

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	1 Prince Street, Emerald
The application is for a permit to:	Subdivision of the land and vegetation removal
The applicant for the permit is:	Belgraphik Building Design
The application reference number is:	T160793
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 www.cardinia.vic.gov.au.</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
 - * 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.

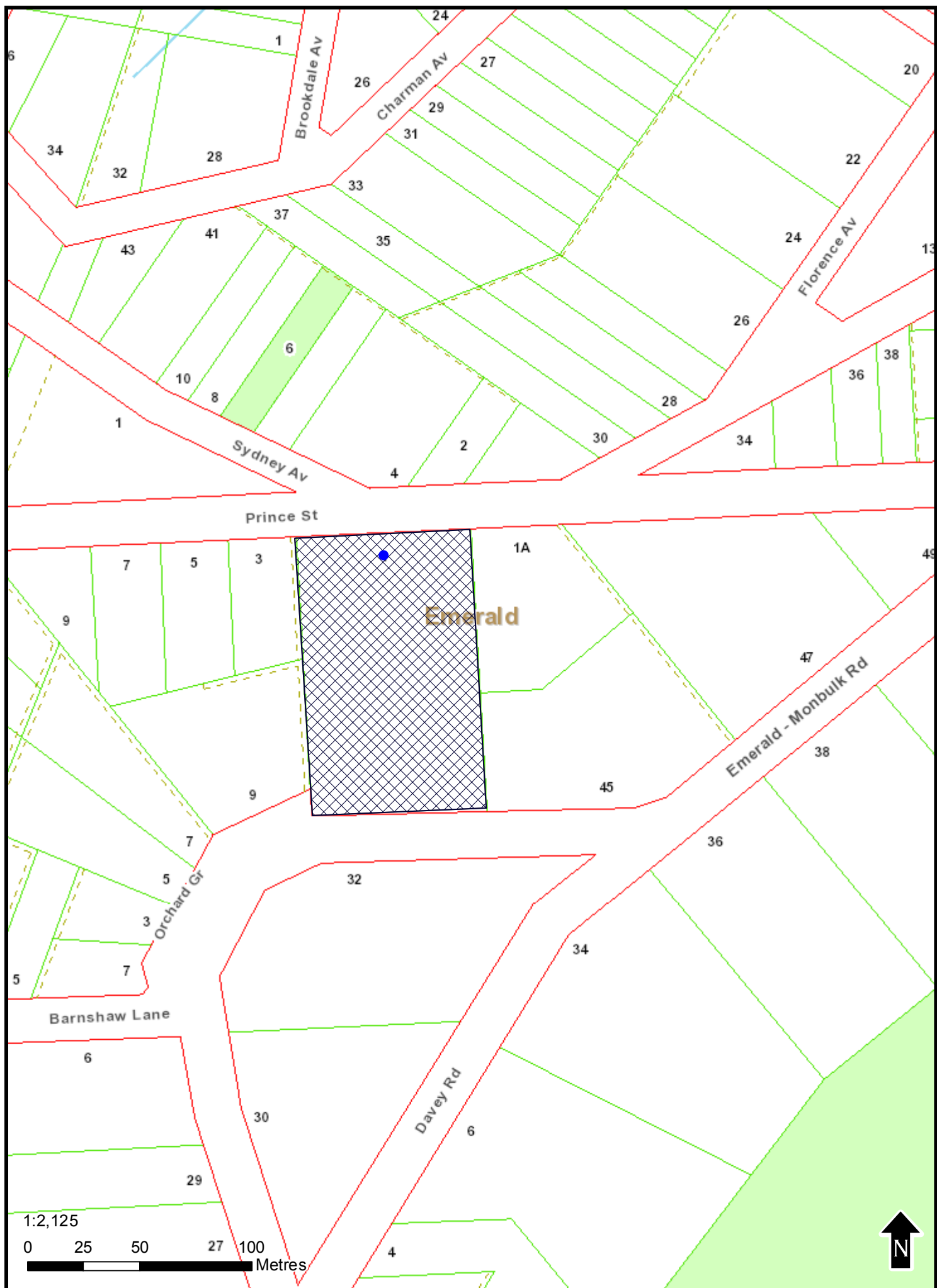
The Responsible Authority will not decide on the application before:	28 March 2017
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If you object, the Responsible Authority will advise you of its decision.

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

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.



DESIGN RESPONSE PLAN

PROPOSED 2 LOT SUBDIVISION

FOR: KIM STEERE

AT: 1 PRINCE STREET,
EMERALD, 3782.

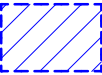
C/T VOL.9528 FOL.574

PURPOSE OF PLAN:

- 2 LOT SUBDIVISION (PS 744644D)
- VEGETATION REMOVAL

NOTATIONS

- Proposal subject to requirements of Public Authorities & Town Planning Approval.
- Contours are at 0.50 metre intervals and are to A.H.D.

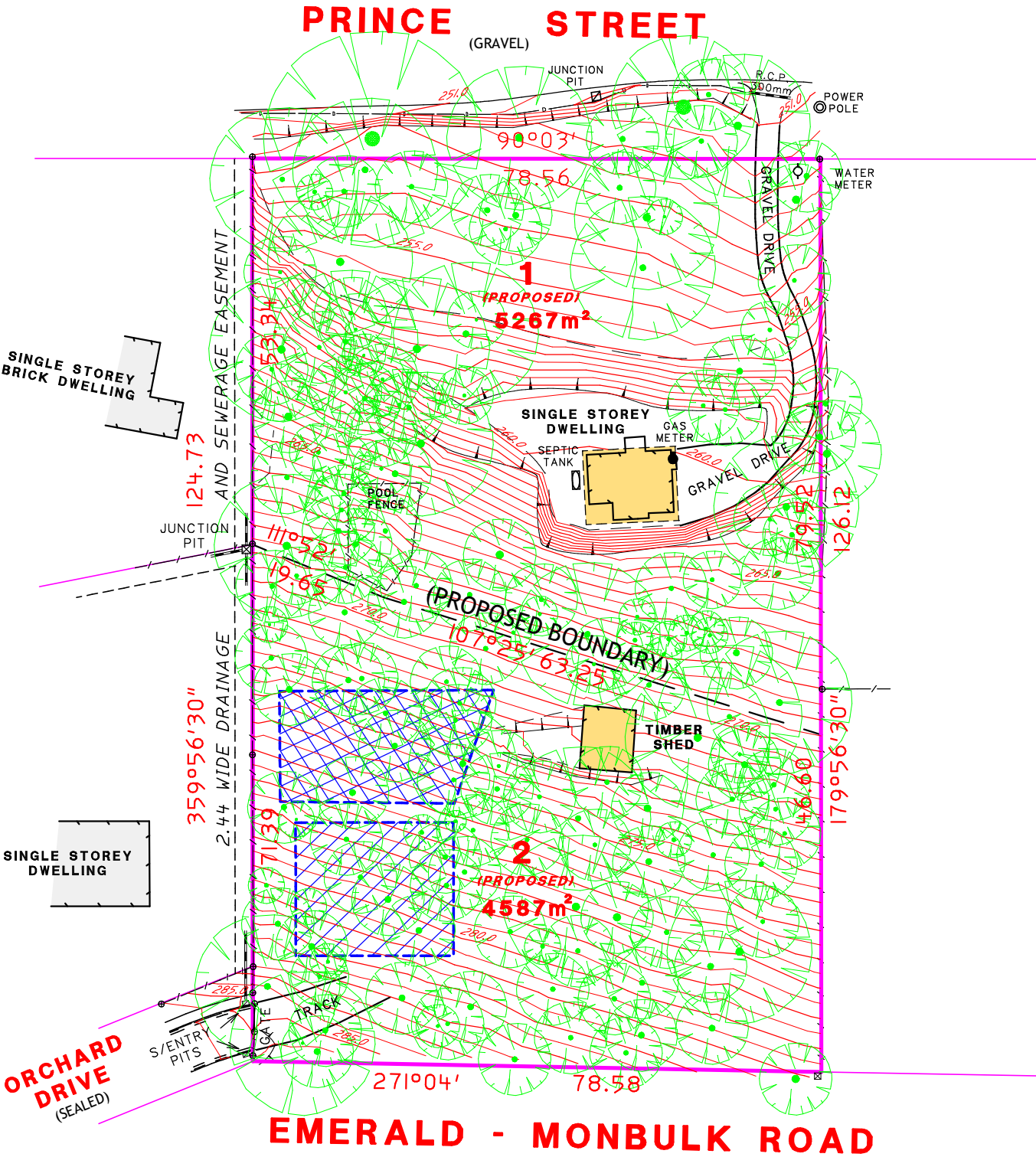
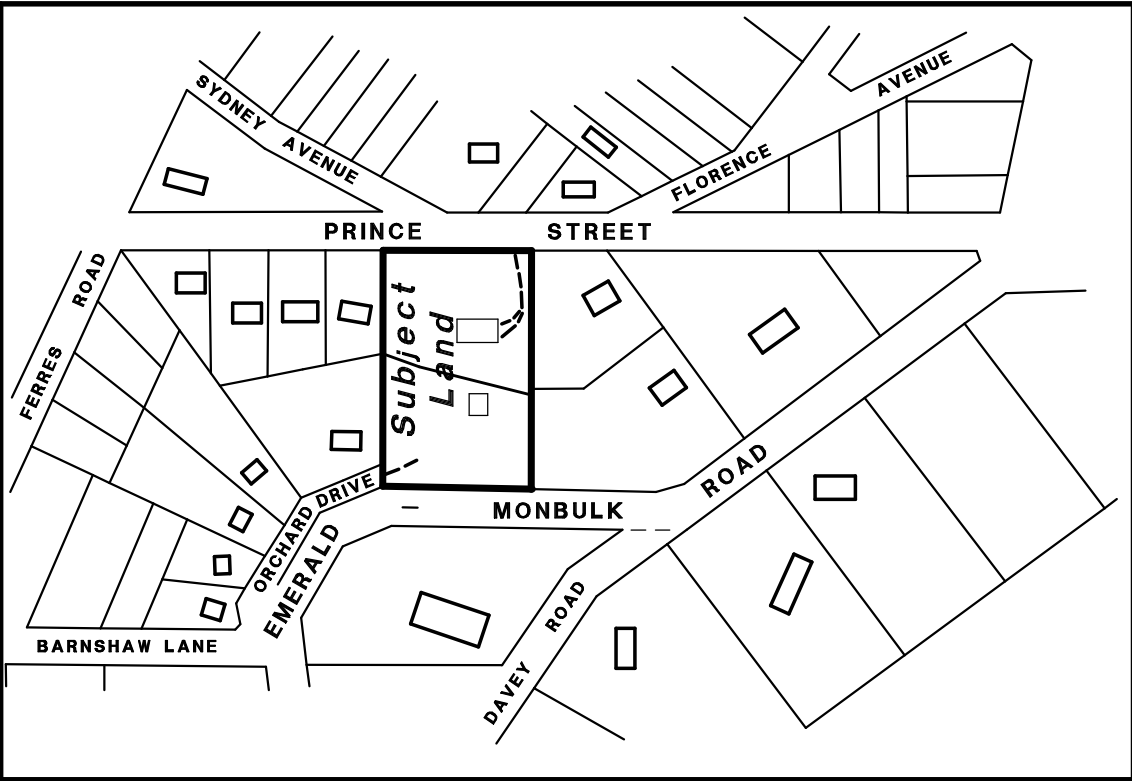


Denotes: Suggested Building Envelope



Denotes: Suggested Effluent Disposal Area
(min. 525m²)

LOCALITY PLAN



HANSEN SURVEYING P/L

ABN 89 126 307 051
TITLE SURVEYS - LAND & UNIT SUBDIVISION - TOWN PLANNING
Unit 1 1569 Burwood Highway, Belgrave 3160
Telephone: (03) 9754 3930 Fax: (03) 9752 5069
Email: hansurv@bigpond.com

ORIGINAL SHEET
SIZE A3
SCALE 1:800
REF. 5973 DRP
DATE 29/06/16
DRG. 4

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LEGEND

APPROX EXTENT OF EFFLUENT DISPERSAL FIELD

PROPOSED RESIDENCE

PROPOSED DRIVEWAY & TURNING AREA USING EXISTING TRACK

DEFENDABLE SPACE FOR LOT 2 ON LOT 1 (REFER TO BMA BY: TREEDENVIRONS JULY 2016)

DEFENDABLE SPACE FOR LOT 1 ON LOT 2 (REFER TO BMA BY: TREEDENVIRONS JULY 2016)

Site Notes - NEW RESIDENCE

Council: Cardinia
Zone: Low Density Residential Zone (LDRZ)
Overlay(s): BMO,DDOI, VPO1)
Client: Kim Steere
Address: 1 Prince Street, Emerald
Our Ref: B16 023

Site Area : 4587 m² approx

Floor Area of Residence: 214.09 m² approx

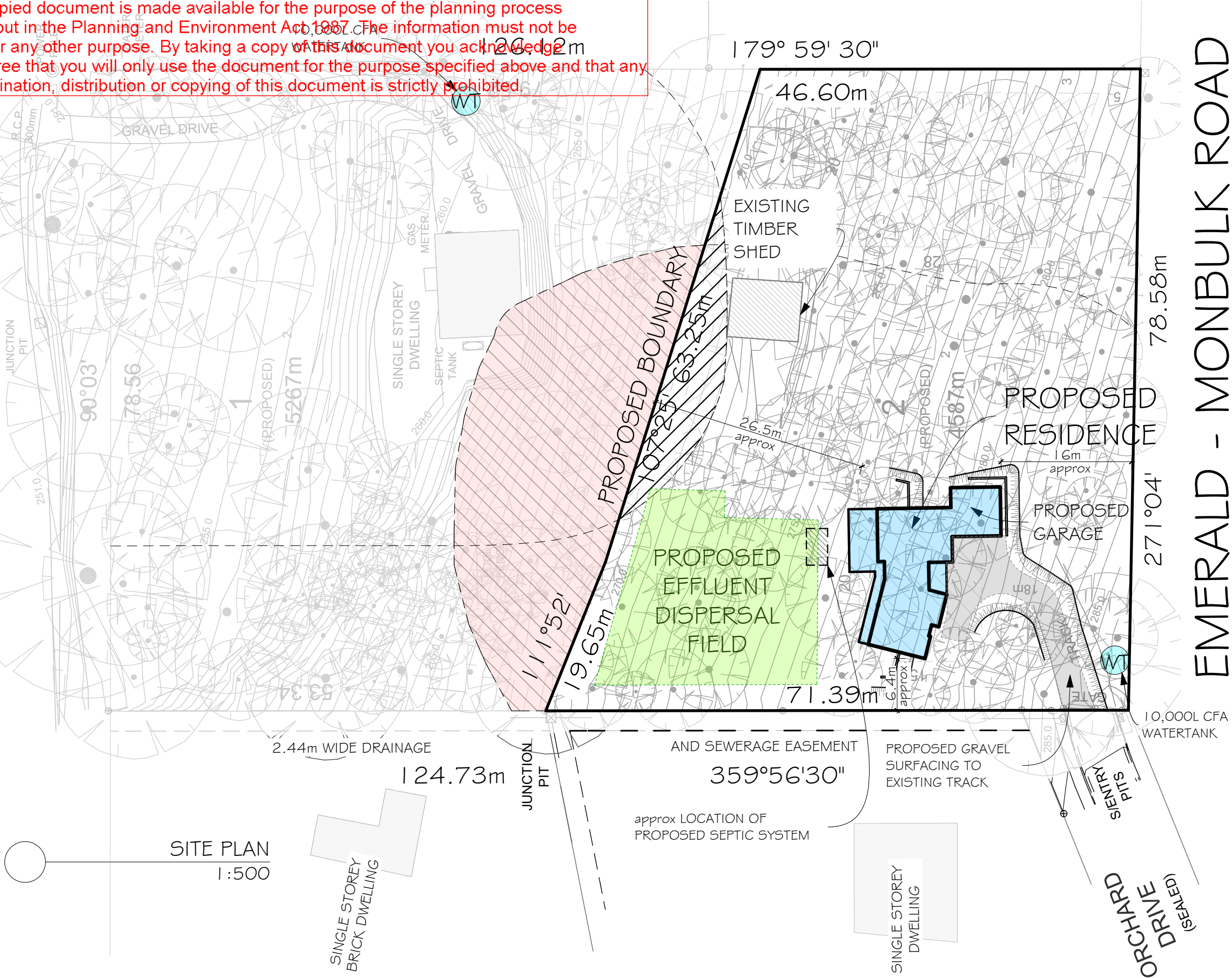
- All stormwater drainage to be connected to L.P.D. to relevant authority req's
- Provide 90mm agy pipe to base of any cut & connect to s.w. via silt pit.
- Earthworks as shown on Site Plan.
- Retaining walls over 1.0m to Eng. Design
- Trees to be removed/impacted as noted. Refer to Arborist Report
- 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 should not exceed 60%.
- The site area covered by impervious surfaces should not exceed 80%.

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PRINCE STREET



EMERALD - MONBULK ROAD

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								Original paper size. A3	Rev A
								Drawn GAVIN	Dwg No. TP1
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TREE IMPACT SUMMARY			
REF.	SPECIES	TPZ	STATUS
1	EUCALYPTUS OBLIQUA	7.9m	TO BE RETAINED
2	EUCALYPTUS OBLIQUA	9.3m	TO BE REMOVED
3	EUCALYPTUS OBLIQUA	8.0m	TO BE RETAINED
4	EUCALYPTUS OBLIQUA	6.3m	TO BE RETAINED
5	EUCALYPTUS OBLIQUA	4.6m	TO BE REMOVED
6	EUCALYPTUS OBLIQUA	5.1m	TO BE REMOVED
7	EUCALYPTUS OBLIQUA	2.7m	TO BE REMOVED
8	EUCALYPTUS OBLIQUA	5.1m	TO BE REMOVED
9	EUCALYPTUS OBLIQUA	9.5m	TO BE RETAINED
10	EUCALYPTUS OBLIQUA	8.4m	TO BE RETAINED
11	EUCALYPTUS OBLIQUA	5.7m	TO BE RETAINED
12	EUCALYPTUS OBLIQUA	9.5m	TO BE REMOVED
13	EUCALYPTUS OBLIQUA	3.2m	TO BE RETAINED
14	EUCALYPTUS OBLIQUA	5.7m	TO BE RETAINED
15	EUCALYPTUS OBLIQUA	1.7m	TO BE REMOVED
16	EUCALYPTUS OBLIQUA	1.7m	TO BE REMOVED
17	EUCALYPTUS OBLIQUA	4.2m	TO BE REMOVED
18	EUCALYPTUS OBLIQUA	7.4m	TO BE RETAINED
19	EUCALYPTUS OBLIQUA	8.0m	TO BE RETAINED
20	EUCALYPTUS OBLIQUA	6.3m	TO BE REMOVED
21	EUCALYPTUS OBLIQUA	2.7m	TO BE REMOVED

LEGEND

TREE TO BE REMOVED

TREE TO BE RETAINED

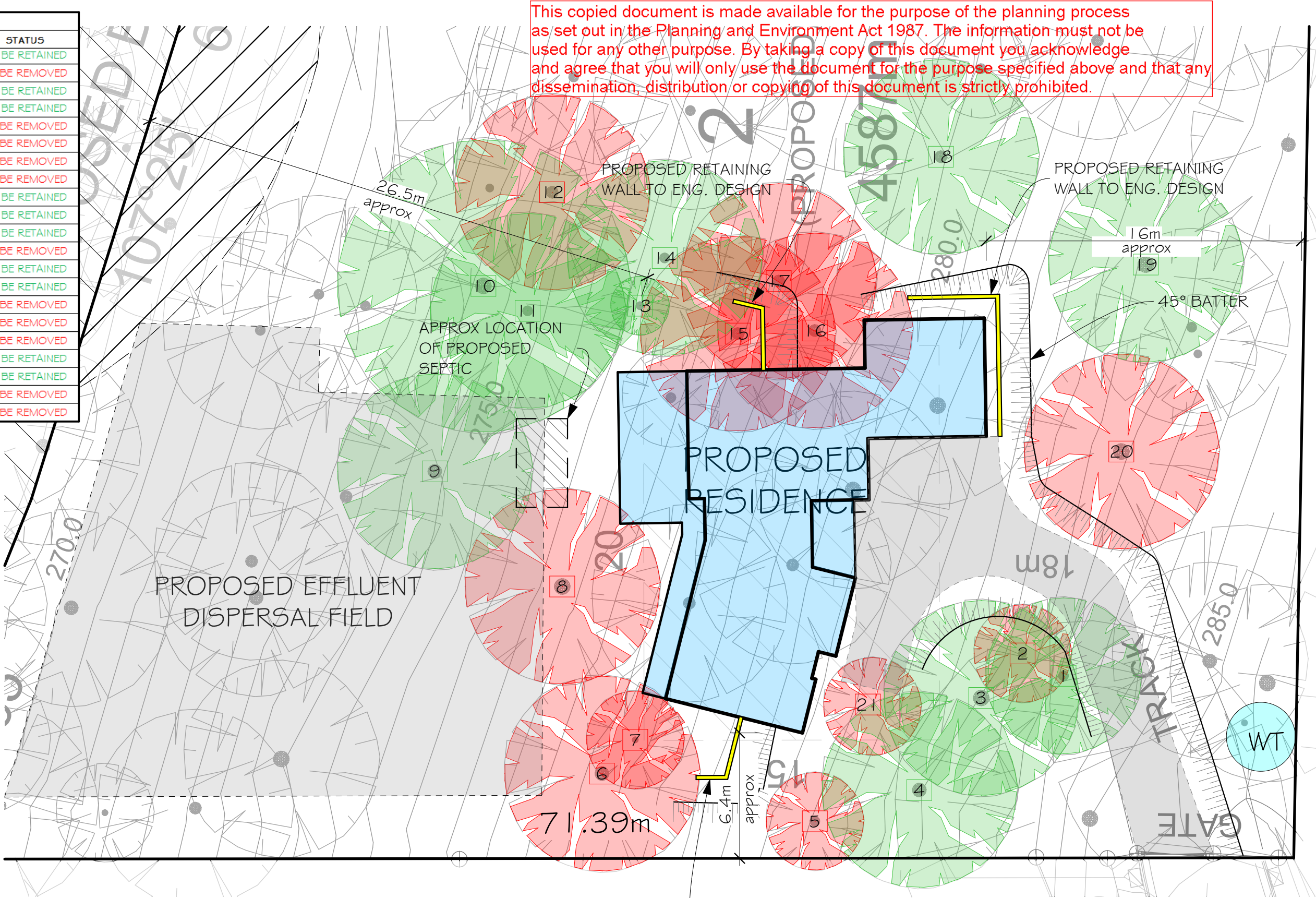
TREE NO. REFERENCED IN
ARBORIST REPORT BY:
TREED ENVIRONS SEP 2016

RETAINING WALL TO ENG. DESIGN

approx EXTENT OF BATTER AT 45°

NOTE:
PLANS TO BE READ IN CONJUNCTION WITH
ARBORICULTURAL ASSESSMENT & REPORT.
PREPARED BY TREED ENVIRONS SEPT 2016

NOTE:
PLANS TO BE READ IN CONJUNCTION WITH
BUSHFIRE MANAGEMENT ASSESSMENT.
PREPARED BY TREED ENVIRONS JULY 2016



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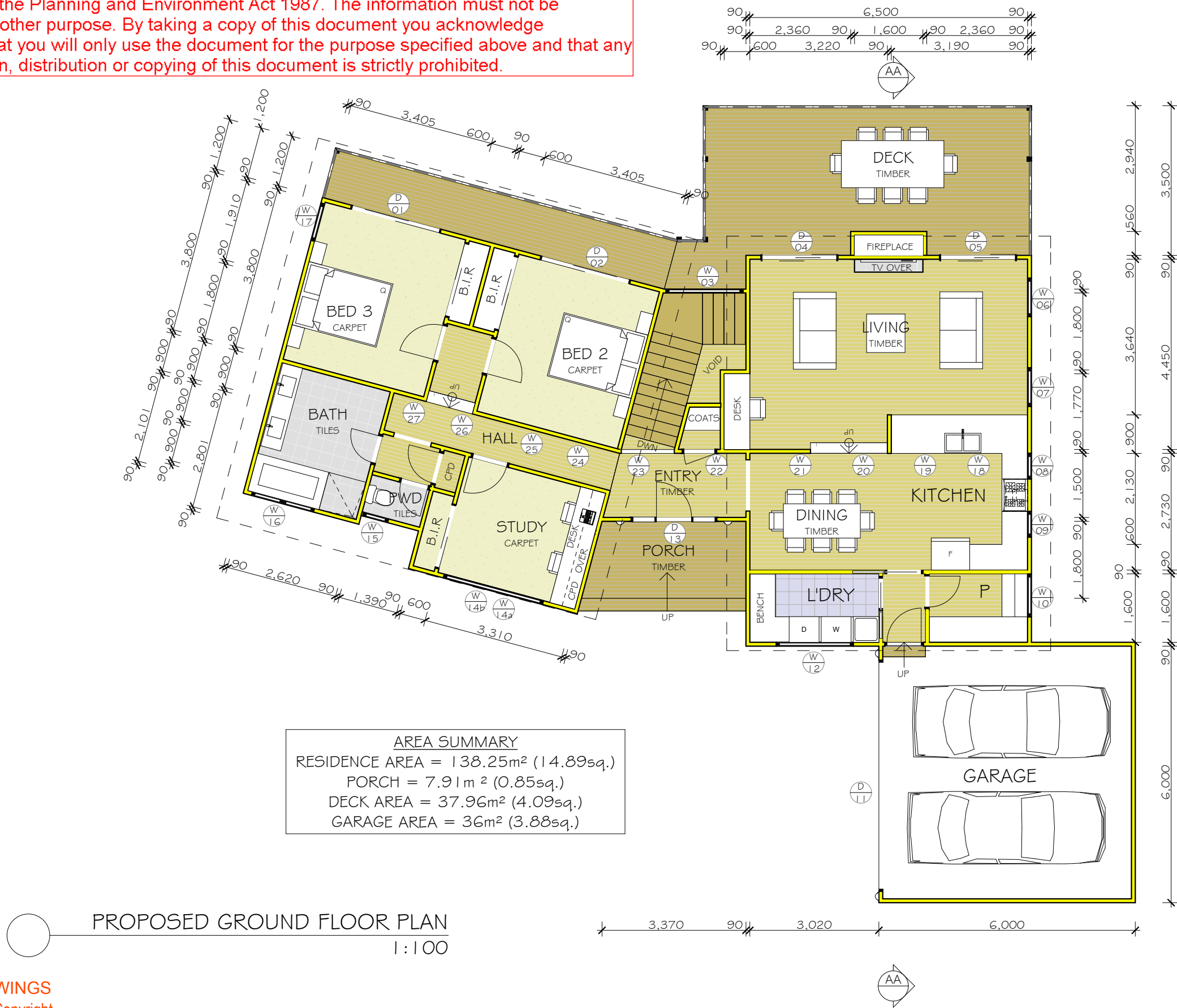
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PARTIAL SITE PLAN
1:200

PROPOSED RETAINING
WALL TO ENG. DESIGN

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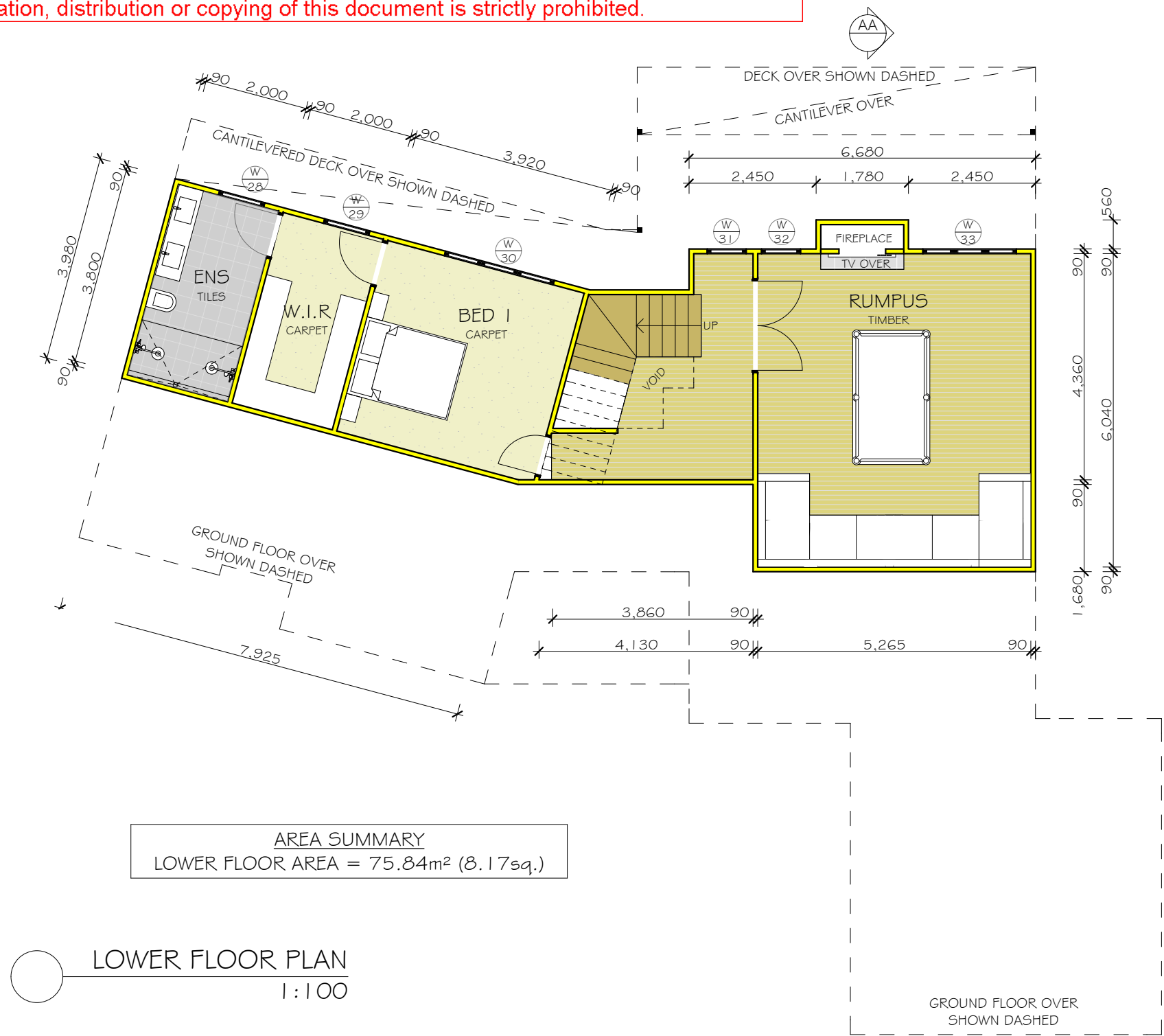
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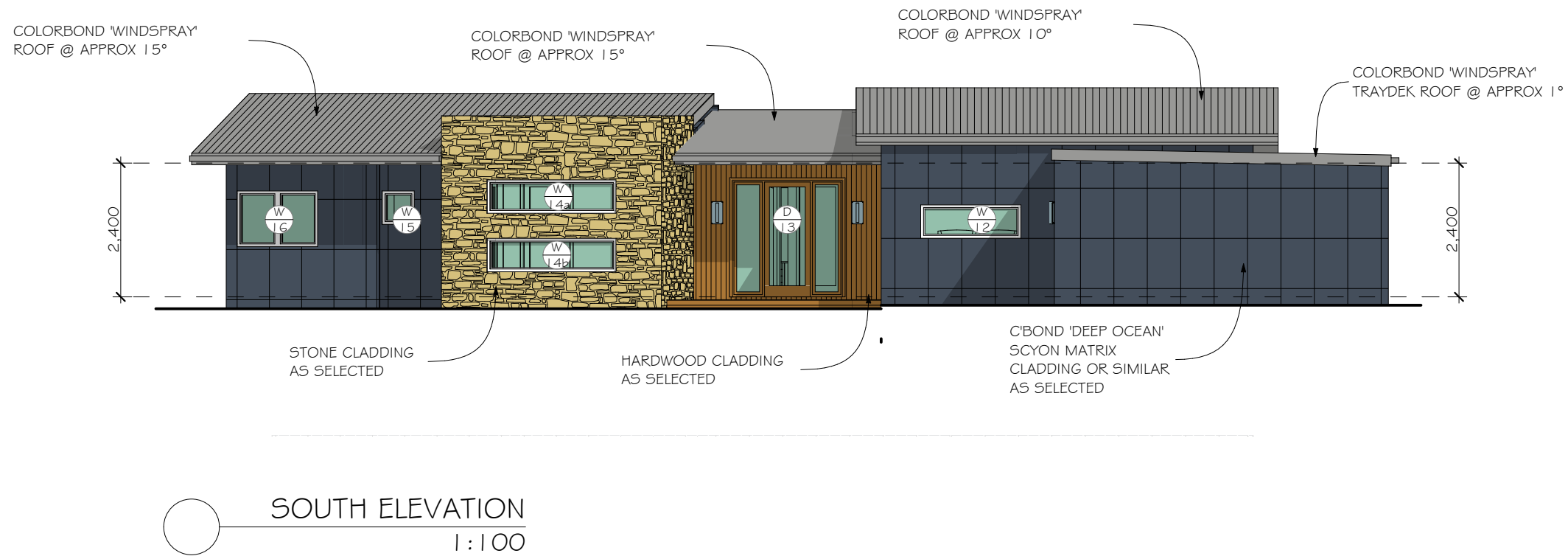
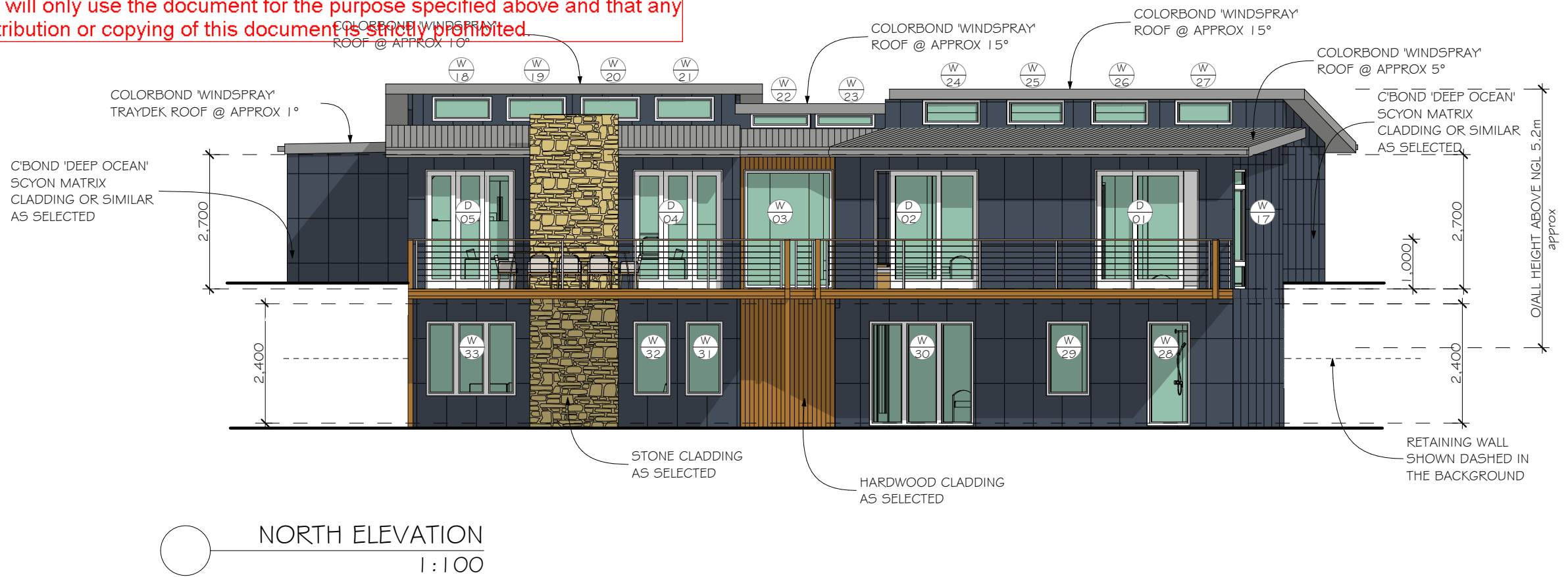
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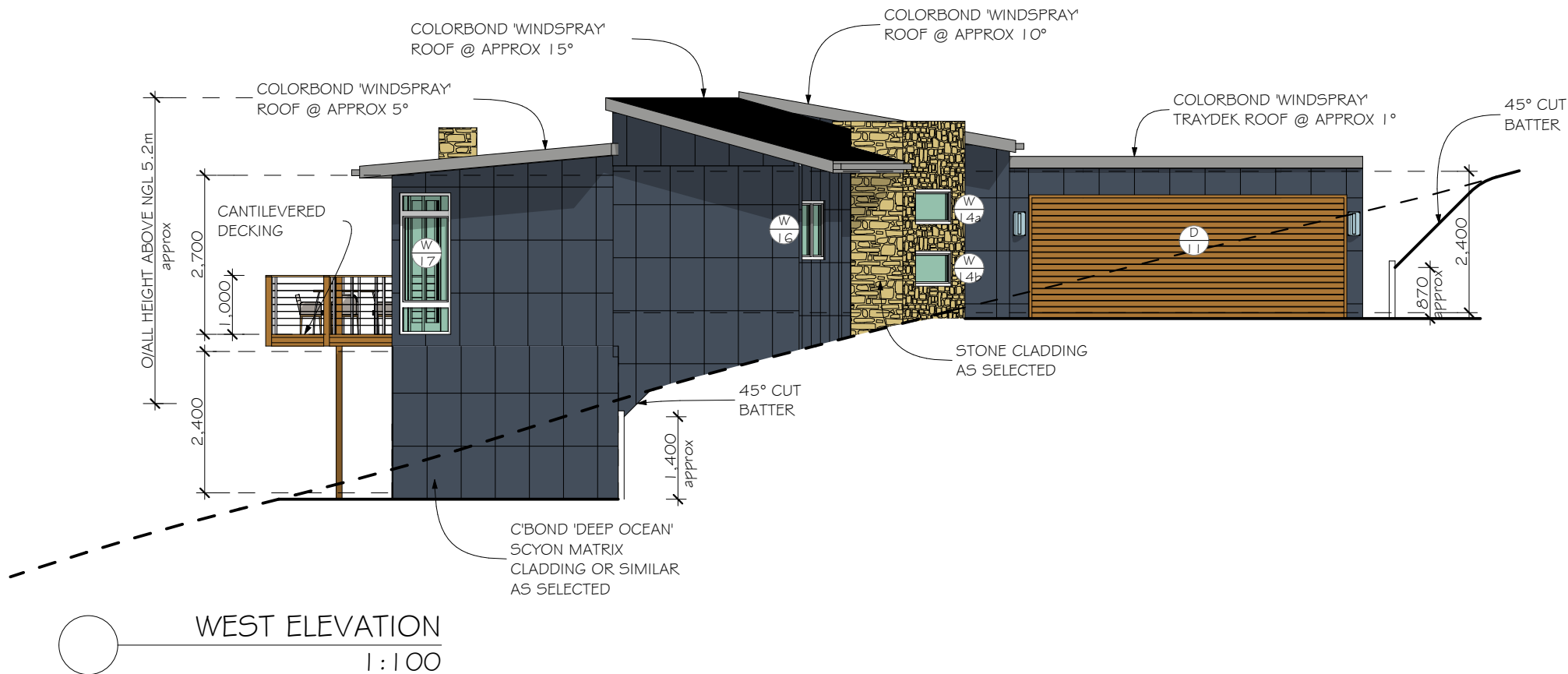
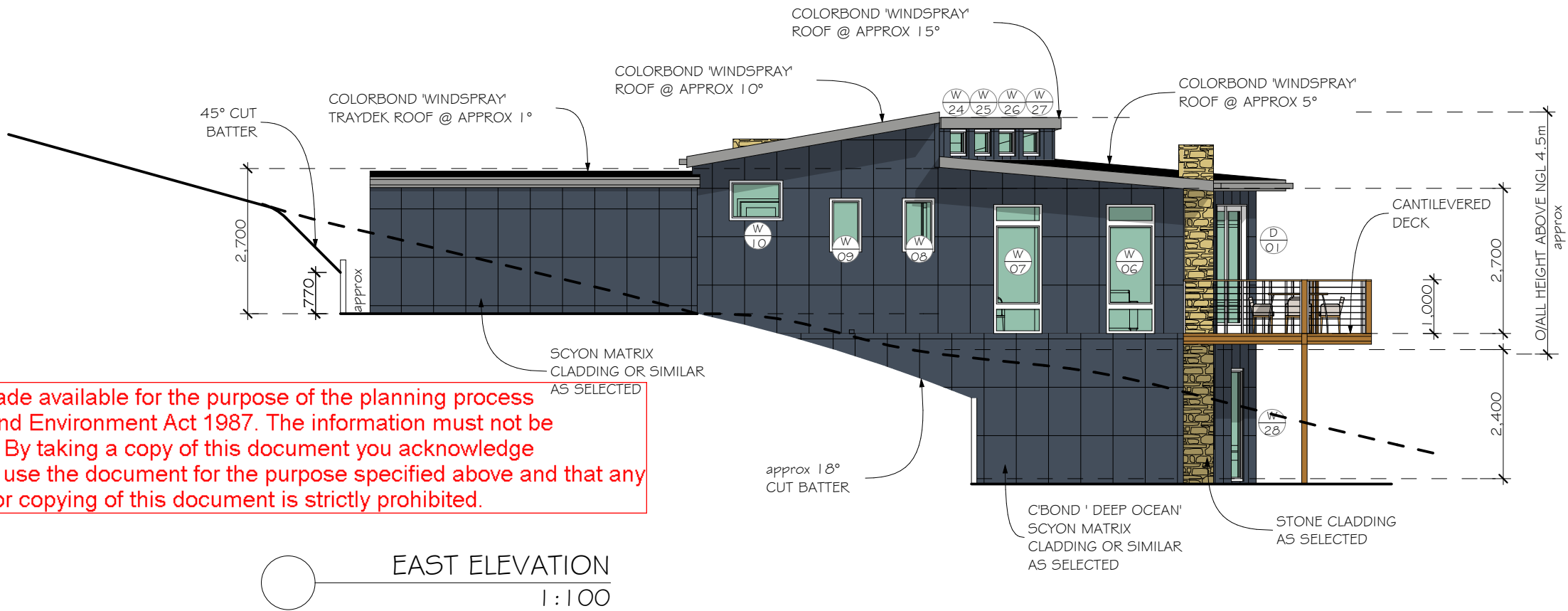
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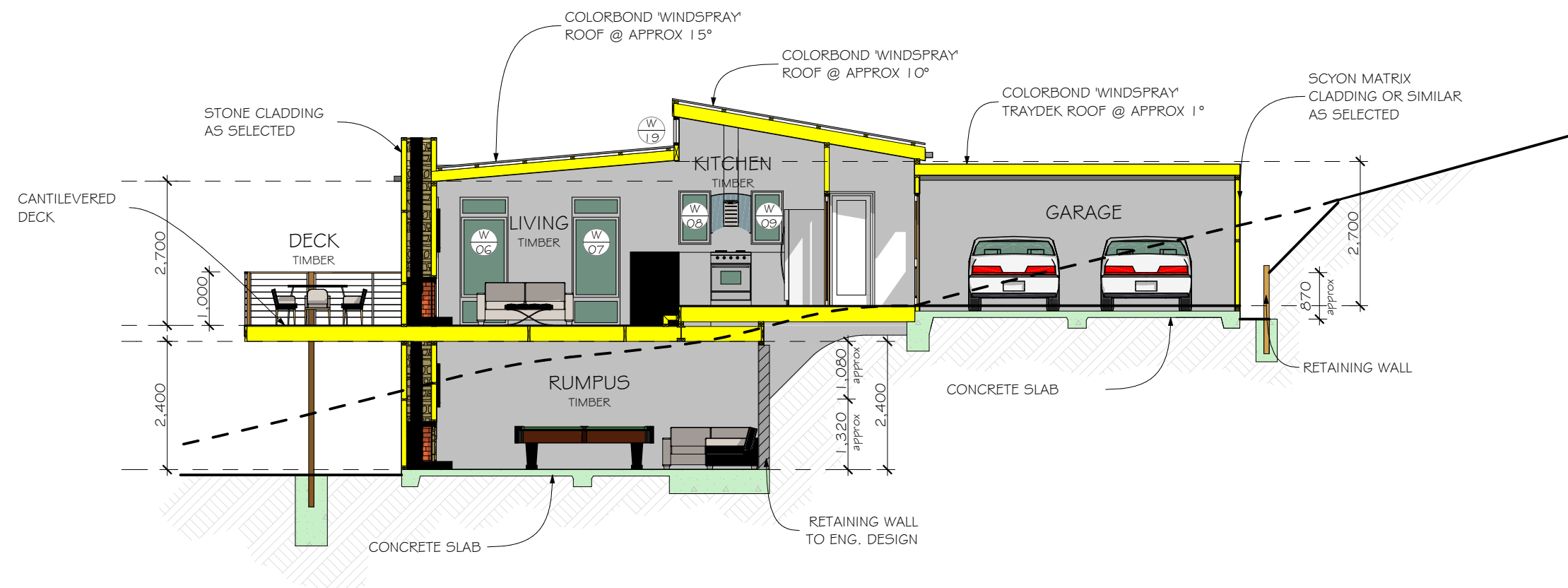
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SECTION AA
1:100

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