

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Lot 13 LP7422 3 Carawa Street, Cockatoo
The application is for a permit to:	Development of the land for a dwelling and construction of an outbuilding
The applicant for the permit is:	iCad Drafting & Design
The application reference number is:	T170015
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.

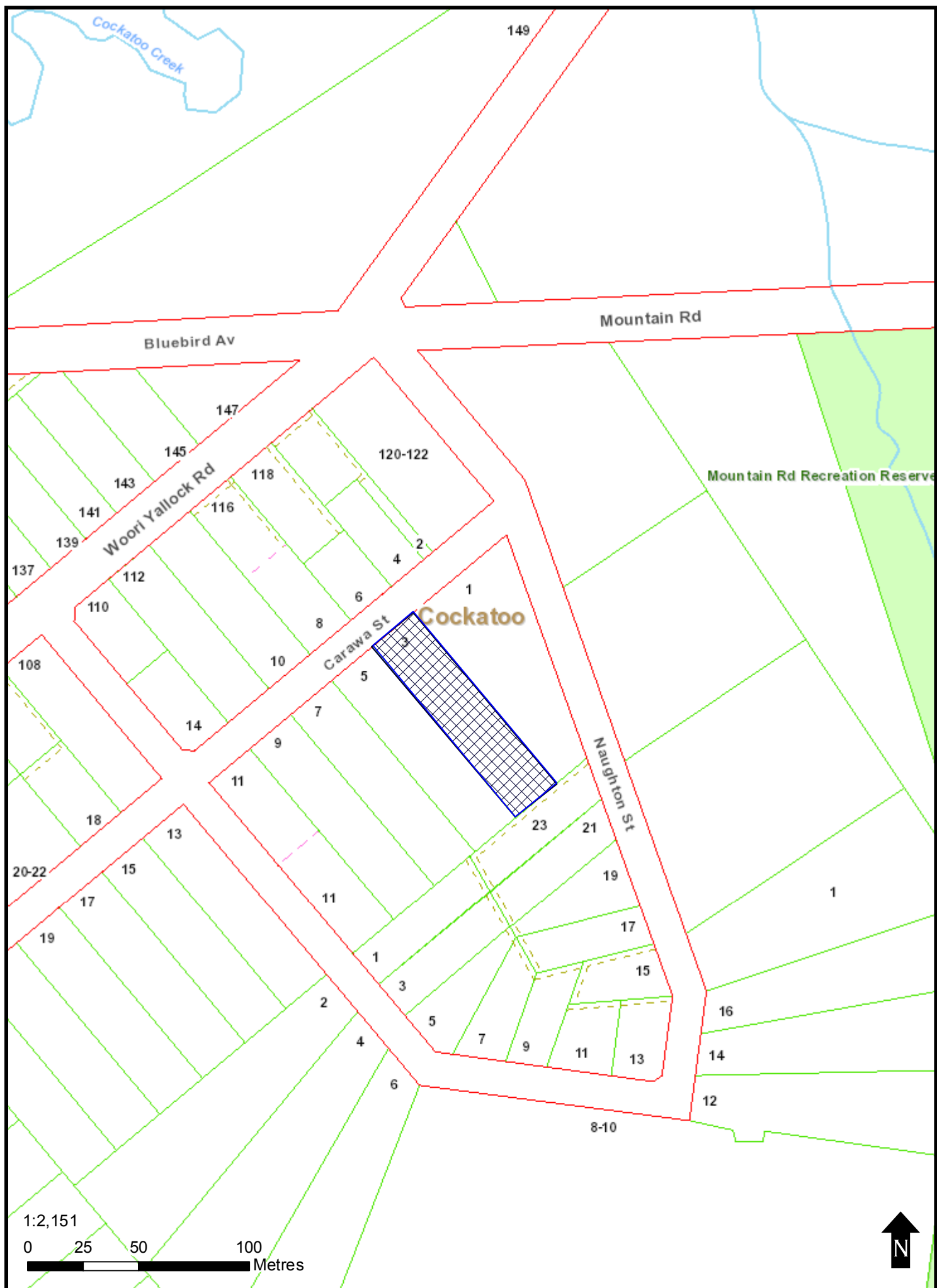
The Responsible Authority will not decide on the application before:	2 May 2017
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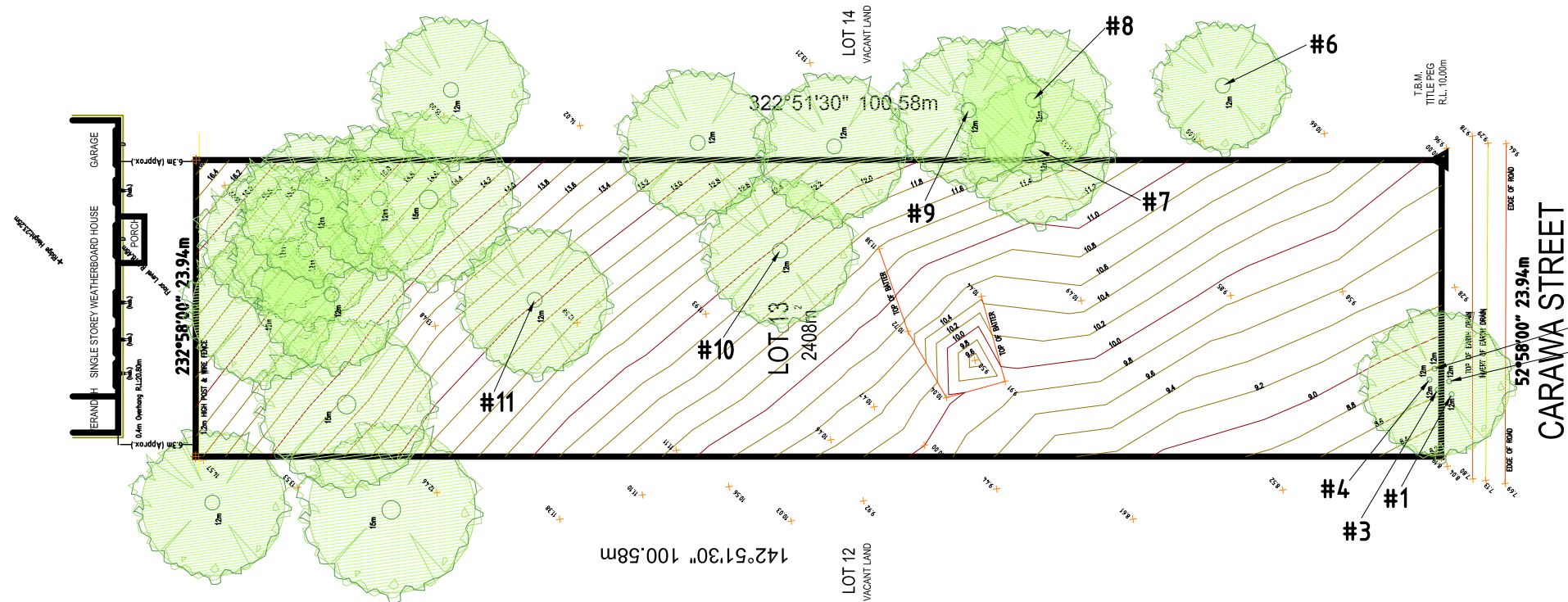
If you object, the Responsible Authority will advise you of its decision.

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.



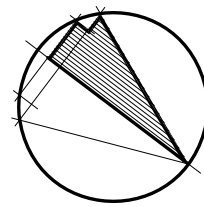
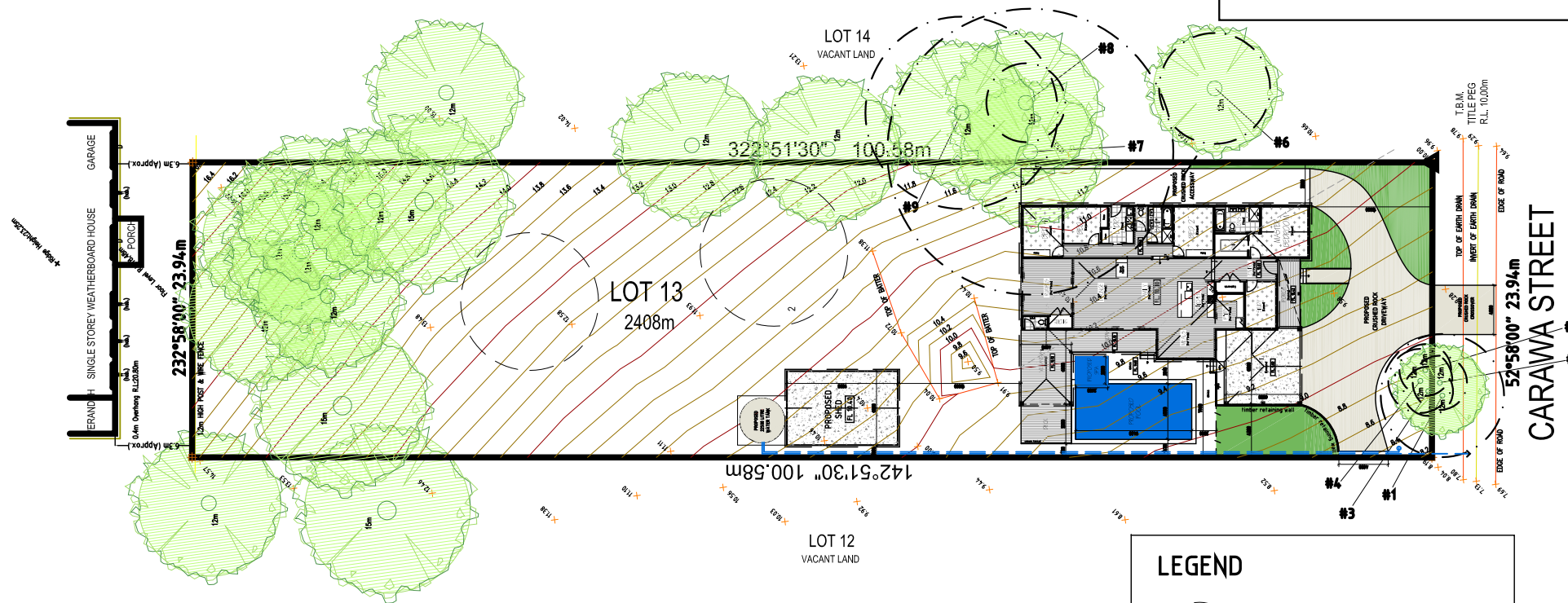


EXISTING SITE PLAN
SCALE 1:500

Subject Site:
(Lot 13) No.3 Carawa
Street, Cockatoo



AERIAL PHOTO



PROPOSED SITE PLAN
SCALE 1:500

LEGEND

- Trees to be removed
Tree No's: #10, #11
- TPZ Trees to retained
Tree No's: #1, #2, #3,
#4, #5, #6, #7, #8, #9

IMPORTANT NOTE:
THIS PLAN SHOULD NOT BE VIEWED AS A RE-ESTABLISHMENT OF TITLE PLAN.
PRIOR TO ANY PLANNING, CONSTRUCTION, OR DEMOLITION RELATING TO
THIS SITE, A TITLE RE-ESTABLISHMENT SURVEY SHOULD BE CARRIED OUT BY A
LICENSED LAND SURVEYOR TO DETERMINE THE EXACT LOCATION OF THE
TITLE BOUNDARY WITH RESPECT TO THE EXISTING FENCING.

ALL FLOOR LEVEL TOLERANCES TO BE +/- 300MM
BUILDER TO VERIFY ONSITE AT TIME OF EXCAVATION
TO ENSURE MINIMUM 400MM SUB-FLOOR CLEARANCE
IS ACHIEVED

LICENSED SURVEYORS:
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH THE SITE & FEATURE
PLAN PREPARED BY:

LANDZ SURVEYING

SURVEYOR'S REFERENCE: 00057

ARBORIST NOTE:
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH THE ARBORICULTURAL
REPORT PREPARED BY:

MELBOURNE ARBORIST REPORTS

DATE: 15th MARCH 2017

BUSHFIRE NOTE:
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH THE BUSHFIRE
MANAGEMENT STATEMENT PREPARED BY:

EXPERT EYE INSPECTIONS

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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.

NOTES

Amendments

A. Amended to Council's Request

Contractors are to verify all dimensions on site before commencing any work.
Any discrepancies to be referred to iCad Drafting & Design for rectification.
© These plans are not to be reproduced without the consent of iCad Drafting.

Checked L.H

Date

27/03/17

Survey Details

Landz Surveying
Job No. 00057

Engineering Details

Building Practitioner No:
Do Not Scale.

Designed L.H

Drawn L.H

Checked L.H

Scale AS SHOWN @ A3

Drg.No.

16-26A

Date March 2017

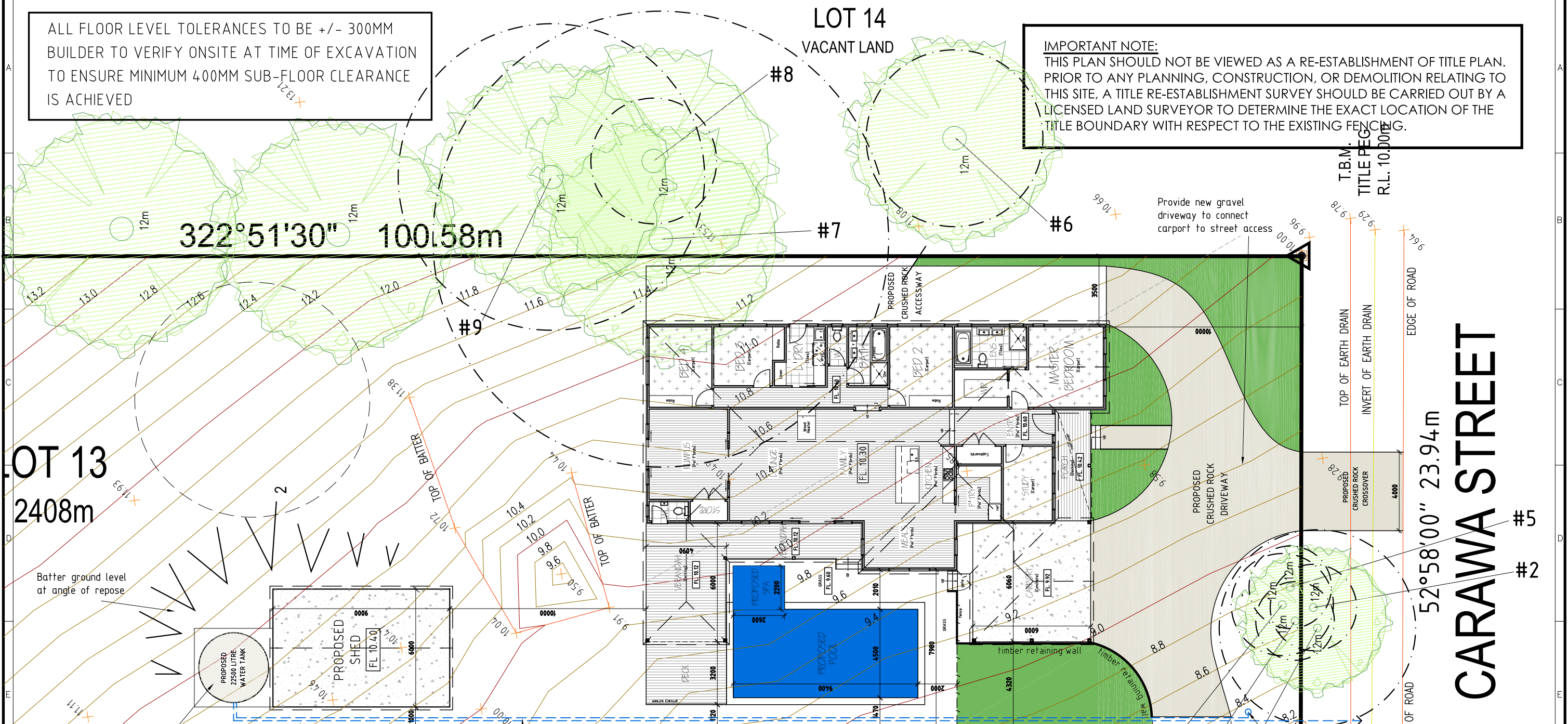
Sheet 1 of 6

TOWN PLANNING

PROPOSED NEW RESIDENCE
at 3 Carawa Street, Cockatoo
for Grant McCarthy C/-Peppercorn Homes

ALL FLOOR LEVEL TOLERANCES TO BE +/- 300MM
BUILDER TO VERIFY ONSITE AT TIME OF EXCAVATION
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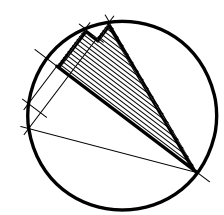
Provide 22.5kL Water Tank
(3550Φ x 2320h) installed to
CFA requirements as per
manufacturer's specifications

Overflow pipe to legal point
of discharge as per local
authorities requirements

Water pipe connection to
standpoint outlet installed
as per CFA requirements

Provide PSTP-CFA
standpoint outlet installed
as per CFA requirements

- LEGEND**
- Trees to be removed
Tree No's: #10, #11
 - TPZ Trees to retained
Tree No's: #1, #2, #3,
#4, #5, #6, #7, #8, #9



PROPOSED SITE & FLOOR PLAN

SCALE 1:200



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iCad
Drafting & Design

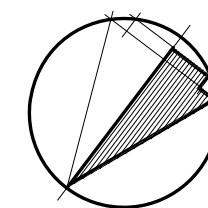
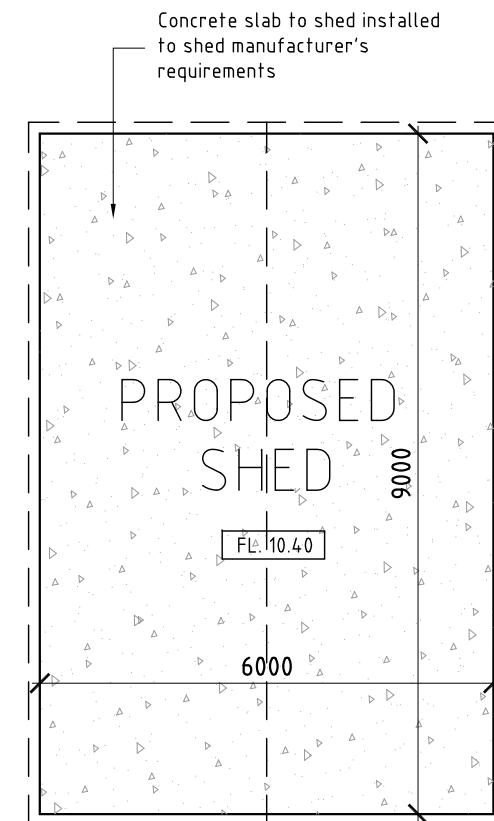
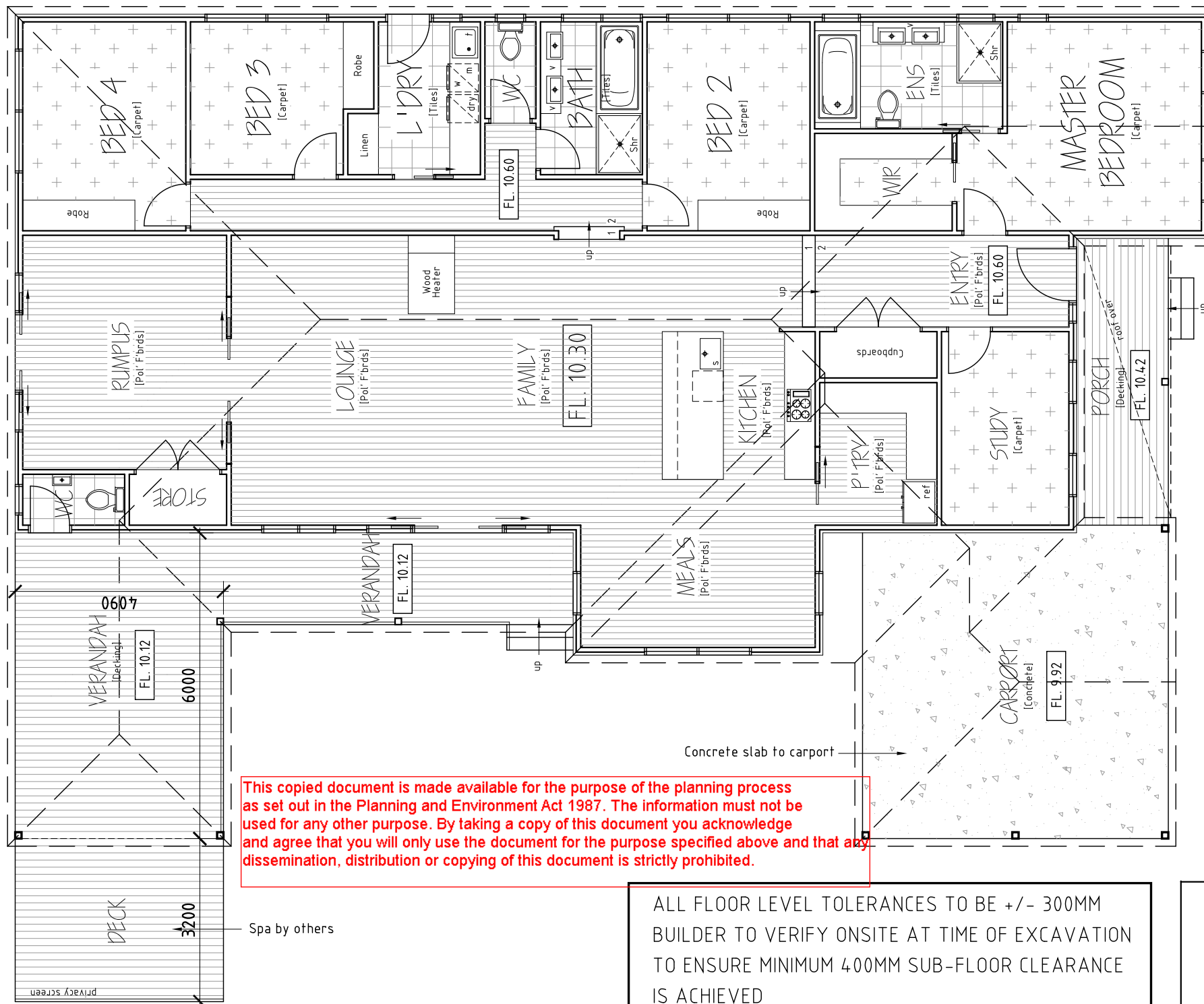
0409 132 948
e.info@icaddrafting.com.au
www.icaddrafting.com.au

TOWN PLANNING

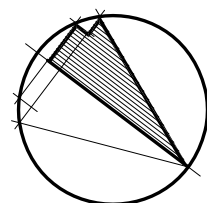
PROPOSED NEW RESIDENCE
at 3 Carawa Street, Cockatoo
for Grant McCarthy C/-Peppercorn Homes

NOTES		Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to iCad Drafting & Design for rectification. These plans are not to be reproduced without the consent of iCad Drafting.	
Amendments	Checked	Date	Survey Details
A. Amended to Council's Request	L.H	27/03/17	LandZ Surveying Job No. 00057
		Engineering Details	

Building Practitioner No: Do Not Scale.		Drg.No. 16-26^A
Designed L.H		
Drawn L.H		
Checked L.H		
Scale AS SHOWN @ A3		Date March 2017
		Sheet 2 of 6



PROPOSED
SHED PLAN
SCALE 1:100



PROPOSED FLOOR PLAN
SCALE 1:100

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AREA SCHEDULE

PROPOSED GROUND FLOOR	230.94 m ²	(24.86 sq's)
PORCH	10.13 m ²	(1.09 sq's)
VERANDAH	36.89 m ²	(3.97 sq's)
DECK	13.08 m ²	(1.40 sq's)
PROPOSED CARPORT	36.27 m ²	(3.90 sq's)
PROPOSED SHED	54.00 m ²	(5.81 sq's)

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FINISHES SCHEDULE

WEATHERBOARD CLADDING

COLORBOND (colour: Windspray or similar)

TIMBER POSTS & DECKING

TIMBER (colour: Stained or similar)

FASCIA/GUTTER/DOWNPipes

COLORBOND (colour: Windspray or similar)

WINDOW & DOOR FRAMES

ALUMINIUM sliding (colour: Pearl White or similar)

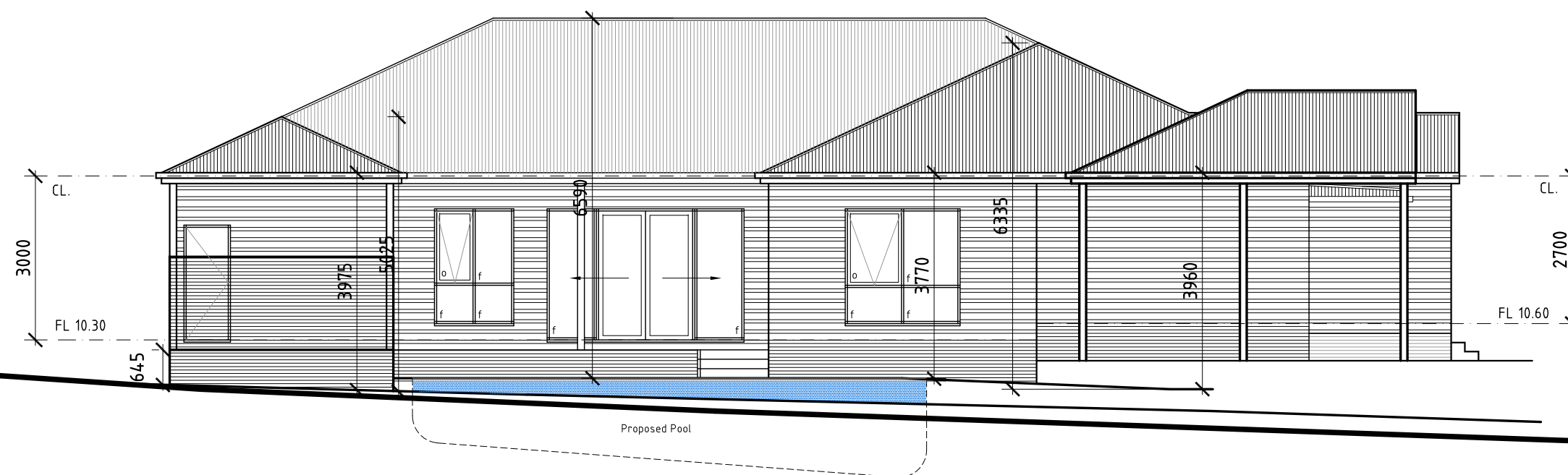
ROOF CLADDING

COLORBOND CORRUGATED (colour: Surfmist or similar)

Provide timber retaining wall installed to Engineer's computations

PROPOSED NORTH-WEST ELEVATION

SCALE 1:100



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PROPOSED NORTH-EAST ELEVATION

SCALE 1:100



TOWN PLANNING

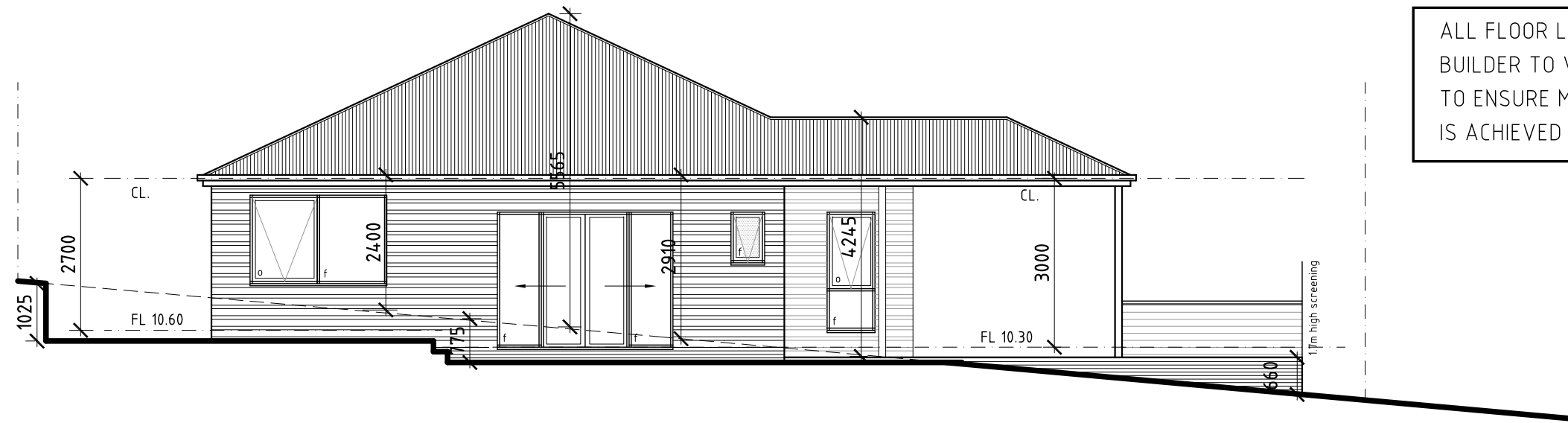
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			Engineering Details

Building Practitioner No:
Do Not Scale.

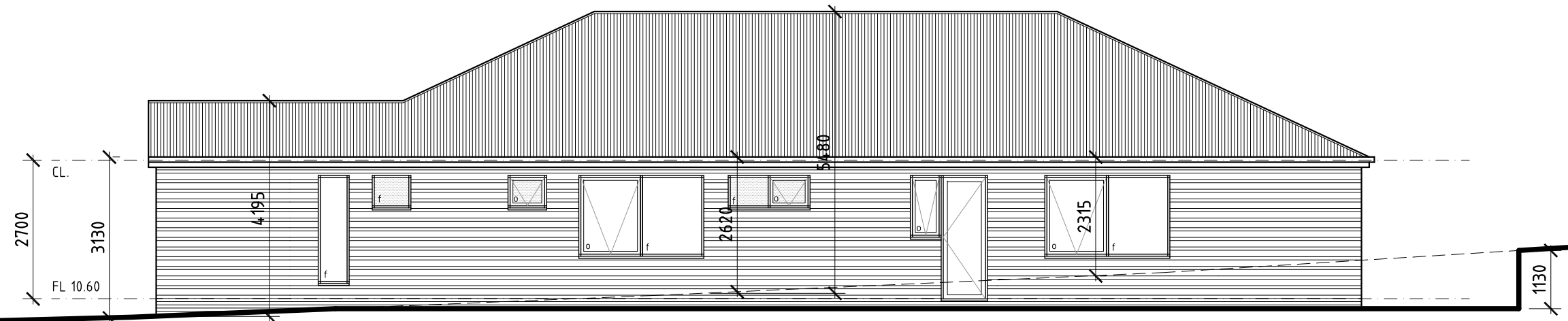
Designed L.H	Drg.No. 16-26^A
Drawn L.H	
Checked L.H	Date March 2017
Scale AS SHOWN @ A3	Sheet 4 of 6



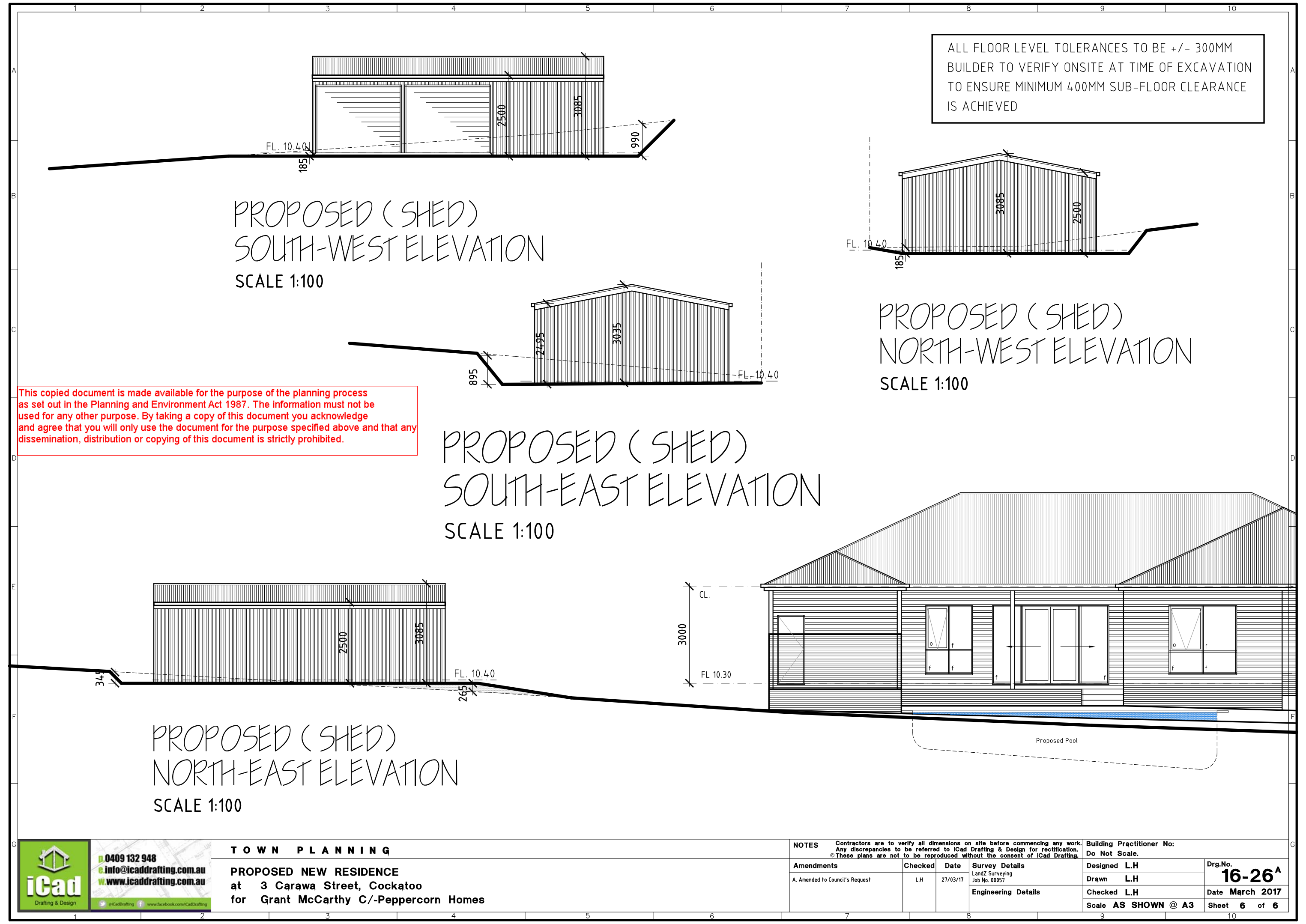
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PROPOSED SOUTH-EAST ELEVATION
SCALE 1:100

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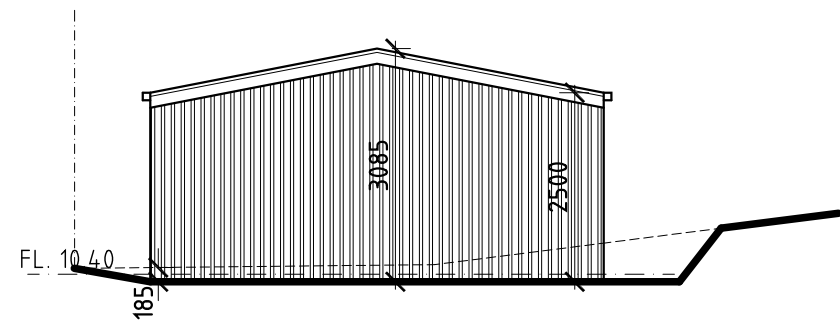


PROPOSED SOUTH-WEST ELEVATION
SCALE 1:100

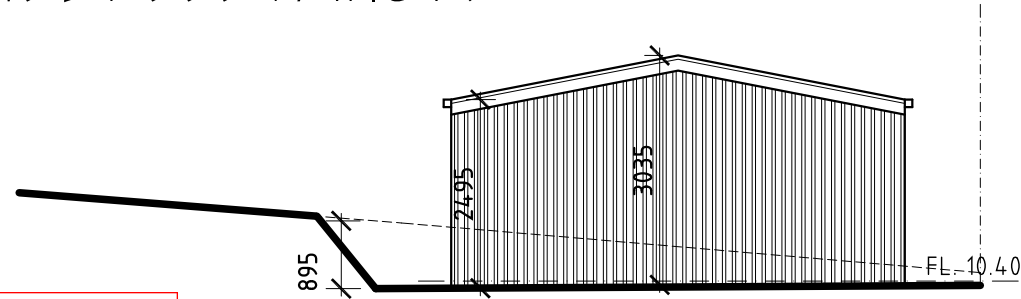


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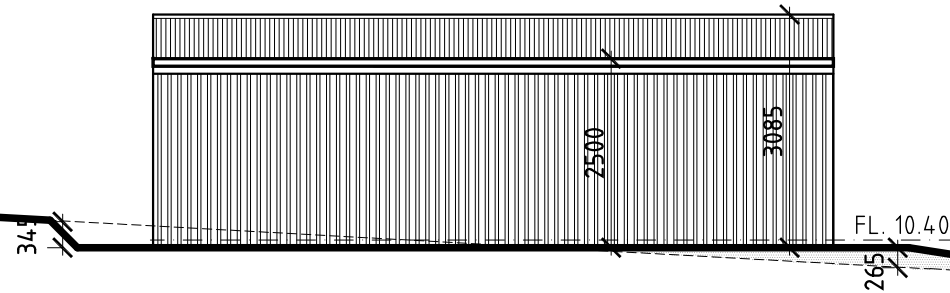
PROPOSED (SHED)
SOUTH-WEST ELEVATION
SCALE 1:100



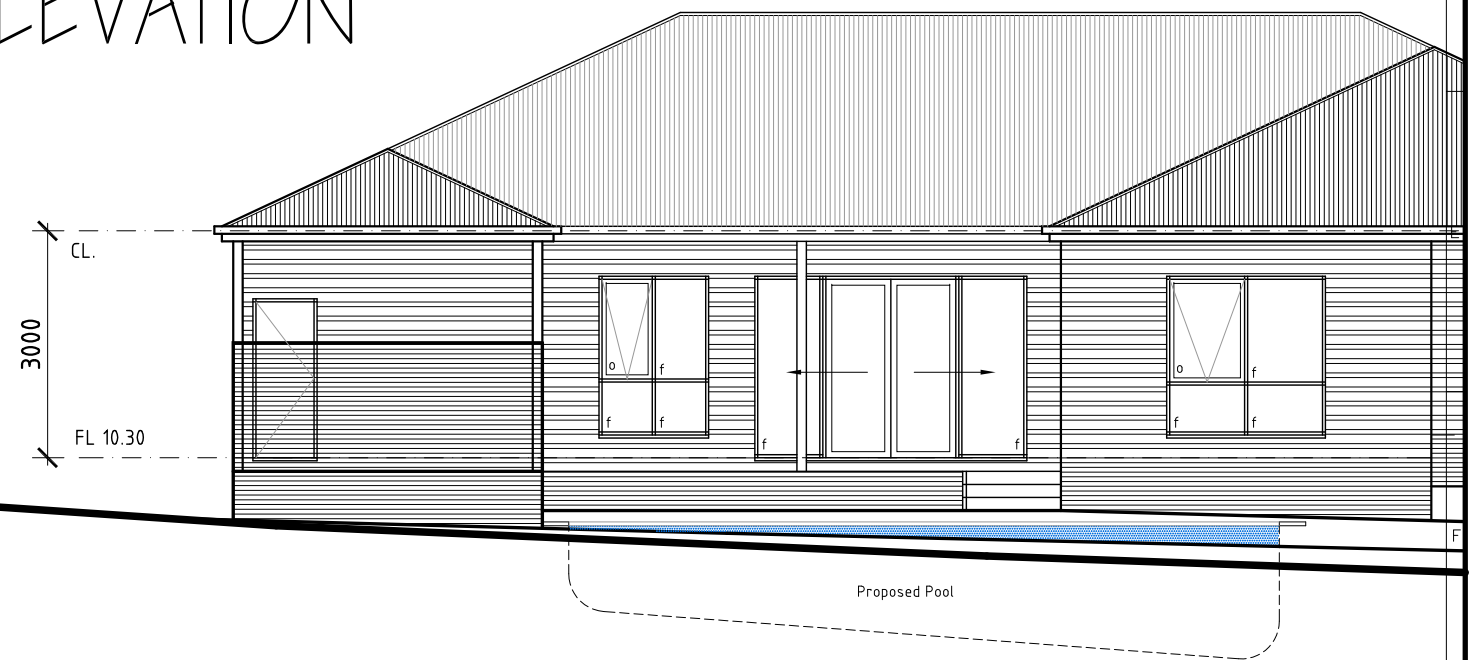
PROPOSED (SHED)
NORTH-WEST ELEVATION
SCALE 1:100



PROPOSED (SHED)
SOUTH-EAST ELEVATION
SCALE 1:100



PROPOSED (SHED)
NORTH-EAST ELEVATION
SCALE 1:100



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