### NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	38 Tynong Road, Tynong
The application is for a permit to:	Building and works associated with a dwelling within 5 metres of a boundary
The applicant for the permit is:	3D Design Group
The application reference number is:	T170150
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	*		sent ardinia S <mark>@cardini</mark>		-	Responsible PO Box 7, Pake	Authority nham, Vic, 38	in 310 or	writing, email at
	*	inclu	de the n	ame a	nd add	ress of the object	tor/ submitter		
	*	inclu	de the a	pplicat	tion nur	mber and site add	dress		
	*	inclu	de the re	easons	for the	objection, and			
	*	state	how the	e objec	tor wou	uld be affected.			
The Responsible Authority decide on the application by			12 A <sub>l</sub>	oril 20:	17				

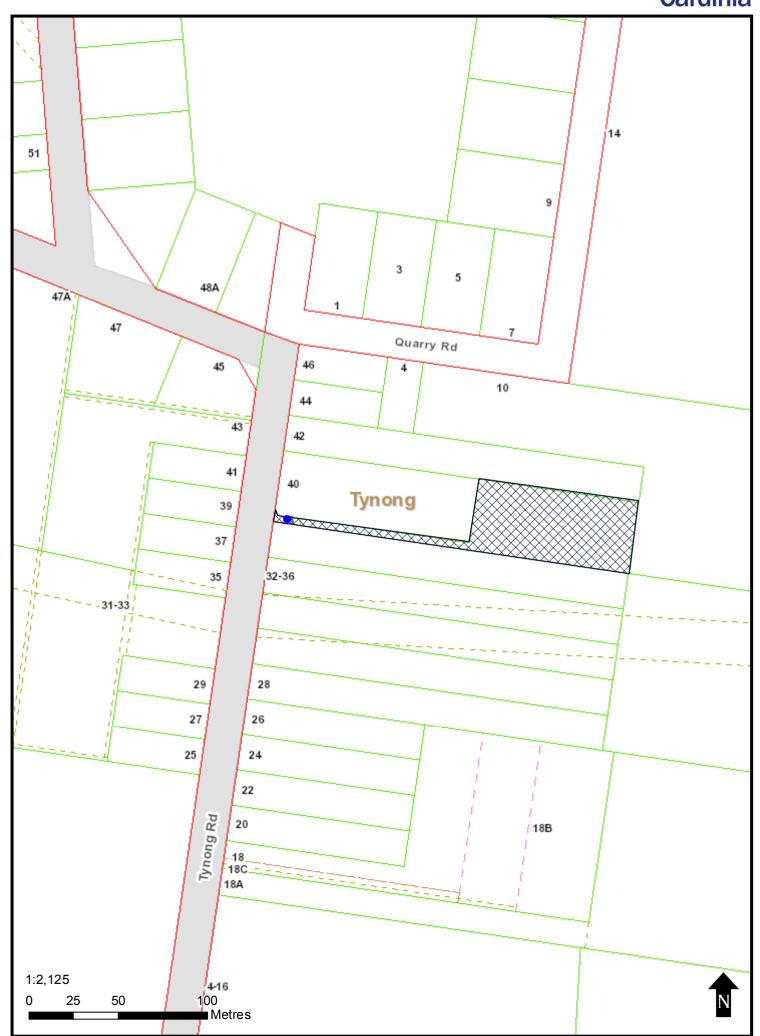
If you object, the Responsible Authority will advise you of its decision.

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.

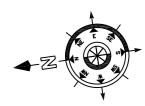
For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or <a href="mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a>

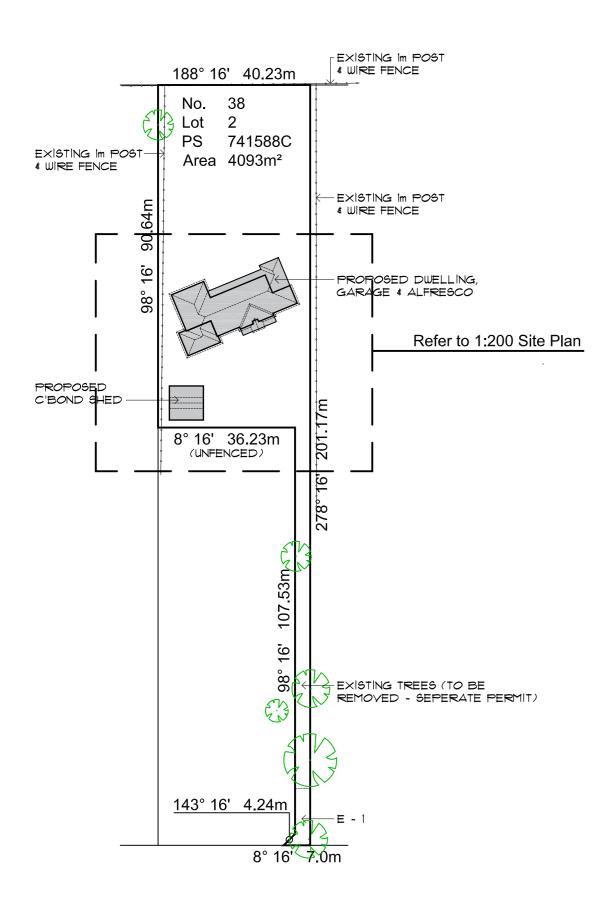
Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your 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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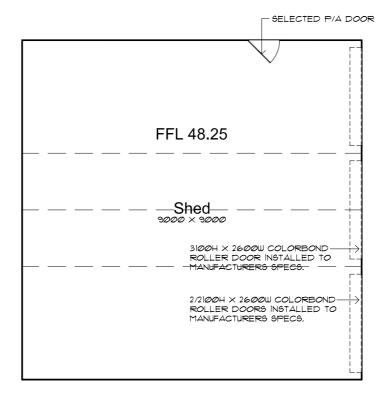


# TYNONG ROAD

427.1m TO RAILWAY AVE

## Town Planning Drawings Only.

### 'No vegetation to be removed unless otherwise specified'



# FLOOR Plan. 1:100

### Areas Schedule

Shed. 81.0 Sqm or 8.72 Sq

### Colour Schedule.

WALL CLADDING - GREY
COLORBOND ROOF - GREY
FASCIA & GUTTER - GREY

NOTE: THESE SHED PLANS ARE FOR TOWN PLANNING PURPOSES ONLY. FOR CONSTRUCTION DETAILS REFER TO SEPERATE PLANS AND SPECIFICATIONS PREPARED BY ELITE GARAGES & BARNS

#### Note:

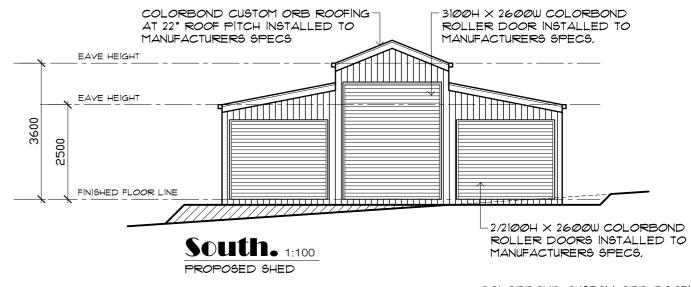
OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

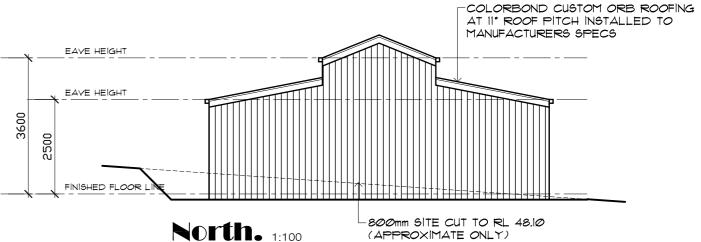
Report any discrepancies to 3D Design Group for directions prior to ordering materials and

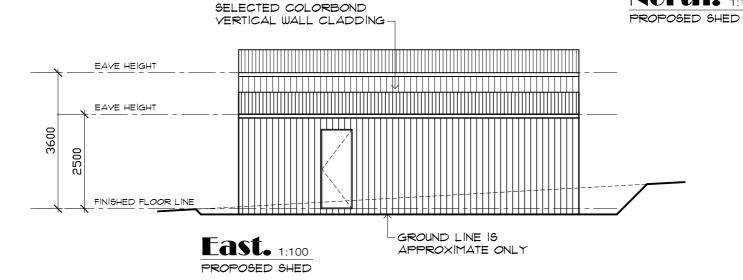
start of building works.

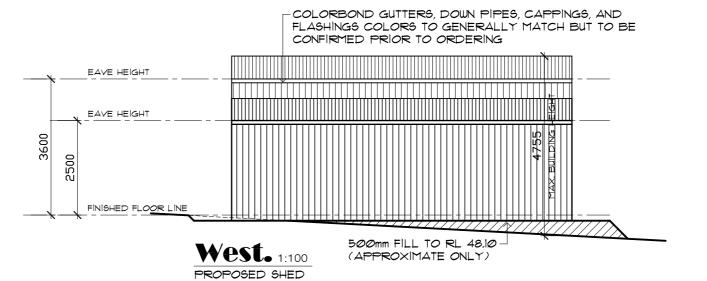
Do not scale drawings, written dimensions are to take precedence over scaled drawings.

All onsite measurements were to existing fences, not necessarily to title boundaries. If in doubt and/ or discrepancies are apparent please contact a licensed land surveyor prior to commencement of any works.









Revision



Shop B, 42 Main Street Pakenham, Vic. 3810 Ph (03) 5941 4717 Fax (03) 5941 4501 pakenham@3dds.com.au

Title 1:1000 Site Plan Shed Floor Plan & Elevations

Job. Proposed Residence

Name. Ashley & Nicole Zinnow

Address 38 Tynong Road,
Tynong 3813

Design Client Issue.

Design Client Issue. IP1

Date. 15.03.17 Sheet Size. A2

Drawn. Laura Checked. Brendon

Dwg No. 16-093 Sheet No. 1 of 4

Site Plan. 1:1000

# 2

# Town Planning Drawings Only. 'No vegetation to be removed unless otherwise specified'

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OWNER and/or all dimensions, sall dime

OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

All onsite measurements were to existing fences, not necessarily to title boundaries. If in doubt and/ or discrepancies are apparent please contact a licensed land surveyor prior to commencement of any works.

M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807

P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428

THE SITE CUT INDICATED IS APPROXIMATE ONLY. THE BUILDER SHALL ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMODATE CONSTRUCTION VARIABLES SUCH AS:

• SITE DRAINAGE

• SLAB FORMING/BOXING SYSTEM

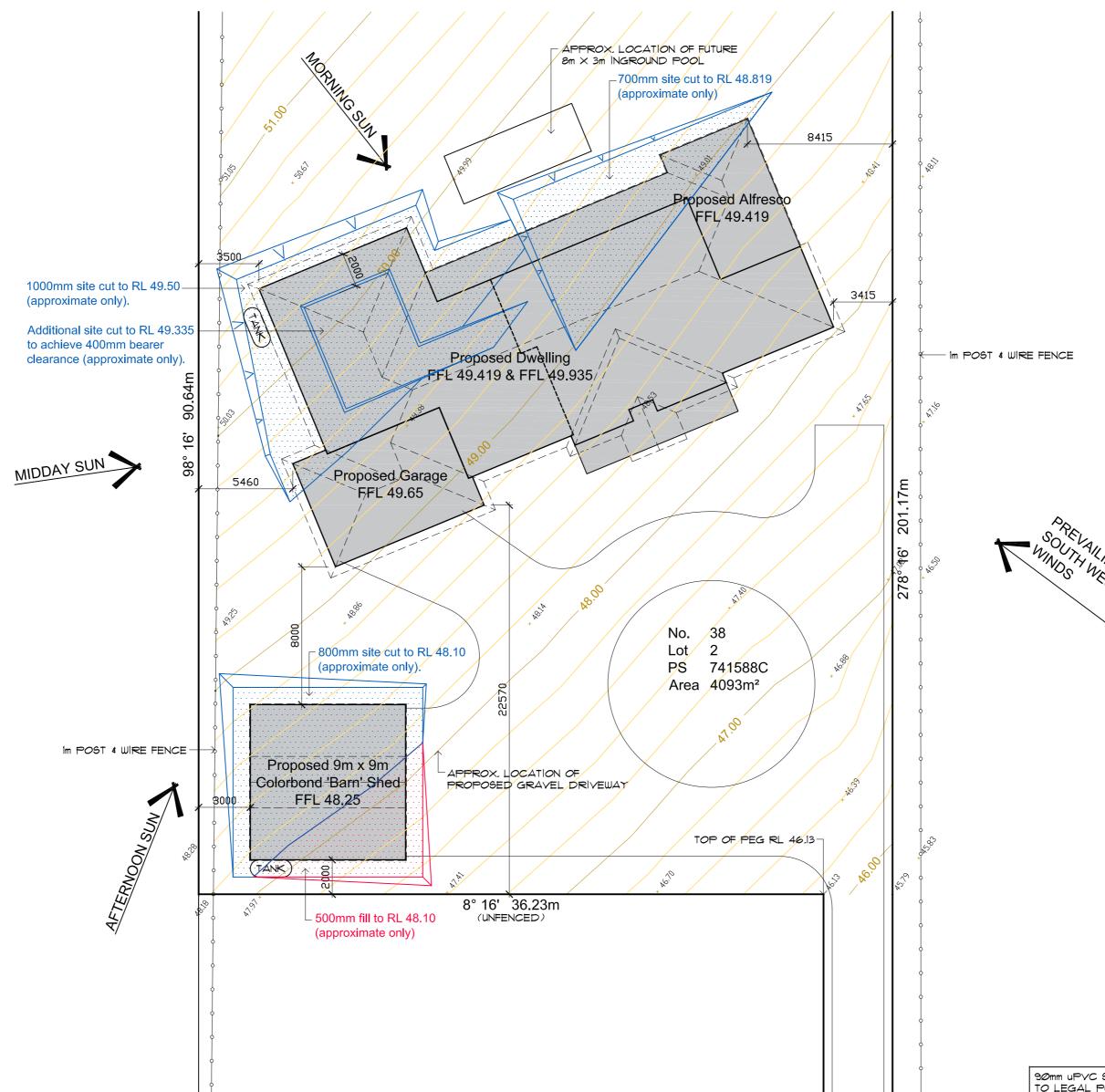
•TERMITE TREATMENT/CONTROL SYSTEM
•PROPOSED LANDSCAPE FEATURES
INCLUDING FINISHED LEVELS, BACKFILLING,
PAVEMENT DEPTHS, CROSS FALLS FOR
DRAINAGE ETC...

SITE CUTS SHOULD ALLOW FOR 100mm TOP SOIL BACK FILL TO LANDSCAPE AREAS UNLESS NOTED OTHERWISE, HOWEVER, CUTS ARE TO BE MINIMISED TO LIMIT THE NEED FOR EXCESSIVE BACKFILL.

ON SITES WHERE LANDSCAPED AREAS REQUIRE IN EXCESS OF 100mm BACK FILL CLEAN EXCAVATED MATERIAL MAY BE USED IN 150mm COMPACTED LAYERS TO WITHIN 100mm OF F.G.L

BACKFILL UNDER SLABS SHALL BE TO ENGINEER DESIGN/DETAILS.

ALL SITE CUTS ARE TO HAVE CROSS FALL TO PROVIDE POSITIVE DRAINAGE. THE TOE OF EVERY CUT BATTER TO BE PROVIDED WITH 90mm upvc slotted aggi Drain Connected to Stormwater System VIA A SILT PIT.



Job.
Nam

90mm upvc Stormwater Drain Connected to Legal point of Discharge to Direction of Local Authority, Builder to Confirm Discharge point prior to Construction.

ALL WASTEWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY.

H - INDICATES HABITABLE ROOM WINDOW

DESIGN

Shop B, 42 Main Street Pakenham, Vic. 3810 Ph (03) 5941 4717 Fax (03) 5941 4501 pakenham@3dds.com.au

Title 1:200 Site Plan

ob. Proposed Residence

Name. Ashley & Nicole Zinnow

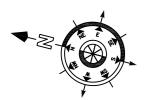
Address 38 Tynong Road, Tynong 3813

Design Client Issue. TP1
Date. 15.03.17 Sheet Size. A2
Drown. Laura Checked. Brendon
Dwg No.16-093 Sheet No.2 of 4

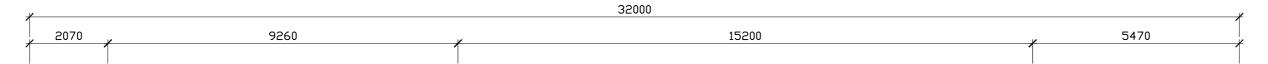
Site Plan. 1:200

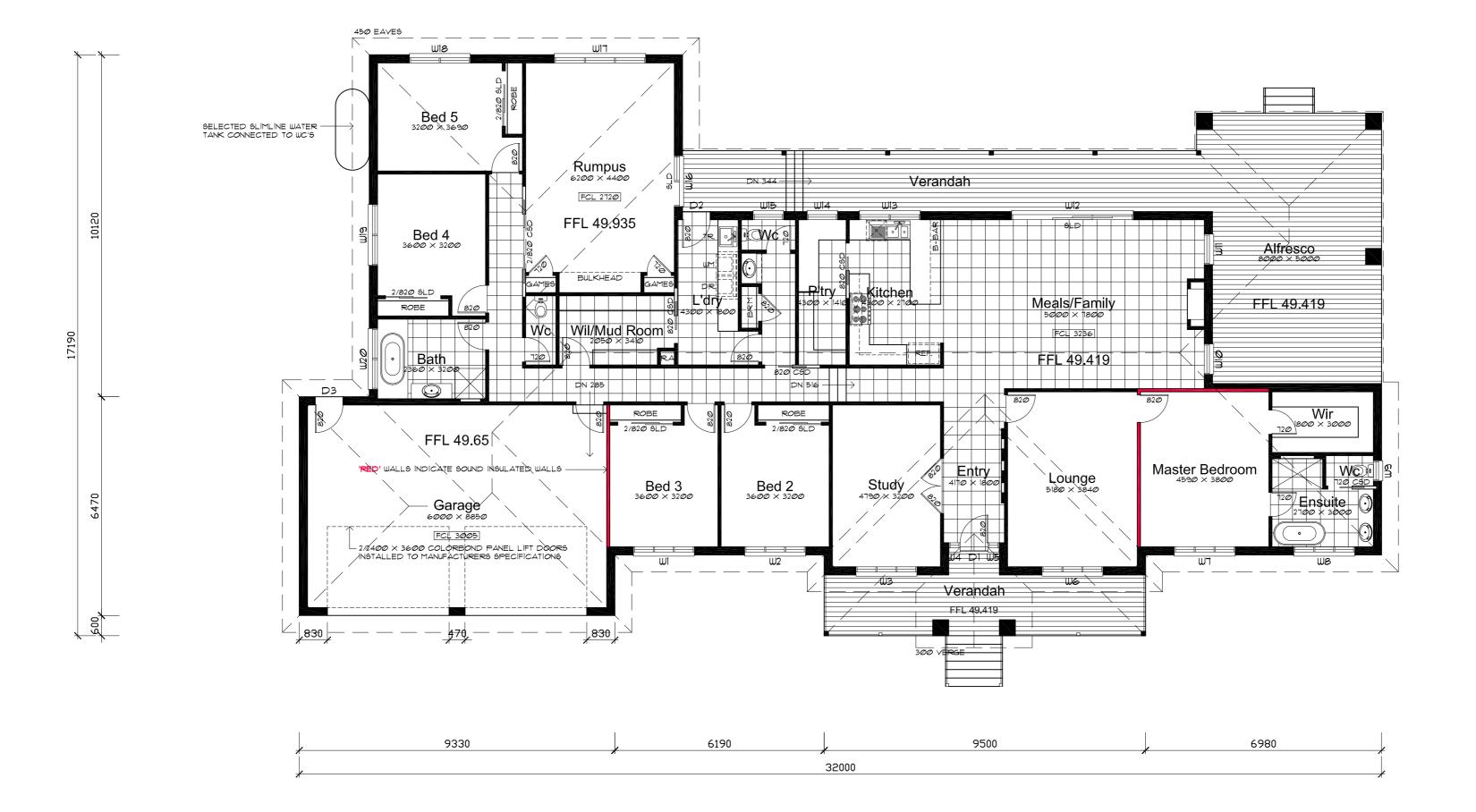
## Town Planning Drawings Only.

### 'No vegetation to be removed unless otherwise specified'



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### Note:

OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

### **Areas Schedule**

Residence.	294.98	Sqm	or	31.75	Sq
Garage.	57.56	Sqm	or	6.20	Sq
Alfresco.	41.37	Sqm	or	4.45	Sq
Verandahs.	45.53	Sqm	or	4.90	Sq
Total.	439.44	Sqm	or	47.30	Sq

tevision



Shop B, 42 Main Street Pakenham, Vic. 3810 Ph (03) 5941 4717 Fax (03) 5941 4501 pakenham@3dds.com.au

I	11110	1 1001 1 1011
•		
I	Job.	Proposed Residence

Name.	Ashley & Nicole Zinnow

Address	38 Tynong R Tynong 3813	
Design	Client	Issue. TP1
Date.	15.03.17	Sheet Size. A2
Drawn.	Laura	Checked. Brendon

Sheet No. 3 of 4

Dwg No. **16-093** 

Floor Plan. 1:100

Town Planning Drawings Only. dissemination, distribution or copying of this document is strictly prohibited ws shown are approximate only and 'No vegetation to be removed unless otherwise specified' Colour Schedule. BRICKS - BROWN TO VERANDAH: COLORBOND CUSTOM ORB ROOFING AT 10° -GABLE INFILL TO OWNER/ COLORBOND ROOF - GREY ROOF PITCH INSTALLED TO MANUFACTURERS SPECIFICATIONS -BUILDERS SELECTION FASCIA & GUTTER - GREY 450 EAVE 450 EAVE FINISHED CEILING LINE FINISHED CEILING LINE FINISHED FLOOR LINE FINISHED FLOOR LINE **West.** 1:100 SELECTED ENTRY DOOR -2/2400 X 3600 COLORBOND PANEL LIFT DOOR -GROUND LINE IS INSTALLED TO MANUFACTURERS SPECIFICATIONS WITH DOUBLE SIDELIGHTS-APPROXIMATE ONLY -COLOURED RENDER FINISH TO OWNER/ BUILDERS SELECTION AS - ALUMINIUM SLIDING -470 × 470 BRICK PIERS TO SL - ALUMINIUM SIDELIGHT ENGINEERS DESIGN AND SPECS. 300 VERGE ASD - ALUMINIUM SLIDING DOOR 450 EAVE HGD - HALF GLAZED DOOR FGD - FULLY GLAZED DOOR FINISHED CEILING LINE FINISHED CEILING LINE STD - SOLID TIMBER DOOR (SG) - SINGLE GLAZED W16 (DG) - DOUBLE GLAZED (OG) - OBSCURE GLAZED FINISHED FLOOR LINE -COLORBOND CUSTOM ORB ROOFING AT 22.5° ROOF PITCH INSTALLED TO MANUFACTURERS SPECIFICATIONS BASEBOARDS TO OWNERS/--SLIDING DOOR UNIT TO BE BUILDERS SELECTION SAFETY GLAZED TO AS.1288 **South.** 1:100 300 VERGE 450 EAVE FINISHED CEILING LINE FINISHED CEILING LINE |W2*Ø*∰: FINISHED FLOOR LINE SELECTED FACE 1000mm SITE CUT TO RL 49.50 **North.** 1:100 (APPROXIMATE ONLY) BRICKWORK COLORBOND GUTTERS, DOWN PIPES, CAPPINGS, AND FLASHINGS COLORS TO GENERALLY MATCH BUT TO BE CONFIRMED PRIOR TO ORDERING COLORBOND FASCIA GUTTER SYSTEM -BRICK ON EDGE SILLS TO AND BARGE BOARDS INSTALLED TO ALL BRICKWORK OPENINGS MANUFACTURERS SPECIFICATIONS 450 EAVE FINISHED CEILING LINE FINISHED CEILING LINE **⊅**2 D3′ ווש כּ⊯ พเล SLD W12 W13-FINISHED FLOOR LINE FINISHED FLOOR LINE BASEBOARDS TO OWNER/ -SELECTED POWDER COATED SLIDING DOOR UNIT TO BE  $-125 \times 125$  CYPRESS PINE POSTS, FOOTING **East.** 1:100 SAFETY GLAZED TO AS.1288 TO ENGINEERS DESIGN & SPECS. BUILDERS SELECTION ALUMINIUM SLIDING WINDOWS Address 38 Tynong Road, HUMAN IMPACT SAFETY GLAZING SHALL BE TO 3.6.4 AND AS 1288. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING LOCATIONS: (a) ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR LEVEL (b) BATHROOM - WITHIN 2000mm VERTICAL OF FLOOR LEVEL, BATH BASE AND SHOWER BASE Elevations. 1:100 (c) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm HORIZONTAL OF DOORWAYS (d) DOORWAYS - WITHIN 300mm HORIZONTAL FROM ALL DOORS Dwg No. **16-093** Building Practitioner B. Egan BP-AD 2274 © Copyright 3D DESIGN GROUP 2017

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> vary from manufacturer to manufacturer. Opening sashes, colours, glazing options, and fly screens to be confirmed with owner prior to orderina.

Ground lines are calculated after a detailed site survey, builder is not to vary site cut, site fill, floor level of floor splits without written consent from this office.

### Window Schedule.

No.	HEIGHT X WIDTH	TYPE
W1	12 <i>00</i> × 18 <i>00</i>	AS (SG)
W2	2100 × 1800	AS (SG)
W3	1800 × 1800	AS (SG)
W4	234Ø × 33Ø	SL (SG)
W5	234Ø × 33Ø	SL (SG)
W6	1800 × 1800	AS (SG)
W7	1800 × 1800	AS (SG)
W8	12 <i>00</i> × 18 <i>00</i>	AS (SG)
W9	12 <i>00</i> × 600	AS (SG)
W10	1800 × 900	AS (SG)
W11	1800 × 900	AS (SG)
W12	24 <i>00</i> × 36 <i>00</i>	ASD (SG)
W13	1200 × 1800	AS (SG)
W14	12 <i>00</i> × 9 <i>00</i>	AS (SG)
W15	900 × 900	AS (SG)
W16	2100 × 1500	ASD (SG)
W17	12 <i>00</i> × 27 <i>00</i>	AS (SG)
W18	12 <i>00</i> × 18 <i>00</i>	AS (SG)
W19	12 <i>00</i> × 18 <i>00</i>	AS (SG)
W20	1200 × 1800	AS (SG)
D1	234Ø × 82Ø	HGD (SG)
D2	2 <i>0</i> 40 × 820	FGD (SG)
D3	2 <i>0</i> 40 × 820	STD (SG)

STAIRS/STEPS TO HAVE MAXIMUM 190 RISERS AND MINIMUM 240 TREADS, ALL TREADS TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING

SAFETY GLAZING TO WINDOWS AND DOORS AS PER GENERAL NOTES - PART 3.6.4





Shop B, 42 Main Street Pakenham, Vic. 3810 Ph (03) 5941 4717 Fax (03) 5941 4501

Title <b>Elevations</b>

Proposed Residence

Name. Ashley & Nicole Zinnow

Tynong 3813 Design **Client** Issue. TP1 Sheet Size. A2 15.03.17 Checked. Brendon Drawn. **Laura** 

Sheet No.4 of 4