

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L124 LP44573 16 Bellbird Crescent, Emerald
The application is for a permit to:	Development of the land for a dwelling extension with a reduced setback
The applicant for the permit is:	S Marlow
The application reference number is:	T160705
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.

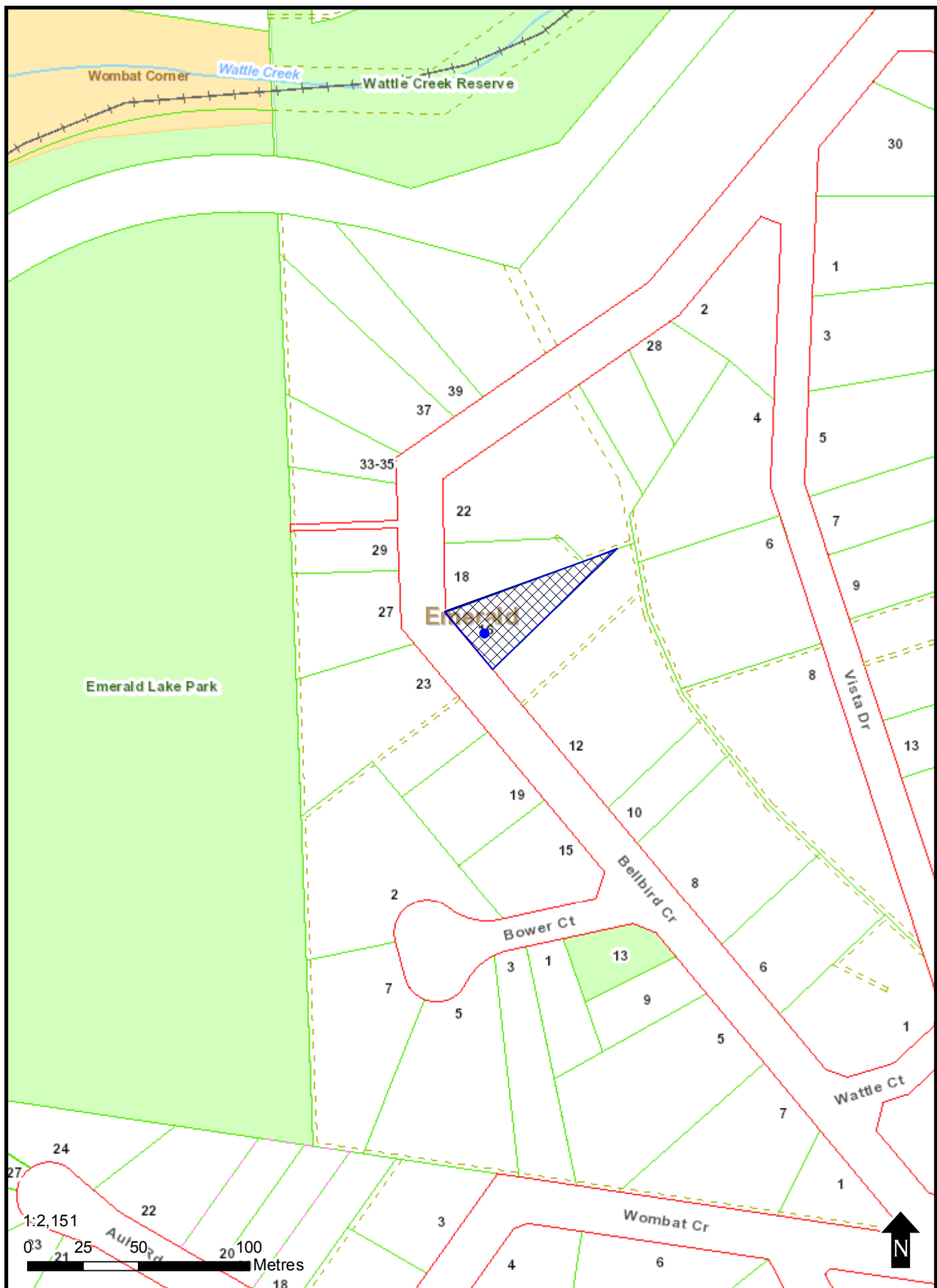
The Responsible Authority will not decide on the application before:	28 April 2017
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If you object, the Responsible Authority will advise you of its decision.

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.

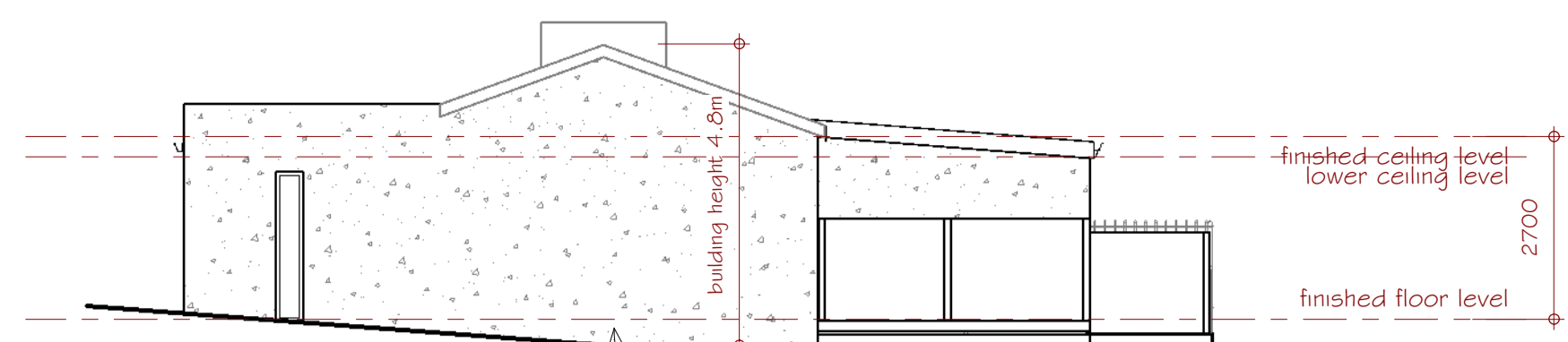
For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

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.

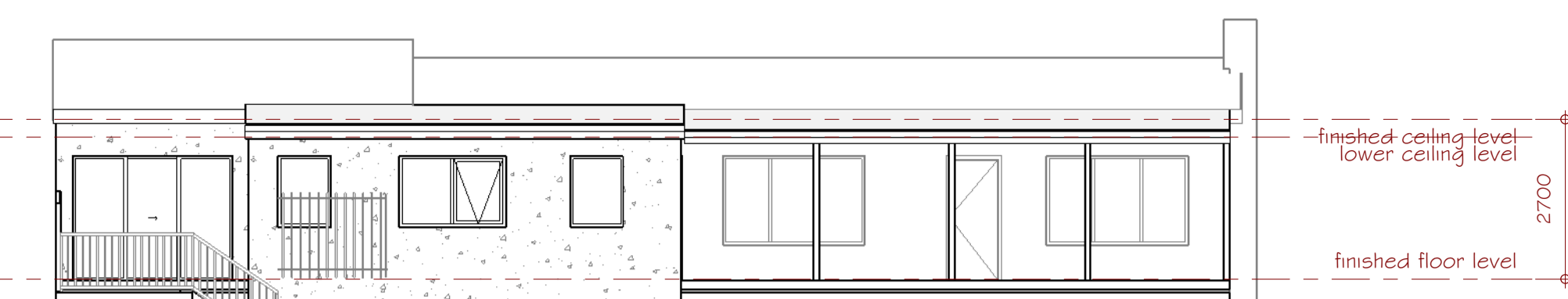




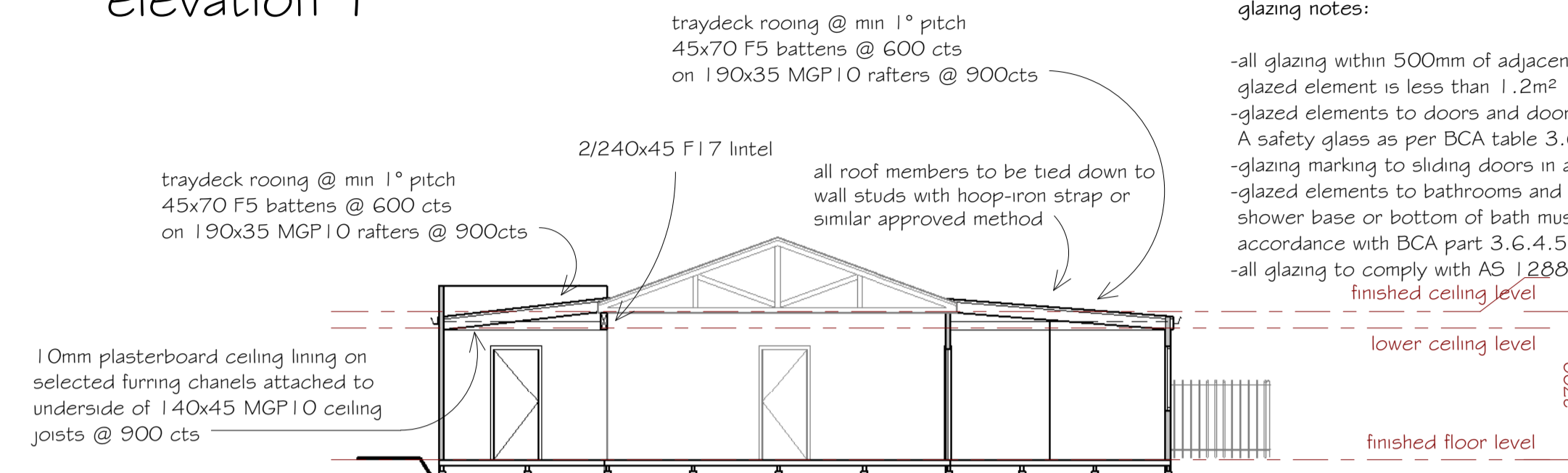
elevation 1



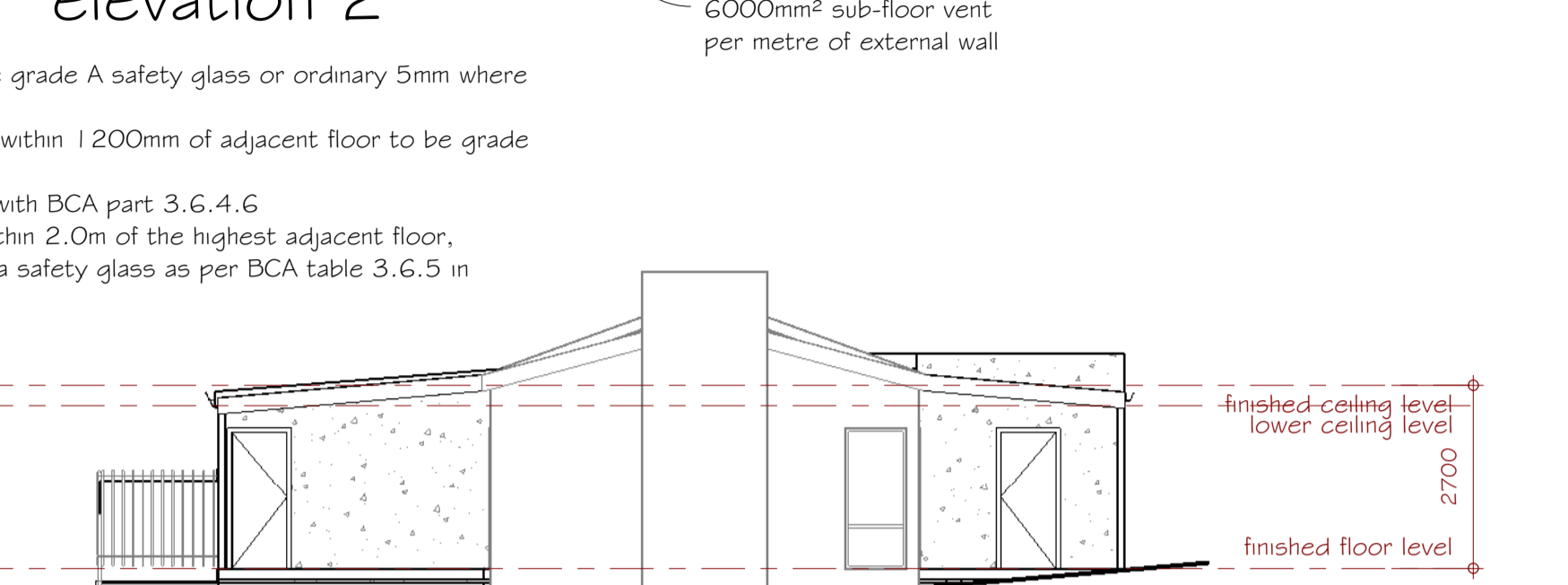
elevation 2



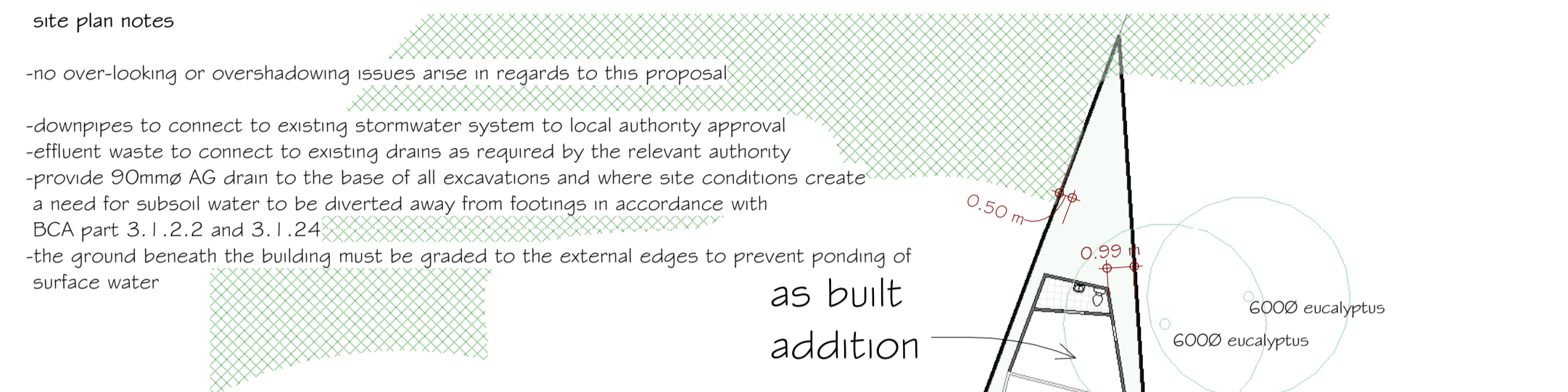
elevation 3



Section aa



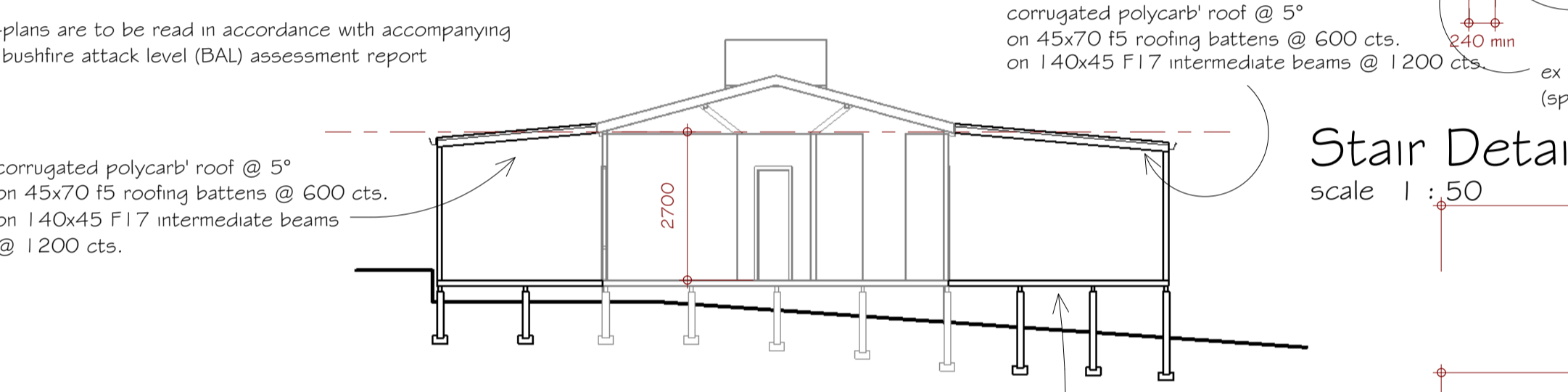
elevation 4



pool gate detail

general notes:

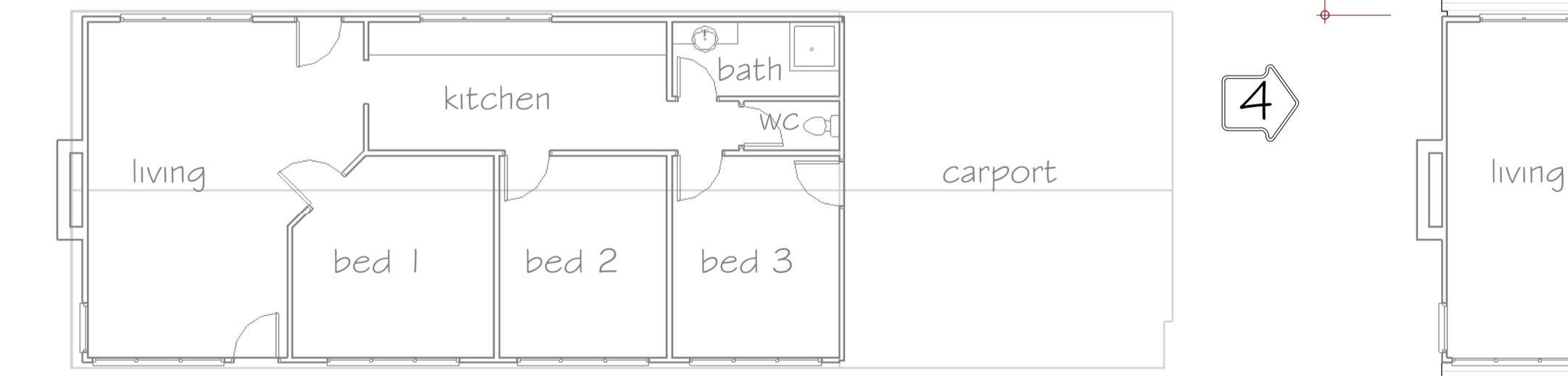
- roof: corrugated sheet @ varied pitches
- roof frames: timber framed as per AS1684-2010
- wall frames: radiata pine as per AS1684-2010
- external linings: rendered cladding
- internal linings: 10mm plasterboard to manufacturers specification
- floors: concrete slabs as per AS2870-2011
- timber sub-floor as per AS1684-2010
- plans are to be read in accordance with accompanying geotechnical report
- plans are to be read in accordance with accompanying energy report
- plans are to be read in accordance with accompanying bushfire attack level (BAL) assessment report



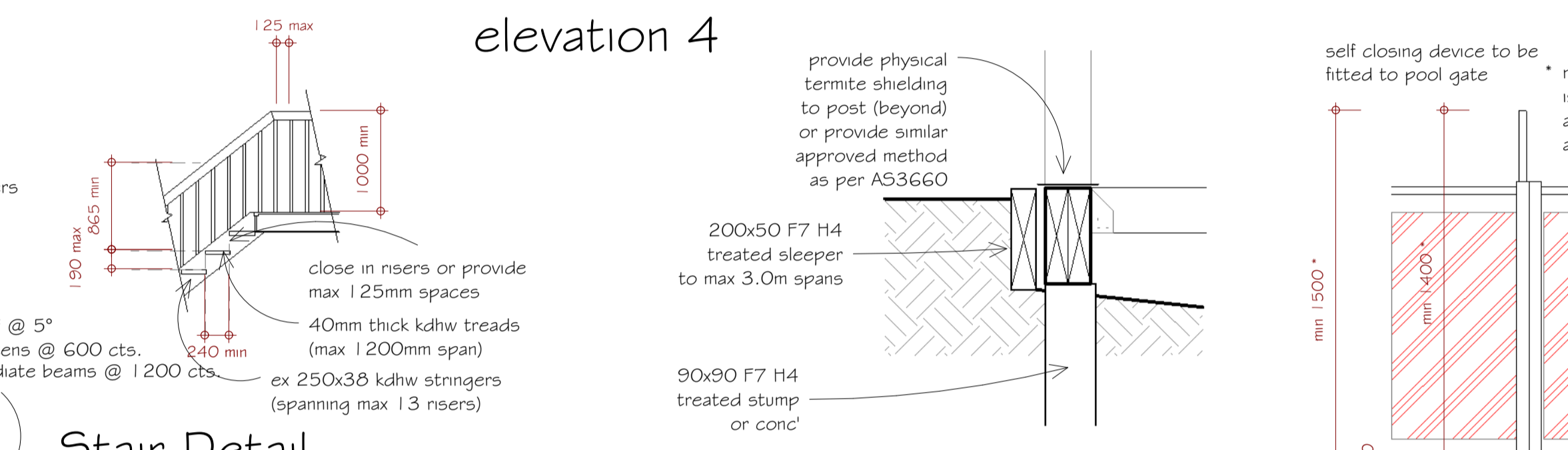
Section bb

floor plan notes

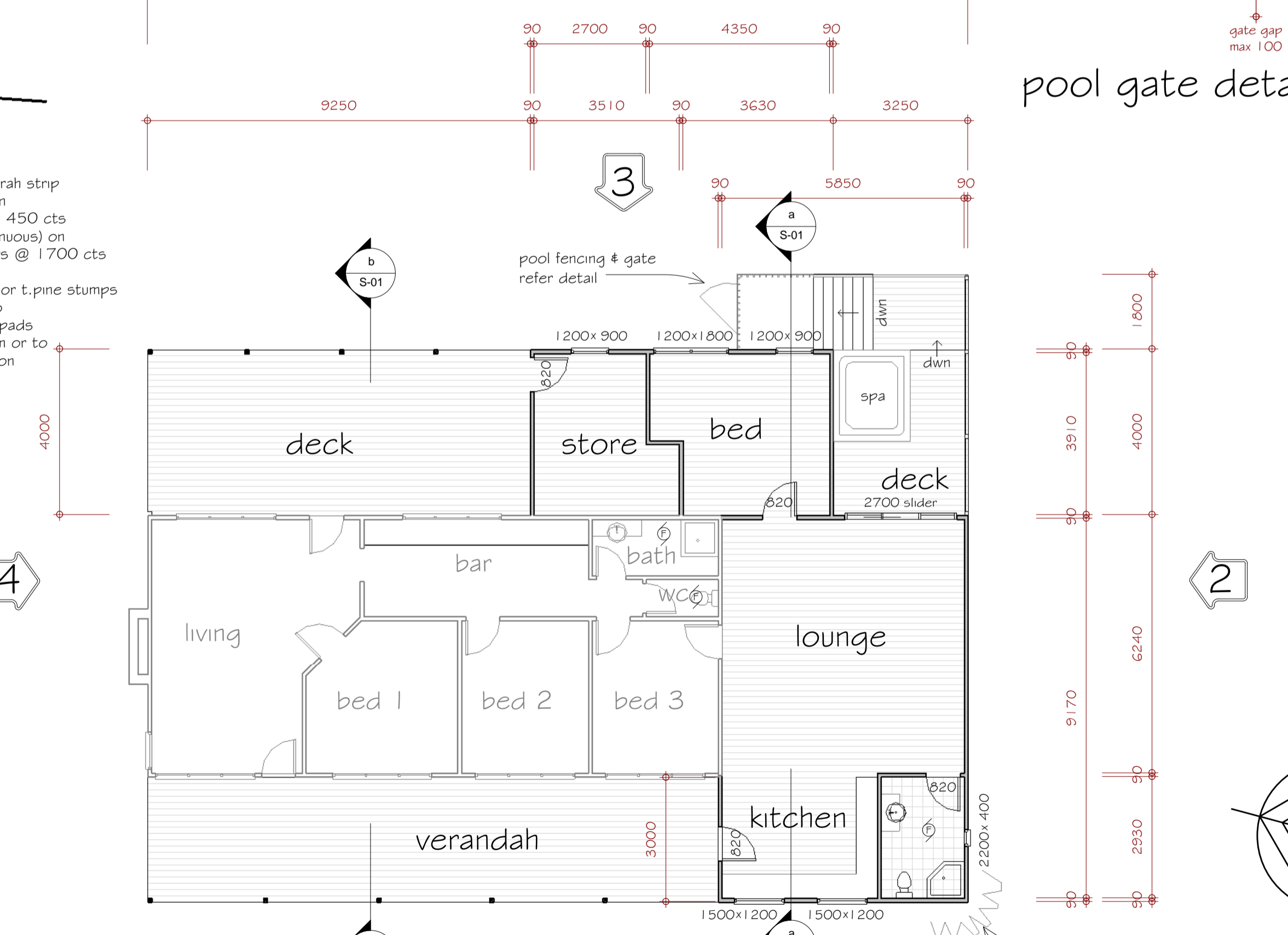
- provide min 400mm clearance beneath bearers & min 150mm clearance beneath bearers when within 2000mm of external wall in accordance with figure 3.4.1 of the BCA
- all roof members to be tied down to wall studs with hoop-iron strap or similar approved method
- impervious splashback 150mm high above all basins, sinks & baths shower walls to be impervious to a height of 1800mm all wet area floors to be impervious
- clause 3.8.3.3 of the B.C.A. requires the doors of sanitary compartments must:
 - A. (open outwards) or
 - B. (slide) or
 - C. (be readily removable from outside unless there is a clear space of atleast 1200mm in between the pan and nearest part of the door)
- star construction: max riser 190mm, min tread 240mm
- exhaust fan to provide min 6 air changes per hour exhaust fans where required must vent into unsealed (unmarked) roof space or be ducted to outside building
- smoke alarms, located as shown, are to be hard wired



existing floor plan



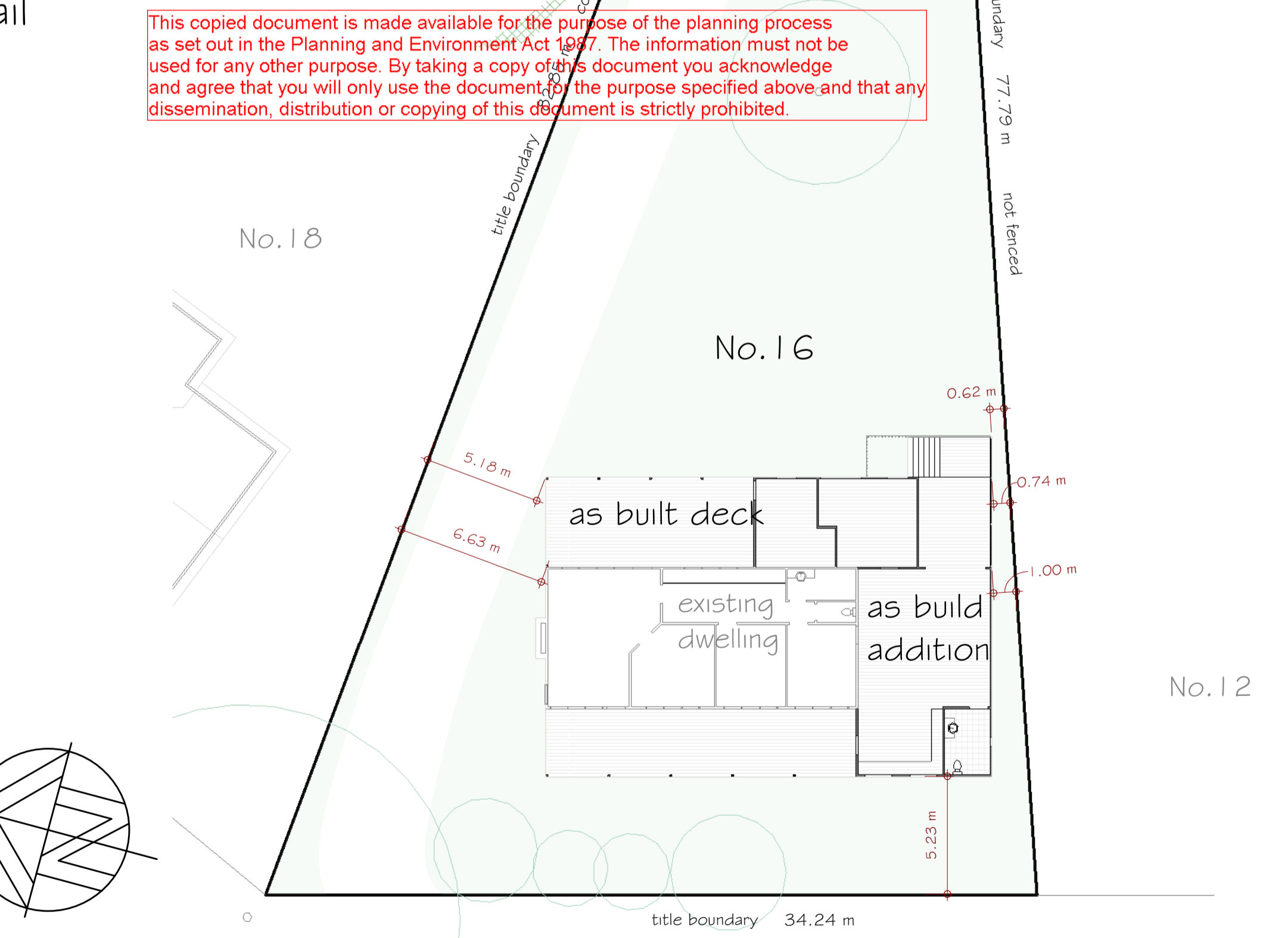
Stair Detail scale 1:50



as built floor plan



pool gate detail



site plan scale 1:200

as built addition
at 16 Bellbird Cres, Emerald
for Allan Dickson

project / sheet #: 15143 S-01
scale: 1:100 (or as indicated)
project date: N/A
date printed: 11/07/2016 4:31:30 PM
drawn by: N Gray R Marchetti

building practitioner
reg no. DP 1056
all dimensions, levels & components indicated on this drawing to be checked & verified on site prior to commencement of work



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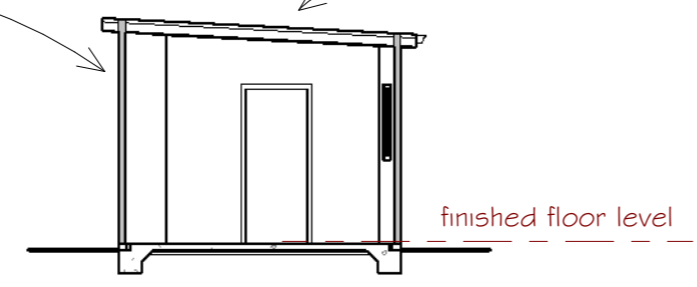
all roof members to be tied down to wall studs with hoop-iron strap or similar approved method

tray deck roof @ min 1° pitch
on 45x90 f5 roofing battens @ 900 cts.
on 140x45 F17 rafters @ 900 cts.

wall frames 2400 high-f5 rad pine for sheet roof load width 3600mm

45 x 90 top & btm plates
90 x 35 studs @ 450 cts
70 x 35 noggs @ mid ht

note-35x90 top & btm plates may be adopted where studs align with load bearing members

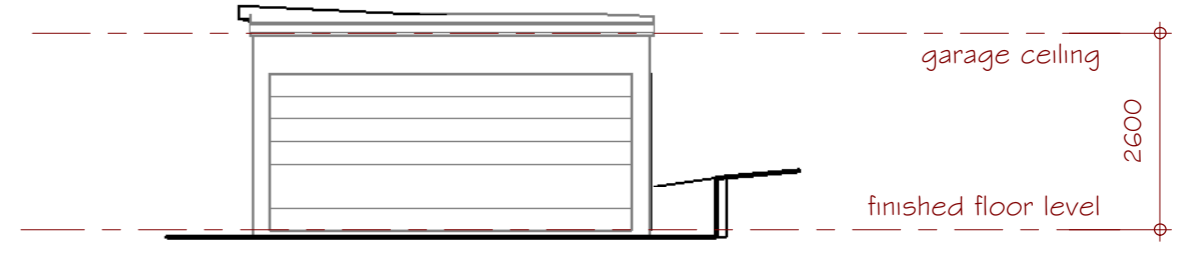


Section cc

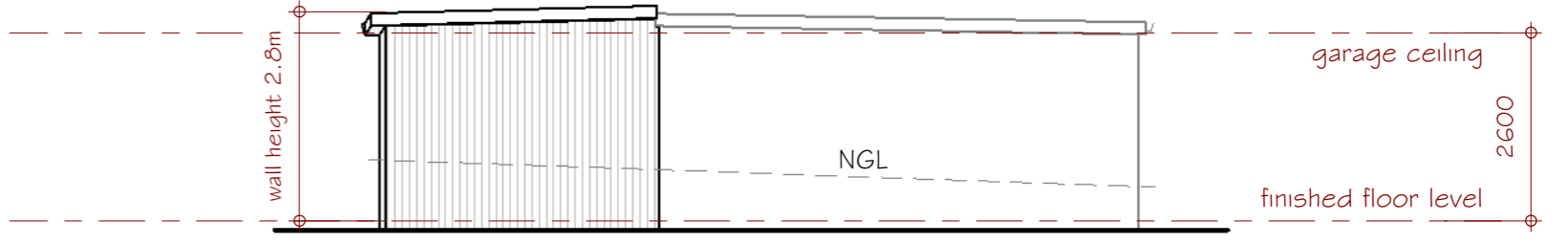
Elevation 5



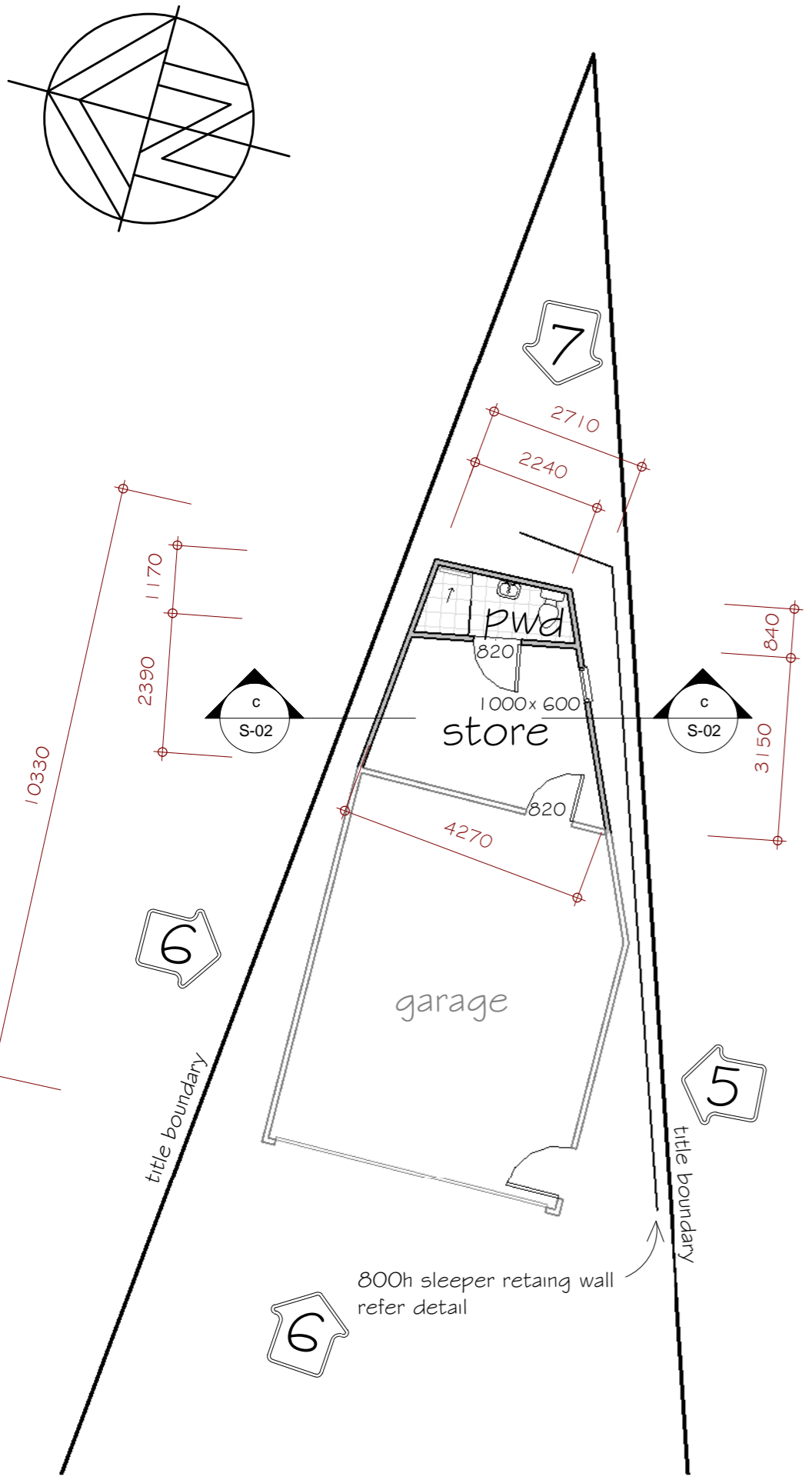
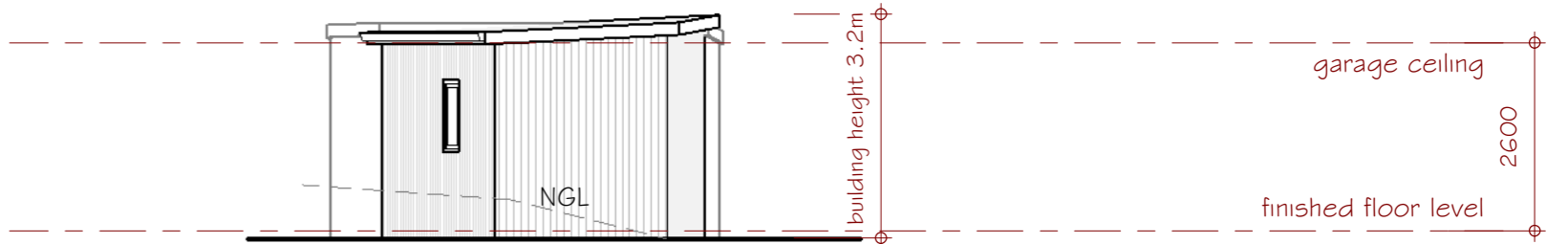
Elevation 6



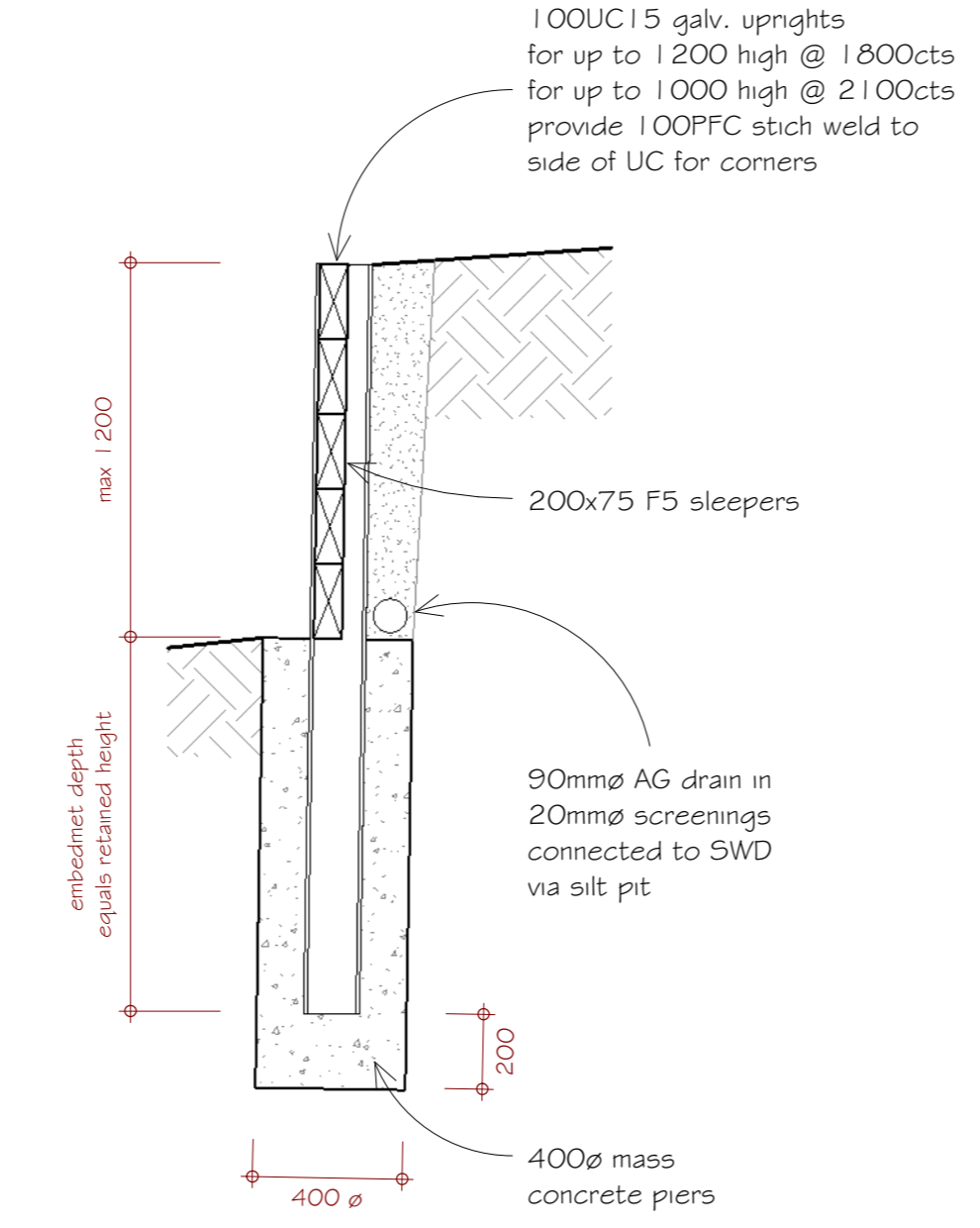
Elevation 7



Elevation 8



as built garage floor plan



sleeper retaining wall detail
scale 1 : 20

as built addition
at 16 Bellbird Cres, Emerald
for Allan Dickson

project / sheet #: 15143 S-02
scale: 1:100 (or as indicated)
project date: 07/21/15 11/07/2016 4:31:55 PM
drawn by: N Gray R Marchetti

building practitioner
reg no. DP 1056
all dimensions, levels & components indicated on this drawing to be checked & verified on site prior to commencement of work

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