

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Lot 82 PS7472 6 Gum Street, Cockatoo
The application is for a permit to:	Construction of an outbuilding, associated earthworks and removal of one (1) tree
The applicant for the permit is:	Building Designer
The application reference number is:	T160844
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 www.cardinia.vic.gov.au .

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.

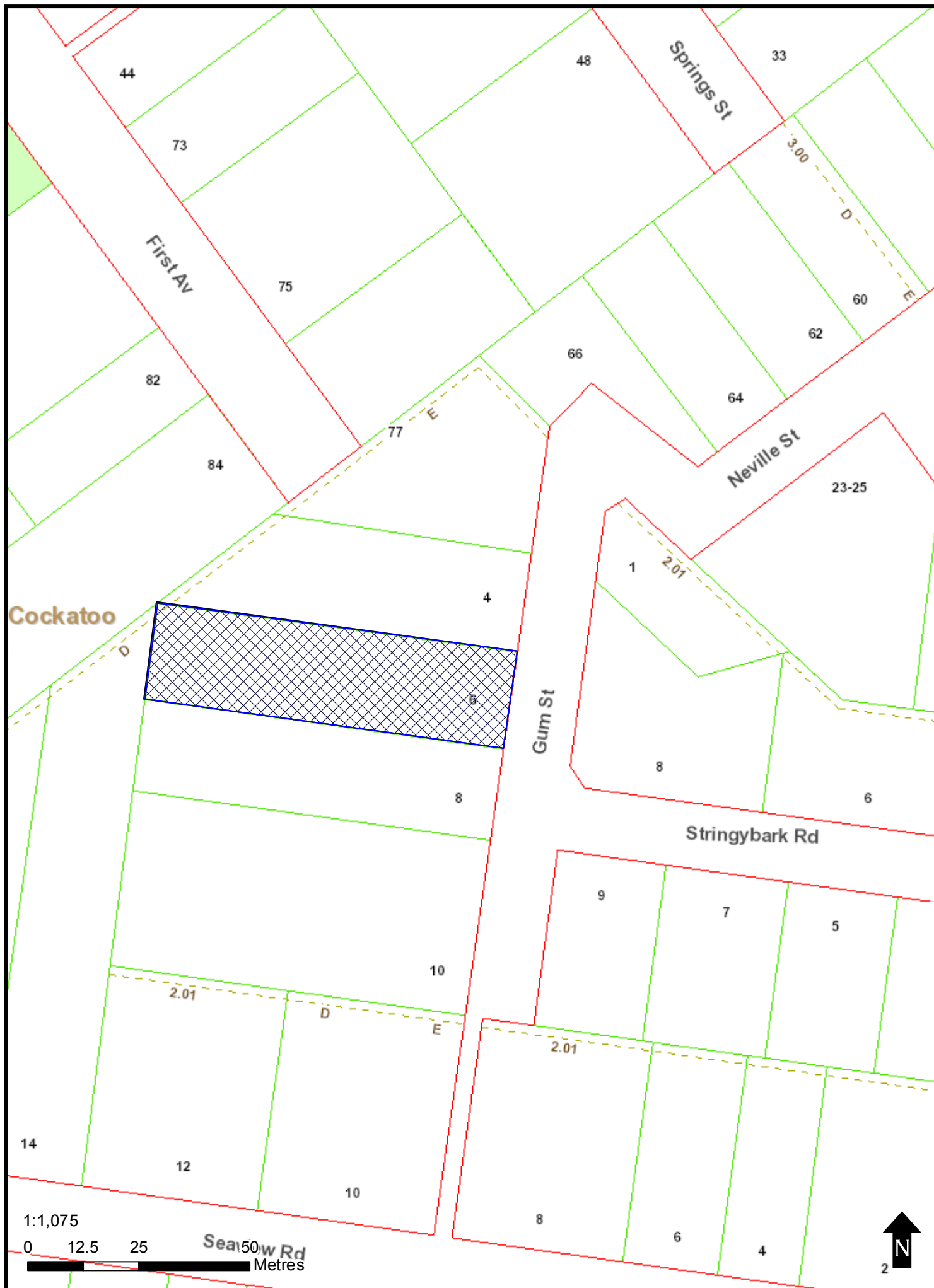
The Responsible Authority will not decide on the application before:	31 March 2017
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If you object, the Responsible Authority will advise you of its decision.

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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PLANNING DRAWINGS



BIANCA MACEY
BUILDING DESIGNER
RBP: DP-AD 42382
ABN: 56 133 659 607
3 BELAIR CL SEVILLE 3139
M: 0419529652
E: biancamacey@gmail.com

DATE: 16/2017

PROJECT NUMBER: 262

CLIENT:
DON JOEL
6 GUM STREET
COCKATOO 3781
M: 0404835143
E: gtho1mate@gmail.com

PROJECT ADDRESS:
6 GUM STREET
COCKATOO 3781

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER: A01

REVISION: REV B

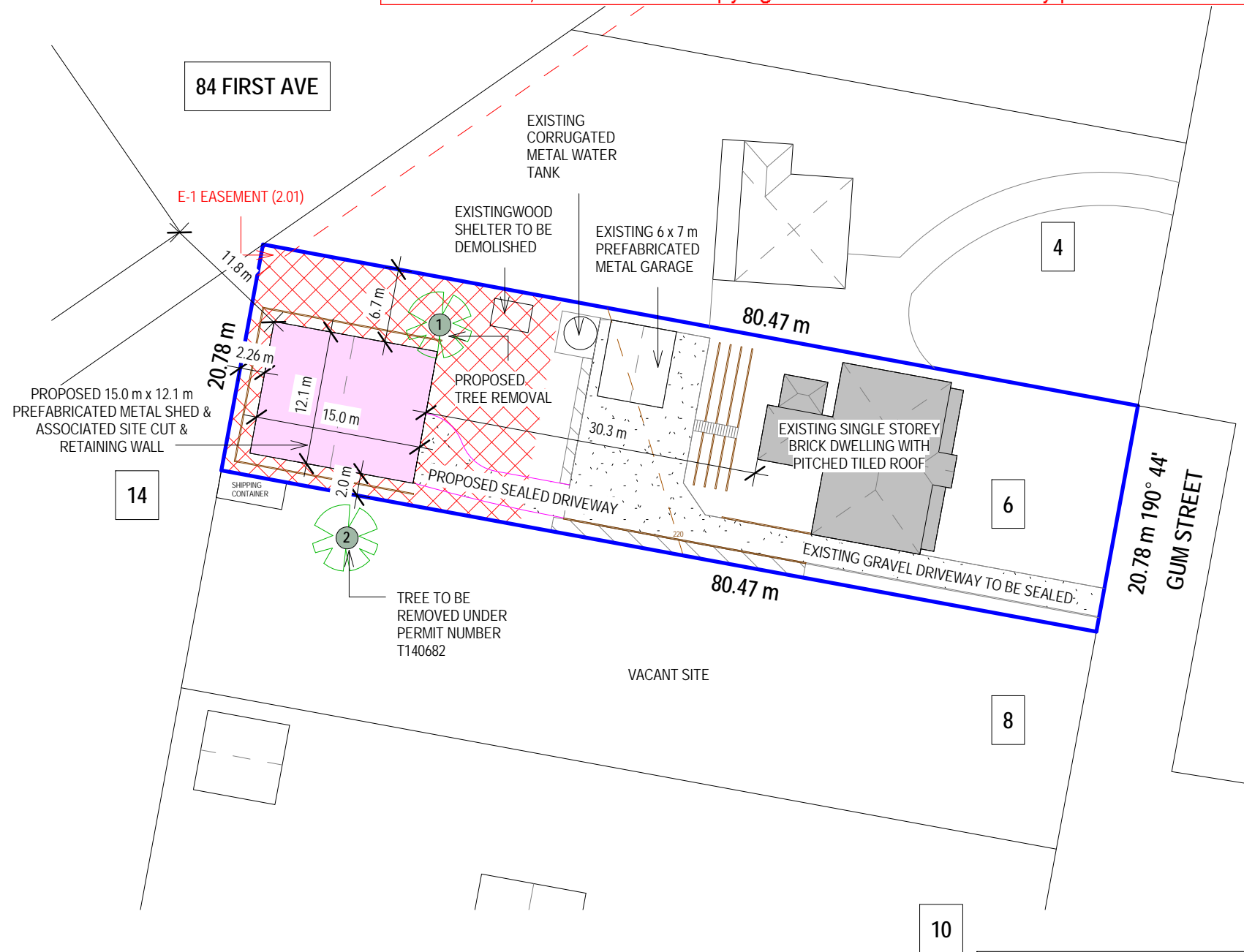
REV	DATE	DESCRIPTION
A	23-1-17	COUNCIL BFI
B	16-2-17	REDUCED SIZE

SCALE: As indicated

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS OR ORDERING OF MATERIALS AND SHALL BE RESPONSIBLE FOR THE ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODE'S, BUILDING REGULATIONS, LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.



A3 SHEET



SITE INFORMATION	
SUBJECT SITE AREA:	1672 m ²
Lot & Plan Number:	Lot 82 LP7472
LOCAL GOVERNMENT:	CARDINIA
COUNCIL PROPERTY NUMBER:	2351000300
PLANNING ZONE:	LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)
PLANNING OVERLAYS:	WILDFIRE MANAGEMENT OVERLAY (WMO) DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1) VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)
BUSHFIRE ATTACK LEVEL (BAL):	TBD
APPROX. ELEVATION:	220m
CLIMATE ZONE:	6
WIND CLASSIFICATION:	N2
SOIL CLASSIFICATION:	TBD
MELWAY REF:	311 F8

1 SITE PLAN 1 : 500

SITE AREA		
SUBJECT SITE AREA	1672 m ²	100 %
EXISTING DWELLING AREA	219 m ²	13 %
EXISTING GARAGE	42 m ²	2.5 %
PROPOSED BUILD	181.5 m ²	10.9 %
SITE COVERAGE	442.5 m ²	26.5 %
IMPERVIOUS MEMBRANE	442.5 m ²	26.5 %

SITE LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	CONTOUR LINE
	RETAINING WALL
	PROPOSED BUILD
	BATTERED SITE
	WMO DEFENDABLE SPACE

DEFENDABLE SPACE
A DEFENDABLE SPACE MUST BE CREATED FOR A DISTANCE OF 10 m AROUND THE PROPOSED BUILDING OR TO THE PROPERTY BOUNDARY, WHICHEVER IS THE LESSER, WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) DURING THE DECLARED FIRE DANGER PERIOD WILL BE MANAGED IN ACCORDANCE WITH THE FOLLOWING:

- GRASS MUST BE CROPPED SHORT & MAINTAINED
- ALL LEAVES & VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS
- FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING
- PLANTS GREATER THAN 10 cm IN HEIGHT MUST NOT BE PLACED WITHIN 3 m OF A WINDOW OR GLASS FEATURE OF THE BUILDING
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY TREES
- INDIVIDUAL & CLUMPS OF SHRUBS MUST NOT EXCEED 5 sqm IN AREA & MUST BE SEPARATED BY AT LEAST 5 m
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5 m
- THERE MUST BE A CLEARANCE OF AT LEAST 2 m BETWEEN THE LOWEST TREE BRANCHES & GROUND LEVEL

PROPOSED USE OF SHED:
STORAGE OF VEHICLES, BOAT & TRAILER, MOTOR BIKES, DOMESTIC ASSETS & AREA OF ACTIVITIES OF LEISURE.

SHED MATERIAL SPECIFICATIONS	
ROOF: CORRUGATED METAL IN COLORBOND PALE EUCALYPT	WALLS: VERTICAL METAL K PANEL IN COLORBOND PALE EUCALYPT

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PROJECT ADDRESS:
6 GUM STREET
COCKATOO 3781

DRAWING TITLE:
FLOOR PLAN

DRAWING NUMBER: A02

REVISION: REV B

DESCRIPTION	COUNCIL REF	REDUCED SIZE
	23-1-17	16-2-17
	A	B

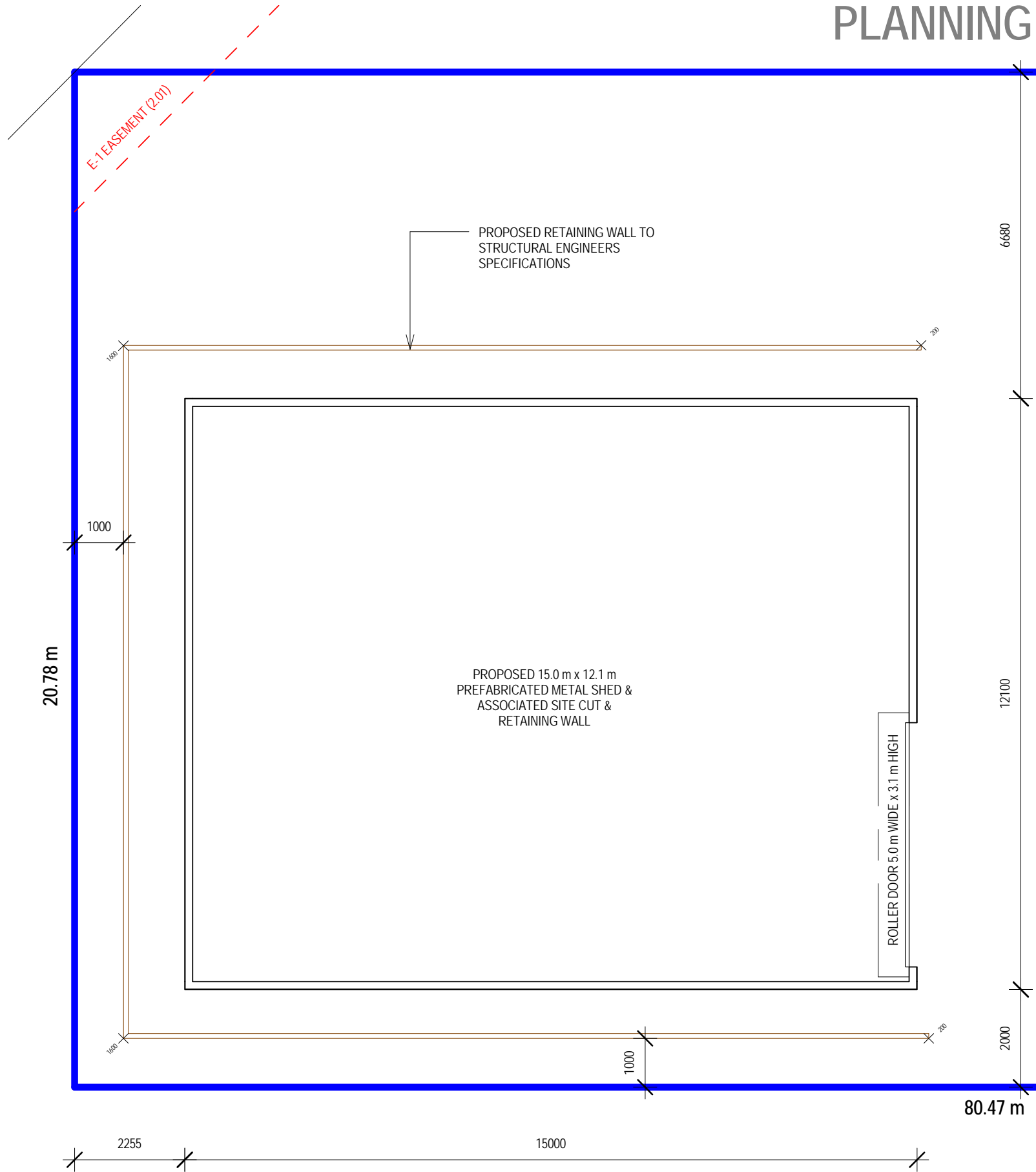
SCALE: 1 : 100

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NORTH



A3 SHEET



1

FLOOR PLAN

1 : 100

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PLANNING DRAWINGS

DATE: 16/2017

PROJECT NUMBER: 262

CLIENT:
DON JOEL
6 GUM STREET
COCKATOO 3781
M: 0404835143
E: gtho1mate@gmail.com

PROJECT ADDRESS:
6 GUM STREET
COCKATOO 3781

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER: A03

REVISION: REV B

DESCRIPTION	COUNCIL RFI	REDUCED SIZE
DATE	23-1-17	16-2-17
REV	A	B

SCALE: 1 : 100

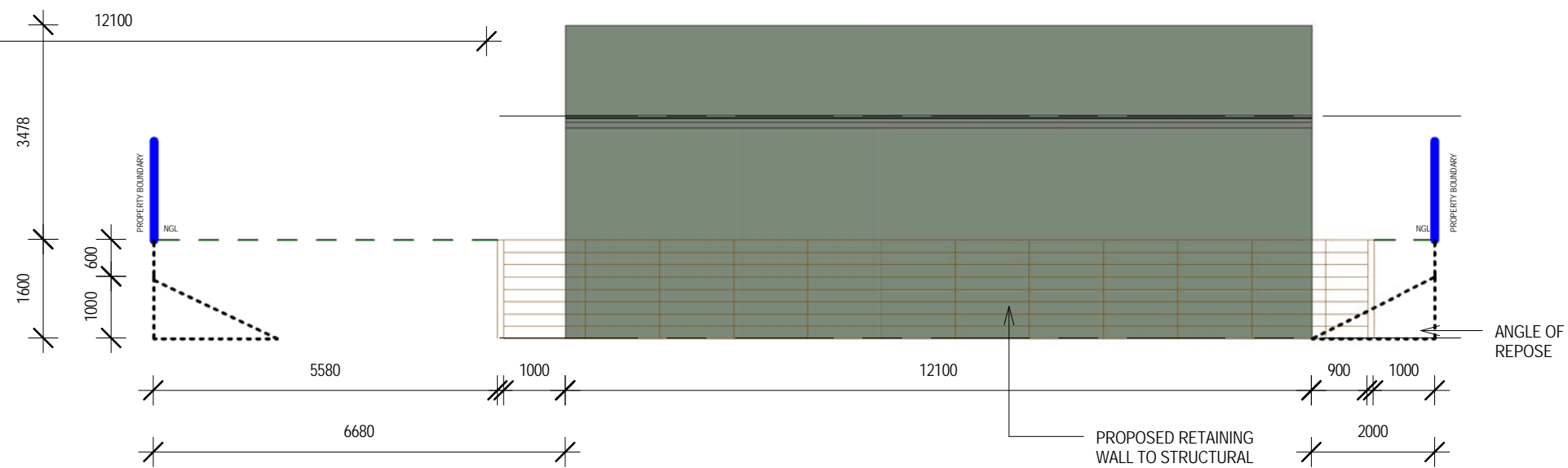
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NORTH

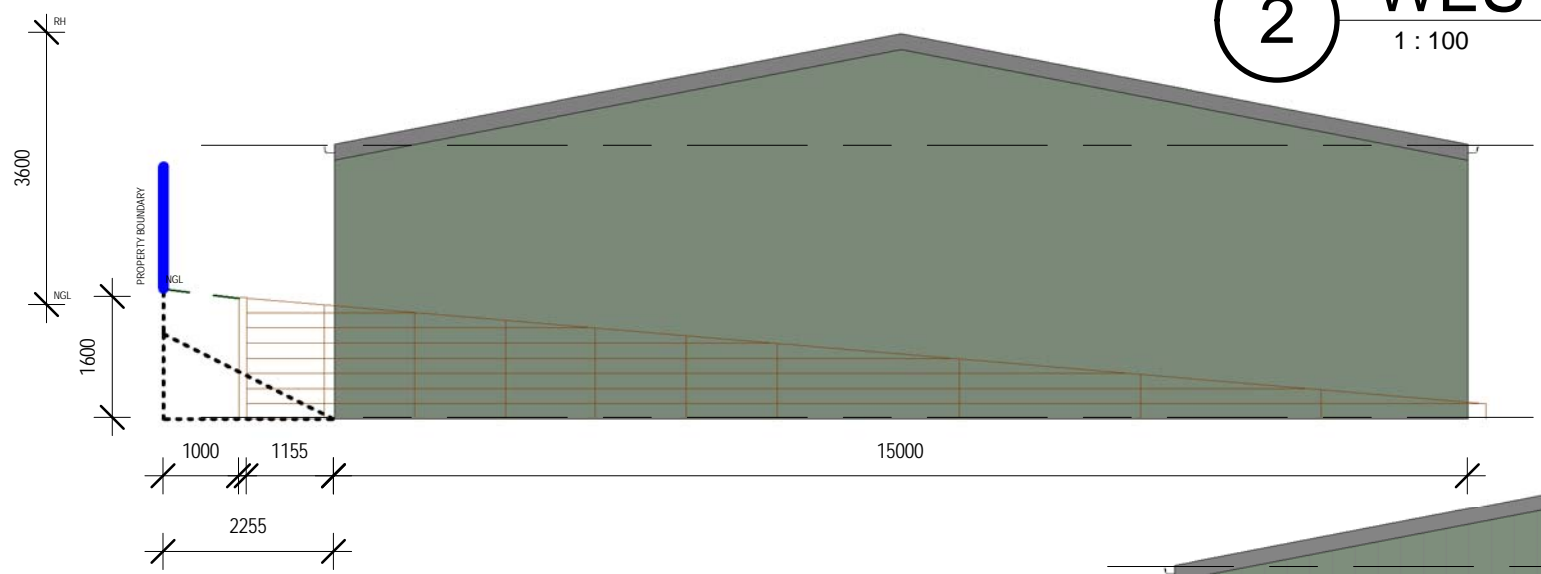
A3 SHEET



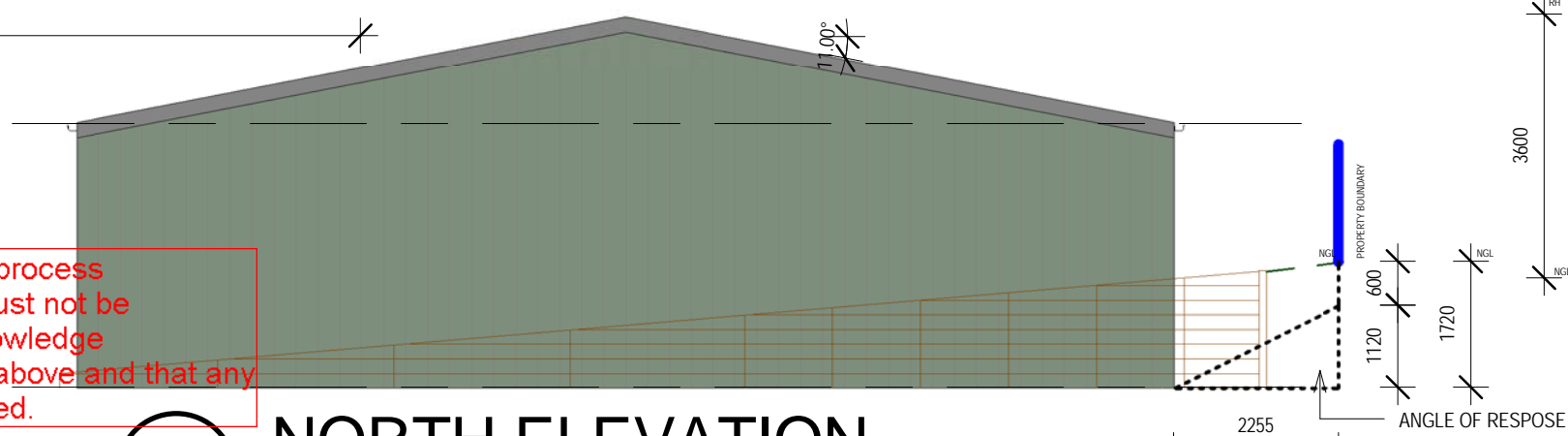
1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 NORTH ELEVATION
1 : 100

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RH = RIDGE HEIGHT
NGL = NATURAL GROUND LEVEL