

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	10 Gardner Street, Koo Wee Rup
The application is for a permit to:	Development of the land for a second dwelling
The applicant for the permit is:	JDesign Group
The application reference number is:	T170119
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 <a href="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</a>.</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](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:	3 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](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.



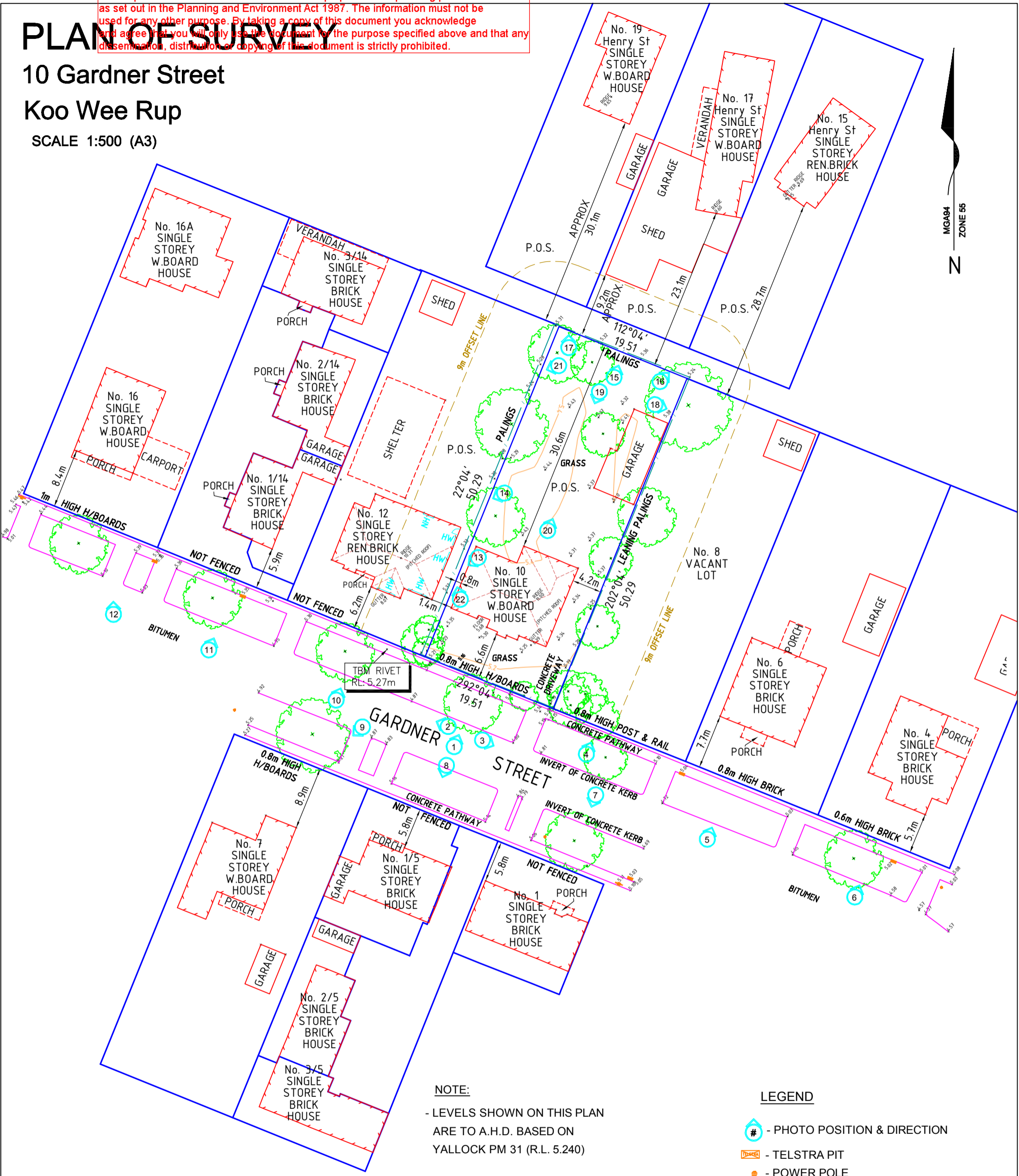
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# PLAN OF SURVEY

10 Gardner Street

Koo Wee Rup

SCALE 1:500 (A3)



**NOTE:**

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON YALLOCK PM 31 (R.L. 5.240)
- HW - DENOTES HABITABLE WINDOWS
- NH - DENOTES NON HABITABLE WINDOWS
- P.O.S - PRIVATE OPEN SPACE

**LEGEND**

- # - PHOTO POSITION & DIRECTION
- TELSTRA PIT
- POWER POLE
- ELEC. PIT

**NOBELIUS LAND SURVEYORS**



P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
Fax 03 5941 7359  
rob@nobelius.com.au

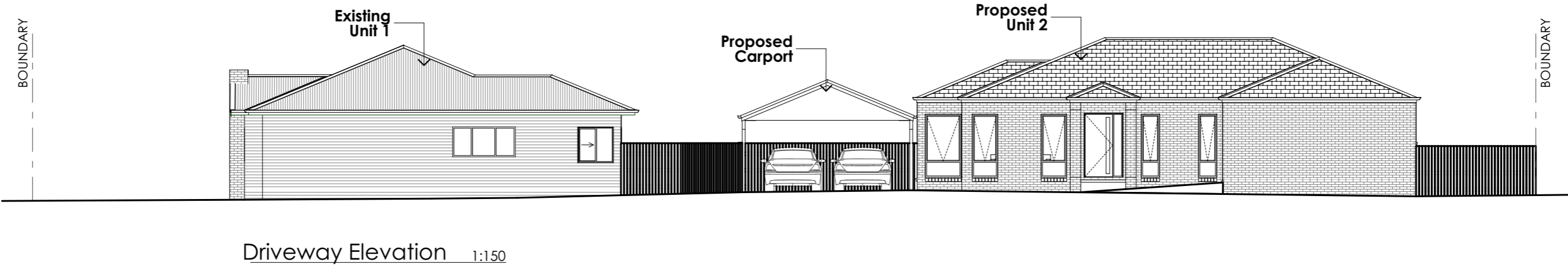
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY


DRAWN BY : H.DEEN  
DATE OF SURVEY : 29/11/2016  
SURV. REF. NO. 15216

Town Planning Drawings - A

Sheet Index TP



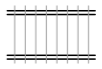

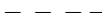
1	Cover Sheet
2	Neighbourhood Character Plan
3	Design Response Plan
4	Site Analysis Plan
5	Floor Plan (Existing Dwelling)
6	Elevations (Existing dwelling)
7	Floor Plan (Unit 2 & Carport)
8	Elevations (Unit 2 & Carport)
9	Shadow Diagrams
















DRAWING NAME: Cover Sheet	PROJECT: Proposed Uni Development	Areas - Existing Carport: 34.20sqm Ground Floor: 159.79sqm Total: 193.99sqm	Areas - Proposed U2 Ground Floor: 150.49 sqm (16.20sqs) Garage: 37.08sqm (3.99sqs) Porch: 1.96sqm (0.21sqs) Alfresco: 13.61 sqm (1.46sqs) Total: 203.14sqm(21.86sqs)				SCALE AS NOTED			<b>JDESIGN Group</b> M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849	
	CLIENT: A. Ridgeway										SIZE: A3
DESIGN TYPE: Custom Design	AT: Lot 1, No.10 Gardner Street, Koo Wee Rup										
				A	Feb '17	Town Planning		SHEET: 1 of 9	DATE: February '17		
				ISS:	DATE:	AMENDMENTS:					

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Legend


P.S	PRIMARY SCHOOL: APPROX 0.3KM TO KOO WEE RUP PRIMARY SCHOOL
S.S	SECONDARY SCHOOL: APPROX. 0.4KM TO KOO WEE RUP SECONDARY SCHOOL
	PARKS: APPROX. 150m TO O'RIORDAN PARK
	SHOPS: APPROX. 300m TO KOO WEE RUP MAIN STREET
	BUS STOP / RAILWAY STATION 450m TO BUS STOP ROSSITER ROAD INTERCHANGE
	EXISTING TREES
	OVERHEAD POWERLINES
S/S	SINGLE STOREY RESIDENCE
D/S	DOUBLE STOREY RESIDENCE
B/V	BRICK VENEER CONSTRUCTION
W/B	WEATHERBOARD
L/C	LIGHTWEIGHT CLADDING
T/R	CONCRETE TILED ROOF
CB/R	COLORBOND / TIN ROOF
SHED	SHED
HAB.	HABITABLE ROOM WINDOW
N.HAB	NON - HABITABLE ROOM WINDOW
P.O.S.	PRIVATE OPEN SPACE

SURVEYING LEGEND

	- GRATE		- PIT		- LIGHT POLE
	- SEWER PIT		- TELSTRA PIT		- EXISTING TREES
	- SIDE ENTRY PIT		- POWER POLE		- DRAINAGE PIT
	- VALVE		- SIGN		- ELEC. PIT
			- HYDRANT		





**NOTE:**  
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON GPS (MELBpos) +0.1m  
- SURVEY PROVIDED BY NOBELIUS LAND SURVEYORS  
- DATE OF SURVEY : 02/03/2013  
SURV. REF. NO. SIL

- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES. USE QUOTED SETBACKS ONLY








DRAWING NAME: Neighbourhood Character Plan	PROJECT: Proposed Uni Development	Areas - Existing Carport: 34.20sqm Ground Floor: 159.79sqm <b>Total: 193.99sqm</b>	Areas - Proposed U2 Ground Floor: 150.49sqm (16.20sqsq) Garage: 37.08sqm (3.99sqsq) Porch: 1.96sqm (0.21sqsq) Alfresco: 13.61sqm (1.46sqsq) <b>Total: 203.14sqm(21.86sqsq)</b>				SCALE 1:400			<b>JDESIGN Group</b> M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849
	CLIENT: A. Ridgeway						SIZE: A3	DRAWN: JF		
DESIGN TYPE: Custom Design	AT: Lot 1,No.10 Gardner Street, Koo Wee Rup						SHEET: 2 of 9	DATE: February '17		
							ISS: A	Feb '17	Town Planning	
							DATE:		AMENDMENTS:	

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### Legend

P.S	PRIMARY SCHOOL: APPROX 0.3KM TO KOO WEE RUP PRIMARY SCHOOL
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	PARKS: APPROX. 150m TO O'RIORDAN PARK
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	EXISTING TREES
— — — —	OVERHEAD POWERLINES
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B/V	BRICK VENEER CONSTRUCTION
W/B	WEATHERBOARD
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T/R	CONCRETE TILED ROOF
CB/R	COLORBOND / TIN ROOF
SHED	SHED
HAB.	HABITABLE ROOM WINDOW
N.HAB	NON - HABITABLE ROOM WINDOW
P.O.S.	PRIVATE OPEN SPACE

### SURVEYING LEGEND

 - GRATE	 - PIT	 - LIGHT POLE
 - SEWER PIT	 - TELSTRA PIT	 - EXISTING TREES
 - SIDE ENTRY PIT	 - POWER POLE	 - DRAINAGE PIT
 - VALVE	 - SIGN	 - ELEC. PIT
	 - HYDRANT	

**NOTE:**

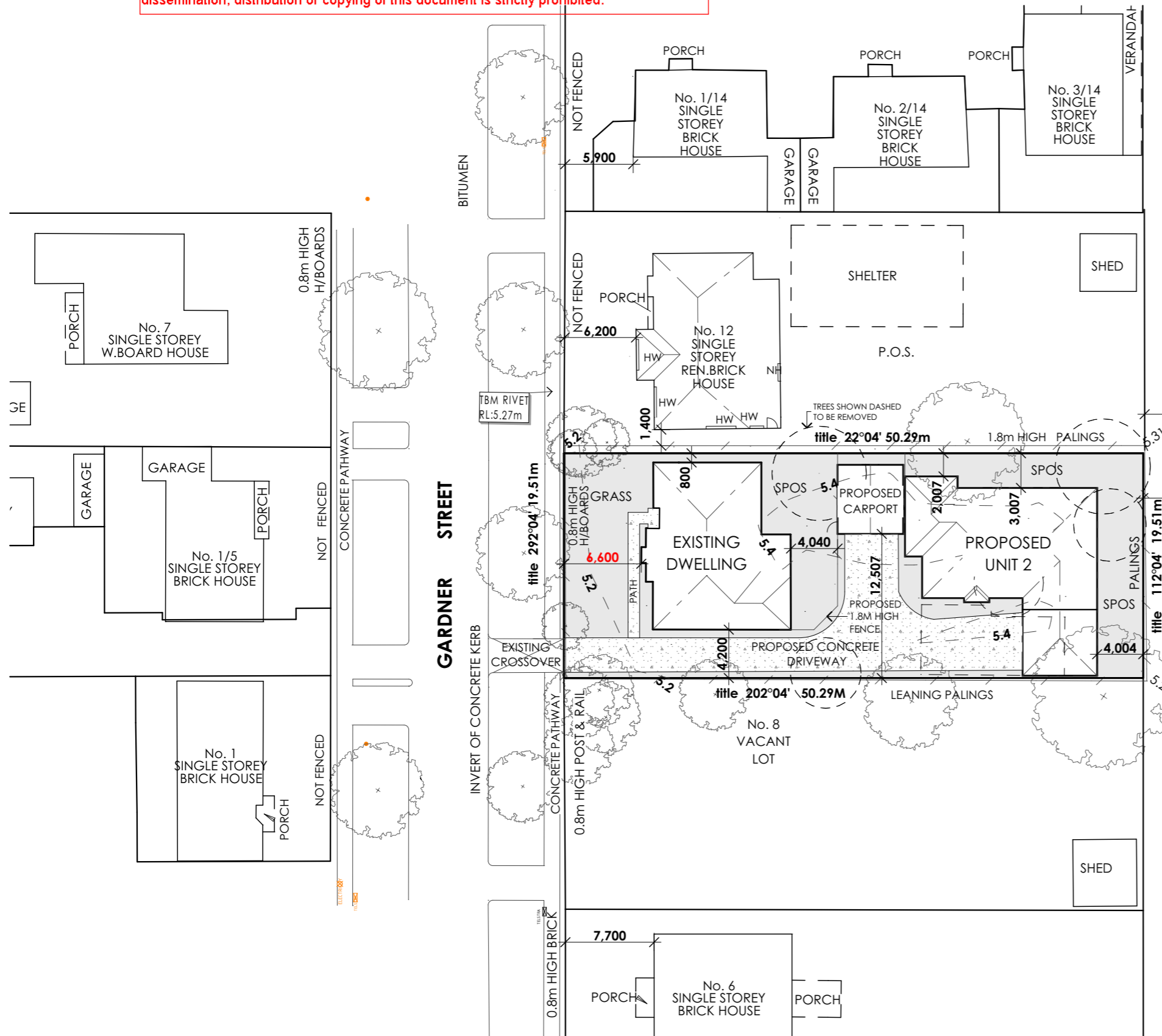
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON GPS (MELBpos) +0.1m


- SURVEY PROVIDED BY NOBELIUS LAND SURVEYORS

- DATE OF SURVEY : 02/03/2013

SURV. REF. NO. SIL

- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY



DRAWING NAME: Design Response Plan	PROJECT: Proposed Uni Development	Areas - Existing Carport: 34.20sqm Ground Floor: 159.79sqm Total: 193.99sqm	Areas - Proposed U2 Ground Floor: 150.49sqm (16.20sqs) Garage: 37.08sqm (3.99sqs) Porch: 1.96sqm (0.21sqs) Alfresco: 13.61sqm (1.46sqs) Total: 203.14sqm(21.86sqs)				SCALE 1:400			JDESIGN Group M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849
	CLIENT: A. Ridgeway									
DESIGN TYPE: Custom Design	AT: Lot 1, No. 10 Gardner Street, Koo Wee Rup			A	Feb '17	Town Planning	SHEET: 3 of 9	DATE: February '17		
				ISS:	DATE:	AMENDMENTS:				

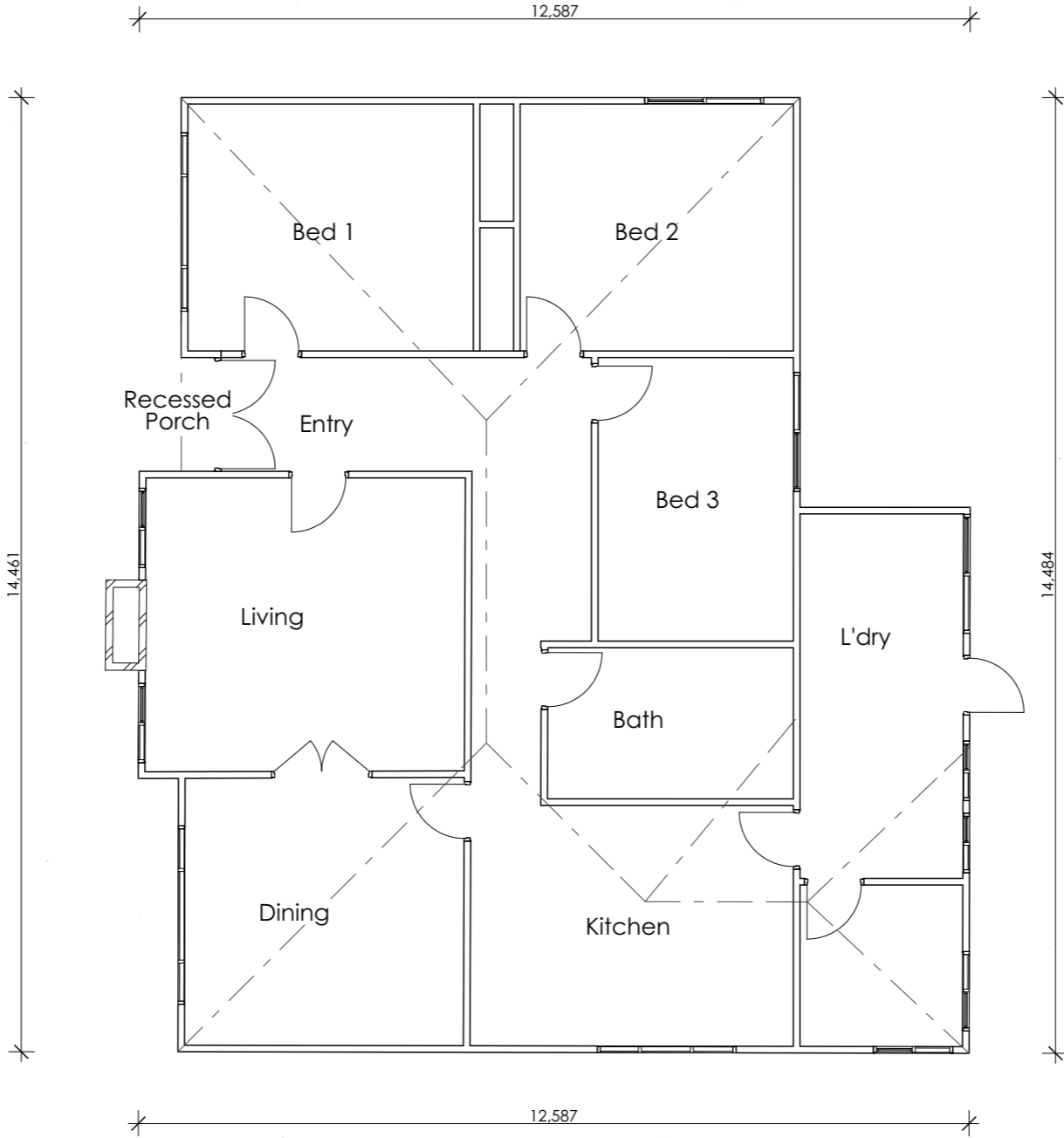
P.O.:




SITE AREA:	981sqm
UNIT 1 TOTAL AREA	194sqm
UNIT 2 TOTAL AREA	203sqm
TOTAL BUILDING FOOTPRINT:	397sqm
SITE COVERAGE:	40.4%
TOTAL DRIVEWAY AREA:	184sqm
TOTAL HARD SURFACE COVERAGE:	581sqm (59.1%)
PERMEABLE SURFACE:	40sqm (40%)

**JDESIGN Group**  
M: Po Box 539, Inverloch  
A: 2 Hopetoun Street, Inverloch  
E: [admin@jdesigngroup.com.au](mailto:admin@jdesigngroup.com.au)  
Ph: 5674 2506  
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DRAWING NAME: Floor Plan (Existing Dwelling)	PROJECT: Proposed Uni Development	Areas - Existing Carport: 34.20sqm Ground Floor: 159.79sqm Total: 193.99sqm	Areas - Proposed U2 Ground Floor: 150.49 sqm (16.20sqs) Garage: 37.08sqm (3.99sqs) Porch: 1.96sqm (0.21sqs) Alfresco: 13.61 sqm (1.46sqs) Total: 203.14sqm(21.86sqs)				SCALE 1:100			<b>JDESIGN Group</b> M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849	
	CLIENT: A. Ridgeway						SIZE: A3	DRAWN: JF			REV CD_A
DESIGN TYPE: Custom Design	AT: Lot 1, No.10 Gardner Street, Koo Wee Rup						SHEET: 5 of 9	DATE: February '17			
				A	Feb '17	Town Planning					
				ISS:	DATE:	AMENDMENTS:					



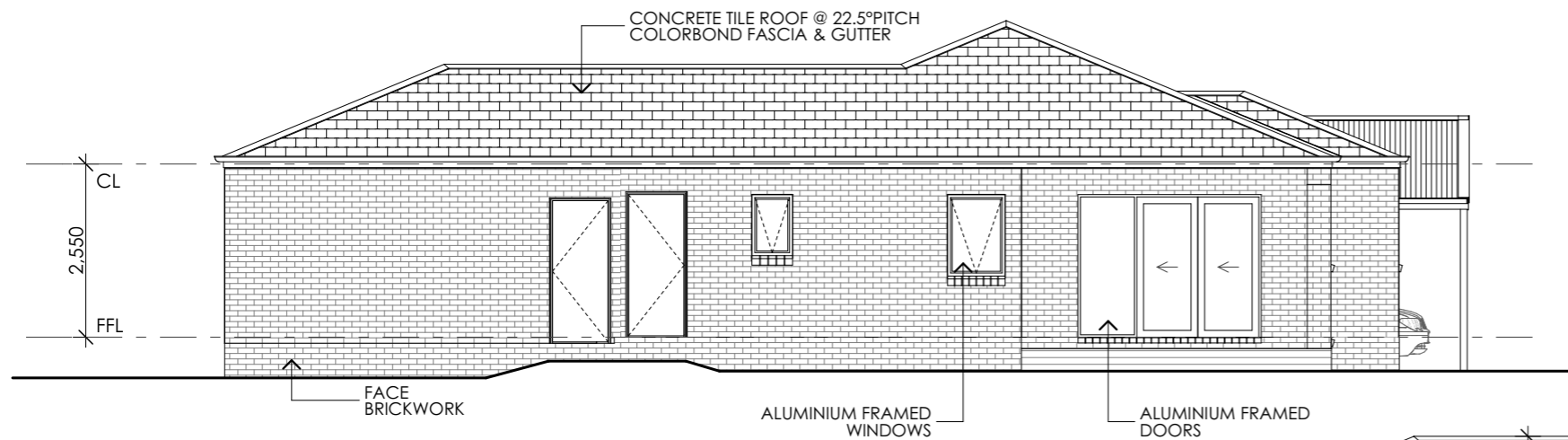
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The floor plan shows a 3-bedroom house with the following layout and dimensions:

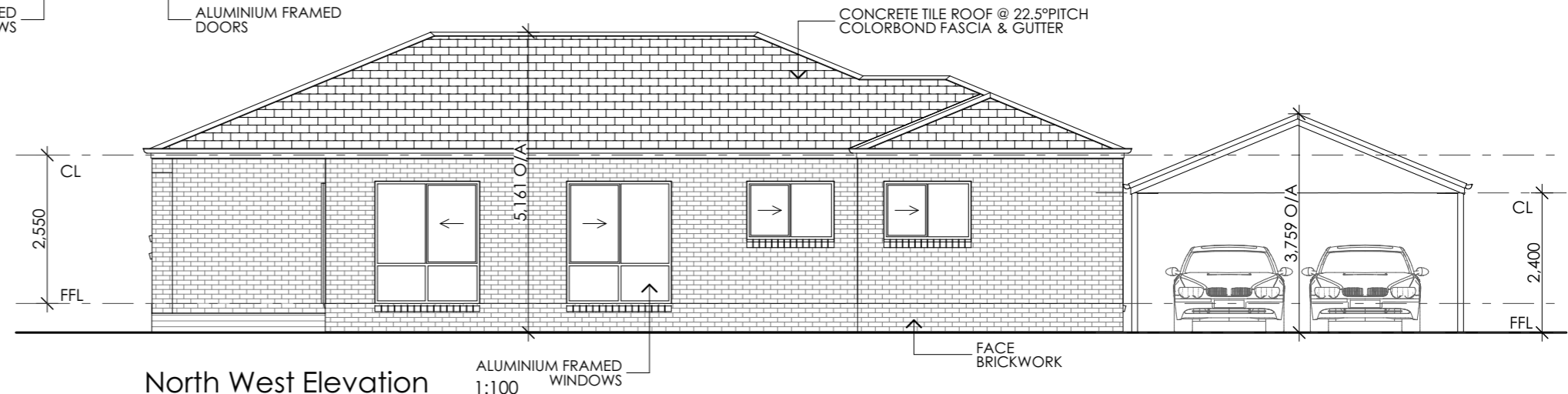
- Overall Dimensions:**
  - Top Section: 16,680 (Total), 9,140 (Main Body), 2,980 (Alfresco)
  - Bottom Section: 16,680 (Total), 6,470 (Main Body), 10,210 (Garage)
  - Left Section: 17,300 (Total), 6,950 (Carport), 10,350 (Main Body)
  - Right Section: 17,300 (Total), 11,740 (Main Body), 5,560 (Garage)
- Rooms and Dimensions:**
  - Carport:** 6,000 x 2,800
  - Garage:** 10,210 x 5,560
  - Living:** 2,100 x 850
  - Dining:** 2,100 x 1,800
  - Lounge:** 2,100 x 1,800
  - Bed 1:** 2,100 x 1,200
  - Bed 2:** 2,100 x 850
  - Bed 3:** 2,100 x 850
  - Kit. (Kitchen):** 1,000 x 1,500
  - Ent. (Entrance):** 2,100 x 1,200
  - Alfresco:** 2,980 x 9,140
  - Bath:** 1,200 x 850
  - WC:** 900 x 600
  - L'dry (Laundry):** 900 x 600
  - WIR (Wardrobe):** 1,000 x 1,500
  - Ens (Ensuite):** 1,000 x 1,500
  - ROBE (Robe):** 2,100 x 610
  - LINEN:** 2,100 x 610
  - STORE:** 2,100 x 610

DRAWING NAME: <b>Floor Plan (Unit 2 &amp; Carport)</b>	PROJECT: Proposed Uni Development	<b>Areas - Existing</b> Carport:                 34.20sqm Ground Floor:       159.79sqm <b>Total:</b> <b>193.99sqm</b>	<b>Areas - Proposed U2</b> Ground Floor:   150.49sqm (16.20sq) Garage:          37.08sqm   (3.99sq) Porch:           1.96sqm   (0.21sq) Alfresco:       13.61 sqm   (1.46sq) <b>Total:</b> <b>203.14sqm(21.86sq)</b>				SCALE 1:100		
	CLIENT: A. Ridgeway								
DESIGN TYPE: Custom Design	AT: Lot 1,No.10 Gardner Street, Koo Wee Rup			A	Feb '17	Town Planning	SHEET: 7 of 9	DATE: February '17	 <p><b>JDESIGN Group</b> M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849</p>
				ISS:	DATE:	AMENDMENTS:			

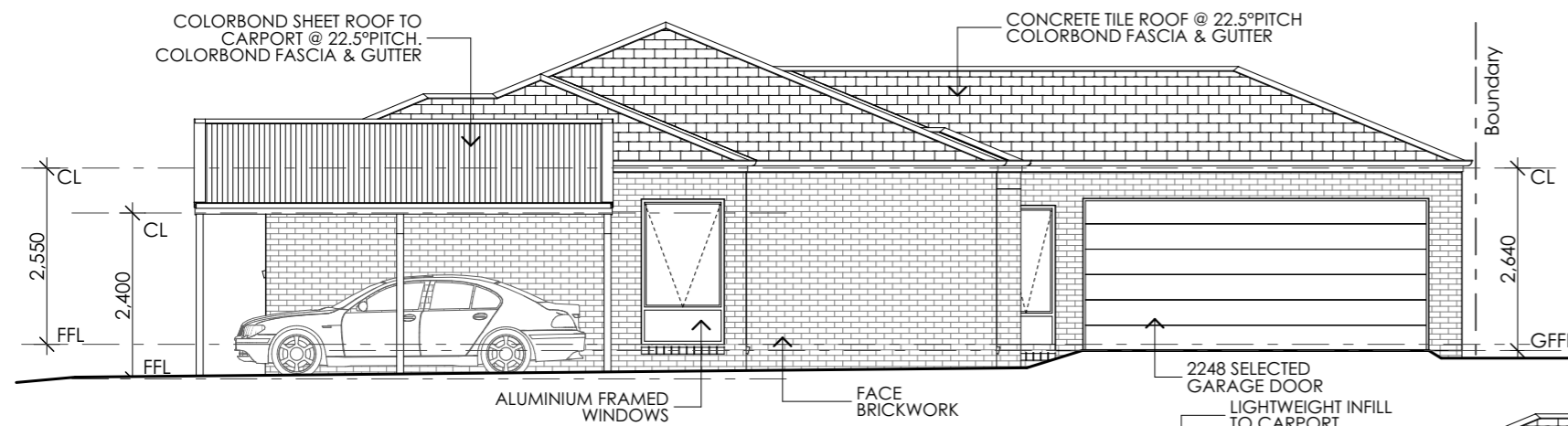
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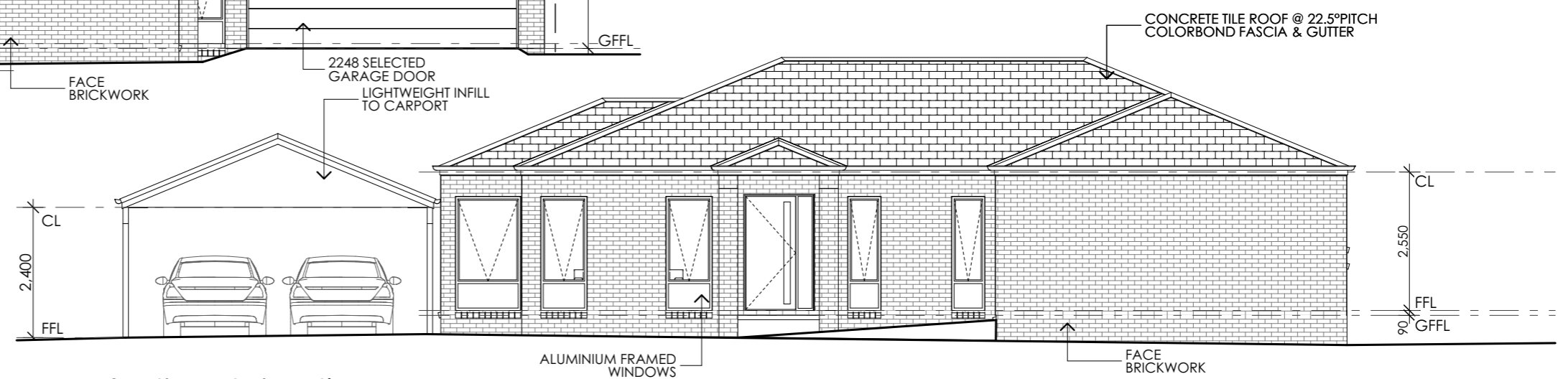
North East Elevation 1:100




### North West Elevation



## South West Elevation 1:100



South East Elevation 1:100

DRAWING NAME: <b>Elevations (Unit 2 &amp; Carport)</b>		PROJECT: Proposed Uni Development		Areas - Existing Carport: 34.20sqm Ground Floor: 159.79sqm <b>Total: 193.99sqm</b>		Areas - Proposed U2 Ground Floor: 150.49sqm (16.20sqsq) Garage: 37.08sqm (3.99sqsq) Porch: 1.96sqm (0.21sqsq) Alfresco: 13.61sqm (1.46sqsq) <b>Total: 203.14sqm(21.86sqsq)</b>		SCALE 1:100			
CLIENT: A. Ridgeway		AT: Lot 1, No. 10 Gardner Street, Koo Wee Rup						SIZE: A3		DRAWN: JF	
DESIGN TYPE: Custom Design								SHEET: 8 of 9		REV CD_A	
								DATE: February '17			

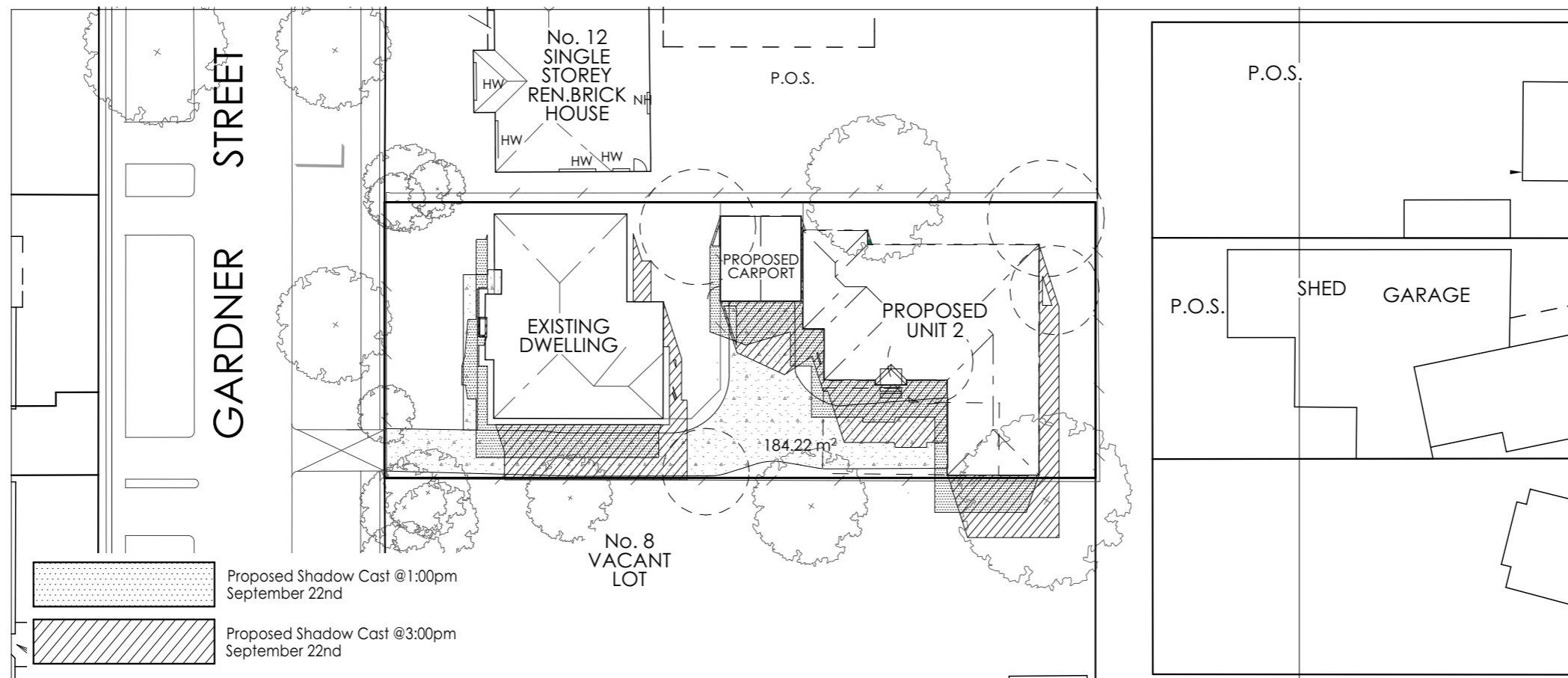
Site plan for No. 8 Gardner Street, showing the existing dwelling, proposed carport, and proposed unit 2. The plan includes a legend for shadows cast at 9:00am and 11:00am on September 22nd, and a north arrow. The lot area is 184.22 m².

Legend:

- Proposed Shadow Cast @9:00am September 22nd
- Proposed Shadow Cast @11:00am September 22nd

Labels on plan:

- STREET
- GARDNER
- No. 12 SINGLE STOREY REN.BRICK HOUSE
- P.O.S.
- EXISTING DWELLING
- PROPOSED CARPORT
- PROPOSED UNIT 2
- 184.22 m²
- No. 8 VACANT LOT
- SHED
- GARAGE



DRAWING NAME: Shadow Diagrams	PROJECT: Proposed Uni Development	<u>Areas - Existing</u> Carport: 34.20sqm Ground Floor: 159.79sqm <b>Total: 193.99sqm</b>	<u>Areas - Proposed U2</u> Ground Floor: 150.49sqm (16.20sqs) Garage: 37.08sqm (3.99sqs) Porch: 1.96sqm (0.21sqs) Alfresco: 13.61 sqm (1.46sqs) <b>Total: 203.14sqm(21.86sqs)</b>				SCALE 1:400		
	CLIENT: A. Ridgeway								
DESIGN TYPE: Custom Design	AT: Lot 1,No.10 Gardner Street, Koo Wee Rup			A	Feb '17	Town Planning	SHEET: 9 of 9	DATE: February '17	 <b>JDESIGN Group</b> M: Po Box 539, Inverloch A: 2 Hopetoun Street, Inverloch E: admin@jdesigngroup.com.au Ph: 5674 2506 DP-AD 37915 Registered Builder DB-M 36849
				ISS:	DATE:	AMENDMENTS:			

# Photos for 10 Gardner Street, Koo Wee Rup

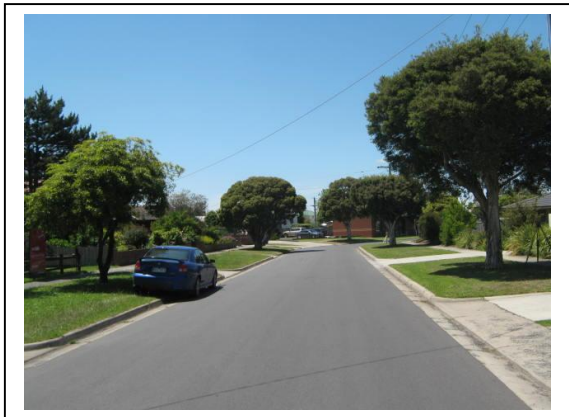
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**PHOTO 1**



**PHOTO 2**



**PHOTO 3**



**PHOTO 4**



**PHOTO 5**



**PHOTO 6**