

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L2 PS426912 161-163 Stoney Creek Road, Beaconsfield Upper
The application is for a permit to:	Alterations and Extensions to an existing dwelling
The applicant for the permit is:	Rangeview Building Pty. Ltd.
The application reference number is:	T170083
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="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</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.

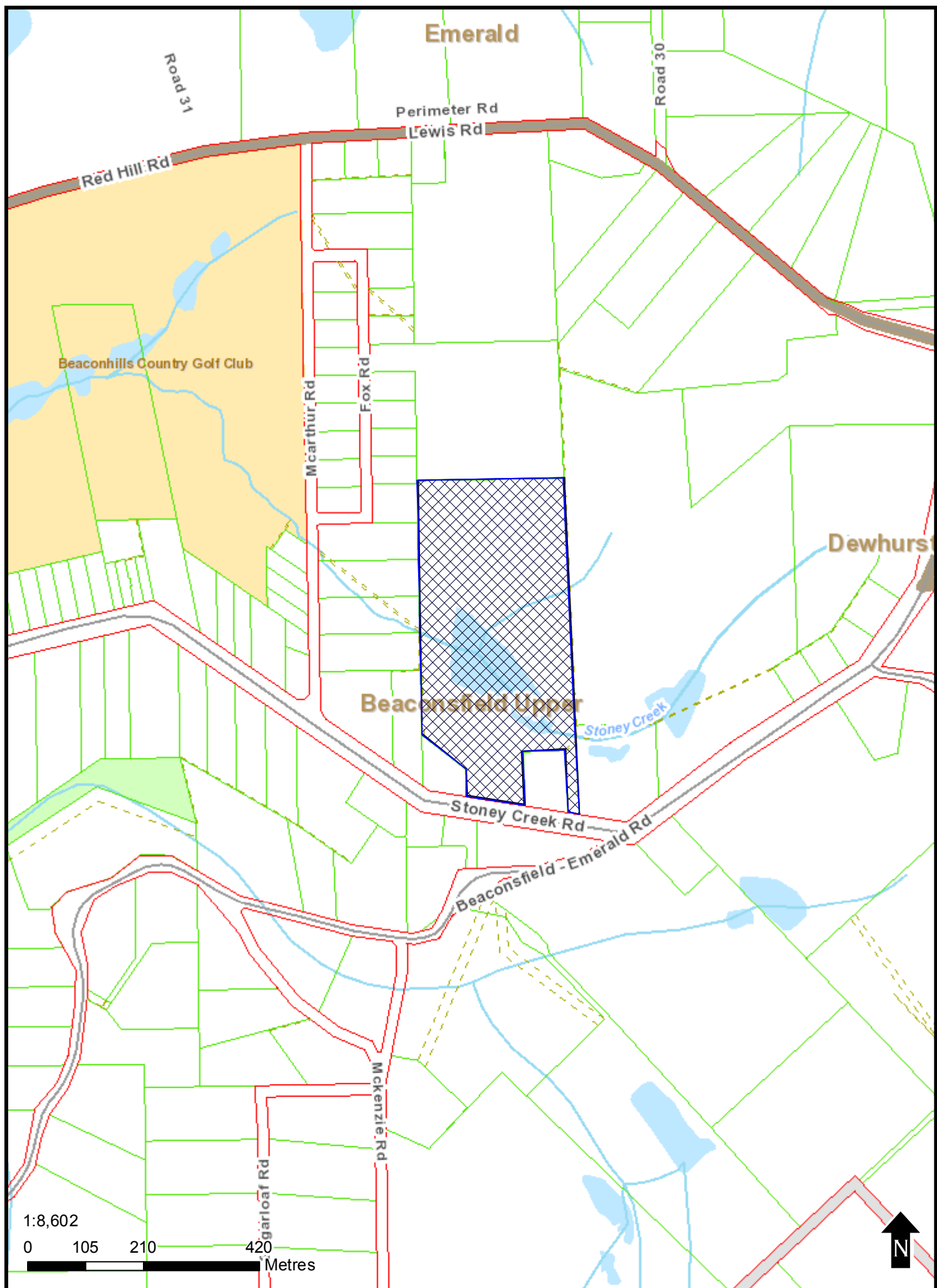
The Responsible Authority will not decide on the application before:	7 April 2017
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If you object, the Responsible Authority will advise you of its decision.

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](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.



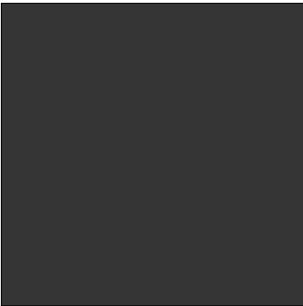
GENERAL NOTES:

- 1. All construction to be in accordance with NCC and statutory requirements and regulations including OH&S obligations.
- 2. All dimension are to be confirmed on-site be prior to the commencement of construction.
- 3. Soil Classification Class 'M' as at 25/08/2016 in accordance with soil test conducted by HardRock Geotechnical (Job #161221).
- 4. Excavation, where required, to be carried out in accordance with Engineers design and NCC 3.1.1 requirements.
- 5. Footings to be constructed to engineers design and specification.
- 6. All framing to be constructed in accordance with AS 1684.2, framing and lintel schedule.
- 7. Insulation to installed in accordance with accompanying Energy Efficiency Report.
- 8. All treads, landings and nosing to be constructed with appropriate non-slip finish or non-slip strip in accordance with NCC 3.9.1.3(g).
- 9. All stair and balustrade to be constructed in accordance with NCC Part 3.9.1 to manufacturers detail with minimum 240 tread and maximum 190 rise.
- 10. New storm water drainage works to be connected to existing legal drainage system and existing legal point of discharge.
- 11. New wet areas to be constructed with water proof membrane in accordance with NCC Part 3.8.1, Table 3.8.1.1 and AS 3740.
- 12. All glazing to be supplied and installed in accordance with NCC Part 3.6, AS 2047 and AS 1288.
- 13. New skylight to be constructed in accordance with NCC Part 3.8.4 and 3.12.3.2
- 13. D/S Sisalation and breather foil to be installed to all new external timber frame walls.
- 14. Ventilation to be provided to new wet areas and kitchen in accordance with NCC 3.8.5 and 3.12.3.4.
- 15. Provide Smoke Detectors in accordance with NCC 3.7.2 and AS 3786 connected to mains.
- 16. Electrical works to be supplied and installed in accordance with AS/NZS 3000.
- 17. Electrical layout to be confirmed on-site at frame stage prior to the commencement of electrical rough-in.
- 18. All lighting to Energy Efficiency rating requirements. Maximum 5W/m² to all internal lighting. Maximum 3W/m² to all external lighting.
- 19. All plumbing works to comply with the Plumbing Code of Australia.
- 20. New plaster linings to surrounds of gas cooktops where glass splashbacks are to be installed are to be constructed with fire rated plaster.

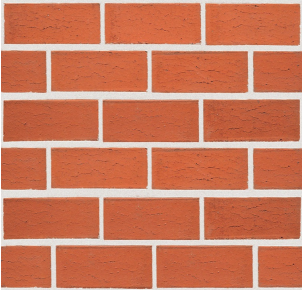
EXTERIOR FINISHES



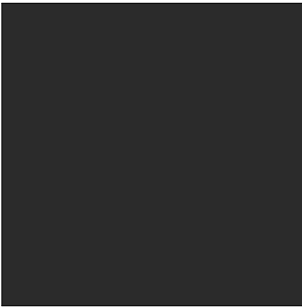
Roofing:  
Colourbond



Window Frame Finish:  
Black



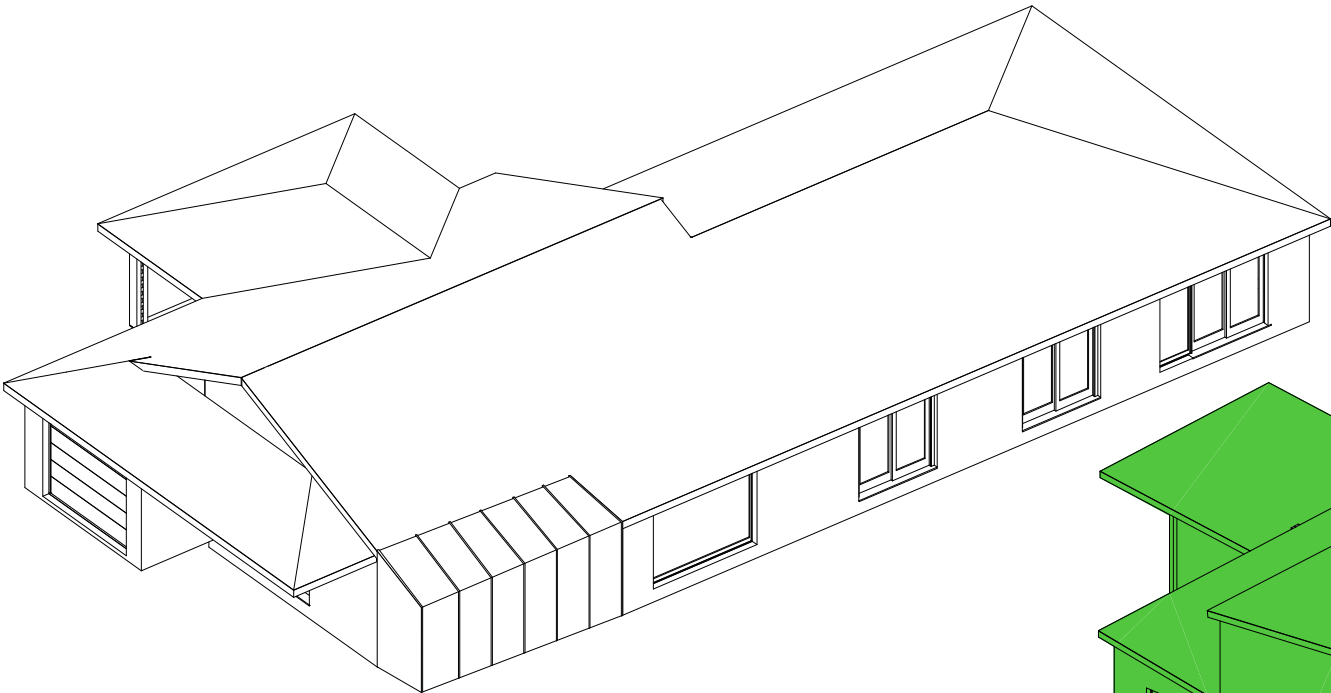
Brick Wall Finish:  
Hawthorne Bricks



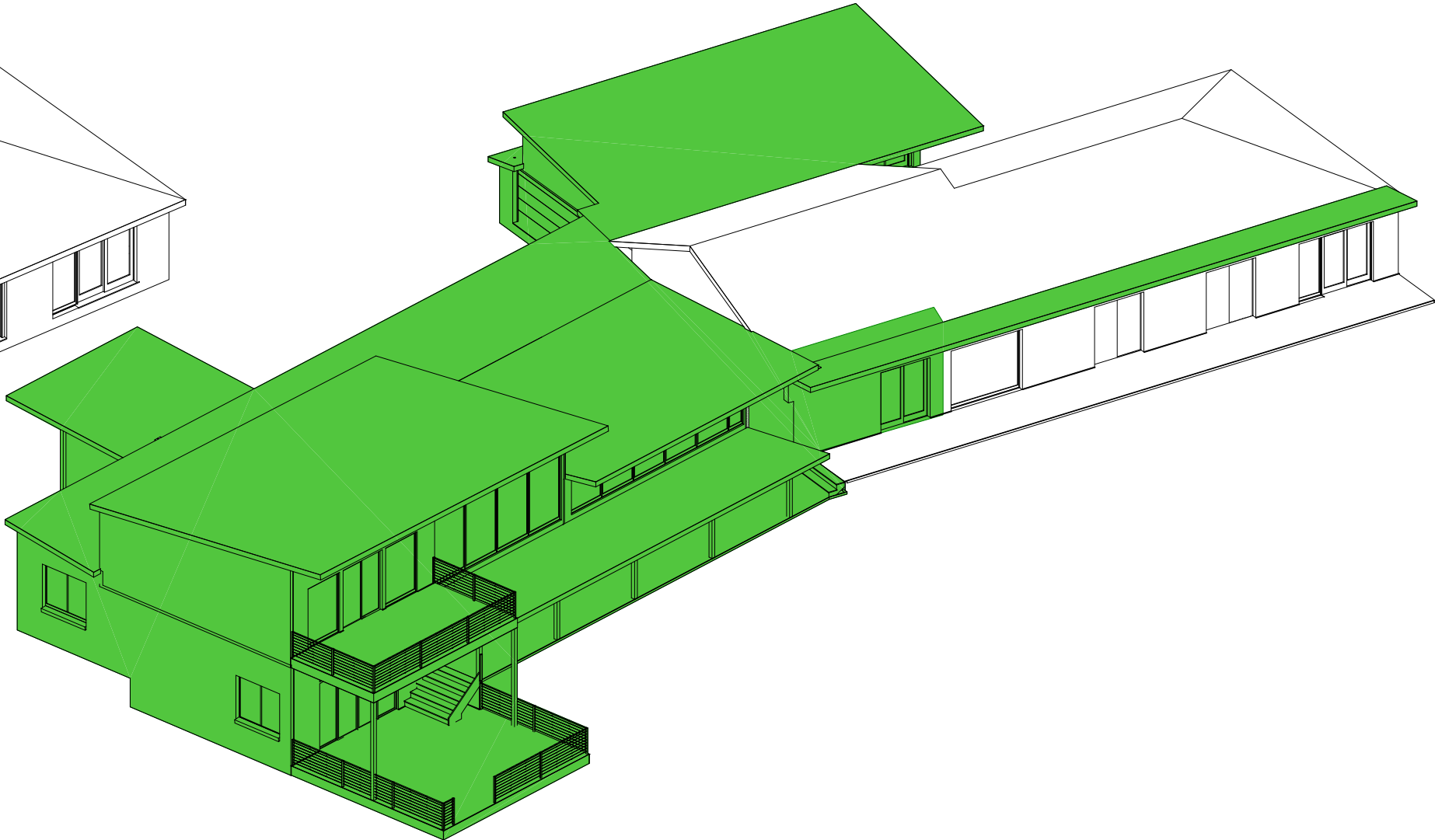
Exterior Render Finish:

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EXISTING DWELLING

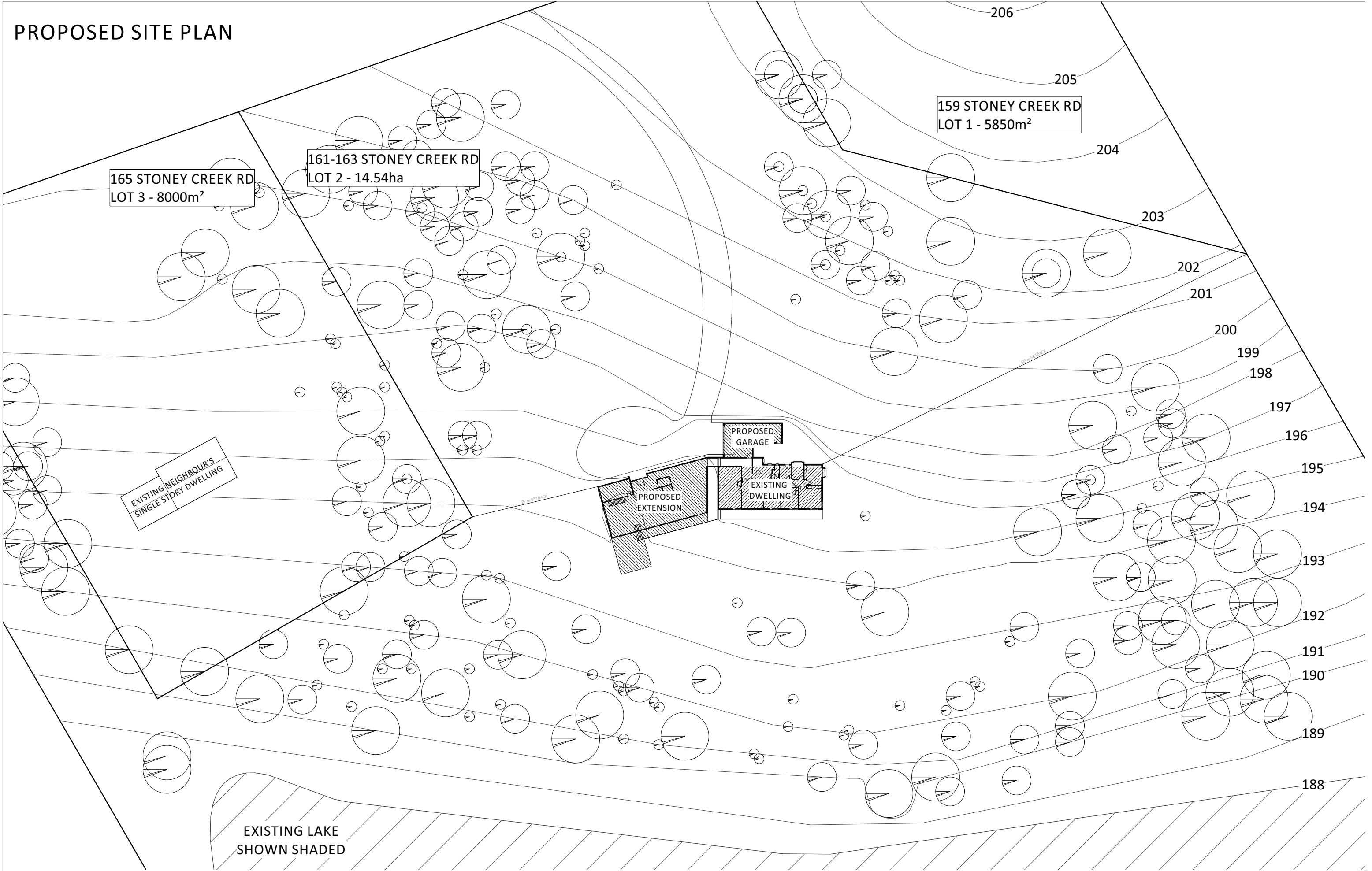


PROPOSED DWELLING



Client: CATHERINE AND GRANT HARRIGAN  
Site: 161-163 STONEY CREEK ROAD, BEACONSFIELD UPPER  
Details: EXTENSION

PROPOSED SITE PLAN



Client: CATHERINE AND GRANT HARRIGAN  
Site: 161-163 STONEY CREEK ROAD, BEACONSFIELD UPPER  
Details: EXTENSION

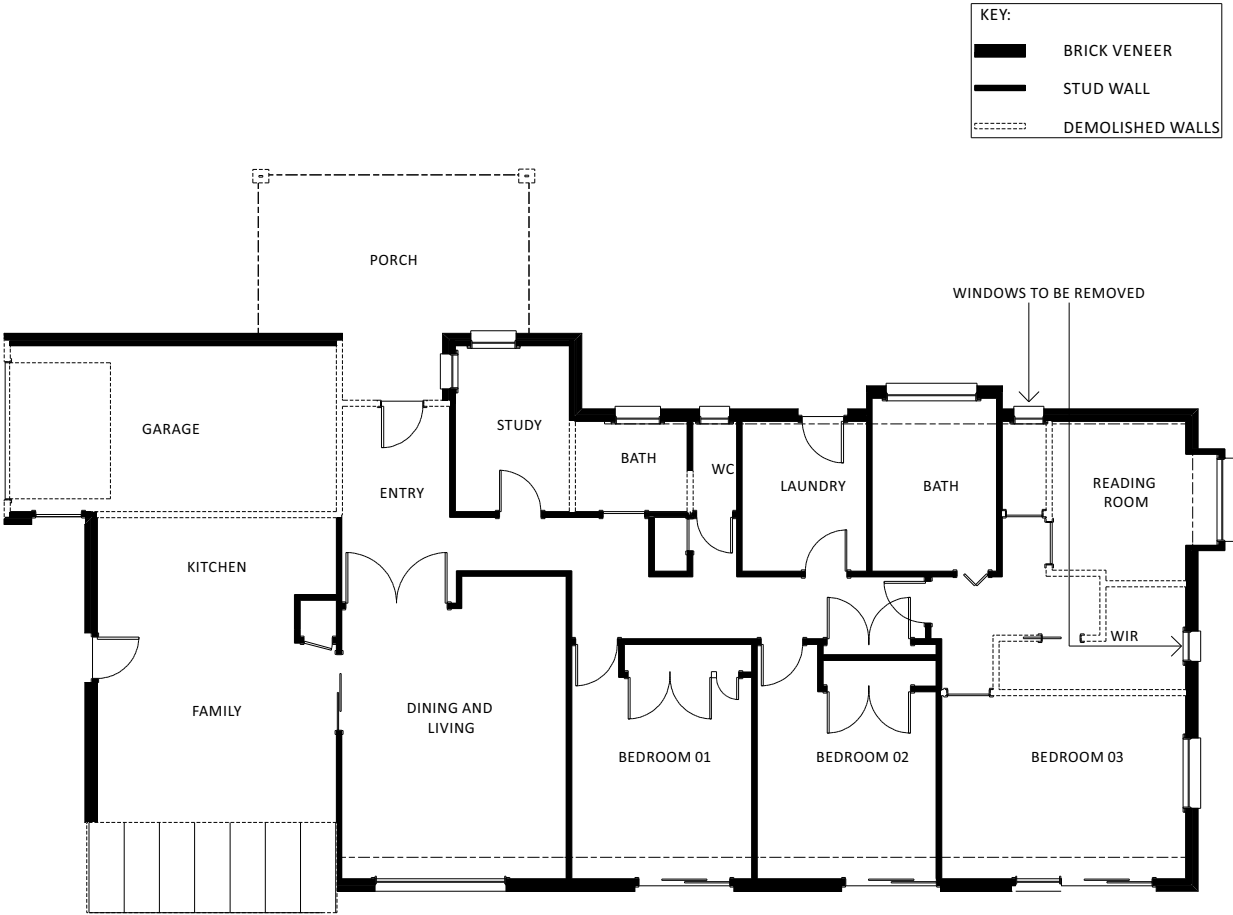
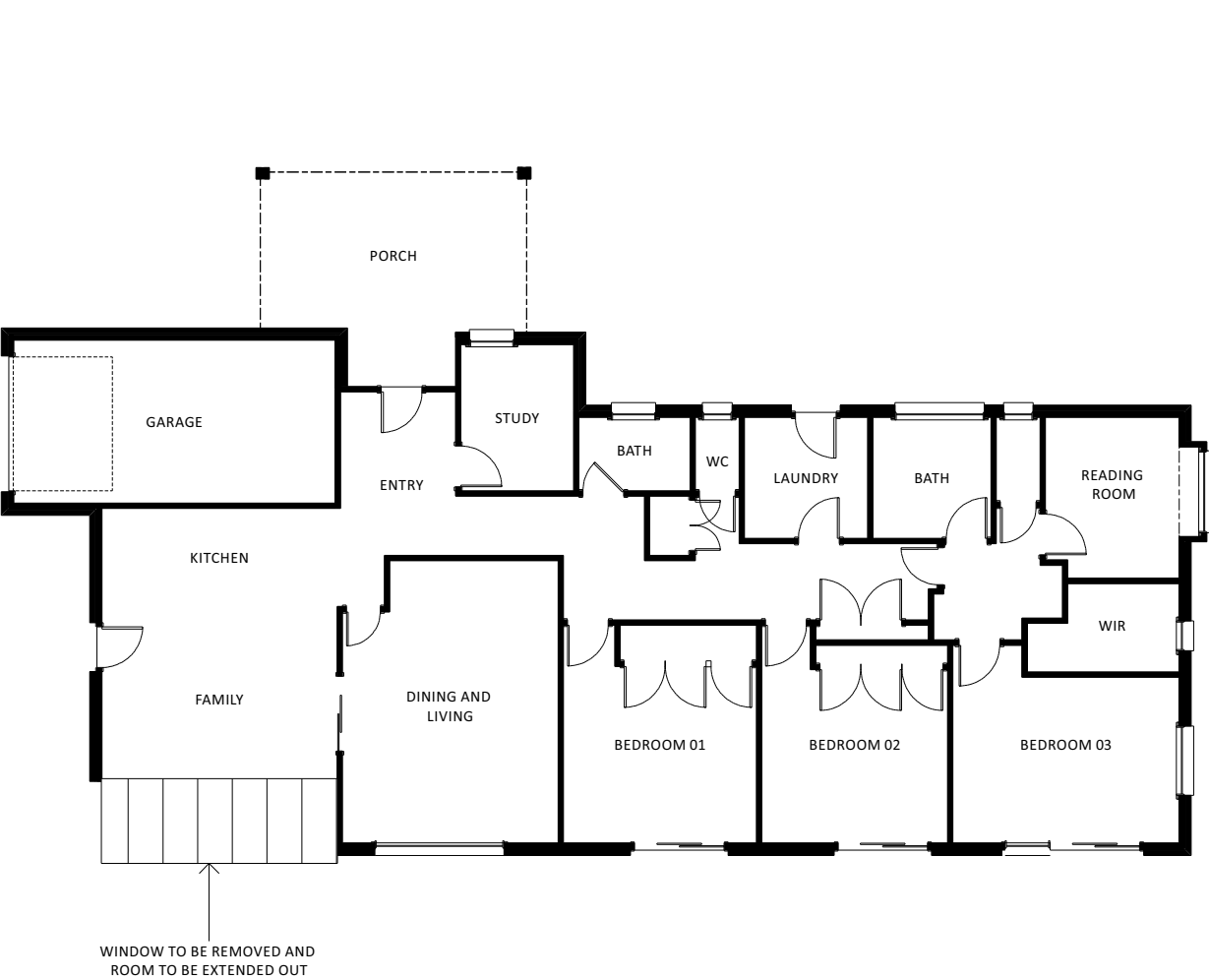
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PLAN DATE:  
16/03/2017  
VERSION:  
1

EXISTING FLOOR PLAN

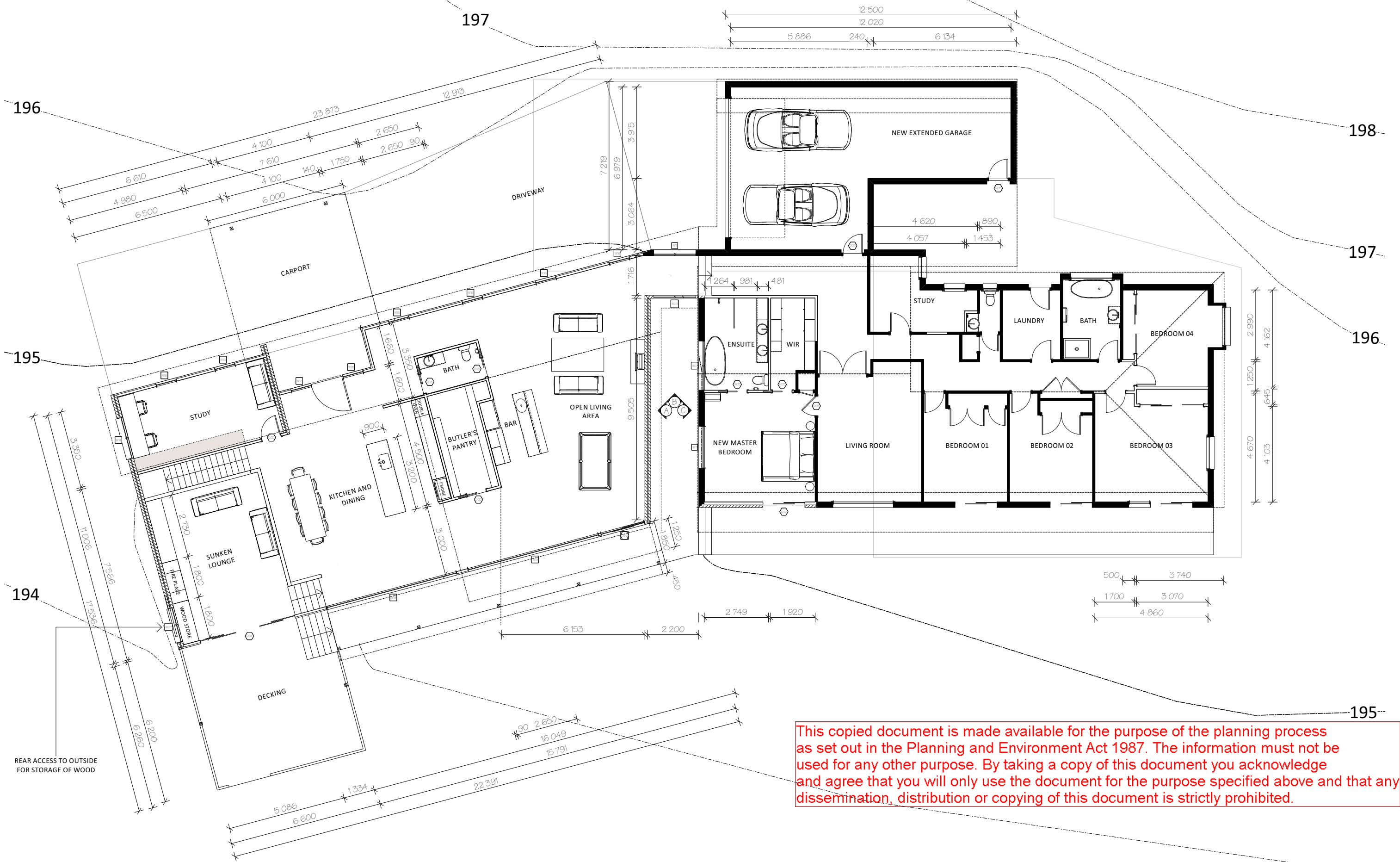
DEMOLITION FLOOR PLAN

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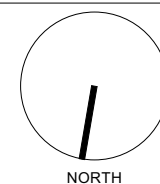




## PROPOSED FLOOR PLAN



Client: CATHERINE AND GRANT HARRIGAN  
Site: 161-163 STONEY CREEK ROAD, BEACONSFIELD UPPER  
Details: EXTENSION



<b>PLAN DATE:</b> 16/03/2017
<b>VERSION:</b> 1

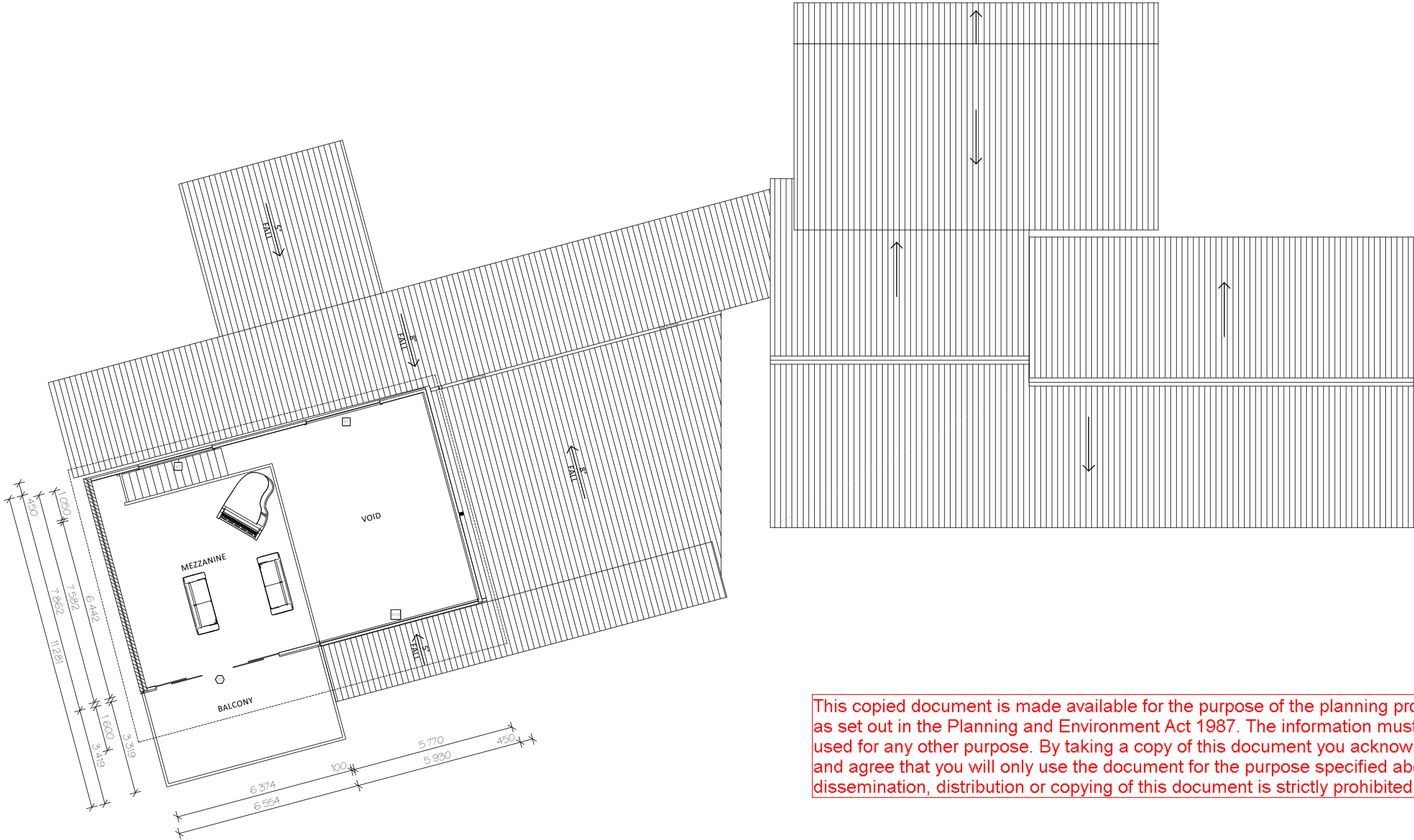
SCALE

1:150

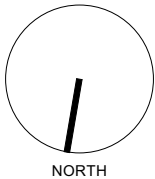
@ A3

SHEET #  
4 of 8

PROPOSED UPPER FLOOR PLAN



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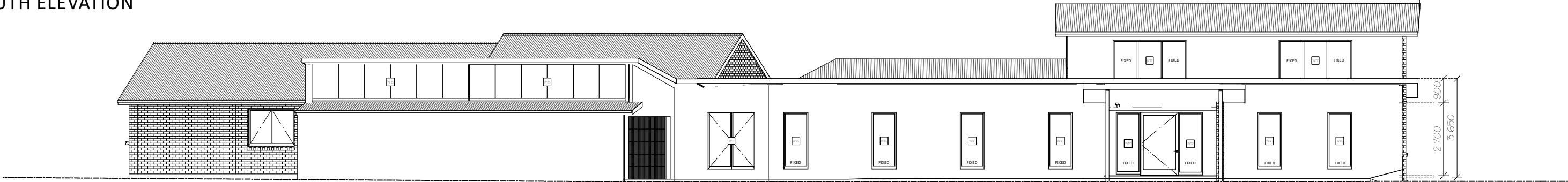


PROPOSED ELEVATIONS  
NORTH ELEVATION

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SOUTH ELEVATION



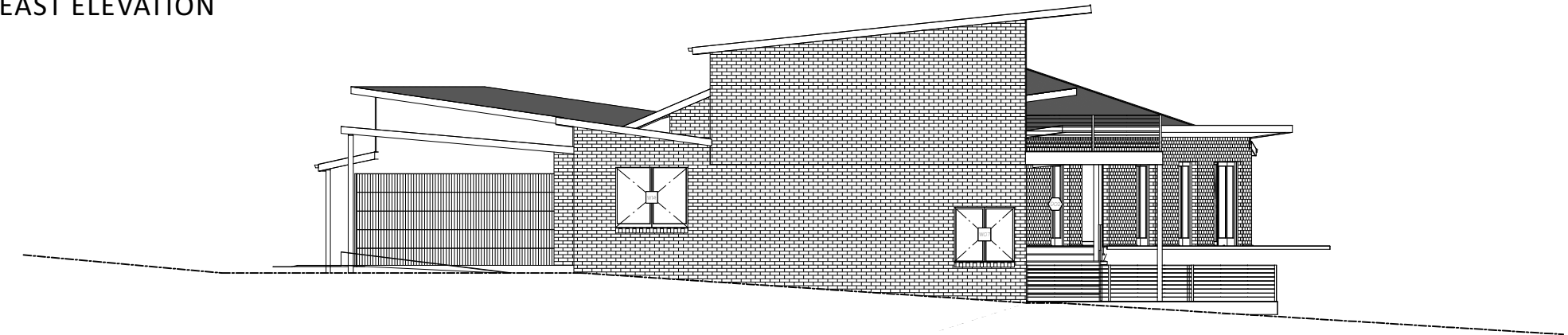
Client: CATHERINE AND GRANT HARRIGAN  
Site: 161-163 STONEY CREEK ROAD, BEACONSFIELD UPPER  
Details: EXTENSION

PLAN DATE: 16/03/2017	SCALE 1:150 @ A3	SHEET # 6 of 8
VERSION: 1		



PROPOSED ELEVATIONS SCALE 1:150

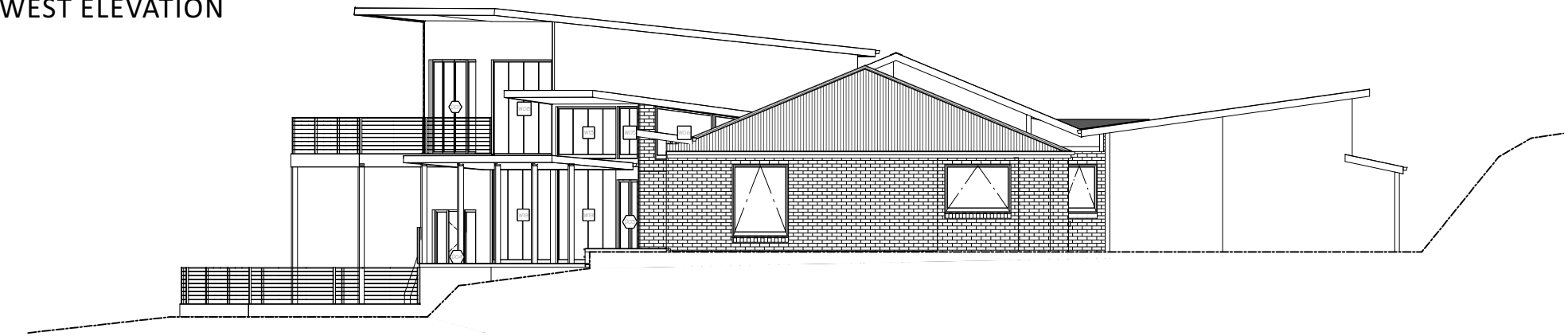
EAST ELEVATION



PROPOSED SCHEDULES

DOOR SCHEDULE				
NUMBER	QTY	FLOOR	WIDTH	HEIGHT
D01	1	2	4500	2350
D02	1	1	1800	2100
D03	1	1	1930	2100
D04	1	1	4200	2350
D05	9	1	820	2040

WEST ELEVATION

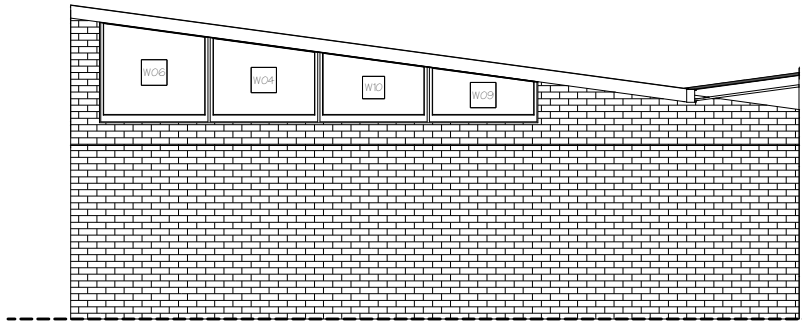


WINDOW SCHEDULE				
NUMBER	QTY	FLOOR	WIDTH	HEIGHT
W01	1	1	2100	1600
W03	1	1	1800	1400
W04	1	2	1450	1136
W05	1	1	1930	1300
W06	1	2	1450	1331
W07	1	1	1500	1350
W08	1	2	5800	2446
W09	1	2	1450	734
W10	1	2	1450	936
W11	2	1	1800	2100
W12	1	1	900	2318
W13	1	2	5800	1300
W14	1	1	1800	1500
W15	2	2	6048	1400
W16	6	1	900	2100
W17	2	2	2700	1500
W18	1	1	900	2299
W19	2	1	5800	2445

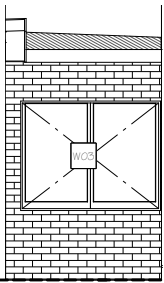
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PROPOSED ELEVATIONS SCALE 1:100

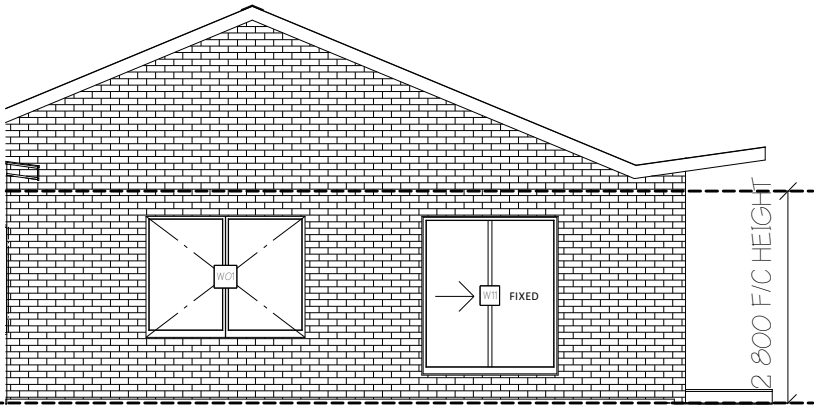
ELEVATION A



ELEVATION B



ELEVATION C







Client: CATHERINE AND GRANT HARRIGAN  
 Site: 161-163 STONEY CREEK ROAD, BEACONSFIELD UPPER  
 Details: EXTENSION

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PLAN DATE: 10/03/2017
VERSION: 1



# Bushfire Management Plan

## SITE PLAN

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## SCHEDULES



### (a) Defendable space: Vegetation Management

**Defendable space is 53m** and shall be maintained to the site boundary. Any vegetation within the defendable space, within the site boundaries, shaded blue on the site plan, must be maintained as follows:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cms in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must no be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m<sup>2</sup> in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of a building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches .and ground level

### (b) Construction Requirements

The required BAL rating is BAL29

### (c) Water Supply for fire fighting purposes

10,000L of effective water supply for fire fighting purposes which meets the following requirements:

- stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings must be made of corrosive resistant metal
- incorporates a ball or gate valve British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting)
- The outlet/s of the water tank must be within 4m of the access way and unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)



### (d) Access Requirements

The design and construction of the access must meet the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in5 (20%) (11.3 degrees) for no more than 50m.
- Have a minimum traffic able width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than 1 in 8 (12.%) (7.1 degrees) entry and exit angle.