

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:	<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.

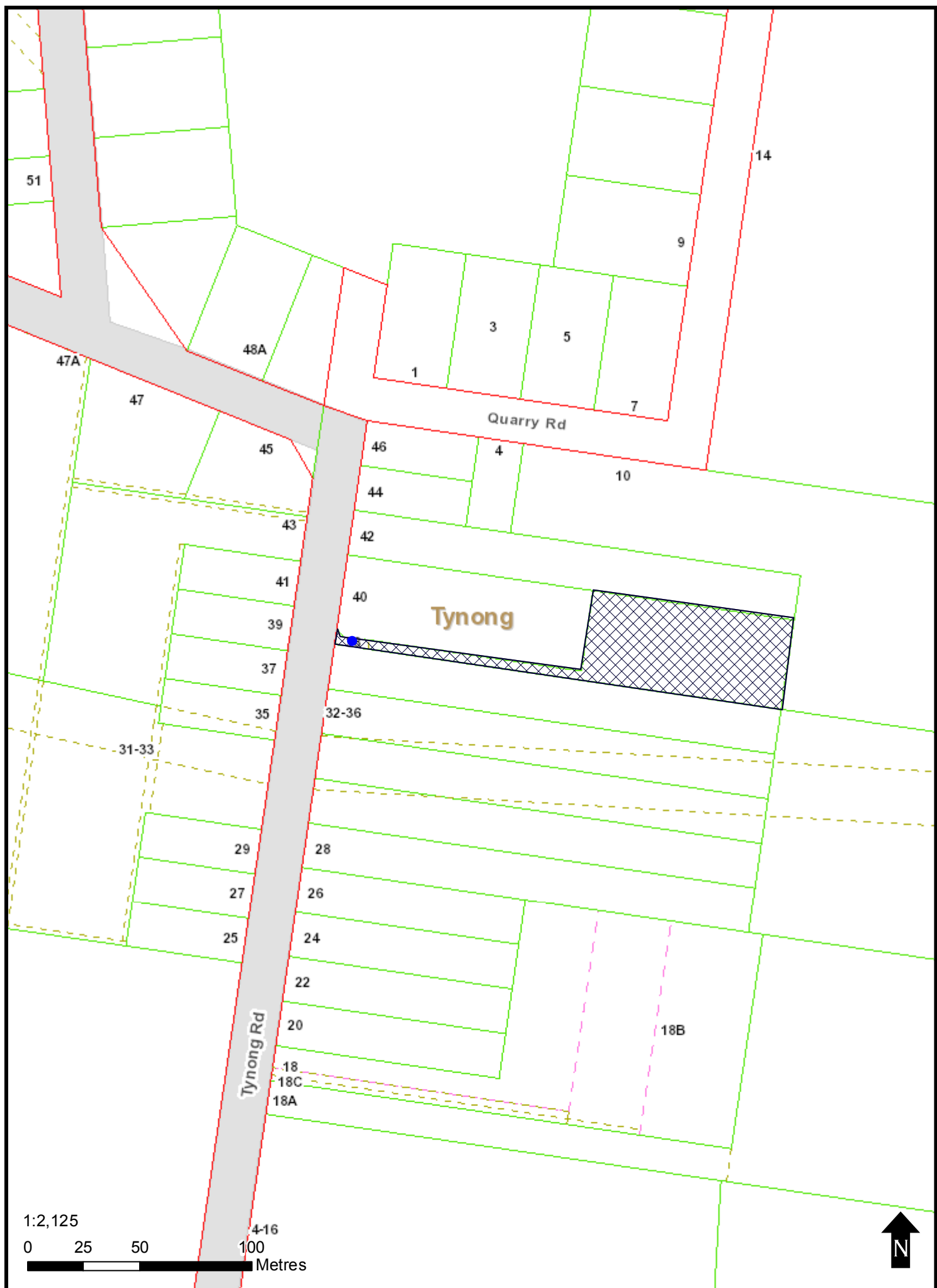
The Responsible Authority will not decide on the application before:	12 April 2017
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If you object, the Responsible Authority will advise you of its decision.

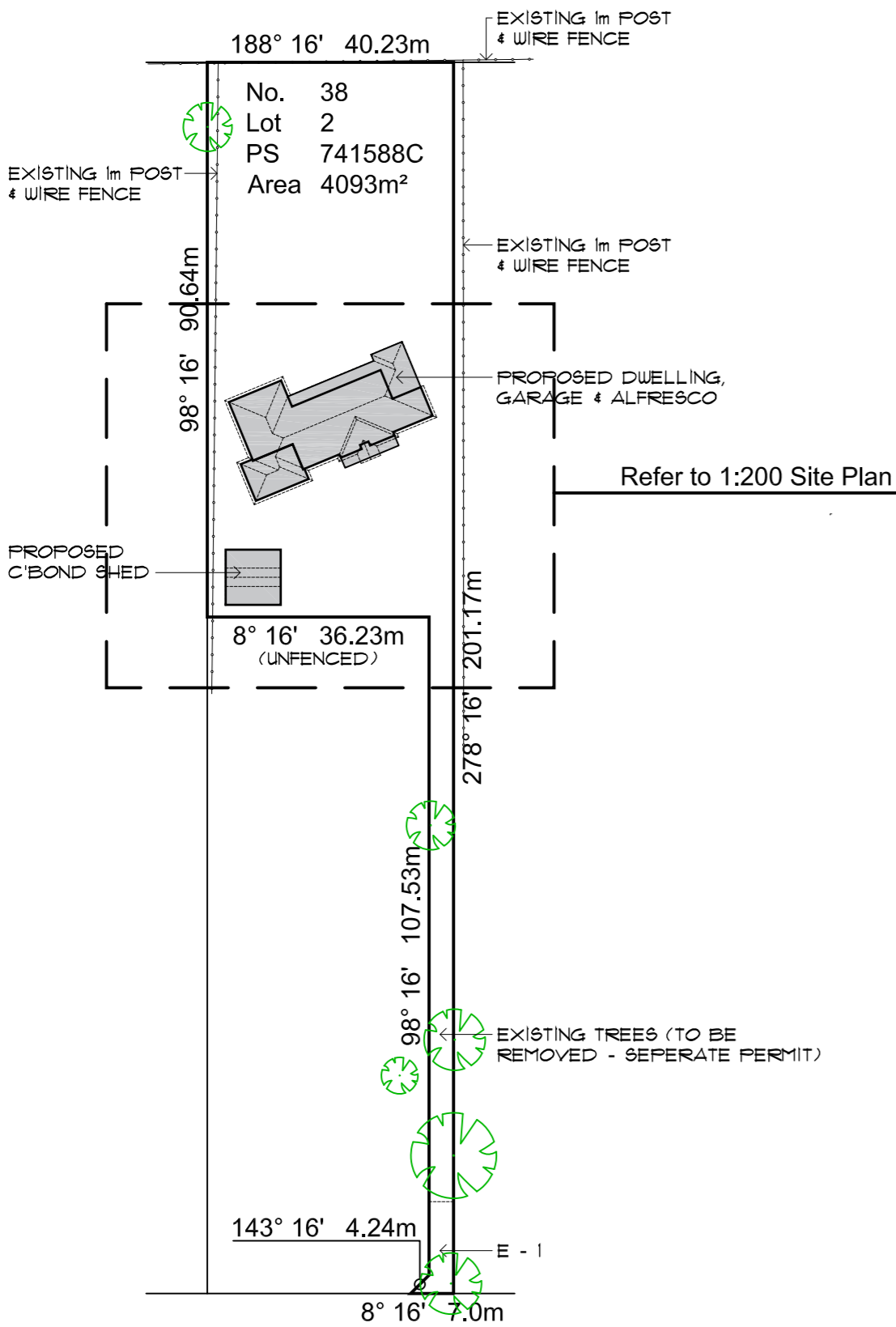
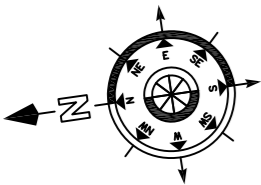
Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

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.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



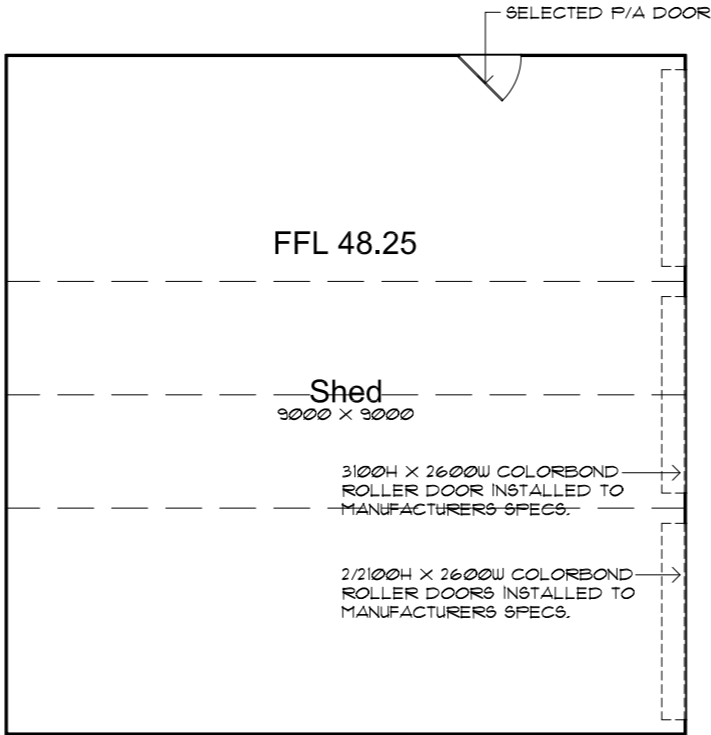
TYNONG ROAD

427.1m TO RAILWAY AVE

Site Plan. 1:1000

Town Planning Drawings Only.

'No vegetation to be removed unless otherwise specified'



Floor Plan. 1:100
PROPOSED SHED

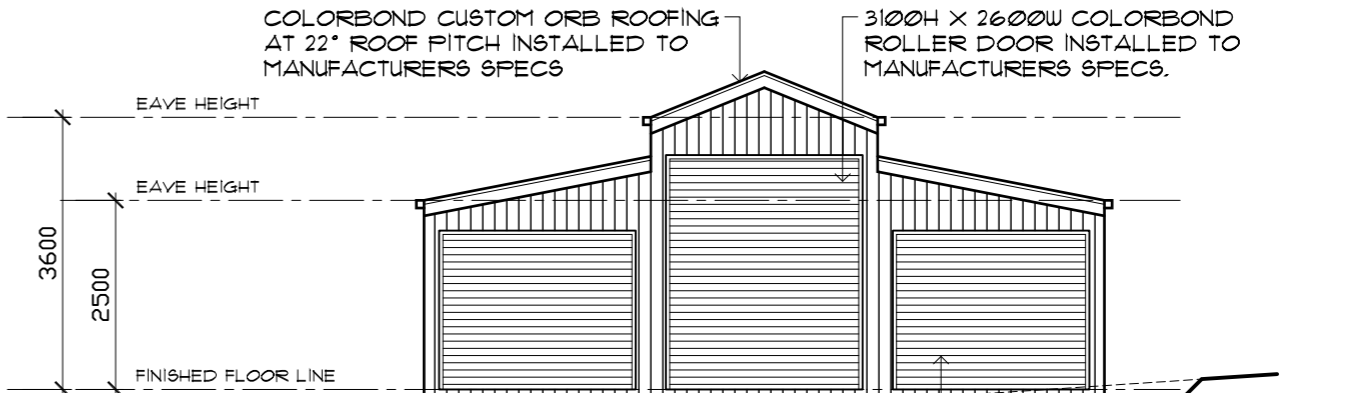
Areas Schedule

Shed. 81.0 Sqm or 8.72 Sq

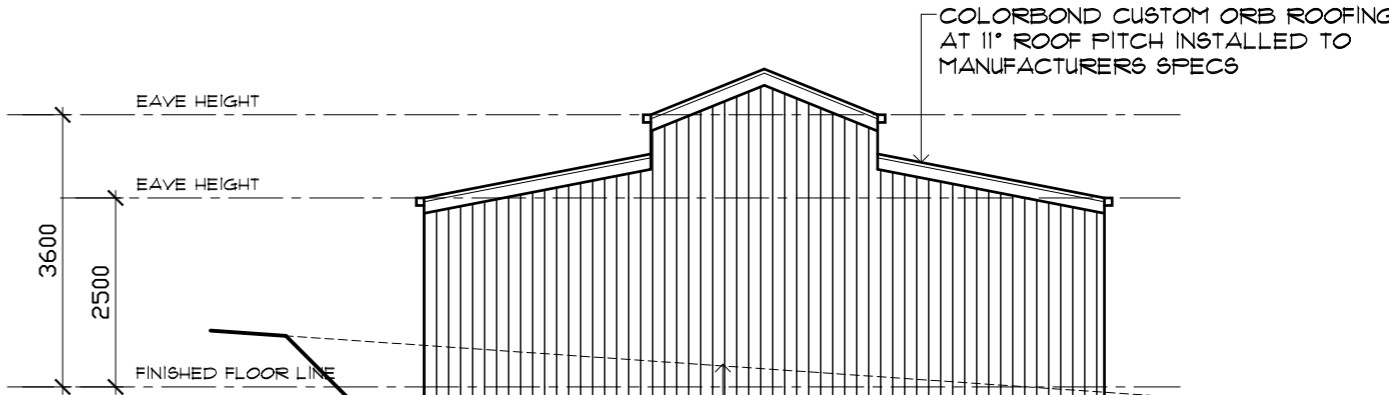
Colour Schedule.

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

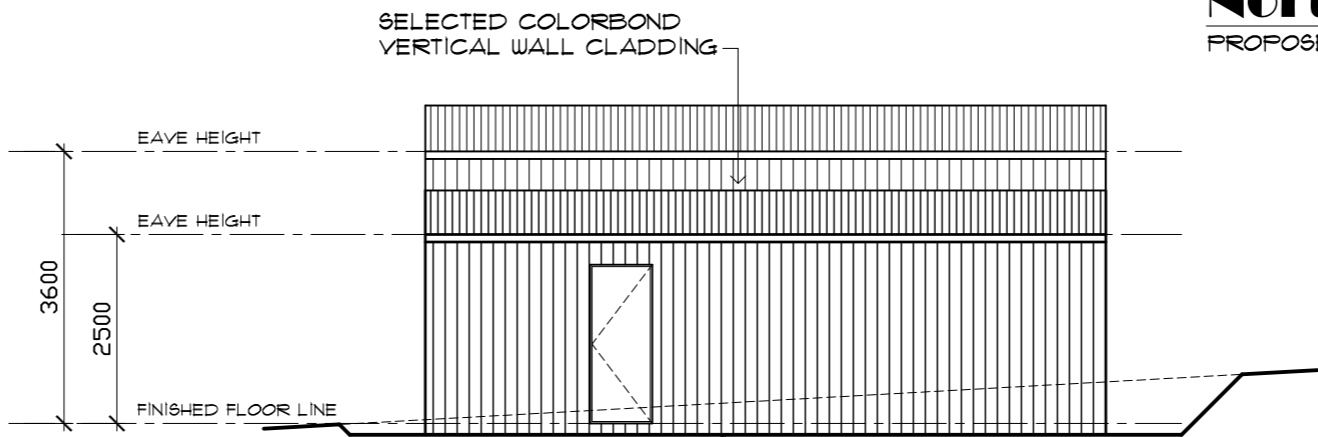
NOTE: THESE SHED PLANS ARE FOR TOWN PLANNING PURPOSES ONLY. FOR CONSTRUCTION DETAILS REFER TO SEPERATE PLANS AND SPECIFICATIONS PREPARED BY ELITE GARAGES & BARNs



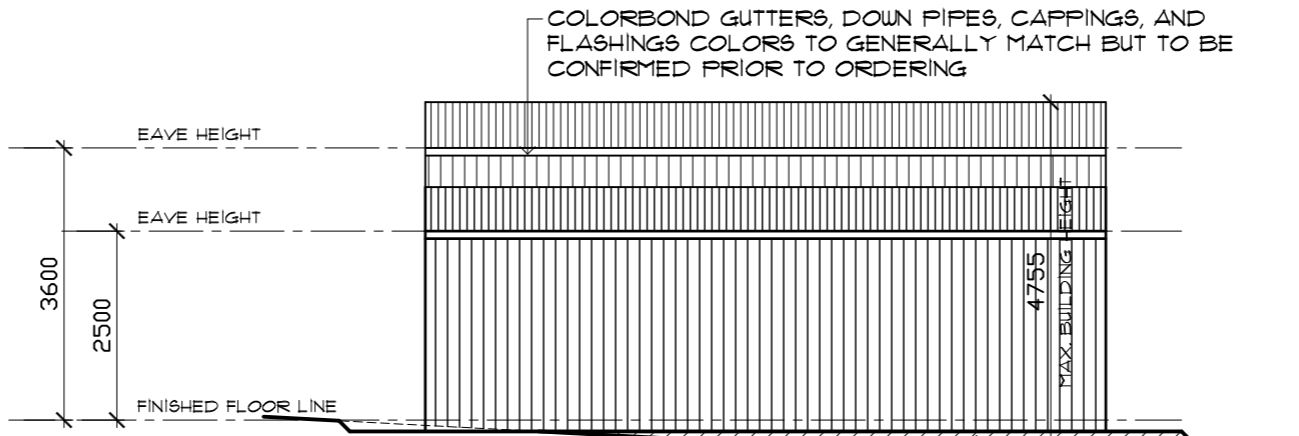
South. 1:100
PROPOSED SHED



North. 1:100
PROPOSED SHED



East. 1:100
PROPOSED SHED



West. 1:100
PROPOSED SHED

Note:

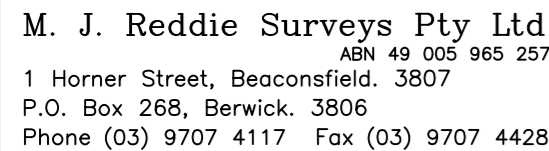
OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

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	
3D DESIGN GROUP	
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. TP1
Date. 15.03.17	Sheet Size. A2
Drawn. Laura	Checked. Brendon
Dwg No. 16-093	Sheet No. 1 of 4



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.

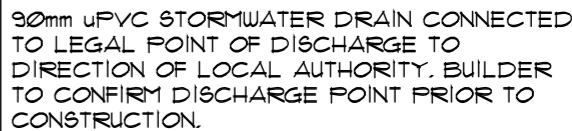
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Note: **Find that any** OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

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.



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

H - INDICATES HABITABLE ROOM WINDOW

Revision			

	<h1 style="margin: 0;">DESIGN</h1> <h2 style="margin: 0;">GROUP</h2>
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		
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Job	Proposed Residence		
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Name	Ashley & Nicole Zinnov		
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Address	38 Tynong Road, Tynong 3813		
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Design	Client	Issue	TP1
Date	15.03.17	Sheet	Size. A2
Drawn	Laura	Checked	Brendon
Dwg No.	16-093	Sheet	No.2 of 4

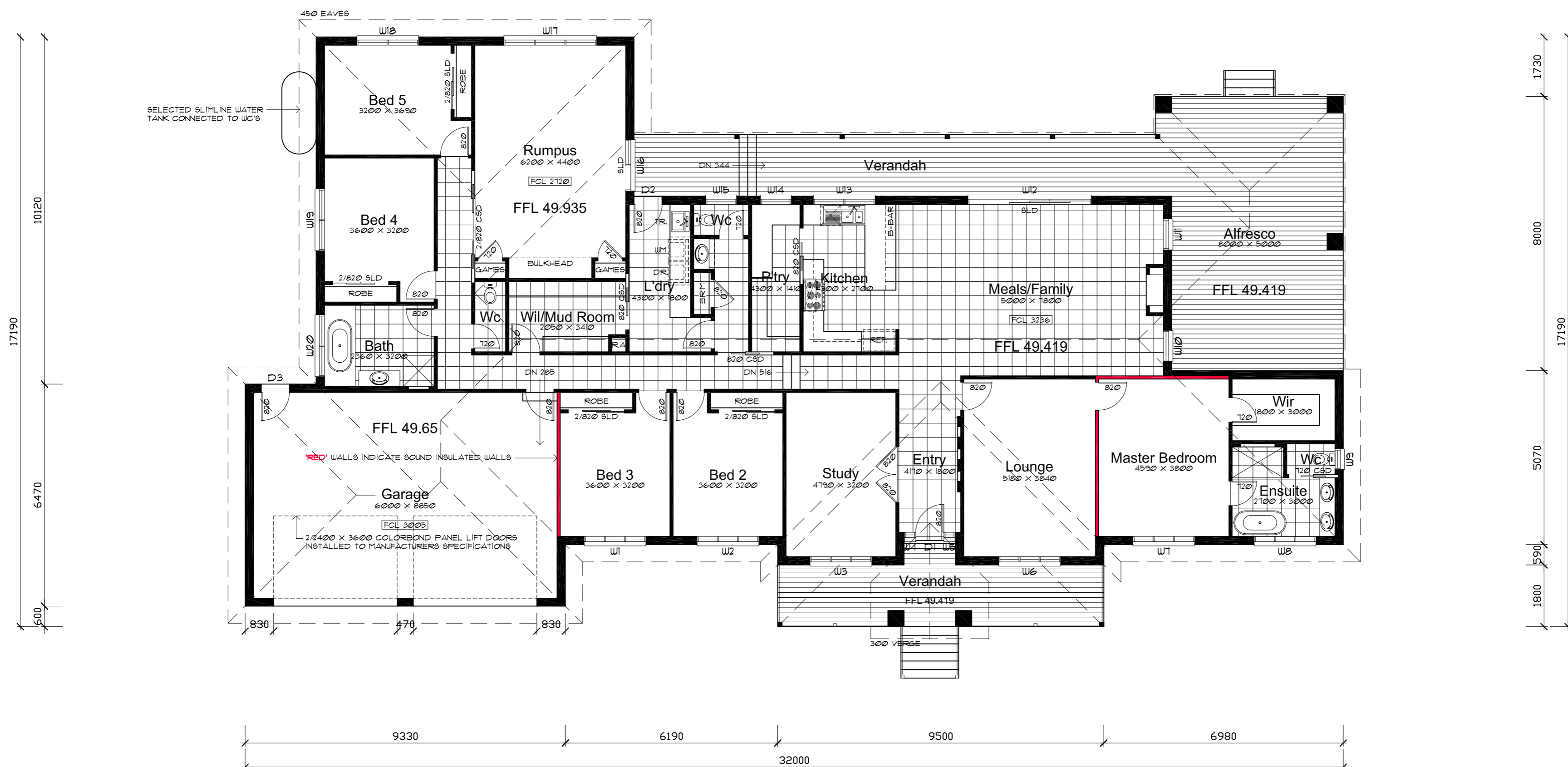
'No vegetation to be removed unless otherwise specified'

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

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

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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



Dwg No. 16-093	Sheet No. 3 of 4
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Town Planning Drawings Only.

No vegetation to be removed unless otherwise specified

Colour Schedule.

BRICKS - BROWN
COLORBOND ROOF - GREY
FASCIA & GUTTER - GREY

Notes:
Measurements shown are approximate only and vary from manufacturer to manufacturer. Opening sashes, colours, glazing options, and fly screens to be confirmed with owner prior to ordering.

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	1200 X 1800	AS (SG)
W2	2100 X 1800	AS (SG)
W3	1800 X 1800	AS (SG)
W4	2340 X 330	SL (SG)
W5	2340 X 330	SL (SG)
W6	1800 X 1800	AS (SG)
W7	1800 X 1800	AS (SG)
W8	1200 X 1800	AS (SG)
W9	1200 X 600	AS (SG)
W10	1800 X 900	AS (SG)
W11	1800 X 900	AS (SG)
W12	2400 X 3600	ASD (SG)
W13	1200 X 1800	AS (SG)
W14	1200 X 900	AS (SG)
W15	900 X 900	AS (SG)
W16	2100 X 1500	ASD (SG)
W17	1200 X 2100	AS (SG)
W18	1200 X 1800	AS (SG)
W19	1200 X 1800	AS (SG)
W20	1200 X 1800	AS (SG)
D1	2340 X 820	HGD (SG)
D2	2040 X 820	FGD (SG)
D3	2040 X 820	STD (SG)

AS - ALUMINIUM SLIDING
SL - ALUMINIUM SIDELIGHT
ASD - ALUMINIUM SLIDING DOOR

HGD - HALF GLAZED DOOR
FGD - FULLY GLAZED DOOR
STD - SOLID TIMBER DOOR

(SG) - SINGLE GLAZED
(DG) - DOUBLE GLAZED
(OG) - OBSCURE GLAZED

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

Revision

3D DESIGN GROUP

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

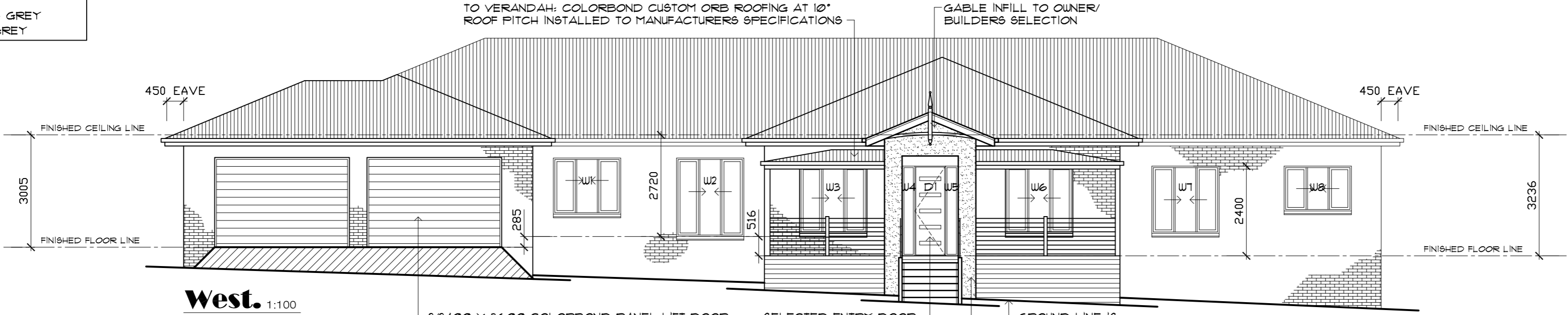
Title Elevations

Job. Proposed Residence

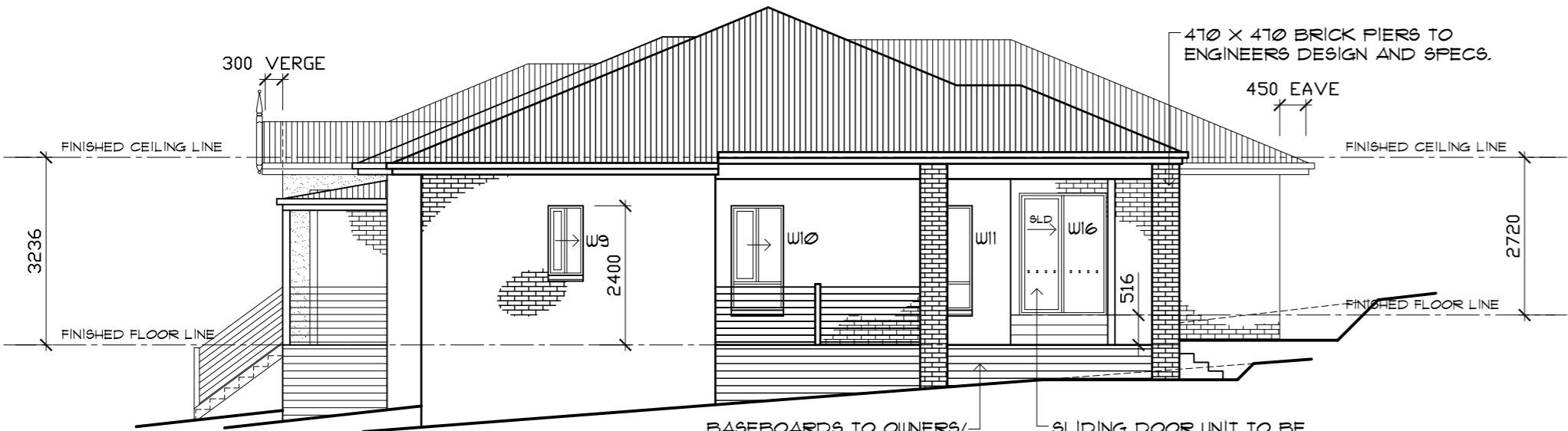
Name. Ashley & Nicole Zinnov

Address 38 Tynong Road,
Tynong 3813

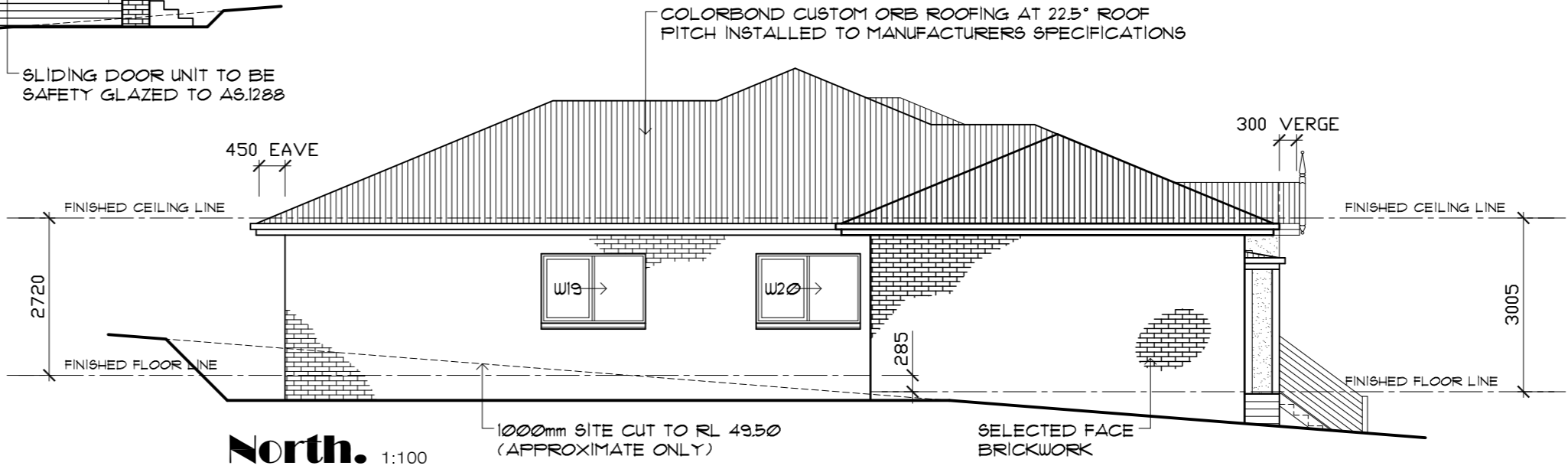
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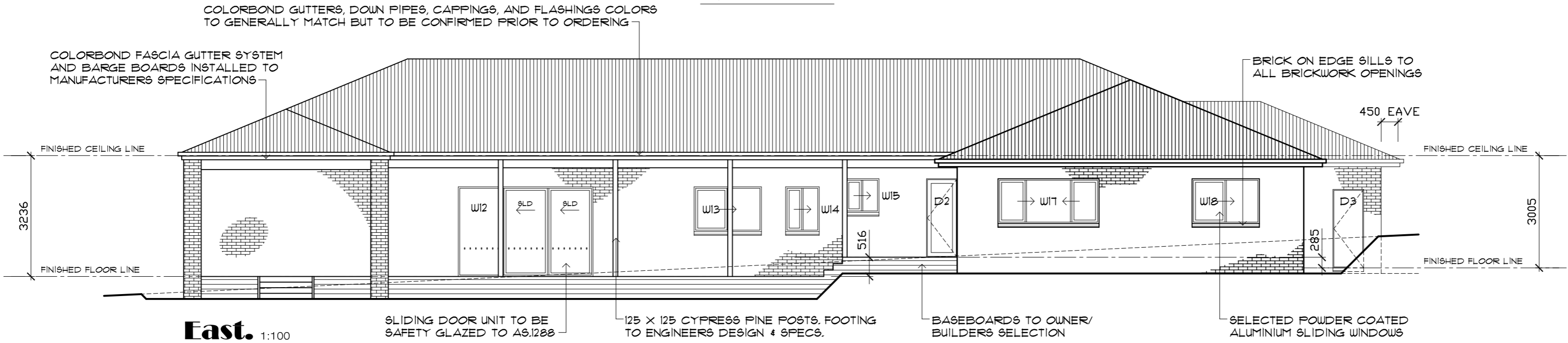
West. 1:100



South. 1:100



North. 1:100



East. 1:100

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
(c) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm HORIZONTAL OF DOORWAYS
(d) DOORWAYS - WITHIN 300mm HORIZONTAL FROM ALL DOORS

Elevations. 1:100