

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L4 LP200022 2 Lawsons Road, Emerald
The application is for a permit to:	Development of the land for a carport with a reduced setback
The applicant for the permit is:	Building Designer
The application reference number is:	T170125
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 <a href="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</a> .

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.

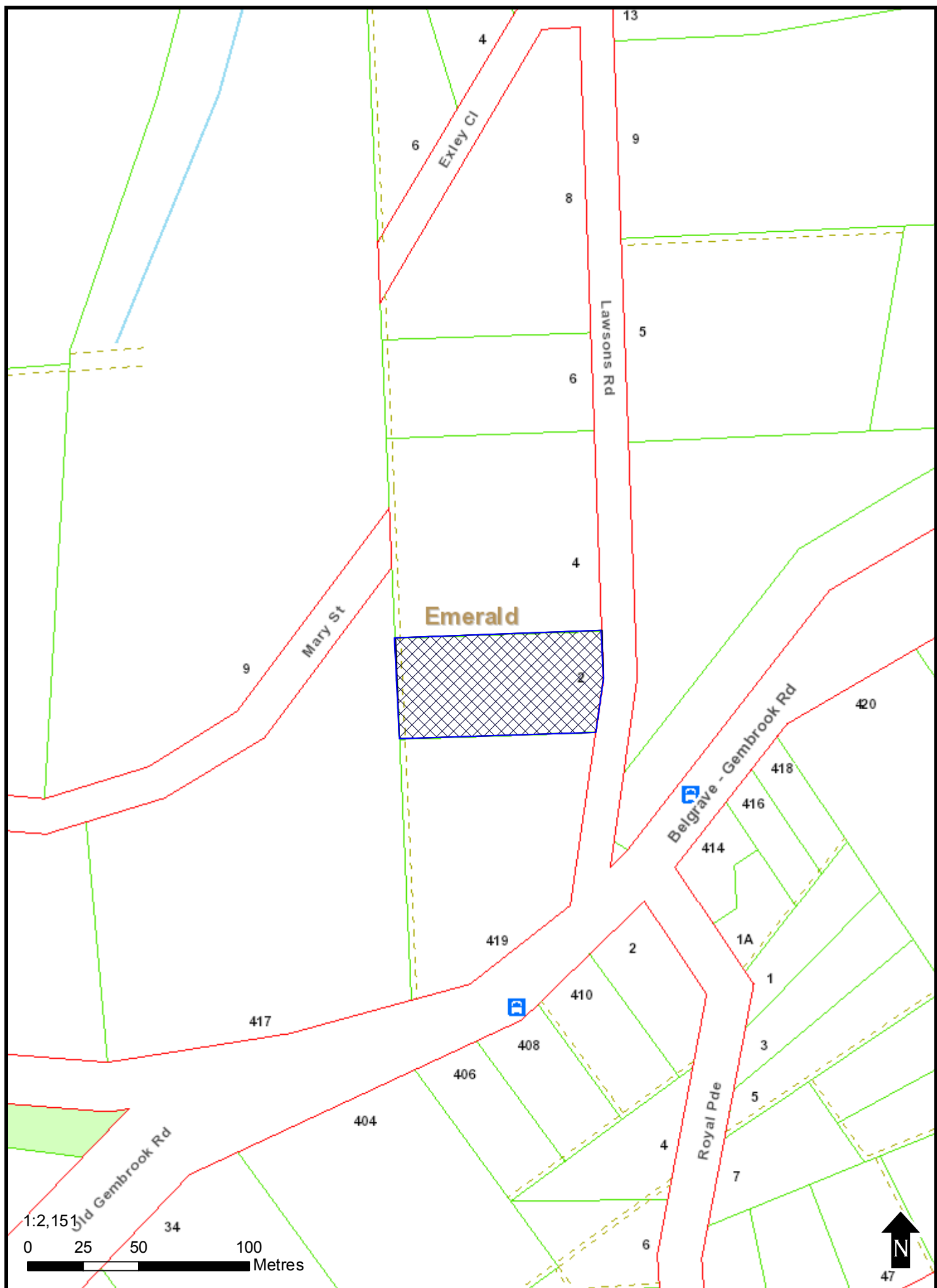
The Responsible Authority will not decide on the application before:	10 May 2017
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If you object, the Responsible Authority will advise you of its decision.

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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# PLANNING DRAWINGS

## PROPOSED CARPORT

SITE INFORMATION	
SUBJECT SITE AREA:	4147 m²
Lot & Plan Number:	Lot 4 LP200022
LOCAL GOVERNMENT:	CARDINIA
COUNCIL PROPERTY NUMBER:	2478800100
PLANNING ZONE:	LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)
PLANNING OVERLAYS:	WILDFIRE MANAGEMENT OVERLAY (WMO) DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1) VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)
BUSHFIRE ATTACK LEVEL (BAL):	TBD
APPROX. ELEVATION:	265m
CLIMATE ZONE:	6
WIND CLASSIFICATION:	N1
SOIL CLASSIFICATION:	TBD
MELWAY REF:	127 J3

- NOTE:**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS REPORT, BUILDING THERMAL PERFORMANCE REPORT & ANY OTHER RELEVANT CONSULTING REPORT. IF ANY DISCREPENCIES ARE FOUND SEEK CLARIFICATION
  - ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF:  
BUILDING REGULATIONS 2006  
TIMBER CONSTRUCTION AS1684.4 - 2006  
CONCRETE SLAB & FOOTINGS CONSTRUCTION AS2870 - 2010  
CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREA AS3959 - 2011
  - THE BUILDER & SUBCONTRACTORS MUST CHECK ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS & ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORK.
  - PLANS ARE DIAGRAMMATIC IN NATURE AND NOT INTENDED TO SHOW EXACT NUMBER OR LOCATION OF MEMBERS, UNLESS OTHERWISE NOTED



**BIANCA MACEY**  
BUILDING DESIGNER

RBP: DP-AD 42382  
ABN: 56 133 659 607  
3 BELAIR CL SEVILLE 3139  
M: 0419529652  
E: biancamacey@gmail.com

DATE: 27/2/2017

PROJECT NUMBER: 329

CLIENT:  
DAVE VELLA  
2 LAWSONS ROAD  
EMERALD 3782  
M: 0408519250  
E: ausbuilt@gmail.com

PROJECT ADDRESS:  
2 LAWSONS ROAD  
EMERALD 3782

DRAWING TITLE:  
COVER PAGE

DRAWING NUMBER: A00

REVISION: -

DESCRIPTION	
DATE	
REV	

SCALE: As indicated

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS OR ORDERING OF MATERIALS AND SHALL BE RESPONSIBLE FOR THE ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPENCIES TO THIS OFFICE FOR CLARIFICATION.

NORTH



A3 SHEET



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PLANNING DRAWINGS



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E: ausbuilt@gmail.com

PROJECT ADDRESS:  
2 LAWSONS ROAD  
EMERALD 3782

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER: A01

REVISION: -

DESCRIPTION	
DATE	
REV	

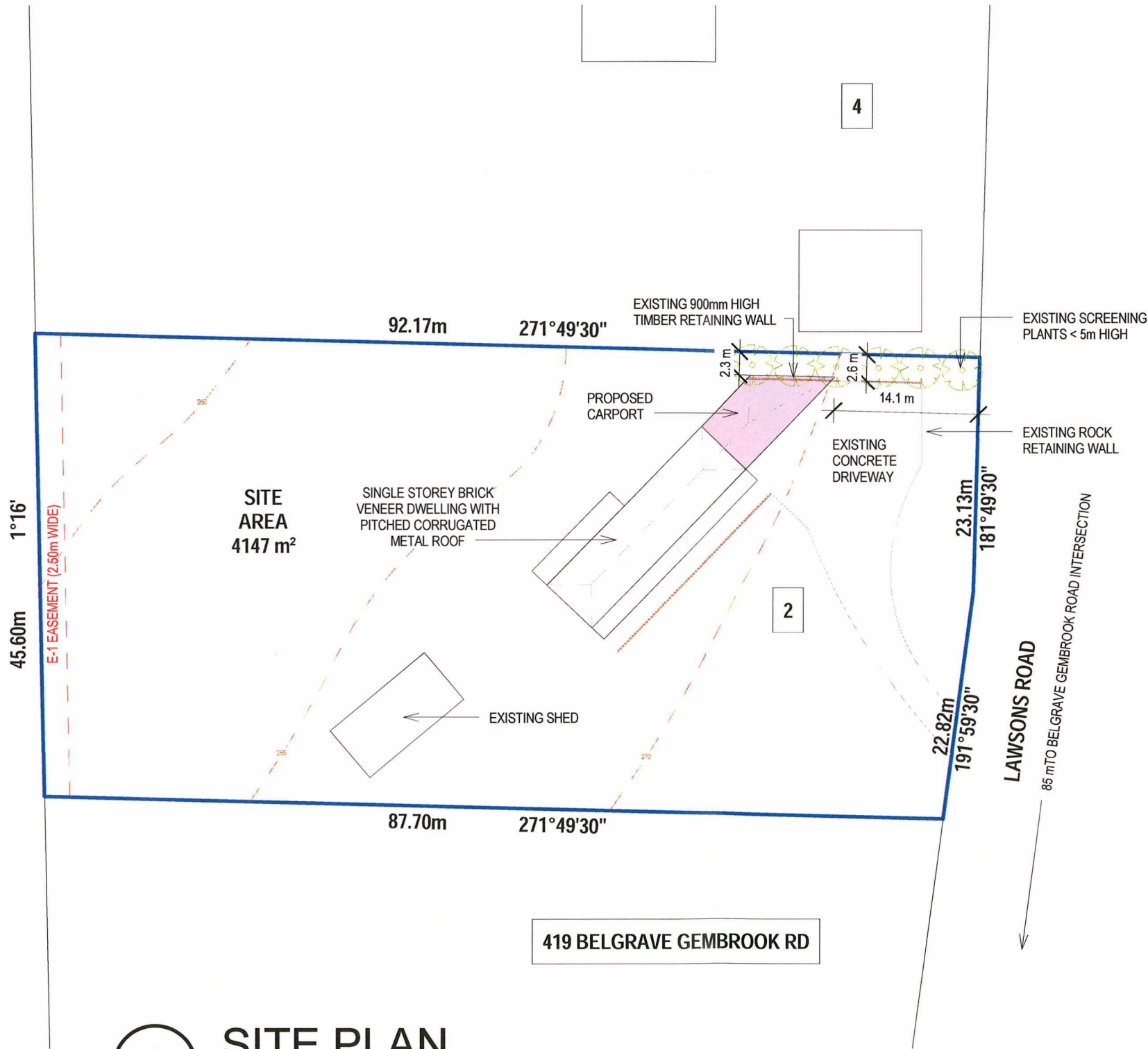
SCALE: As indicated

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**NORTH**



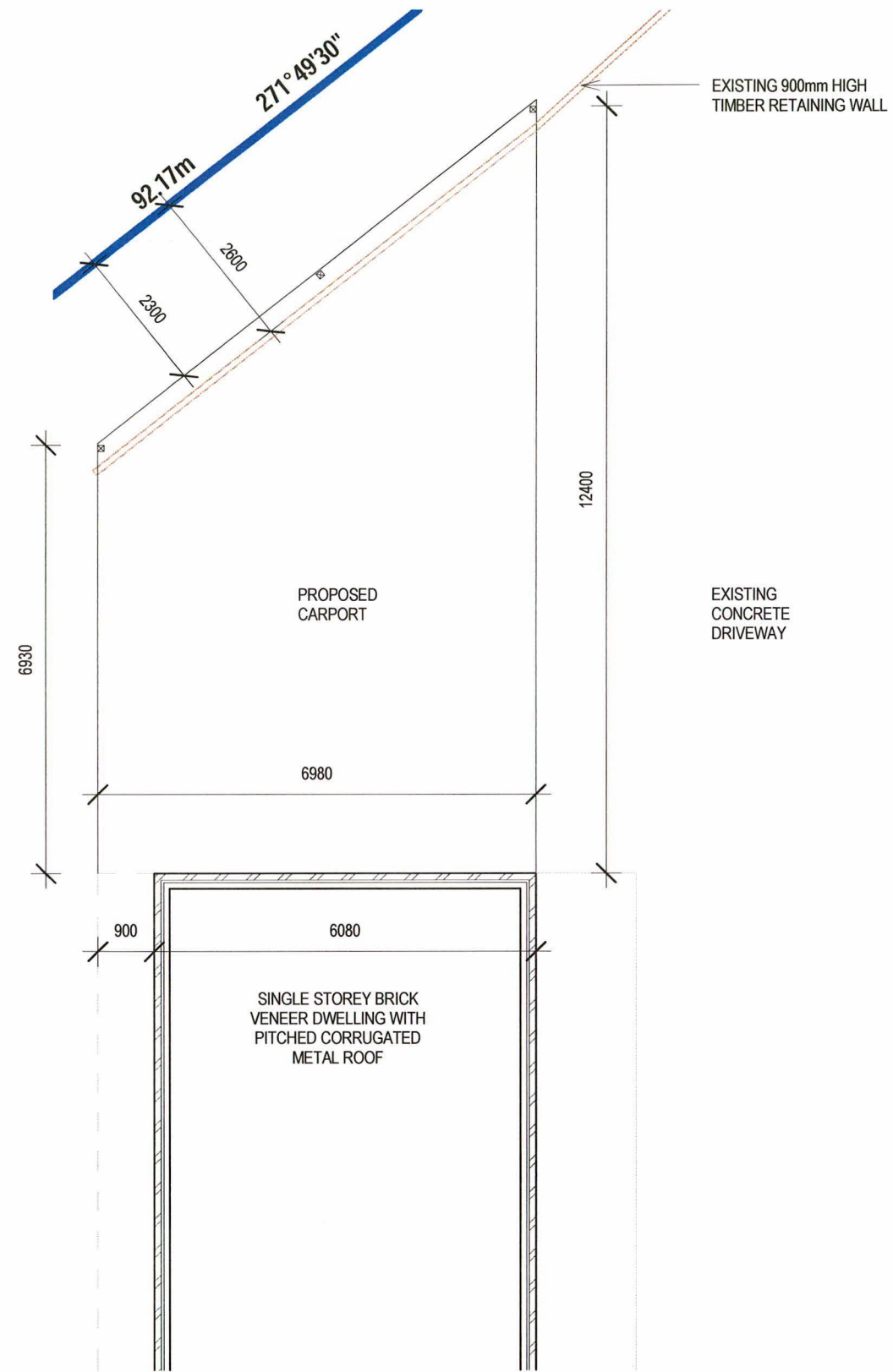
A3 SHEET



1 SITE PLAN  
1 : 500

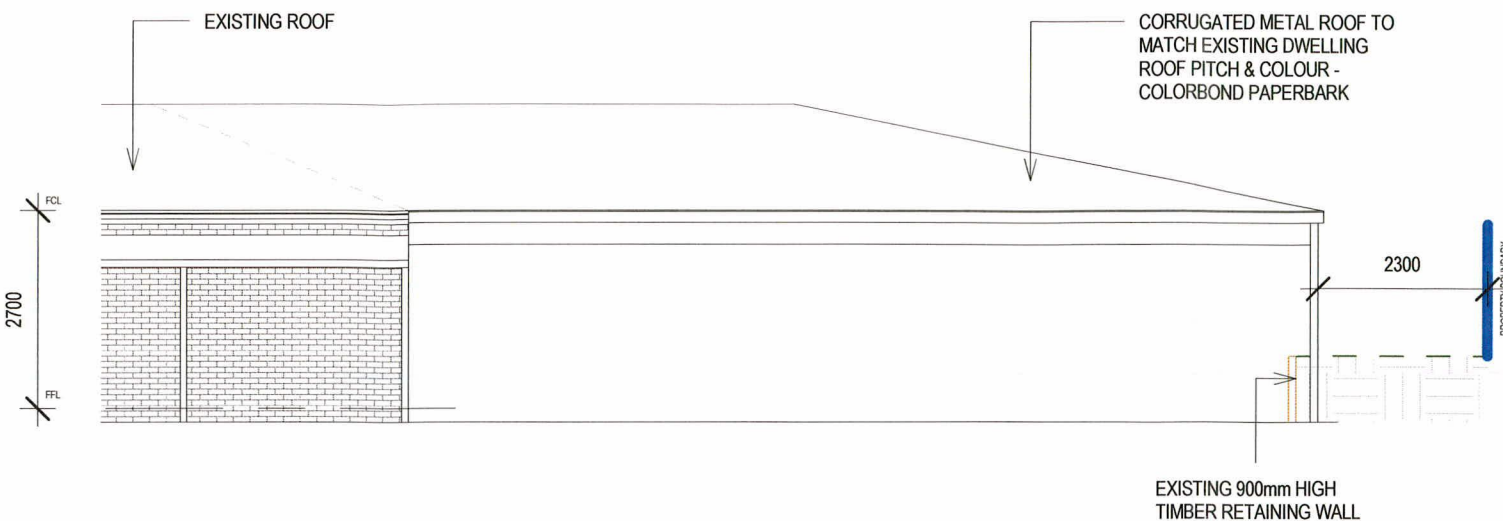
SITE LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	CONTOUR LINE
	PROPOSED BUILD

PLANNING DRAWINGS

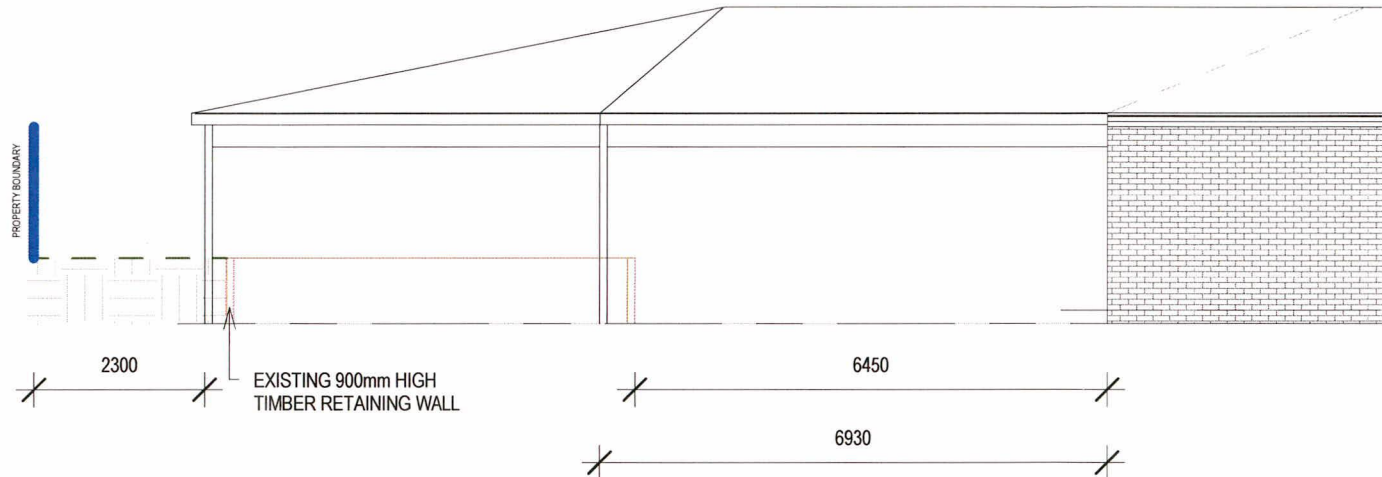


1 FLOOR PLAN  
1 : 100

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2 EAST ELEVATION  
1 : 100



3 WEST ELEVATION  
1 : 100



4 NORTH ELEVATION  
1 : 100

PROPOSED BUILD UNSEEN  
FROM SOUTH ELEVATIONS

**BIANCA MACEY**  
BUILDING DESIGNER

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3 BELAIR CL SEVILLE 3139  
M: 0419529652  
E: biancamacey@gmail.com

DATE: 27/2/2017

PROJECT  
NUMBER: 329

CLIENT:  
DAVE VELLA  
2 LAWSONS ROAD  
EMERALD 3782  
M: 0408519250  
E: ausbuilt@gmail.com

PROJECT ADDRESS:  
2 LAWSONS ROAD  
EMERALD 3782

DRAWING TITLE:  
FLOOR PLAN & ELEVATIONS

DRAWING  
NUMBER: A02

REVISION: -

DESCRIPTION	
DATE	
REV	

SCALE: 1 : 100

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**A3 SHEET**