

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	7 Ambrose Street, Emerald
The application is for a permit to:	Development of the land for an outbuilding with a reduced setback and removal of one tree
The applicant for the permit is:	JDR Design
The application reference number is:	T160834
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.

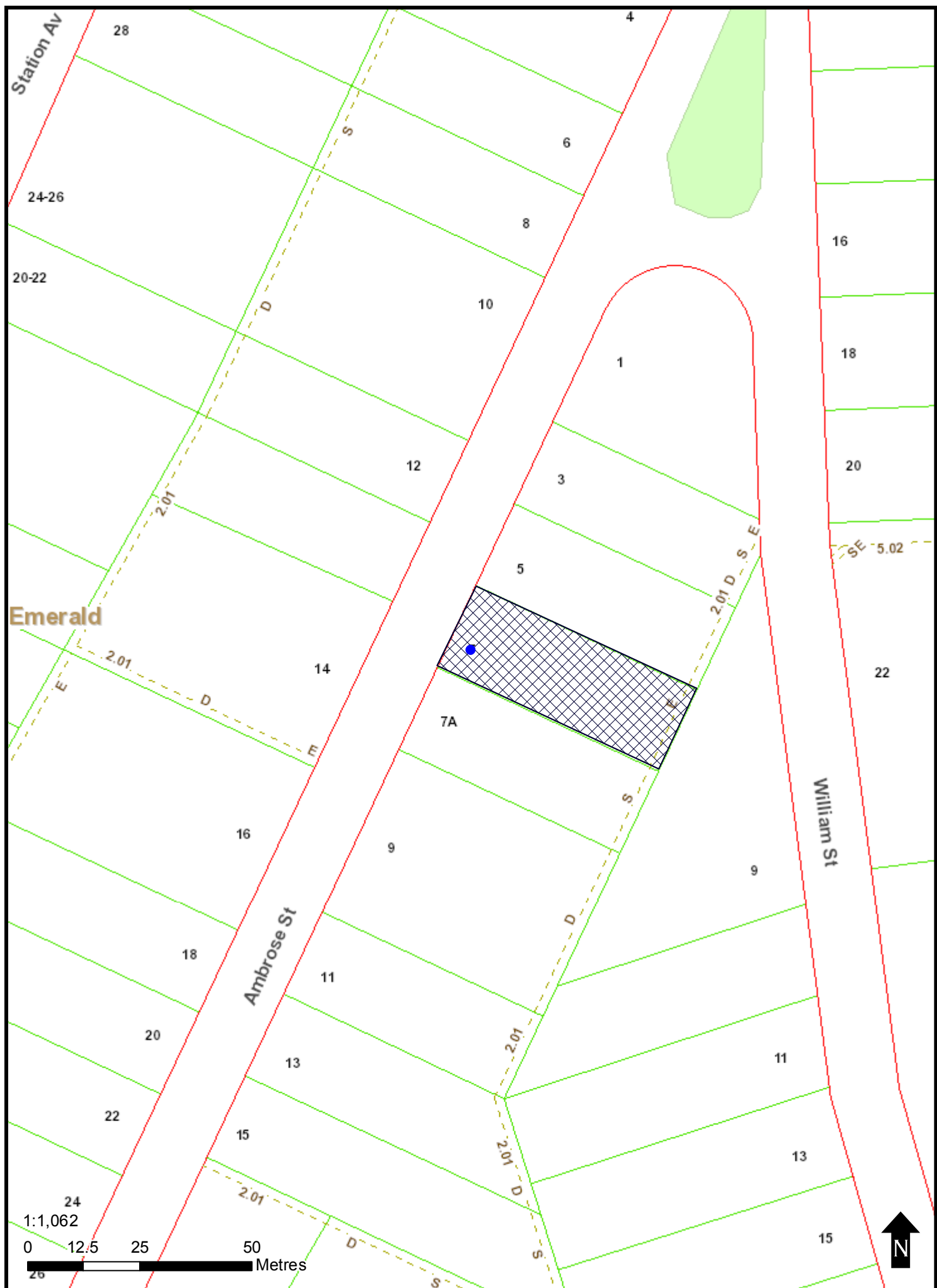
The Responsible Authority will not decide on the application before:	30 March 2017
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If you object, the Responsible Authority will advise you of its decision.

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.

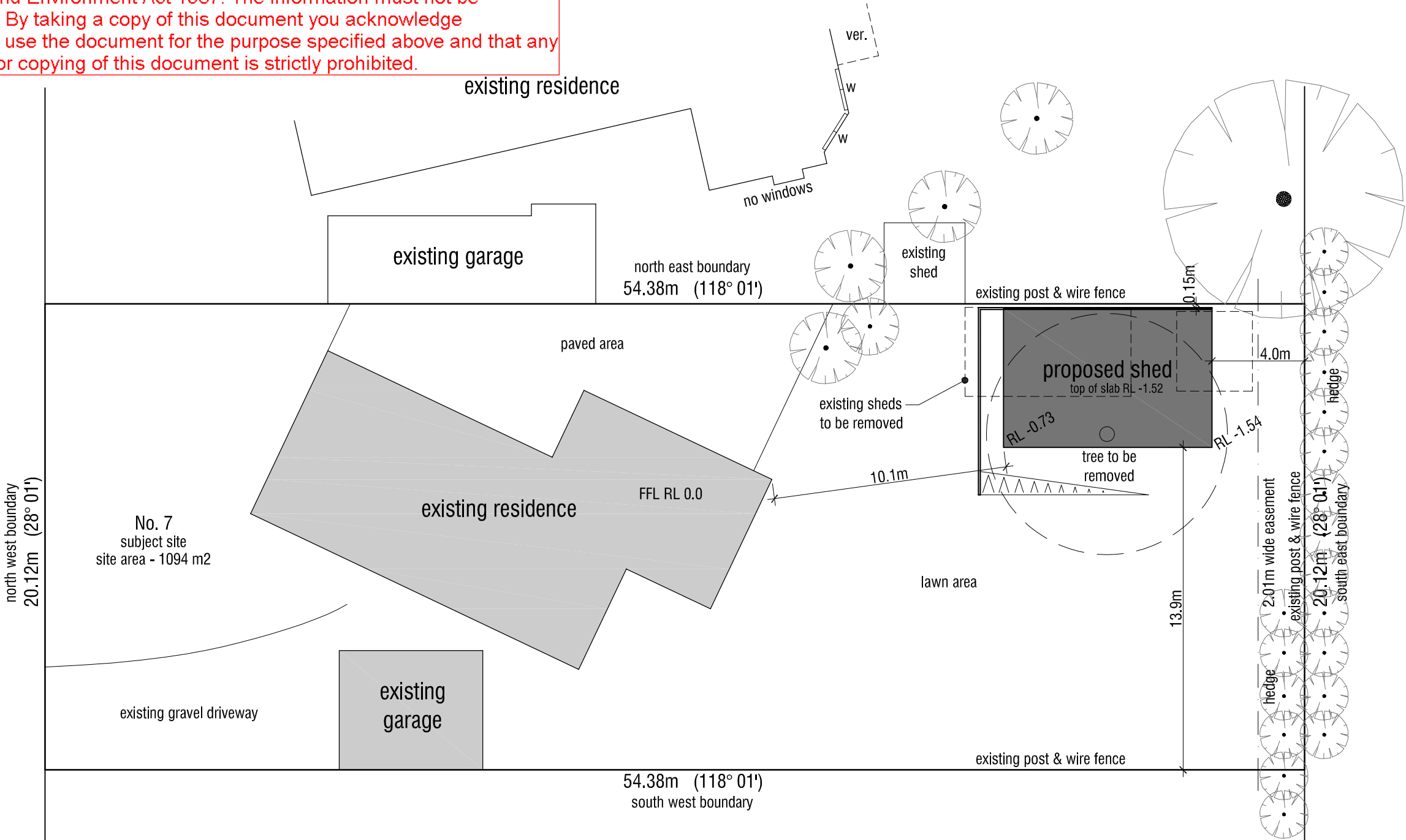
For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

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.



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Ambrose Street



No. 7
subject site
site area - 1094 m2

area analysis :

level :	area :	percentage :
site area	1094 m2	100 %
existing dwelling & garage	194.6 m2	17.8 %
proposed shed	54.0 m2	4.9 %
proposed site coverage	248.6 m2	22.7 %
proposed permeable area	744 m2	68 %

Bushfire Management Statement :

this site is in a Wildfire Management Overlay.
The proposed shed is less than 100m2 in area, is ancillary to a dwelling and is non-habitable, therefore there are no CFA requirements at Planning Stage and due to the proposed shed being more than 6m from the dwelling, there are no BAL requirements at Building Stage.

site plan
scale 1 : 200

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Project

Proposed Shed, Earthworks and Tree Removal

For

Michael & Louisa Crosby

At

7 Ambrose Street
Emerald, Vic. 3782

Written dimensions take precedence over scale.
Materials & work practices shall comply with the B.C.A. & other relevant codes referred to in the B.C.A.
These plans shall be read in conjunction with any relevant structural and/or soil engineering, computations, drawings and reports relating to this project.
The builder shall check all dimensions, levels & components indicated on this drawing and verify on site prior to commencement of work.

Project No.

418/2016

Sheet No.

1 of 3

Date

21/11/16

Drawn

J.Robinson

Scale

1 : 200

Building Designers

Association of

Victoria

MEMBER

SITE PLAN

Rev.A - 19/1/17 - overall heights added to elevations

JDR

Building Design Consultants

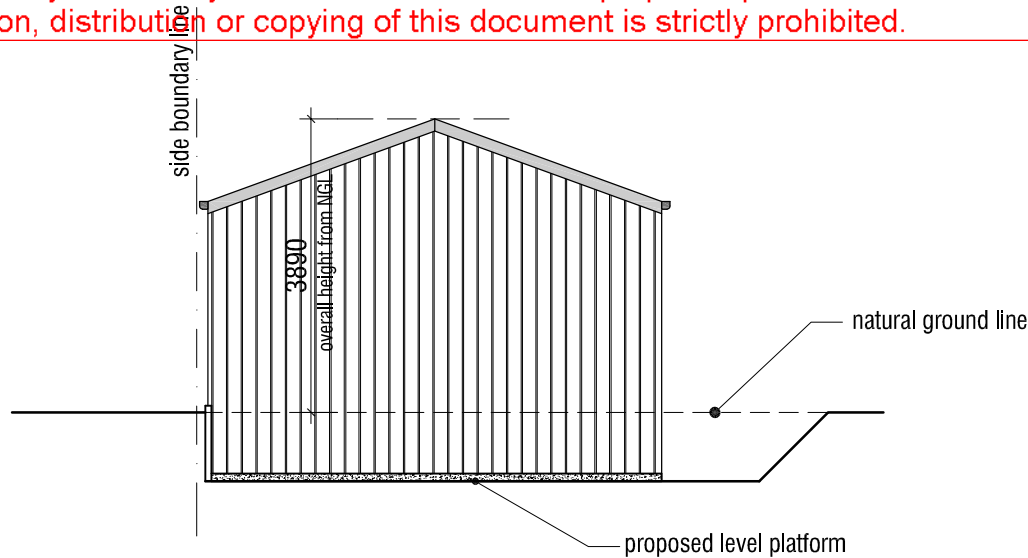
reg. no. DP AD 14396

Design

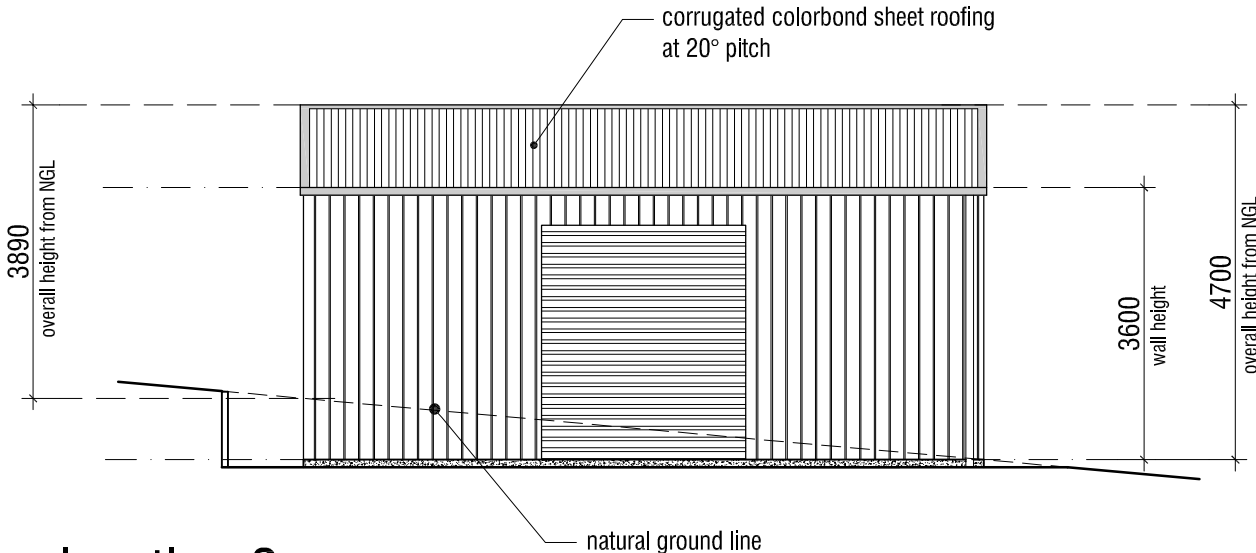
email: jdrdesign1@gmail.com

p.o.box 520 pakenham, 3810 phone 0400 933 235

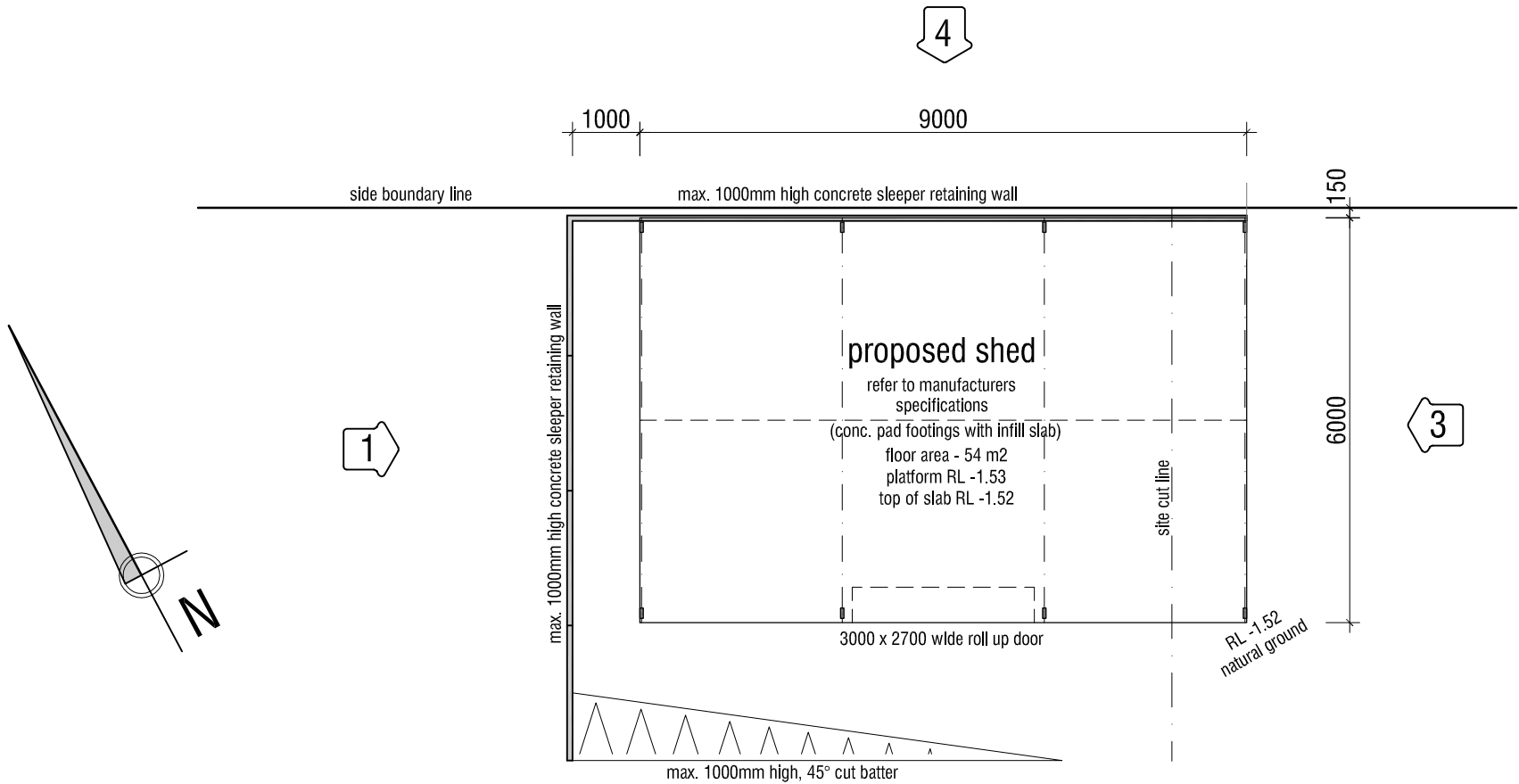
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elevation 1
north west



elevation 2
south west



proposed floor plan
scale 1 : 100

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Project No.

418/2016

Sheet No.

2 of 3

Date

21/11/16

Drawn

J.Robinson

Scale

1 : 100

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Association of

Victoria

MEMBER

FLOOR PLAN / ELEVATIONS

Rev.A - 19/1/17 - overall heights added to elevations

JDR

Building Design Consultants

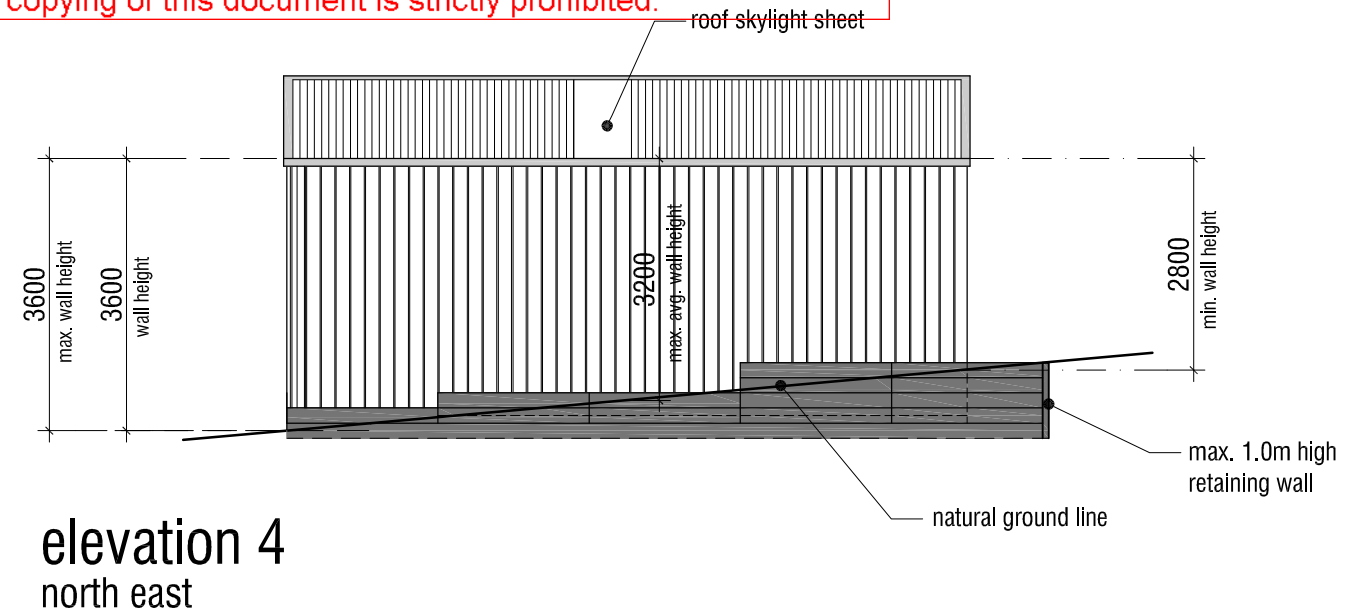
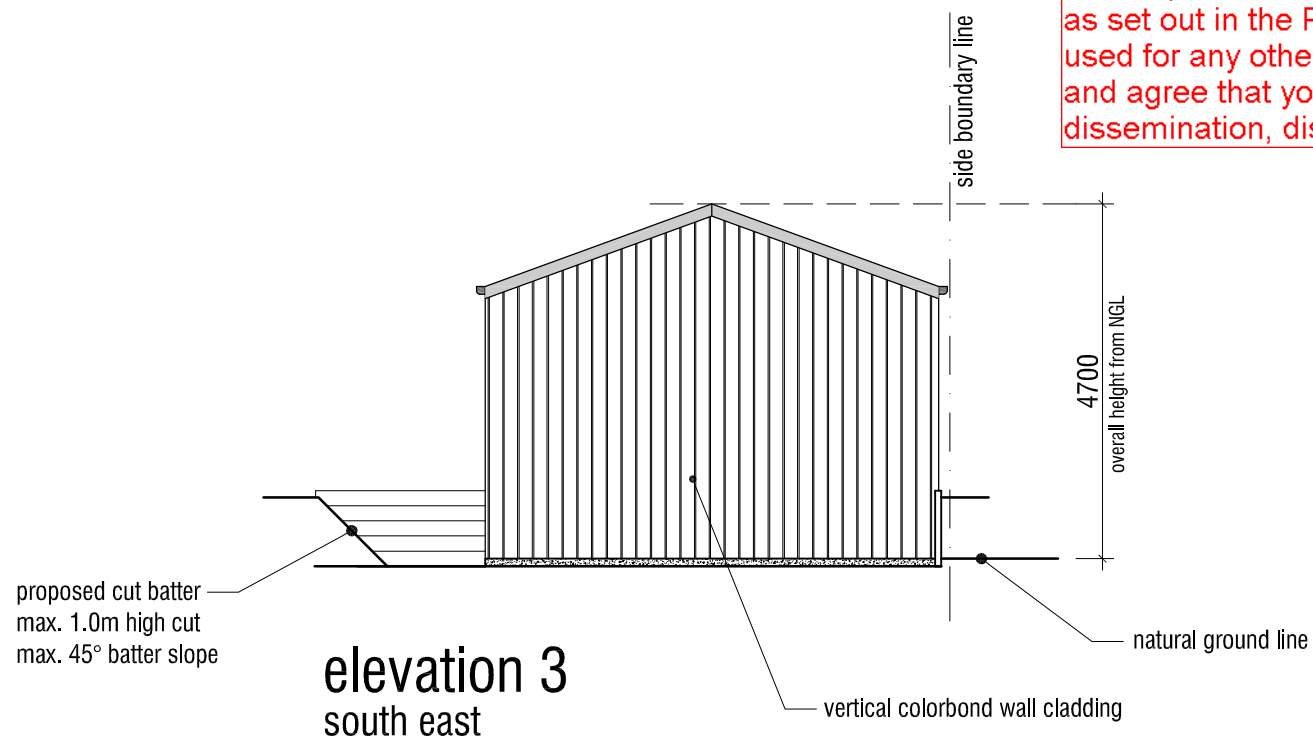
reg. no. DP AD 14396

Design

email: jdrdesign1@gmail.com

p.o.box 520 pakenham, 3810 phone 0400 933 235

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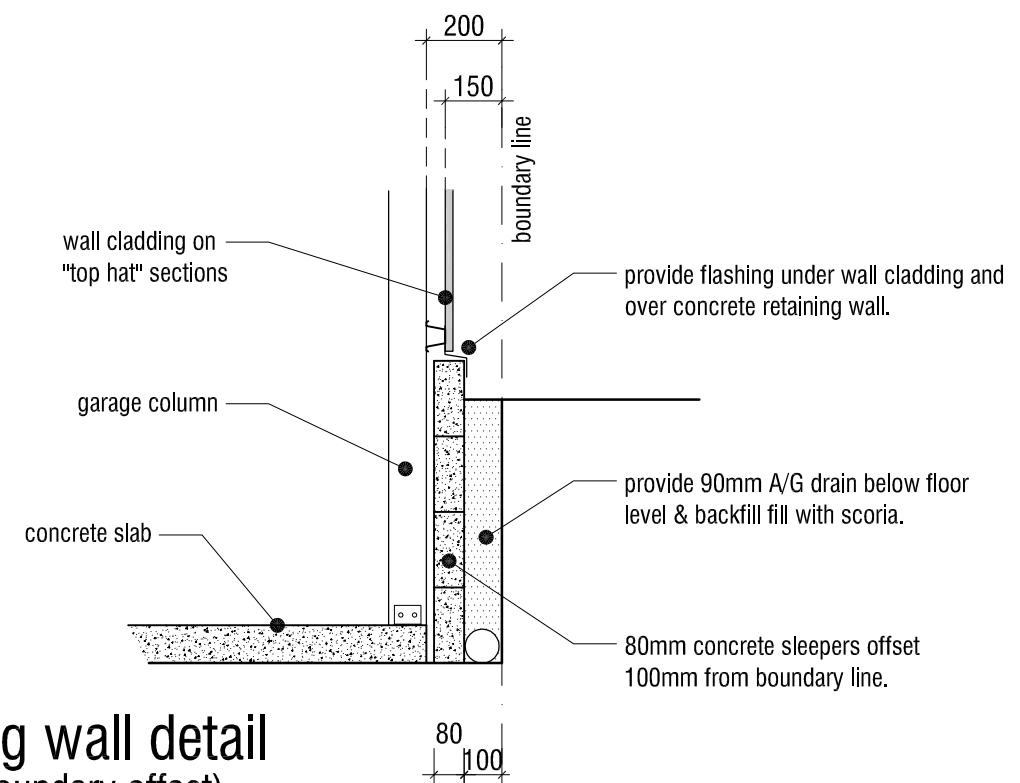


materials & colours :

note : all materials and colours are to be finished in subdued, non-reflective and muted tones and/or colours.

materials & colour schedule :

ELEMENT	FINISH	COLOUR
roof cladding	colorbond	wallaby
gutter	colorbond	wallaby
external walls	colorbond	evening haze
trimmings / flashing	colorbond	wallaby
garage doors	colorbond	wallaby



retaining wall detail
(150mm boundary offset)
scale 1 : 20