

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Lot 83 LP8039 16 Haylock Avenue, Cockatoo
The application is for a permit to:	Development of the land for a dwelling vegetation removal
The applicant for the permit is:	Swenrick Constructions (Vic) Pty Ltd
The application reference number is:	T170028
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.

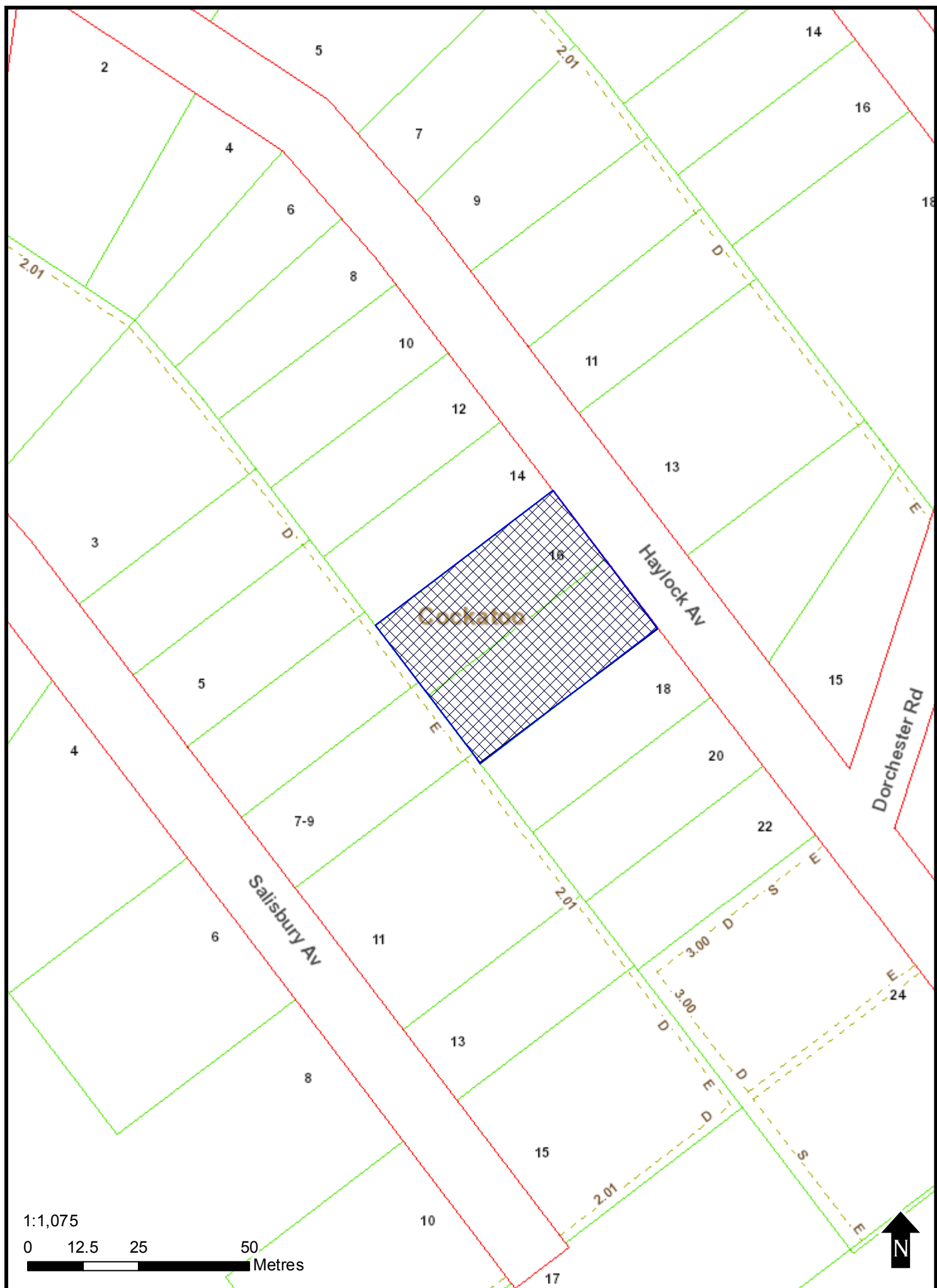
The Responsible Authority will not decide on the application before:	4 April 2017
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If you object, the Responsible Authority will advise you of its decision.

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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AREAS	m ²	sq
GROUND FLOOR:	173.02m ²	18.62sq
VERANDAH:	125.39m ²	13.50sq
TOTAL:	298.404m ²	32.12sq

SMOKE ALARMS

SMOKE DETECTORS SHALL BE INSTALLED ON ENTRY LEVEL IN ACCORDANCE WITH AS 3786-1993 AND B.C.A PART 3.72. NEW SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO CONSUMER MAINS POWERS WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING. THE B.C.A REQUIRES THE INTERCONNECTION OF SMOKE ALARMS WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED.

TOILET DOORS

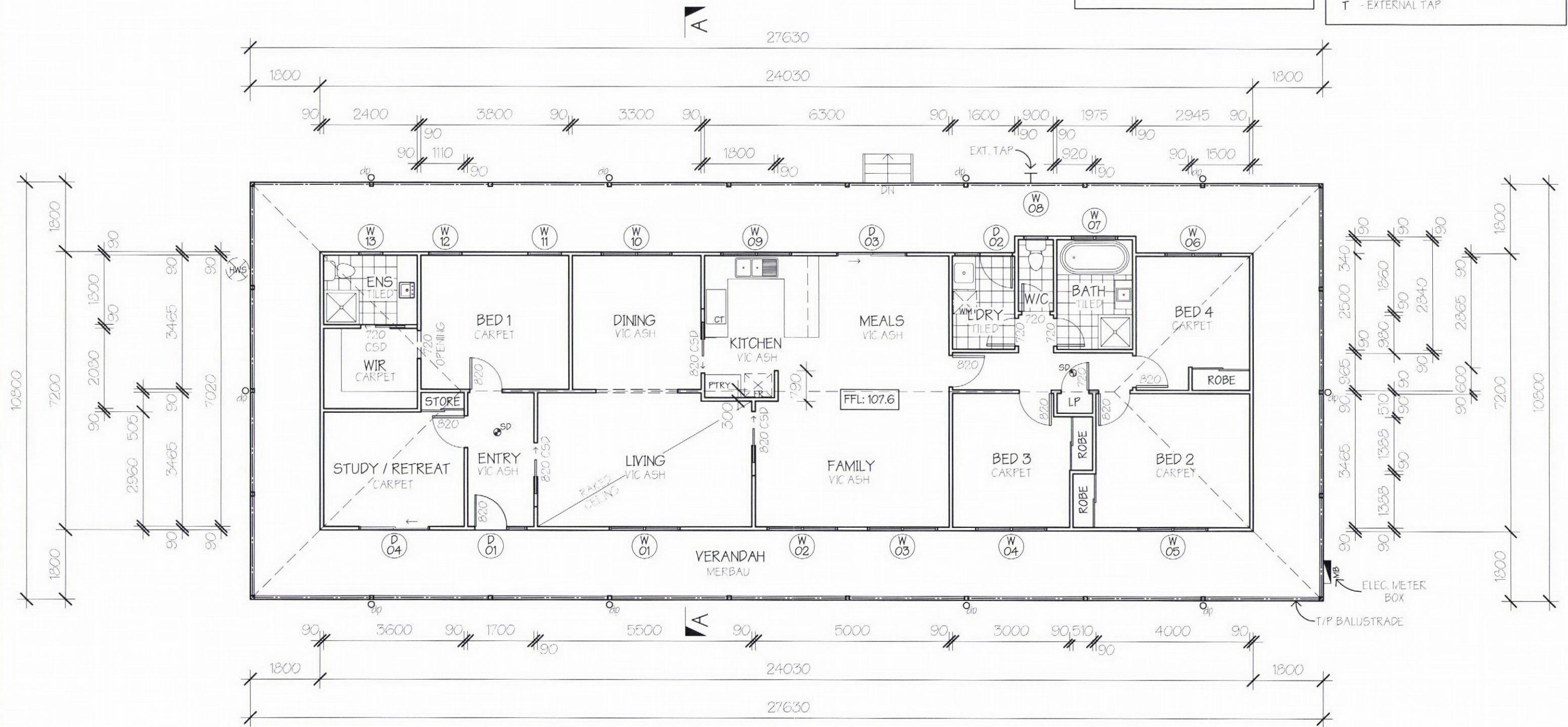
TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR THEY ARE TO SWING OUT, OR BE SLIDING WHERE THEY ARE WITHIN 1200MM OF THE PAN. TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR THEY ARE TO SWING OUT, OR BE SLIDING WHERE THEY ARE WITHIN 1200MM OF THE PAN.

THERMAL INSULATION

- CEILINGS R 4.0
- FLOORS R 1.5
- EXTERNAL WALLS R 2.0

LEGEND

- ⊕S - SMOKE DETECTOR (HARD WIRED)
- ⊕ - EXHAUST FANS
- - ELEC. SWITCHBOARD
- ⊙ - LP GAS BOTTLE
- ⊙_{dp} - DOWN PIPE
- ⊙_{hw} - ELECTRIC HOT WATER SERVICE
- ⊙_{cn} - SPLIT SYSTEM CONDENSER
- ⊙_{st} - SPLIT SYSTEM HEAD
- T - EXTERNAL TAP



PROPOSED FLOOR PLAN

1:100

THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT SAA CODES, BCA & LOCAL COUNCIL BY-LAWS. WRITTEN DIMENSIONS MUST BE PRIORITIZED OVER SCALED DIMENSIONS AT ALL TIMES AND MUST BE CONFIRMED ON-SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. PLEASE REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CORRECTION



7/4 ROYAN PLACE,
BAYSWATER NTH
PH: (03) 8761 6610

DBU: 28406

DRAWN BY: A. HIRSCHFELD	SHEET No: 01 OF 05	DATE: 22/02/2017	SCALE: 1:100
PROPOSED:	PROPOSED DWELLING	CLIENT:	K PRITCHARD & K GARDINER
REVISION: AM - 1	JOB ADDRESS:	SHEET NAME:	FLOOR PLAN
PROGRAM: A++	16 HAYLOCK AVENUE, COCKATOO		

SCHEDULE OF FINISHES

CLADDING	- HARDIES 230mm PRIMELINE SUMMIT WEATHERBOARDS
SUB-FLOOR	- CORRUGATED COLORBOND IN - "IRONSTONE"
ROOF	- CORRUGATED COLORBOND IN "IRONSTONE"
WINDOW FRAMES	- ALUMINIUM FRAMES POWDER COATED "WHITE"
FASCIAS	- FASCIAS IN DULUX "WHISPER WHITE"
GUTTERS	- COLORBOND GUTTERS IN "IRONSTONE"
VERANDAH POSTS	- PAINTED DULUX "WHISPER WHITE"
BALUSTRADES	- PAINTED DULUX "WHISPER WHITE"
DECKING	- MERBAU - STAINED (NO TINT)

BAL 29 NOTES

- ROOF TO BE FULLY SARKED WITH GAPS GREATER THAN 3MM TO BE SEALED WITH STEEL OR ALUMINIUM MESH WITH A MAX APERTURE OF 2MM.
- WINDOWS SHALL BE ALUMINIUM AWNING WITH 5mm TOUGHENED GLASS
- OPENABLE SAHES TO HAVE FLYSCREENS WITH ALUMINIUM MESH
- EXTERNAL DOORS TO BE KDHW FRAME AND SOLID CORE DOOR WITH ALUMINIUM MESH FLYSCREEN DOORS
- SLIDING DOORS TO BE ALUMINIUM FRAME WITH 6mm TOUGHENED GLASS AND ALUMINIUM MESH FLYSCREEN DOORS
- VERANDAH POSTS TO BE 90 x 90 MERBAU
- VERANDAH BEAM TO BE F17 WITH COLORBOND FACE
- RAFTERS & ROOF BATTENS F17

TIMBER SPECIFICATION

LINTELS:	JAMB STUDS:	MAX OPENING:
90 x 45 MGP 10	90 x 45 MGP 10	1000
140 x 45 F7	90 x 45 MGP 10	1800
140 x 42 LVL F17	90 x 45 MGP 10	2400
190 x 45 F17	90 x 45 MGP 10	3000

SINGLE STOREY LOAD BEARING WALLS:

- 190 x 45 & 190 x 35 MGP 10 TOP PLATES TO EXTERIOR WALLS
- 90 x 45 MGP 12 BOTTOM PLATES
- 90 x 35 MGP 10 COMMON STUDS AT 450 CTS TO EXTERIOR WALLS & 600 CTS TO INTERIOR WALLS
- 35 x 90 MGP 10 NOGGINGS
- BRACING IN ACCORDANCE WITH AS 1684

NON LOAD BEARING WALLS:

- 45 x 90 MGP 10 TOP & BOTTOM PLATES (INTERIOR WALLS)
- 90 x 35 MGP 10 COMMON STUDS AT 600 CTS (INTERIOR WALLS)
- 90 x 45 MGP 10 JAMB STUDS
- 35 x 90 MGP 10 NOGGINGS
- BRACING IN ACCORDANCE WITH AS 1684

WALL FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS 1684 - 2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURE STEEL IS TO COMPLY WITH AS 4100 "STEEL STRUCTURES CODE"

WATERPROOFING

PROVIDE IMPERVIOUS FINISHES TO ALL WET AREAS I.E. 1800mm HIGH ABOVE SHOWERS, 1500mm ABOVE THE BATH & BASINS. REFER BCA 3.8.1 PROVIDE WATERPROOF MEMBRANE TO ENTIRE BATHROOM FLOORS AND TANKING OF SHOWERS AS PER A.S. 3740-2010

STEPS & HANDRAILS

LANDINGS & STEPS AS PER 3.9.1 - HANDRAILS AS PER 3.9.2
STEPS - GOINGS MIN. 240mm TO MAX. 355mm
- RISERS MIN. 115mm TO MAX. 190mm
- 2r + 1g MIN. 550mm TO MAX. 700mm
- MAX. 124mm GAP TO OPEN TREADS
- NON SLIP FINISH TO ALL TREADS AND LANDINGS

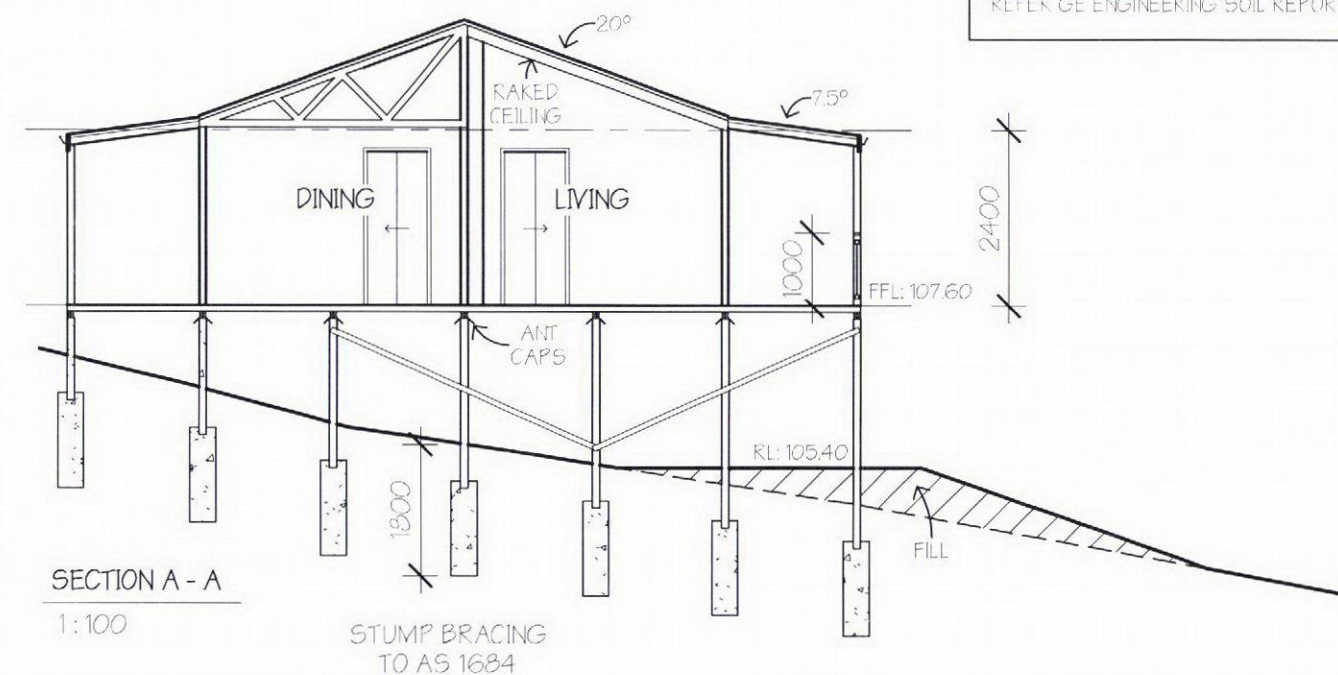
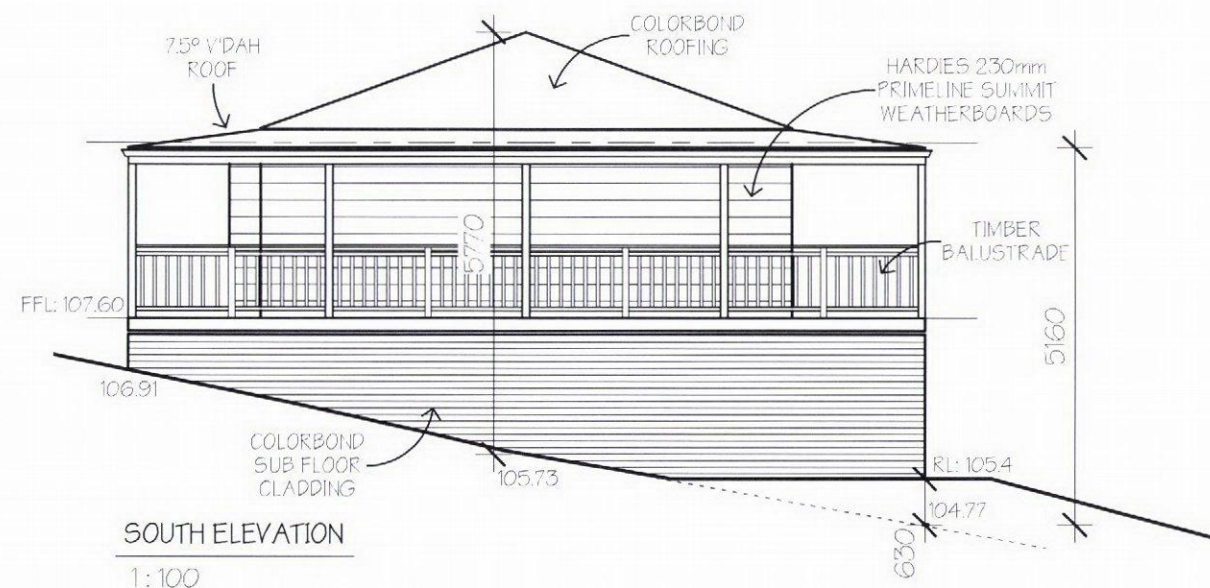
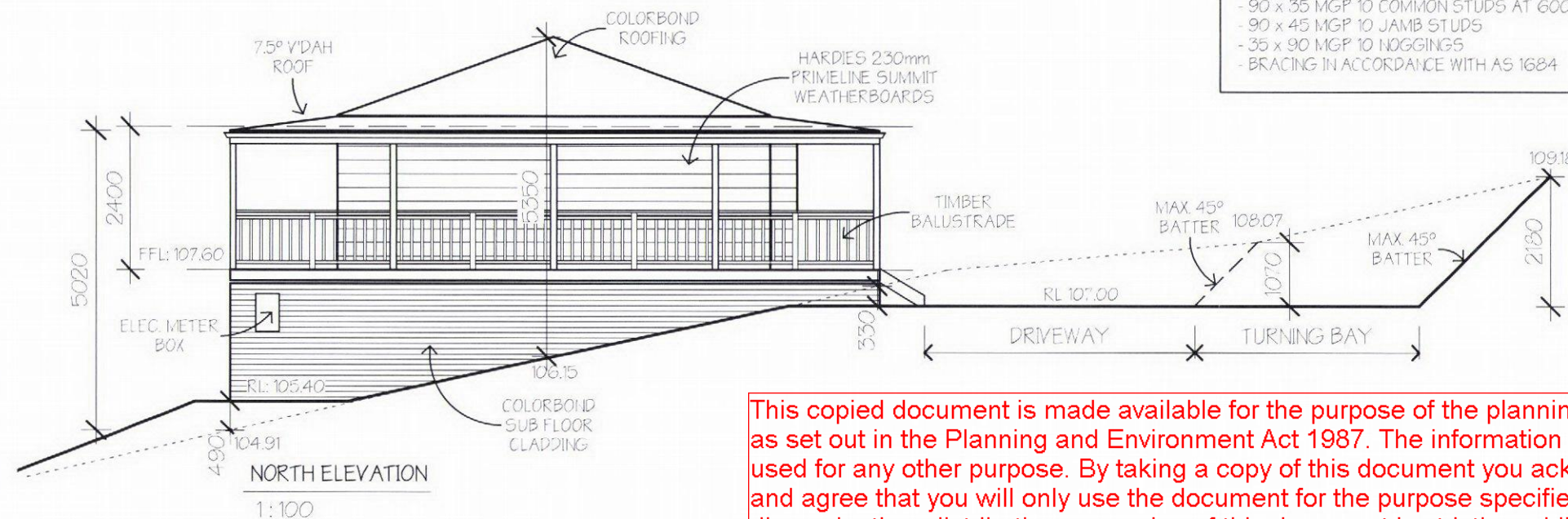
ENSURE MIN. 2m HEAD HEIGHT ABOVE NOSING IN STAIRS.

PROVIDE BALUSTRADE /BARRIER WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE SURFACE BENEATH FLOORS, LANDINGS, RAMPS AND/OR TREADS. BALUSTRADE/BARRIER (other than tensioned wire balustrades) to be:

- 1000mm ABOVE FINISHED SURFACE LEVEL
- 865mm ABOVE STAIR NOSING OR RAMP SURFACE)
- VERTICAL, WITH MAX. 124mm GAPS
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE/BARRIER BETWEEN 150mm AND 760mm ABOVE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH FLOORS, LANDINGS, RAMPS AND/OR TREADS.

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SITE CLASSIFICATION: "P"
SOIL CLASSIFICATION: "I"
ALL STUMP/PAD FOOTINGS TO BE FOUNDED AT MIN. DEPTH OF 100mm INTO THE NATURAL CLAY OR 1800mm WITH AN ASSUMED BEARING PRESSURE OF 150kPa. REFER GE ENGINEERING SOIL REPORT No. 3110-00179-1



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DBU: 28406

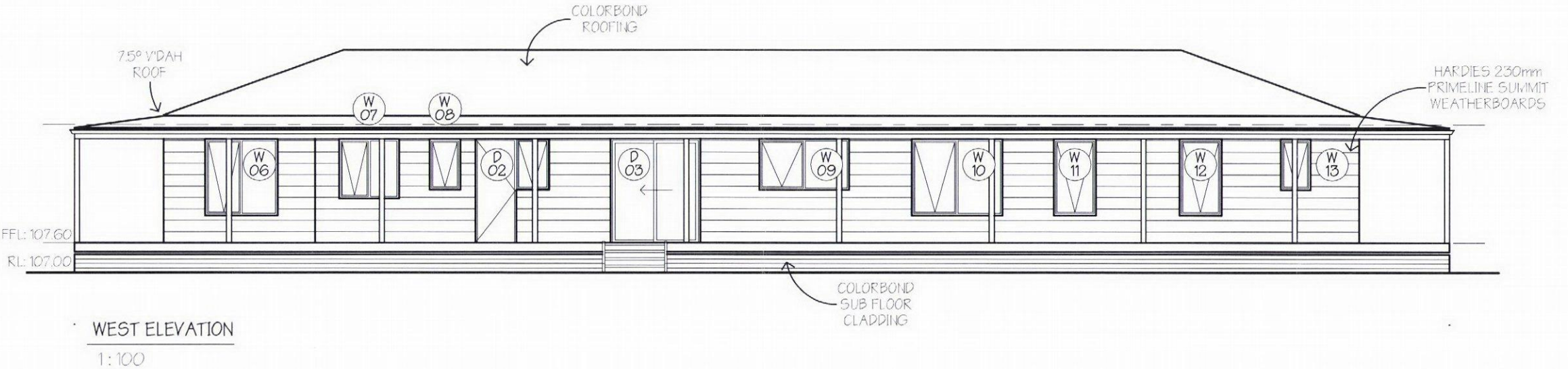
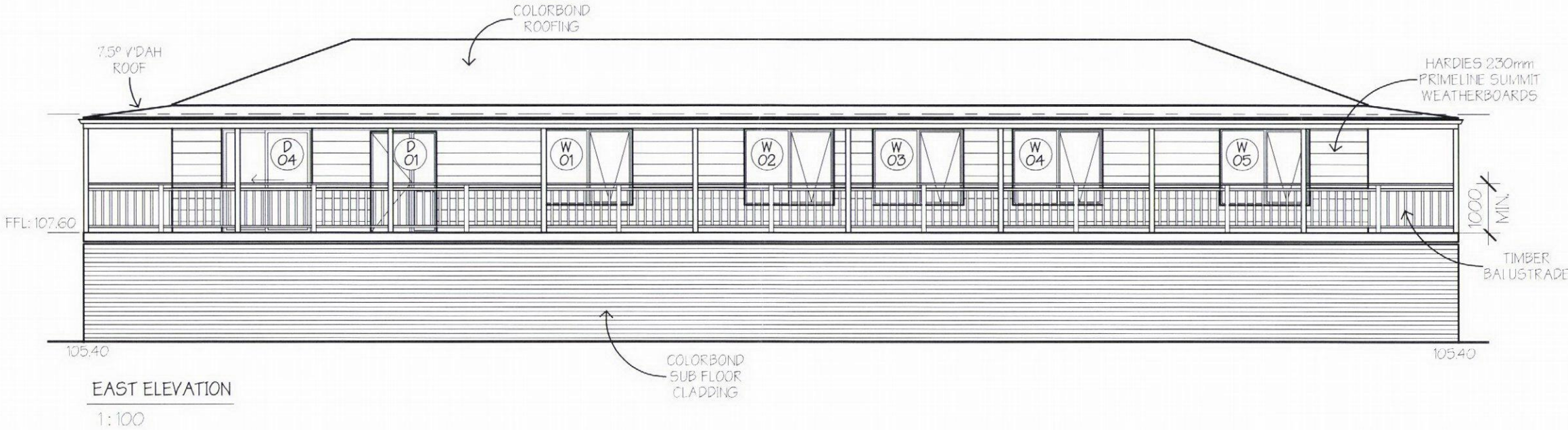
DRAWN BY: A. HIRSCHFELD	SHEET No: 02 OF 05	DATE: 22/02/2017	SCALE: 1:100
PROPOSED:	PROPOSED DWELLING	CLIENT:	K PRITCHARD & K GARDINER
REVISION: AM - 1	JOB ADDRESS:	SHEET NAME:	ELEVATION/SECTION
PROGRAM: A++	16 HAYLOCK AVENUE, COCKATOO		

WINDOW SCHEDULE			
No.	ROOM	SIZE	REMARKS
01	LIVING	1543 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
02	FAMILY	1543 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
03	FAMILY	1543 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
04	BED 3	1543 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
05	BED 2	1543 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
06	BED 4	1543 x 1450	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
07	BATH	1200 x 1210	ALUM. S/GLAZED AWNING OBSCURED 5mm TOUGHENED
08	W/C	1027 x 610	ALUM. S/GLAZED AWNING OBSCURED 5mm TOUGHENED
09	KITCHEN	1027 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
10	DINING	1543 x 1810	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
11	BED 1	1543 x 850	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
12	BED 1	1543 x 850	ALUM. D/GLAZED AWNING 5mm TOUGHENED 5/8/5
13	ENSUITE	1027 x 610	ALUM. S/GLAZED AWNING OBSCURED 5mm TOUGHENED

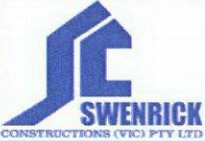
EXTERNAL DOOR SCHEDULE			
No.	ROOM	SIZE	REMARKS
01	ENTRY	2117 x 1330 (820 Door)	ALUM. FRAME 35mm SOLID CORE DOOR 5mm TOUGHENED GLASS
02	LAUNDRY	2105 x 1470 x 1027	ALUM. FRAME 35mm SOLID CORE DOOR ALUM. AWNING
03	MEALS	2110 x 1810	ALUM. SLIDING DOOR UNIT D/GLAZED 6mm TOUGHENED GLASS 6/6/6
04	STUDY/RETREAT	2110 x 1810	ALUM. SLIDING DOOR UNIT D/GLAZED 6mm TOUGHENED GLASS 6/6/6

WINDOWS	
ALL WINDOWS SHALL CONFORM TO AS 2047 - 2014 AND ALL GLAZING TO AS 1288 - 2006 & BCA PART 3.6 GLAZING WITHIN 2000MM OF THE FFL IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS. ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES AND BE CHECKED ON SITE PRIOR TO MANUFACTURING.	
FIT ALUMINIUM MESH FLYSCREENS - 14 OFF	
DOORS	
FIT FLYDOORS WITH ALUMINIUM MESH TO DOORS - 4 OFF	

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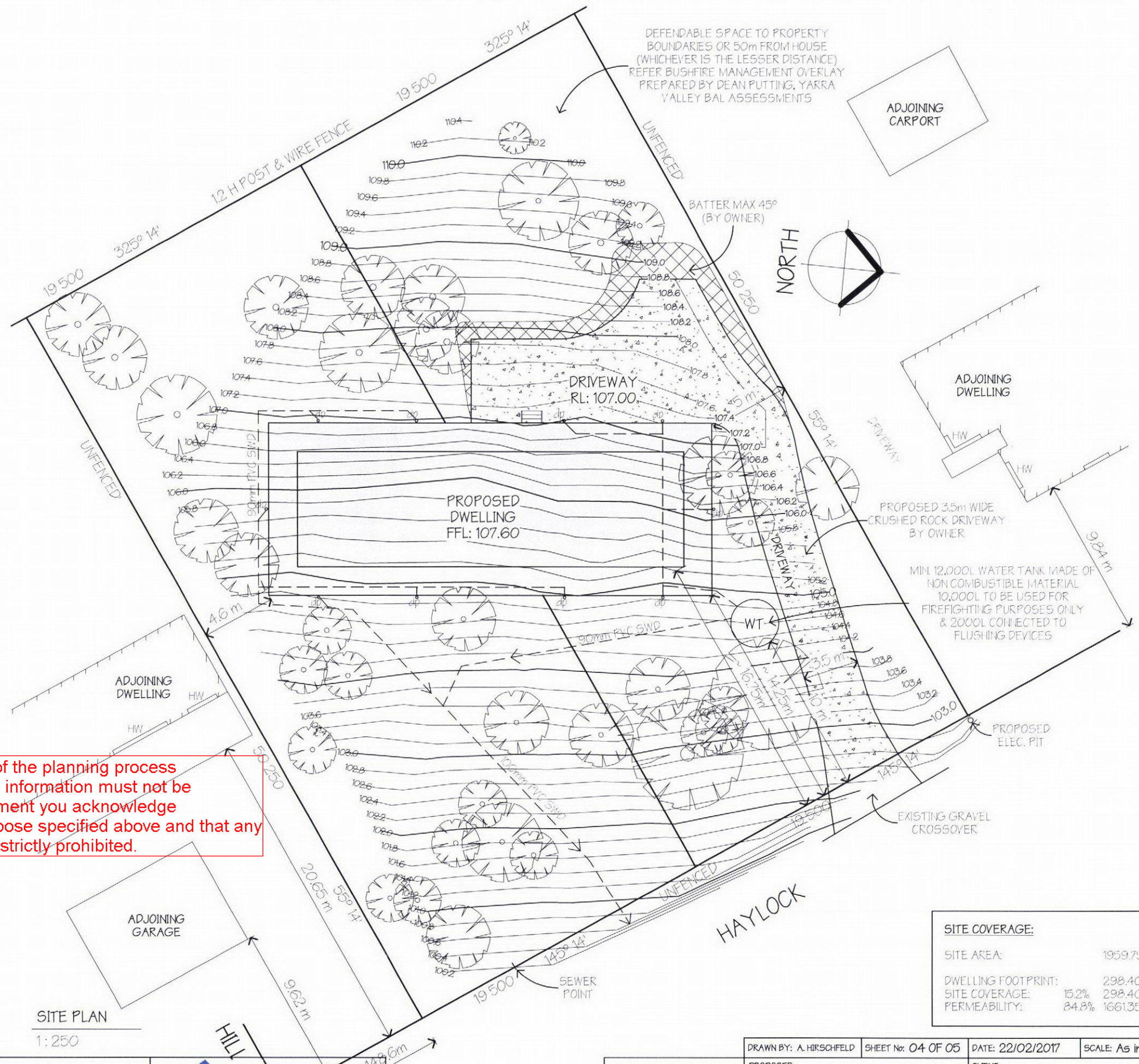


7/4 ROYAN PLACE,
BAYSWATER NTH
PH: (03) 8761 6610
DBU: 28406

DRAWN BY: A. HIRSCHFELD		SHEET No: 03 OF 05	DATE: 22/02/2017	SCALE: 1:100
PROPOSED:		PROPOSED DWELLING		
REVISION: AM - 1		CLIENT: K PRITCHARD & K GARDINER		
PROGRAM: A++		JOB ADDRESS: 16 HAYLOCK AVENUE, COCKATOO		
		SHEET NAME: ELEVATIONS		

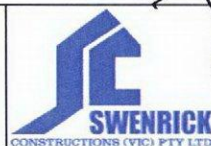
SITE NOTES

- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL (BY OWNER)
- 90MM DIA. UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:60 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE PROVIDE INSPECTION OPENINGS AT 900MM C-C AND AT EACH CHANGE OF DIRECTION (BY OWNER)
- THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NO LESS THAN 300MM UNDER SOIL, 50MM UNDER PAVED OR CONCRETE DRIVEWAYS, 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- 90MM DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12M MAXIMUM SPACING AND ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR (BY OWNER)
- LOCATE DOWNPIPES TO CONCEAL EXPOSED ARTICULATION JOINTS IN BRICKWORK WHERE APPLICABLE - CONFIRM ON SITE BEFORE COMMENCING ASSOCIATED WORKS (BY OWNER)
- PROVIDE 90 DIA. AG DRAIN WITH AGGREGATE BACKFILL OR SIMILAR TO THE BASES OF ALL EXCAVATIONS, CONNECTED TO LEGAL POINT OF DISCHARGE VIA SILT PITS (BY OWNER)
- ALL SITE CUTS MUST BE SUPPORTED BY SUITABLE RETAINING WALL, OR A BATTER WITH A MINIMUM OF 45° ANGLE (UNLESS SPECIFIED OTHERWISE AS PER LANDSLIP INFORMATION) AND ARE TO BE MINIMUM OF 90MM FROM FACE OF BUILDING AND 300MM FROM ANY BOUNDARY. CONFIRM ON SITE.
- ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPE LINES. (BY OWNER)
- EXISTING SERVICE PIPES MUST NOT BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.
- STORMWATER DRAINS SHALL BE AT 90MM AT A GRADE OF 1:60 UNLESS NOTED OTHERWISE
- ALL PIPE JOINTS SHALL BE WITH A 45° JOINT
- ALL UPVC PIPES SHALL CONFORM TO AS 1260 "UNPLASTICISED P.V.C (UPVC) PIPES AND FITTING FOR SEWERAGE APPLICATIONS" PART 1 TO 5
- THE PROPOSED RESIDENCE IS TO BE SET OUT AS PER THE NOMINATED DIMENSIONS WHICH MUST BE WITHIN NOMINATED BUILDING ENVELOPE



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DRAWN BY: A. HIRSCHFELD	SHEET No: 04 OF 05	DATE: 22/02/2017	SCALE: As indicated
PROPOSED:	PROPOSED DWELLING	CLIENT:	K PRITCHARD & K GARDINER
REVISION: AM - 1	JOB ADDRESS:	SHEET NAME:	SITE PLAN
PROGRAM: A++	16 HAYLOCK AVENUE, COCKATOO		

REFER ARBORICULTURAL IMPACT ASSESSMENT
PREPARED BY "TOTAL TREE CARE" 08/02/2017

DEFENDABLE SPACE TO PROPERTY
BOUNDARIES OR 50m FROM HOUSE
(WHICHEVER IS THE LESSER DISTANCE)
REFER BUSHFIRE MANAGEMENT OVERLAY
PREPARED BY DEAN PUTTING, YARRA
VALLEY BAL ASSESSMENTS

ADJOINING
CARPORT

NORTH

ADJOINING
DWELLING

DRIVEWAY

PROPOSED
DWELLING
FFL: 107.60

PROPOSED 3.5m WIDE
CRUSHED ROCK DRIVEWAY
BY OWNER

ADJOINING
DWELLING

ADJOINING
GARAGE

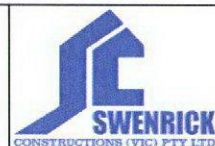
MIN. 12,000L WATER TANK MADE OF
NON COMBUSTIBLE MATERIAL
10,000L TO BE USED FOR
FIREFIGHTING PURPOSES ONLY
& 2000L CONNECTED TO
FLUSHING DEVICES

HAYLOCK

TREE REMOVAL PLAN
1:250

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PROPOSED:	PROPOSED DWELLING		
REVISION: AM-1	JOB ADDRESS:	16 HAYLOCK AVENUE, COCKATOO	
PROGRAM: A++		SHEET NAME: TREE REMOVAL PLAN	

CLIENT:
K PRITCHARD & K GARDINER