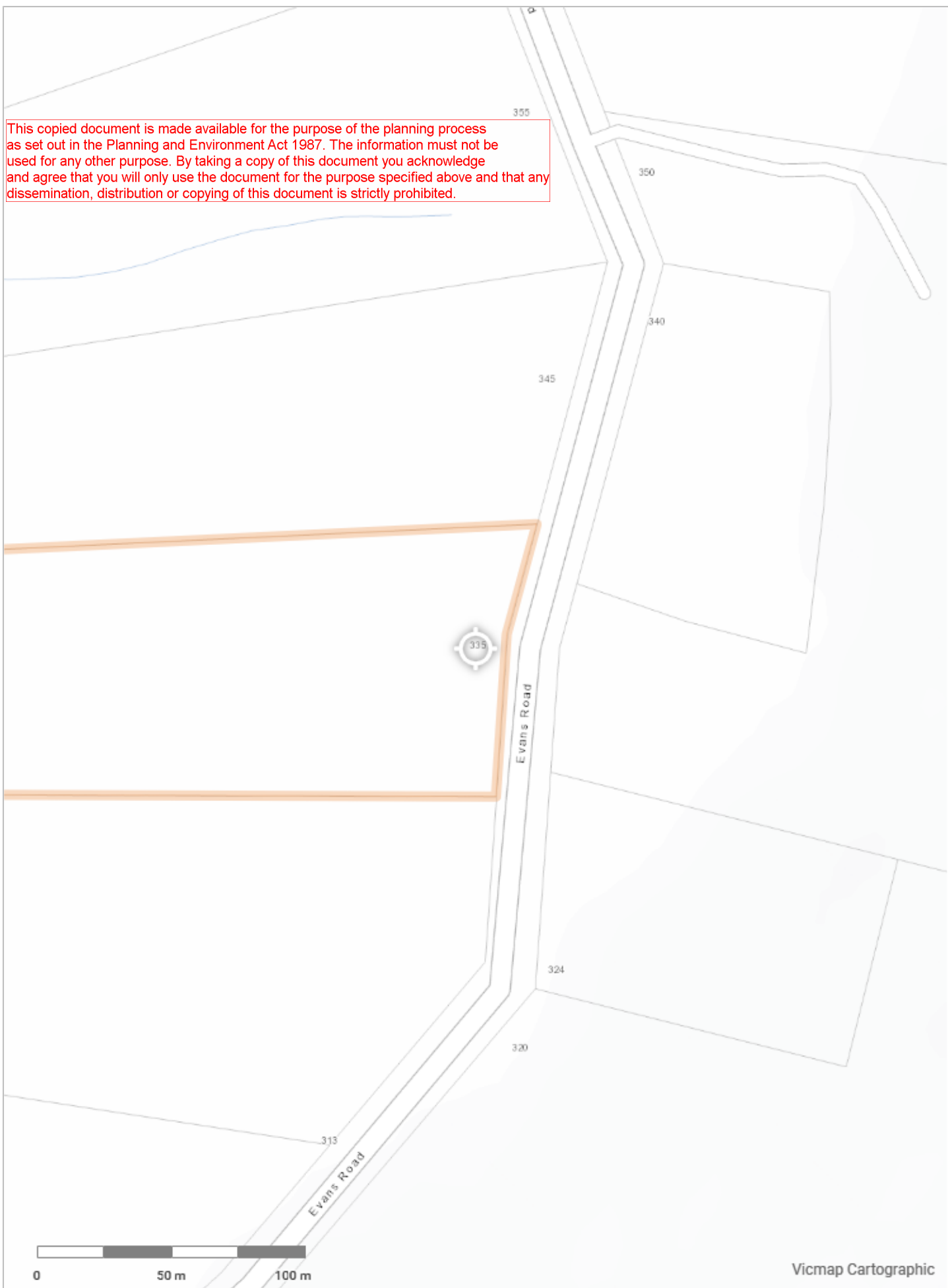
If you object, the Responsible Authority will tell you its decision.

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.

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## Application Summary

Portal Reference	D423700K
Reference No	T230561

## Basic Information

Cost of Works	\$280,000
Site Address	335 Evans Road Cockatoo VIC 3781

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.
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## Documents Uploaded

Date	Type	Filename
05-12-2023	Additional Document	T230561 PA RFI PLANS 05.12.23.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

## Lodged By

Site User	Belgraphik Building Design	Burwood Highway, Belgrave VIC 3160	 E: info@belgraphik.com
Submission Date	05 December 2023 - 01:03:PM		

## Declaration

☒ By ticking this checkbox, I, , declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VIC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–  
5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

Site Notes - Additions/Renovations

Council:Cardinia

Zone: RCZ2

Overlay(s): BMO , E501

Address: 335 Evans Road, Cockatoo 3781

Our Ref: B23-011

Area of Existing: 223.85m²

Area of Proposed & Existing: 297.93m²

Percentage of Increased Area: 33%

All downpipes to connect to existing SW drainage system & connect to L.P.D. To relevant authority req's

Provide 90mm agy pipe to base of any cut & connect to s.w. via silt pit.

Earthworks as shown on Site Plan

Retaining walls over 1.0m to Eng. Design

No Trees to be removed / impacted.

Building height does not exceed 9.0m

No overshadowing issues

No overlooking issues

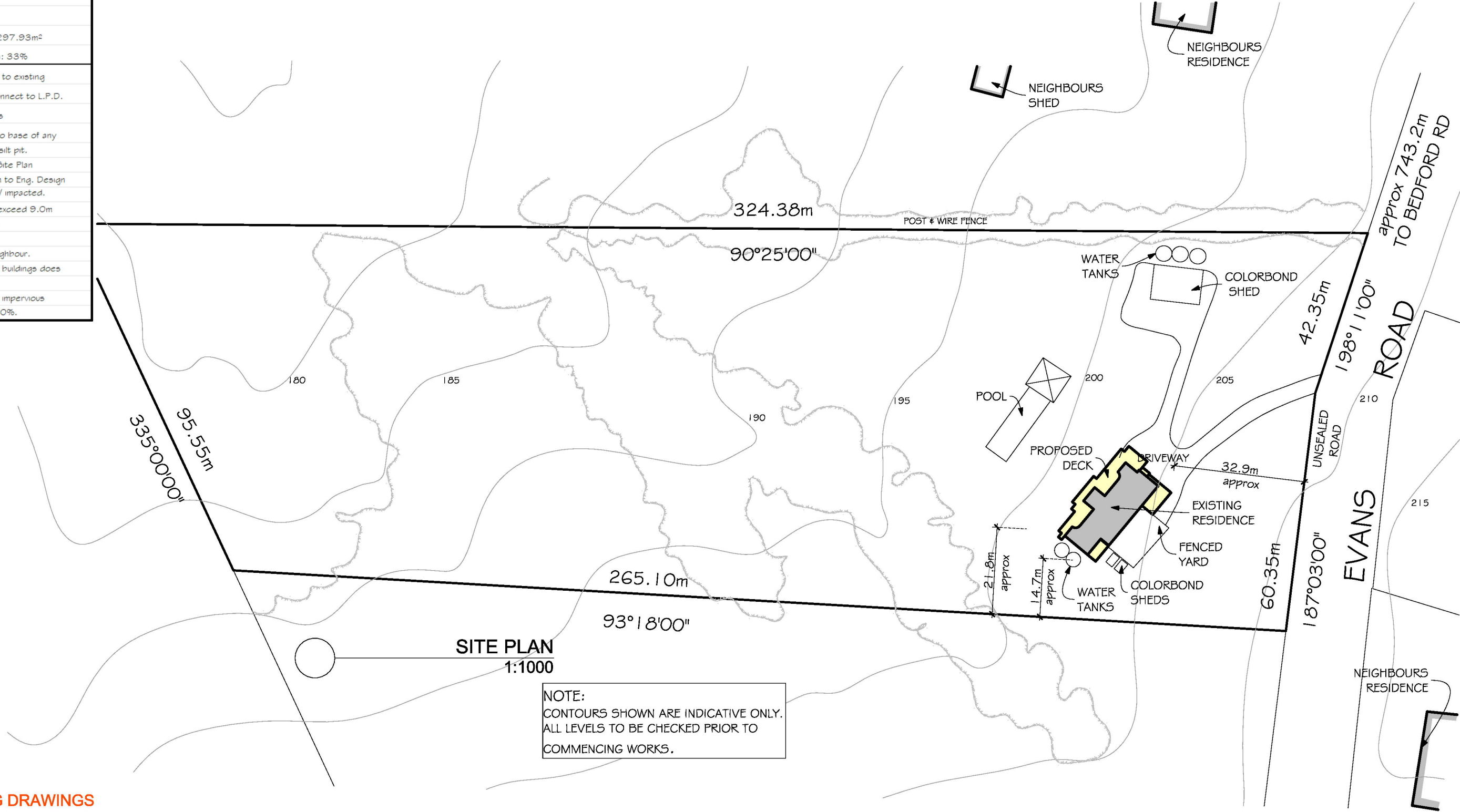
(A)

More than 9.0m from neighbour.

The site area covered by buildings does not exceed 60%.

The site area covered by impervious surfaces not to exceed 80%.

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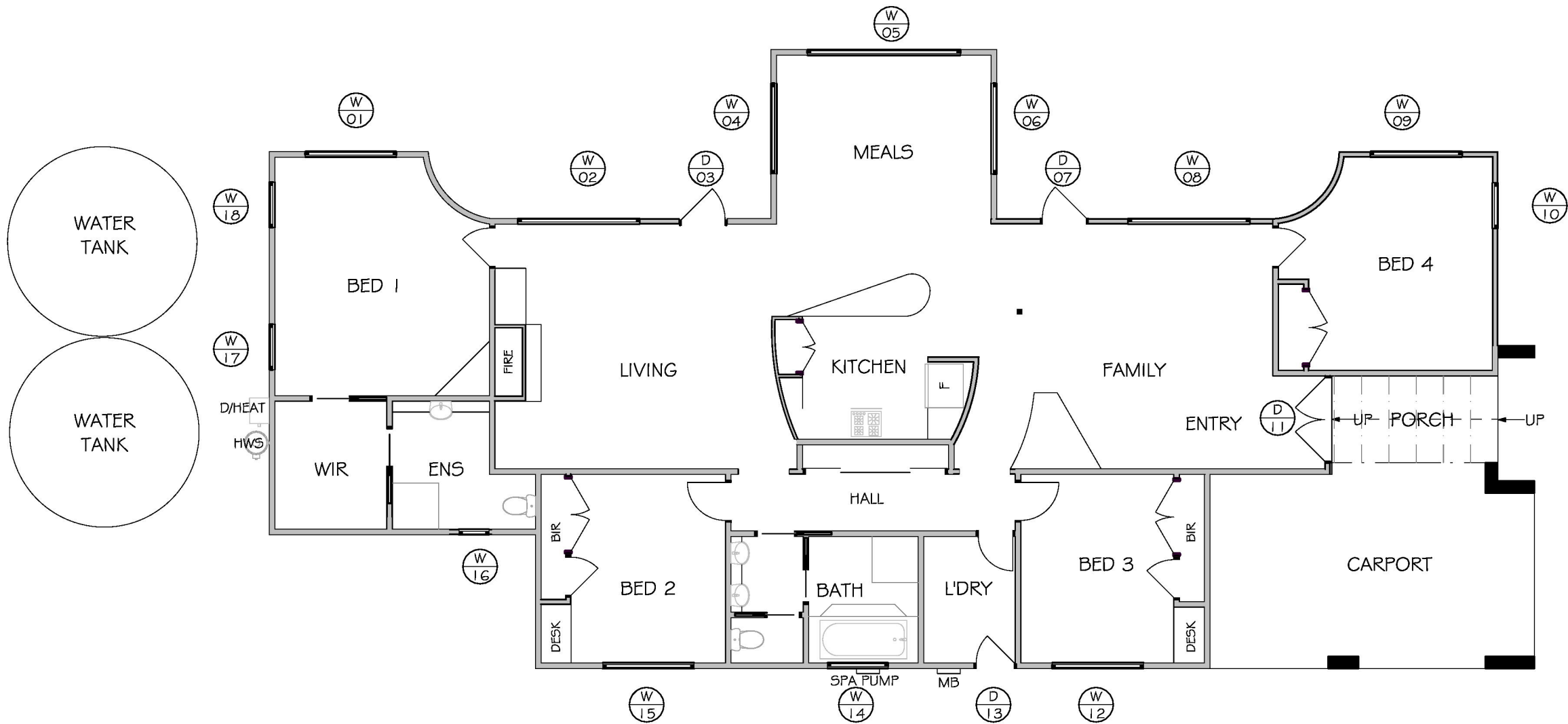


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<div><div>Belgraphik</div><div>BUILDING DESIGN</div><div>1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933</div></div>	<div><div>bdcv</div><div>Building Designers Association Victoria</div><div>REGISTERED Building Practitioner</div></div>	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	No.	Revisions	Date	<div><div></div><div>NORT</div></div>	PROJECT Proposed Alterations & Additions SITE ADDRESS 335 Evans Rd Cockatoo 3781	Title SITE PLAN	
			B.	T230561PA RFI - Elevation Heights	5.12.23			Scale 1:100 UNO	Date May 2023
							Original paper size A3	Rev'n B	
							Drawn Gavin	Dwg No.	
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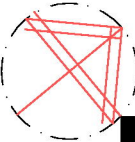


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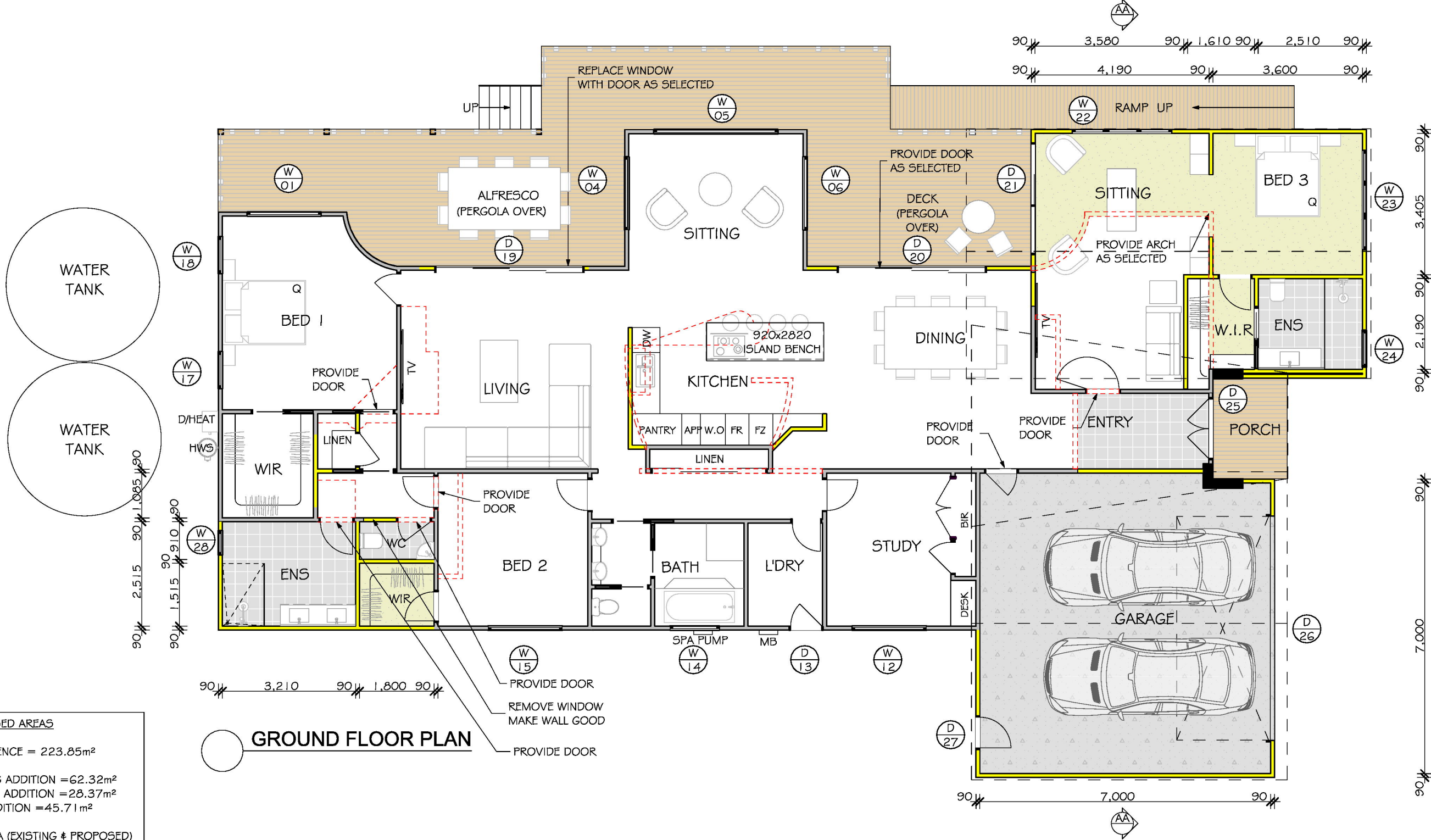


GROUND FLOOR PLAN

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 1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933	 REGISTERED Building Practitioner	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	No.	Revisions	Date	 NORTH	PROJECT Proposed Alterations & Additions SITE ADDRESS 335 Evans Rd Geelong 3220	Title EXISTING CONDITIONS	
			B.	T230561PA RFI - Elevation Heights	5.12.23			Scale	1:100 UNO
								Original paper size.	A3
								Drawn	Gavin
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**PROPOSED AREAS**

EXISTING RESIDENCE = 223.85m<sup>2</sup>




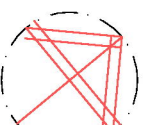
PROPOSED DECKING ADDITION = 62.32m<sup>2</sup>

PROPOSED GARAGE ADDITION = 28.37m<sup>2</sup>

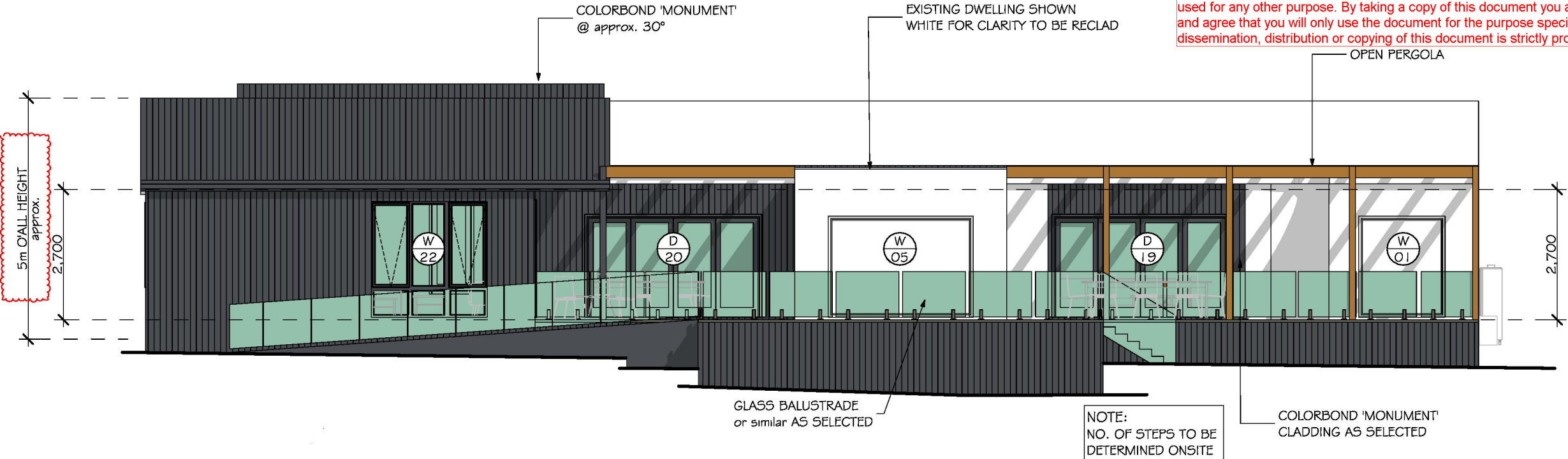
PROPOSED ADDITION = 45.71m<sup>2</sup>

TOTAL PROPOSED AREA (EXISTING & PROPOSED) = 297.93m<sup>2</sup> (INCREASE OF 33%)

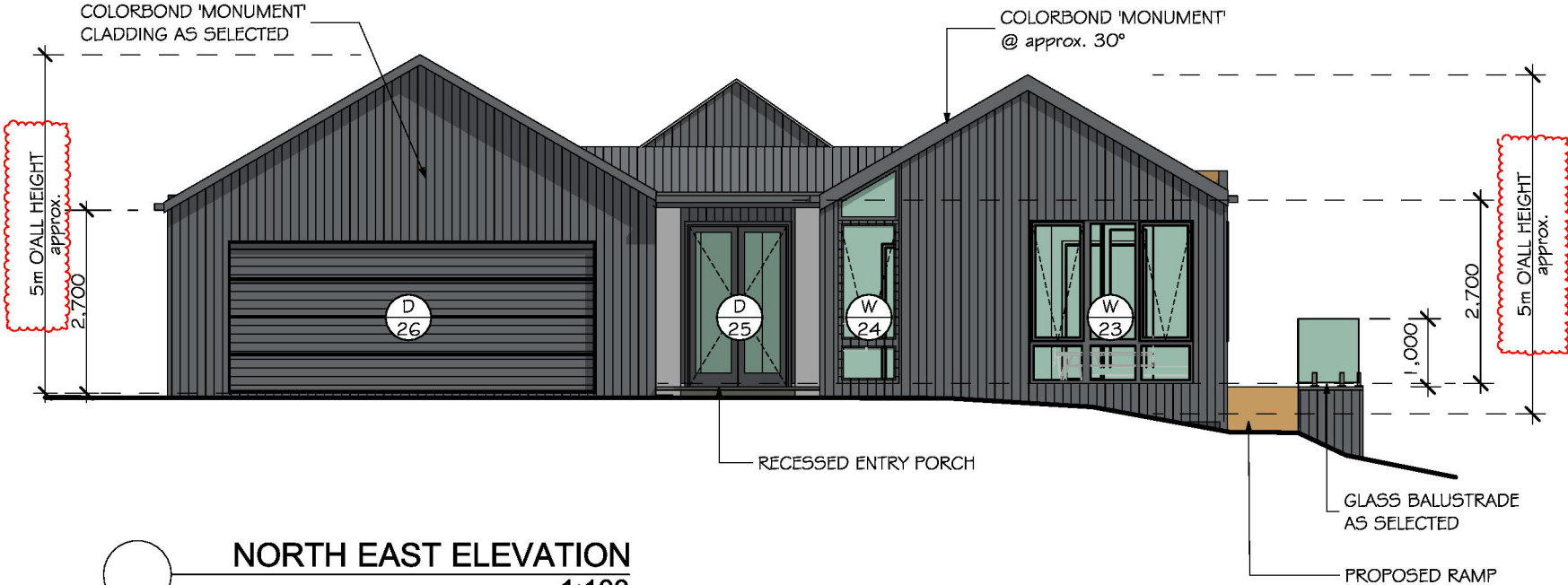
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		No.	Revisions	Date
		B.	T230561PA RFI - Elevation Heights	5.12.23
<div><p>NORTH</p></div>	PROJECT Proposed Alterations & Additions			
	SITE ADDRESS 335 Evans Rd Geelong 3220			
<div><div>Title</div><div>FLOOR PLAN</div></div>				
Scale	1:100 UNO	Date	May 2023	
Original paper size.	A3	Rev'n	B	
Drawn	Gavin	Dwg No.	TP3	
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 NORTH WEST ELEVATION  
1:100



 NORTH EAST ELEVATION  
1:100

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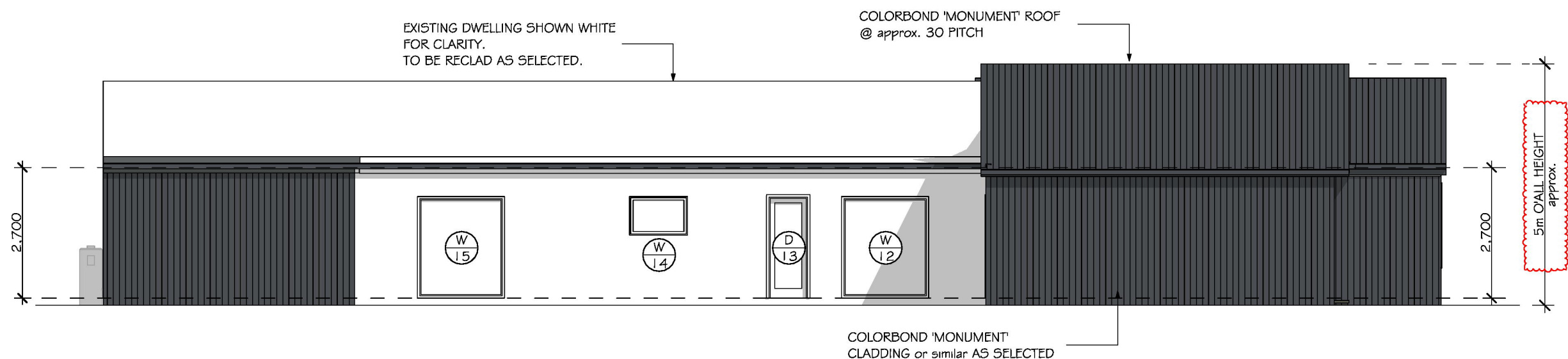
<div><p><b>Belgraphik</b> BUILDING DESIGN</p></div> <div><p>1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933</p></div>	<div><p>bdav Building Designers Association Victoria</p></div> <div><p>REGISTERED Building Practitioner</p></div>	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.				
		No.	Revisions	Date	<div><p>PROJECT Proposed Alterations &amp; Additions</p><p>SITE ADDRESS 335 Evans Rd Cockatoo 3781</p></div> <div></div>	
		B.	T230561PA RFI - Elevation Heights	5.12.23		
Title				ELEVATIONS		
Scale		1:100 UNO	Date		May 2023	
Original paper size.		A3	Rev'n		B	
Drawn		Gavin	Dwg No.		TP4	
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**NORTH WEST ELEVATION**  
1:100

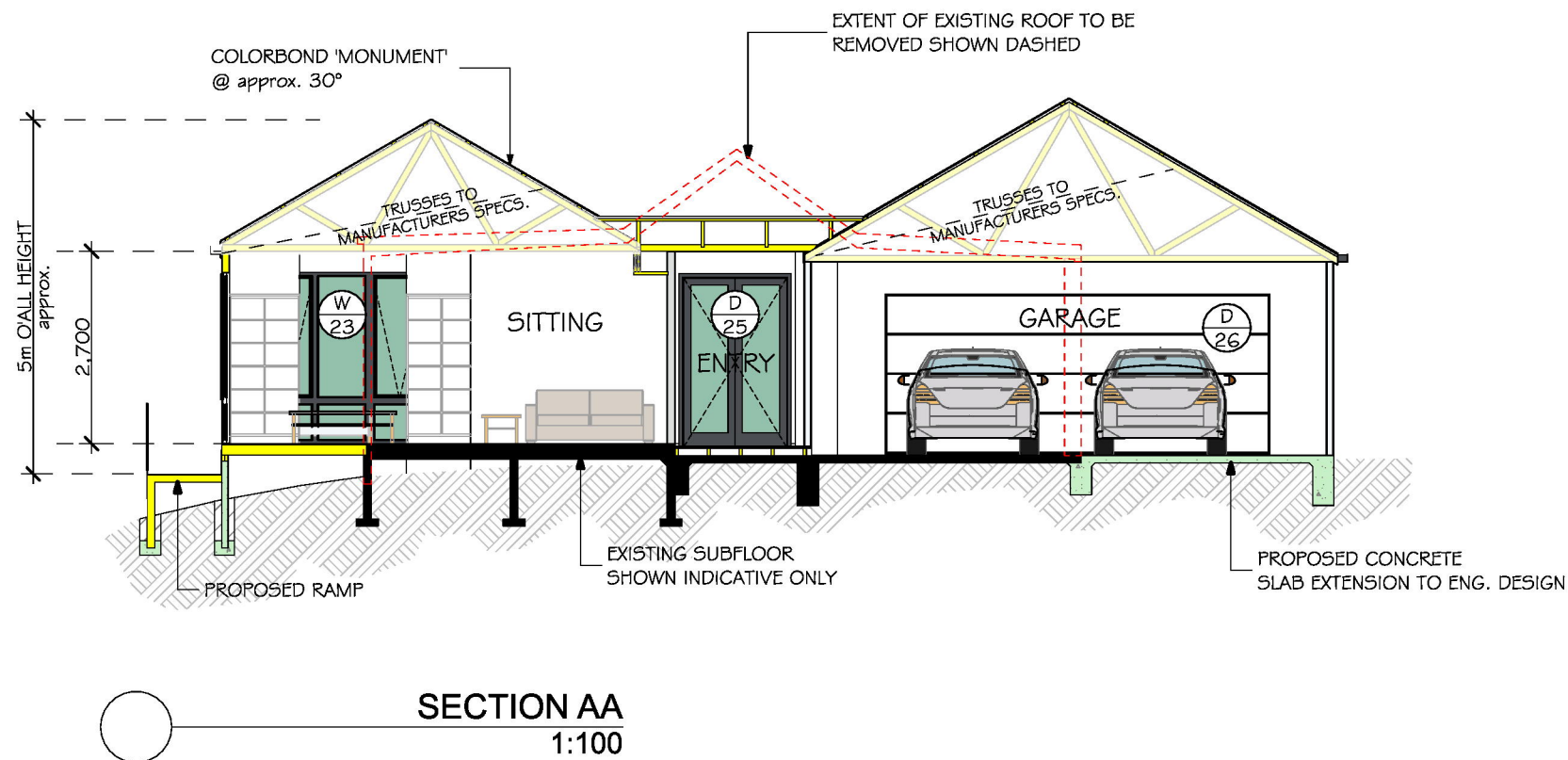


**NORTH WEST ELEVATION**  
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