

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	34 First Avenue, Cockatoo
The application is for a permit to:	Construction of a dwelling, outbuilding and water tank, associated earthworks and the removal of vegetation
The applicant for the permit is:	JDesign Group
The application reference number is:	T160800
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.

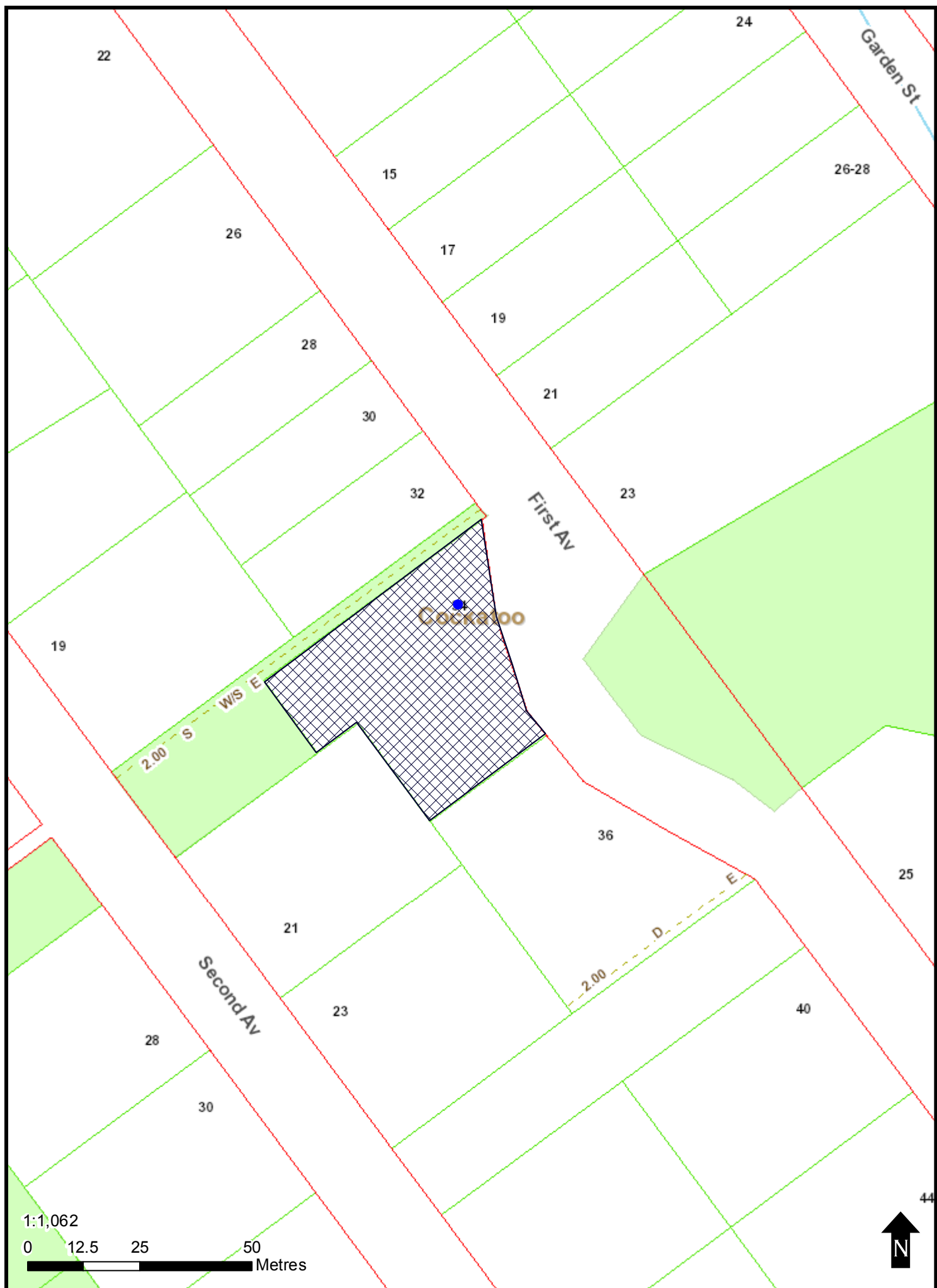
The Responsible Authority will not decide on the application before:	4 May 2017
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If you object, the Responsible Authority will advise you of its decision.

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.

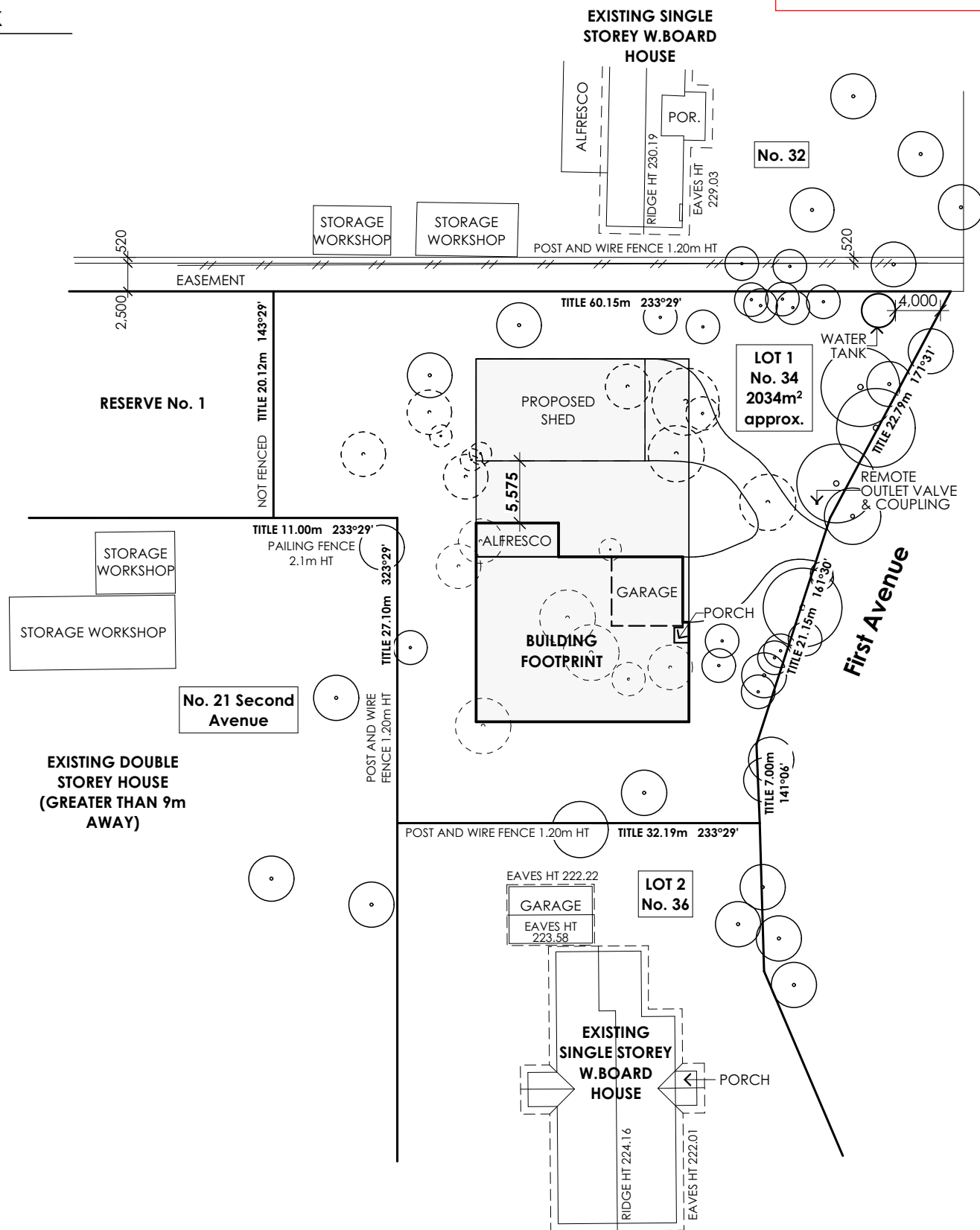


Town Planning - D

Sheet Index

- 1 Site Plan 1:500
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- 3 Floor Plan
- 4 Elevations
- 5 Shed Plans

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NOTE
CONTOURS OMITTED
FOR CLARITY

- TREES TO BE REMOVED
- BUILDING ENVELOPE

Site Plan Notes

- . Site plan measurements in metres – all other measurements in millimetres u.n.o.
- . Figured dimensions take precedence over scaled dimensions.
- . The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- . The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
- . Installation of all services shall comply with the respective supply authority requirements.
- . Where the building (excludes a detached Class 10) is located in a termite prone area, the area to underside of building and perimeter is to be treated against termite attack.
- . The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

STORMWATER

- . All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval. 100mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction. The cover to underground stormwater drains shall be not less than
 - 100mm under soil
 - 50mm under paved or concrete areas
 - 100mm under unreinforced concrete or paved driveways
 - 75mm under reinforced concrete driveways

DRAWING NAME:
Site Plan 1:500

PROJECT:
Proposed Dwelling

CLIENT:
Ian & Jodie Philips

DESIGN TYPE:
Erskine290

AT:
Lot 1, 34 First Avenue,
Cockatoo 3781

Areas			
Residence:	232.82 sqm	(25.06sqsq)	
Garage:	39.03 sqm	(4.20sqsq)	
Alfresco:	21.96 sqm	(2.36sqsq)	
Porch:	2.01 sqm	(0.22sqsq)	
Shed:	135.81 sqm	(14.62sqsq)	
Total:	295.82 sqm	(31.84sqsq)	

D	28.03.17	Town Planning			
C	20.02.17	Town Planning			
B	06.12.16	Town Planning			
A	22.11.16	Town Planning			
ISS:	DATE:	AMENDMENTS:			

SCALE
1:500

SIZE:
A3

SHEET:
1 of 5

DRAWN:
NP

DATE:
28 March '17

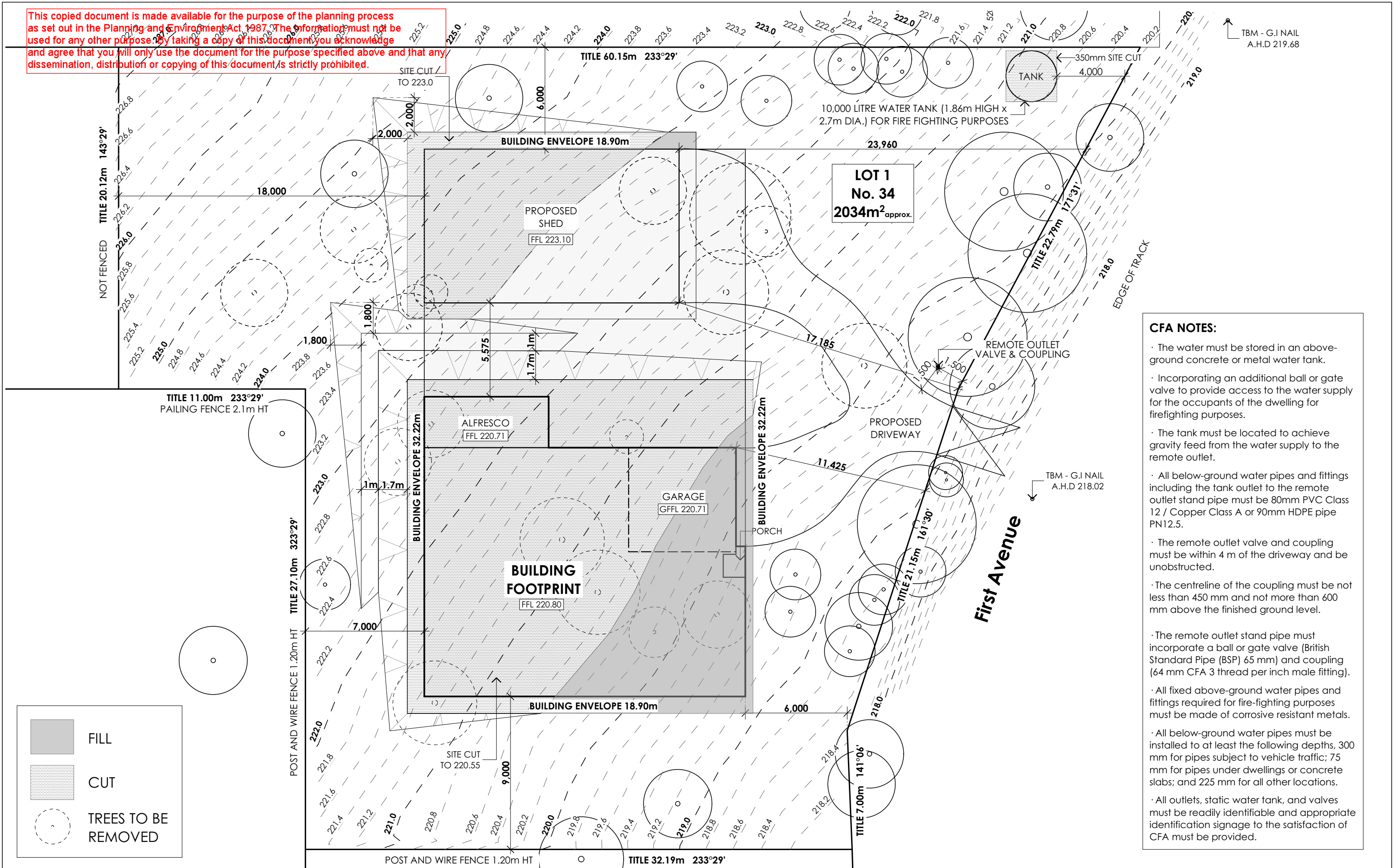





REV
TP_D

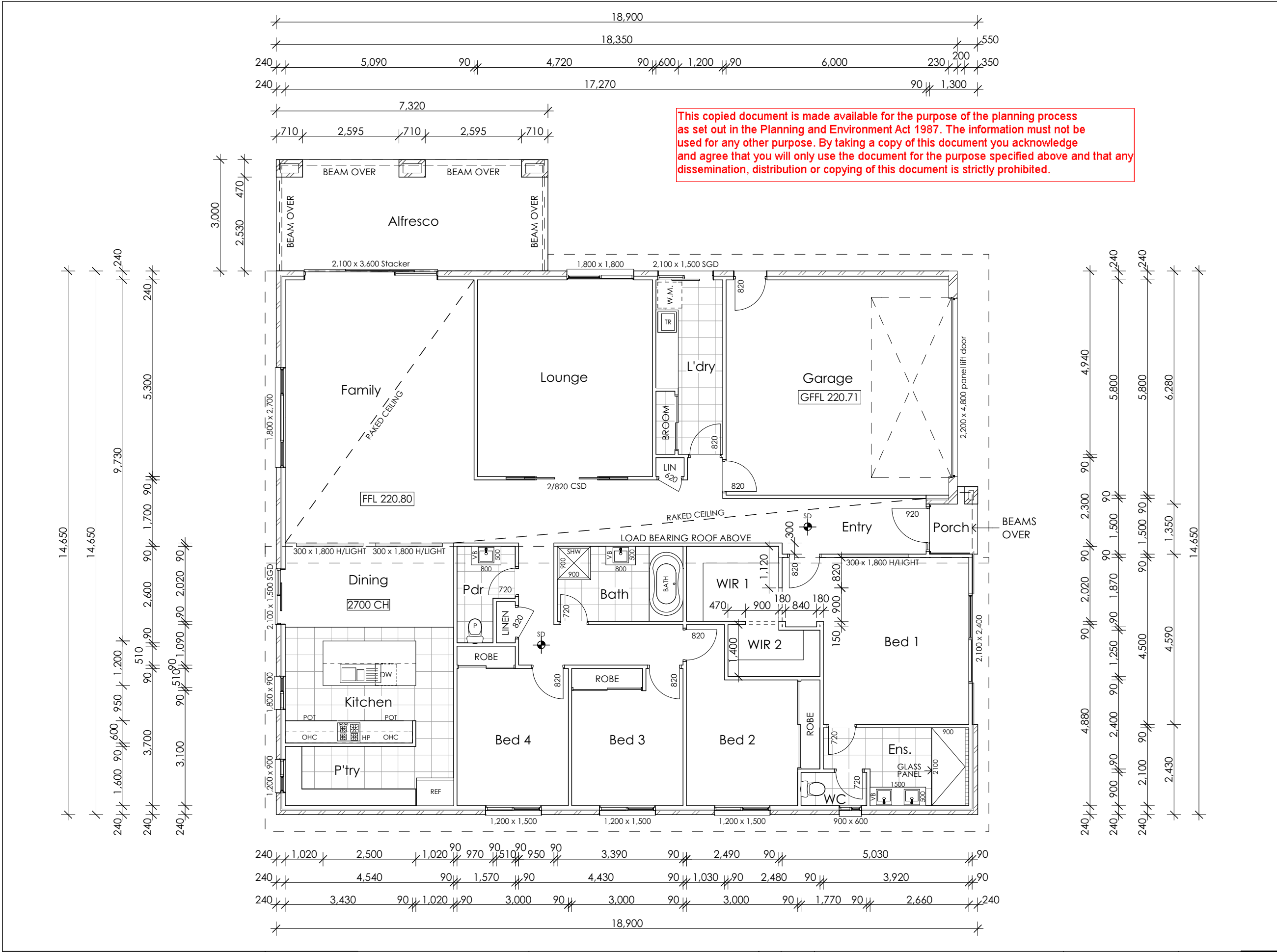


JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

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DRAWING NAME: Site Plan 1:200	PROJECT: Proposed Dwelling	<u>Areas</u> Residence: 232.82 sqm (25.06sqs) Garage: 39.03 sqm (4.20sqs) Alfresco: 21.96 sqm (2.36sqs) Porch: 2.01 sqm (0.22sqs) Shed: 135.81 sqm (14.62sqs) Total: 295.82 sqm (31.84sqs)				SCALE 1:200				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: Ian & Jodie Philips						SIZE: A3			
DESIGN TYPE: Erskine290	AT: Lot 1, 34 First Avenue, Cockatoo 3781		D 28.03.17	Town Planning		SHEET: 2 of 5	DATE: 28 March '17			
			C 20.02.17	Town Planning						
			B 06.12.16	Town Planning						
			A 22.11.16	Town Planning						
			ISS:	DATE:	AMENDMENTS:					



- ### Floor Plan Notes
- . Figured dimensions take precedence over scaled dimensions.
 - . These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/ details and with any other written instructions issued in the course of the contract.
 - . Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
 - . Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Going (G) 355mm maximum and 240mm minimum
 - 2R + 1G = 700mm maximum and 550mm minimum
 - with less than 125mm gap between open treads.
 - . All windows are nominal only. Builder to confirm exact sizes and type with window manufacturer.
 - . Articulation joints are to be located in accordance with the relevant standards, and to the satisfaction of the building surveyor.

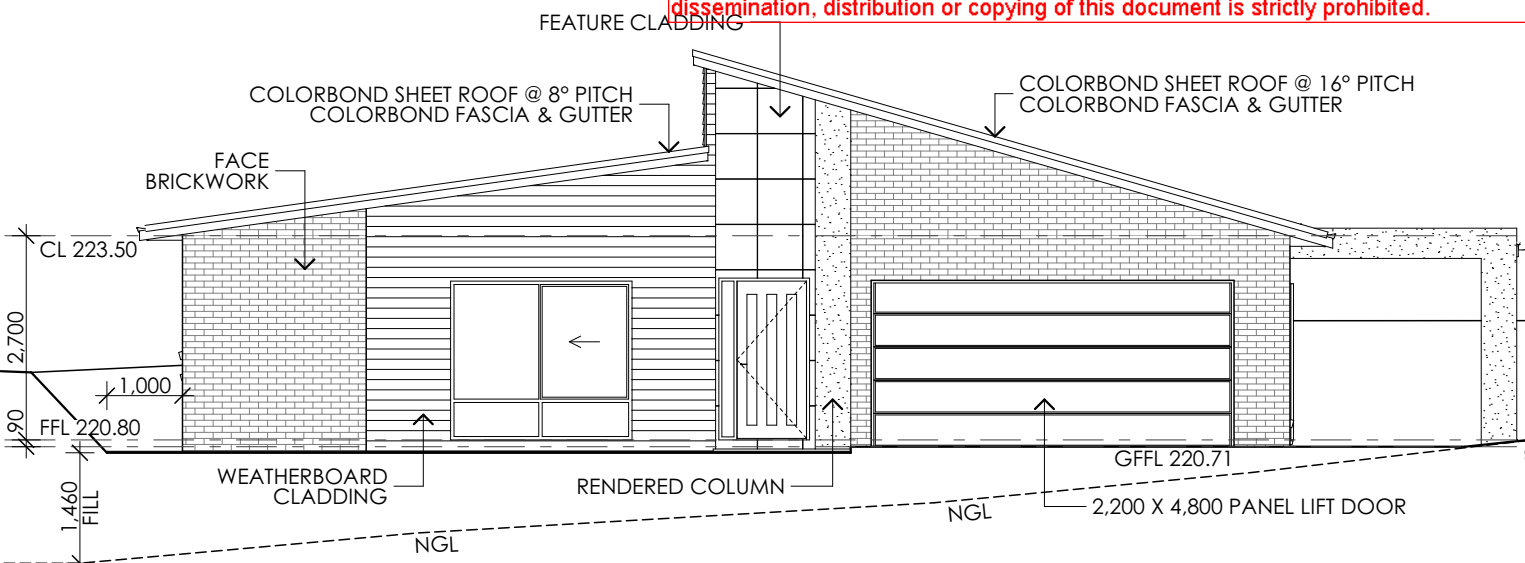
Legend	
	Smoke Detector
	Exhaust Fan
	Meter Box Location
	Hot Water Service SHWS DENOTES SOLAR HOT WATER SERVICE
	Downpipe (square or round)
	Articulation Joint

DRAWING NAME: Floor Plan	PROJECT: Proposed Dwelling	<div>Areas</div> <div>Residence: 232.82 sqm (25.06sqs)</div> <div>Garage: 39.03 sqm (4.20sqs)</div> <div>Alfresco: 21.96 sqm (2.36sqs)</div> <div>Porch: 2.01 sqm (0.22sqs)</div> <div>Shed: 135.81 sqm (14.62sqs)</div> <div>Total: 295.82 sqm (31.84sqs)</div>				SCALE 1:100			
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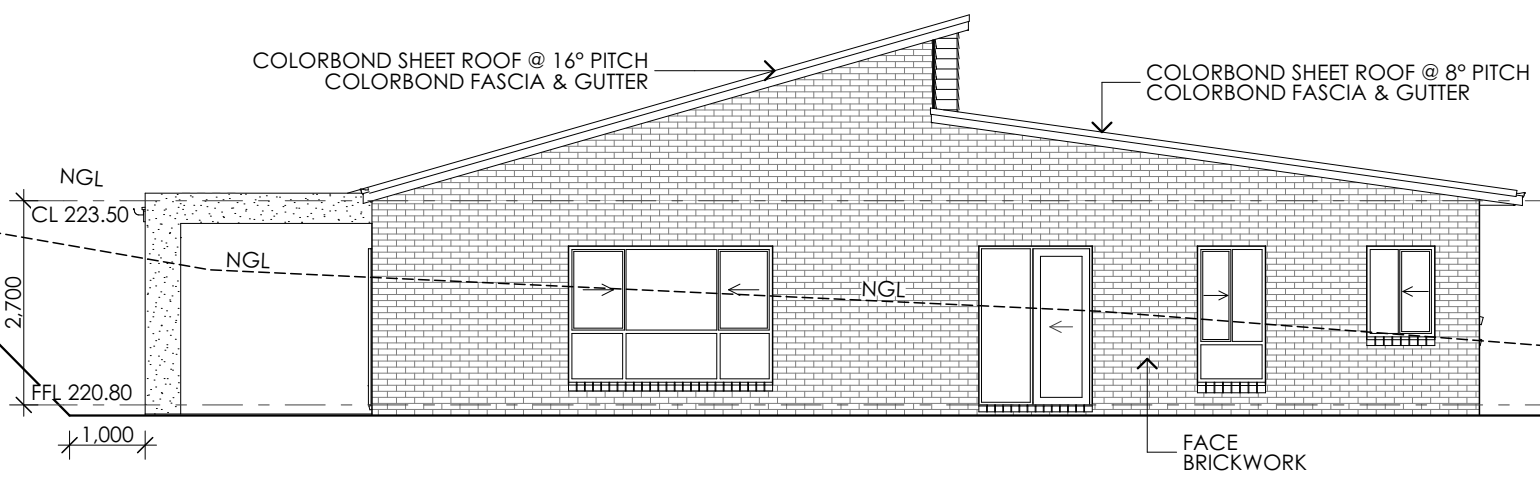
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Hotondo Homes

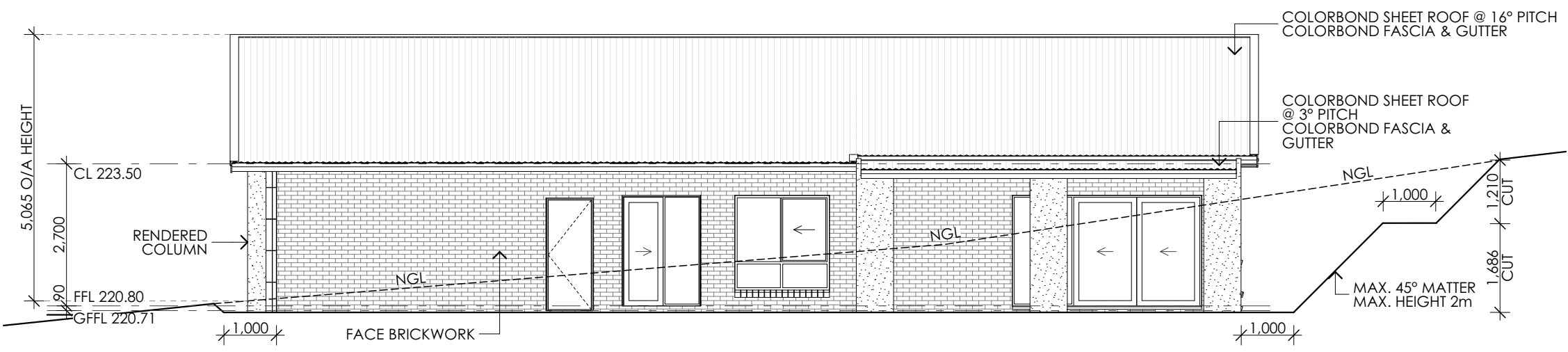
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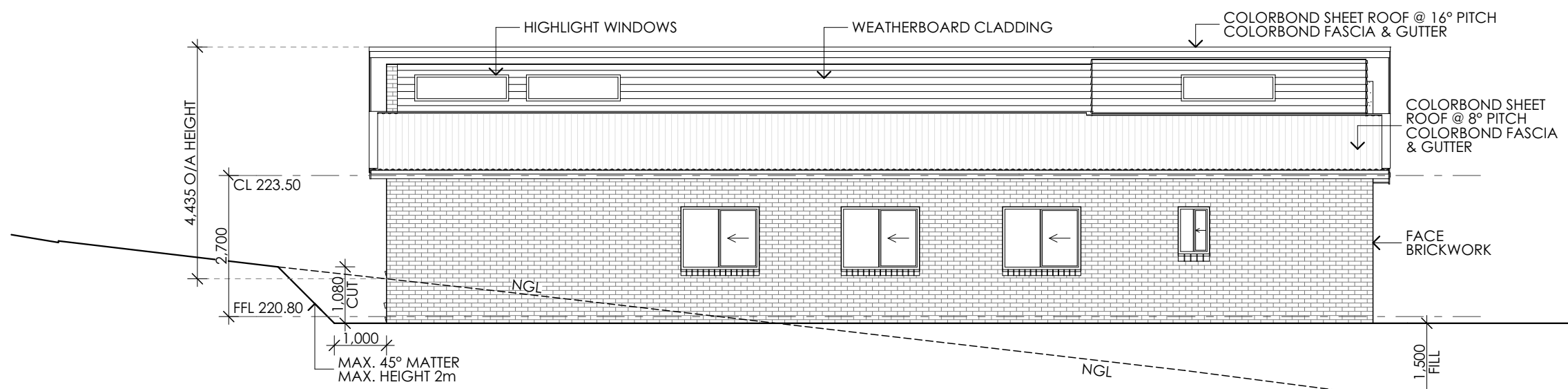
North-East Elevation 1:100



South-West Elevation 1:100



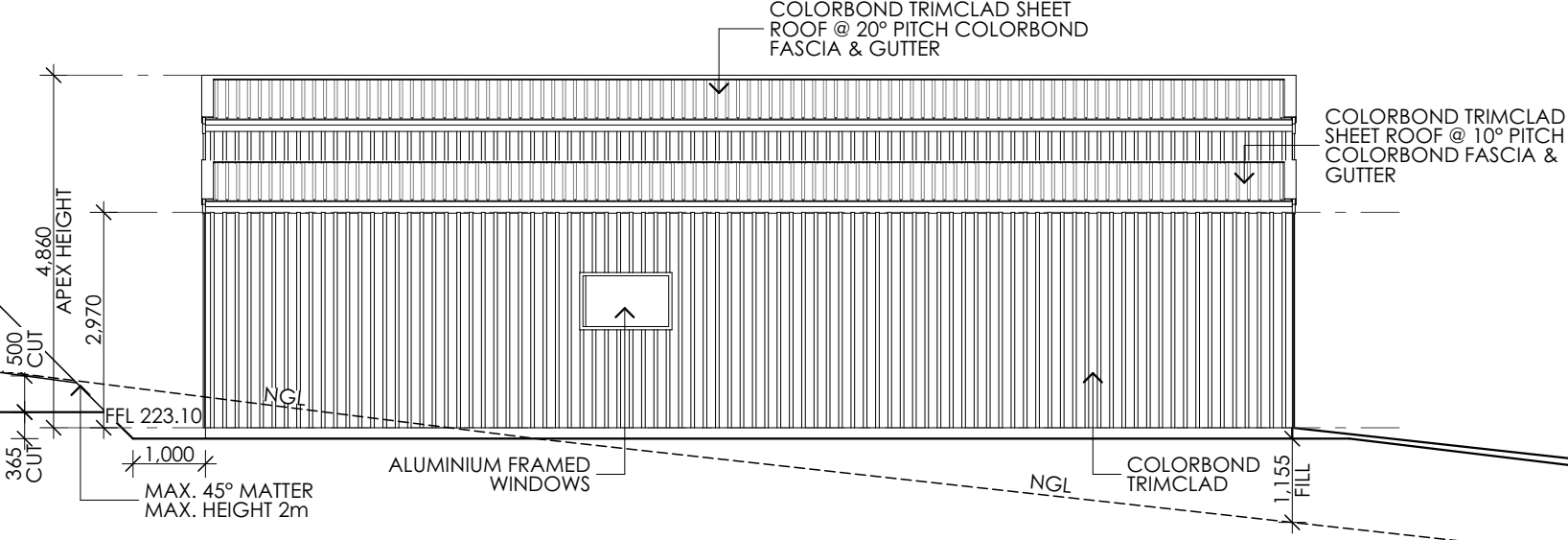
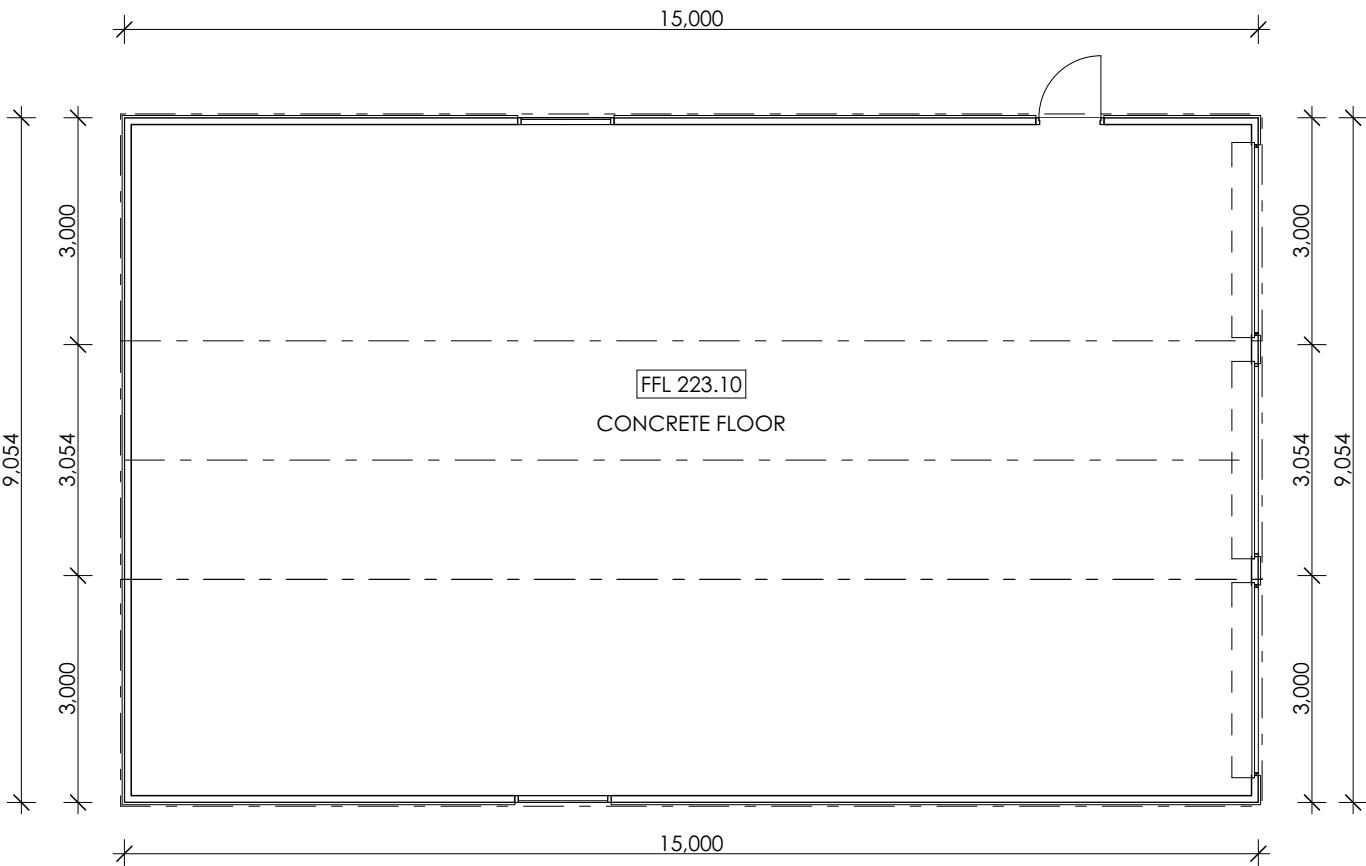
North-West Elevation 1:100



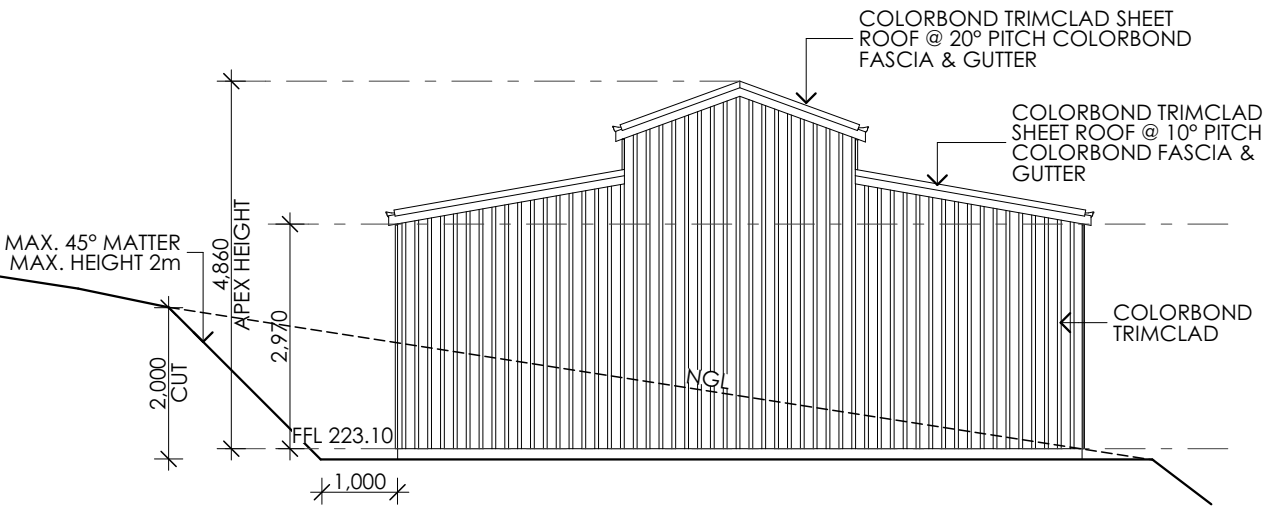
South-East Elevation 1:100

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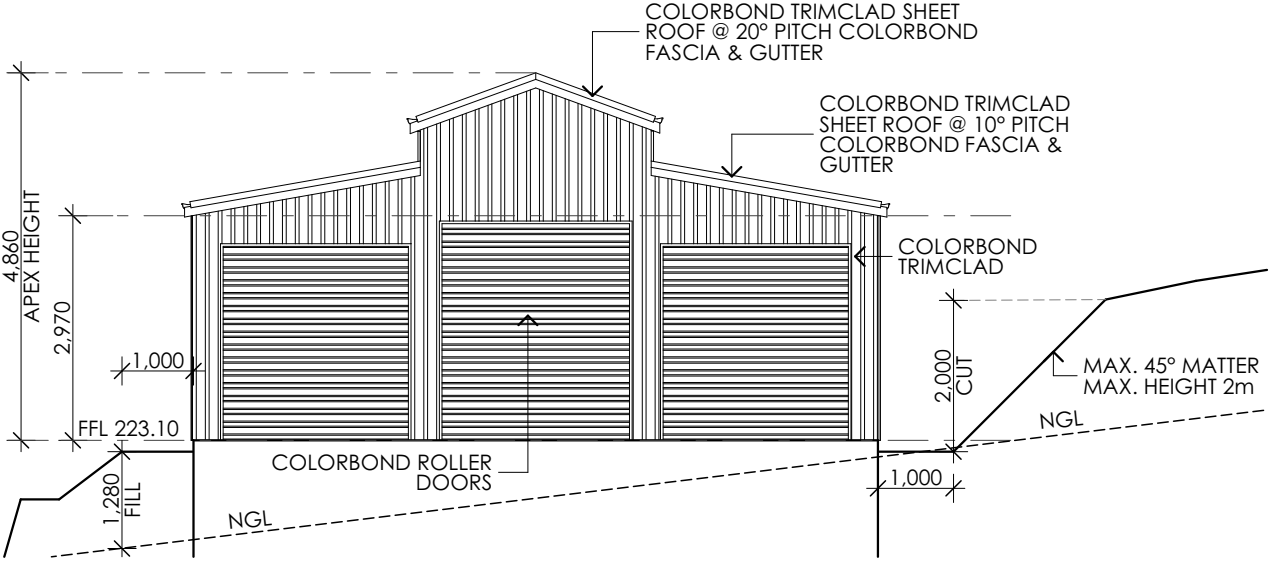
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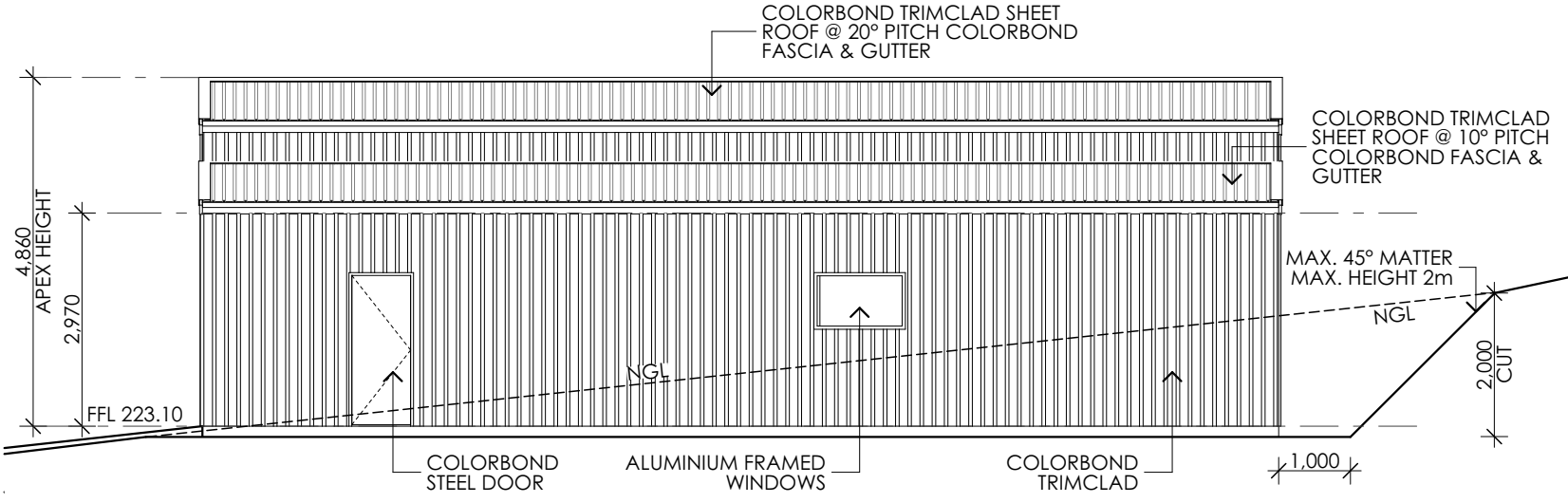
South-East Elevation 1:100



South-West Elevation 1:100



North-East Elevation 1:100



North-West Elevation 1:100

DRAWING NAME: Shed Plans	PROJECT: Proposed Dwelling	<u>Areas</u> Residence: 232.82 sqm (25.06sqs) Garage: 39.03 sqm (4.20sqs) Alfresco: 21.96 sqm (2.36sqs) Porch: 2.01 sqm (0.22sqs) Shed: 135.81 sqm (14.62sqs) Total: 295.82 sqm (31.84sqs)				SCALE 1:100				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
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COLOUR SCHEDULE



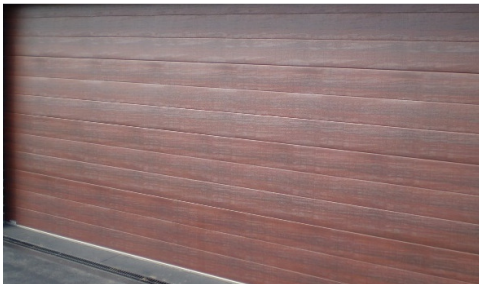
BRICKS – SELKIRK 'MUSKET HAZE'



RENDER COLUMN/ WEATHERBOARD
CLADDING PAINT – HAYMES
COLORBOND – WALLABY



ROOF/GUTTERS/DOWNSPIPES/WINDOWS
– COLORBOND 'WINDSPRAY'



GARAGE DOOR – GLIDEROL –
'TUSCAN – CEDAR'



FEATURE CLADDING PAINT –
HAYMES COLORBOND – DUNE

ADDRESS:
34 First Avenue, Cockatoo

CLIENT:
Ian & Jodie Phillips

COLOUR SCHEDULE



SHED ROOF & WALLS – COLORBOND
'WINDSRAY'

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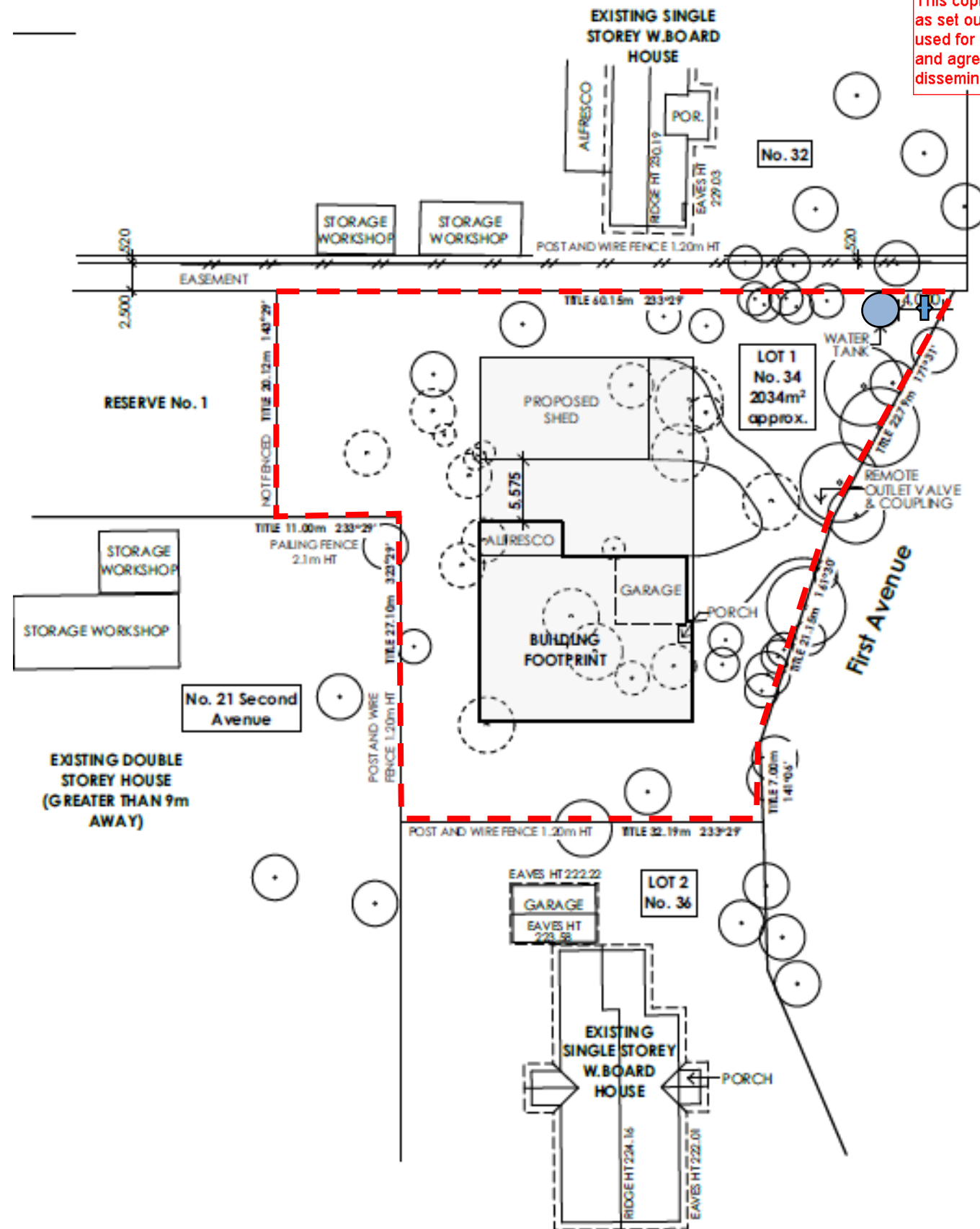


7-Apr-17

Bushfire Management Plan 34 FIRST AVENUE COCKATOO 3781



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NOTE
CONTOURS OMITTED
FOR CLARITY

TREES TO BE
REMOVED
BUILDING
ENVELOPE

Construction Requirements

The construction requirements of the dwelling will comply with a BAL 29

The proposed outbuilding shall be separated from the adjacent dwellings by:

- A wall that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-loadbearing walls when tested from the attached structure side. Any openings in the wall shall be protected in accordance with the following:
 - Doorways – by FRL -/60/30 self-closing fire doors
 - Windows – by FRL -/60/- fire windows permanently fixed in the closed position.
 - Other openings – by construction with an FRL not less than -/60/-

Defendable Space Vegetation Management Area 10m or up to property's boundary from the edges of the outbuilding;

Defendable Space Vegetation Management Area 32m or up to property's boundary from the edges of the dwelling;

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire period.
- Within 10 metres of a building, flammable objects must not be located close to vulnerable parts of the building.
- Plant greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual clumps of shrubs must not exceed 5m² in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Access

No construction and design requirements for vehicle access as long as a fire truck can get within 4m of the water supply without entering the property, else;

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres

Water

A non-combustible water tank/s with a static water supply of 10,000 litres reserve capacity of water dedicated solely to firefighting purposes:

- The water must be stored in an above-ground concrete or metal water tank.
- Incorporating an additional ball or gate valve to provide access to the water supply for the occupants of the dwelling for firefighting purposes.
- The tank must be located to achieve gravity feed from the water supply to the remote outlet.
- All below-ground water pipes and fittings including the tank outlet to the remote outlet stand pipe must be 80mm PVC Class 12 / Copper Class A or 90mm HDPE pipe PN12.5.
- The remote outlet valve and coupling must be within 4 m of the driveway and be unobstructed.
- The centreline of the coupling must be not less than 450 mm and not more than 600 mm above the finished ground level.
- The remote outlet stand pipe must incorporate a ball or gate valve (British Standard Pipe (BSP) 65 mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- All fixed above-ground water pipes and fittings required for fire-fighting purposes must be made of corrosive resistant metals.
- All below-ground water pipes must be installed to at least the following depths, 300 mm for pipes subject to vehicle traffic; 75 mm for pipes under dwellings or concrete slabs; and 225 mm for all other locations
- All outlets, static water tank, and valves must be readily identifiable and appropriate identification signage to the satisfaction of CFA must be provided.

Proposed Development	Property Boundaries	Access Road	Building Envelope	Defendable Space	Water Tank for CFA Use	Water Outlet	Defendable Space Outbuilding	Reference#
								BMP1786