

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	LM PS547240 Henry Road, Pakenham
The application is for a permit to:	Development of the land for two (2) dwellings
The applicant for the permit is:	Jackson & Fapio Pty Ltd
The application reference number is:	T170004
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.

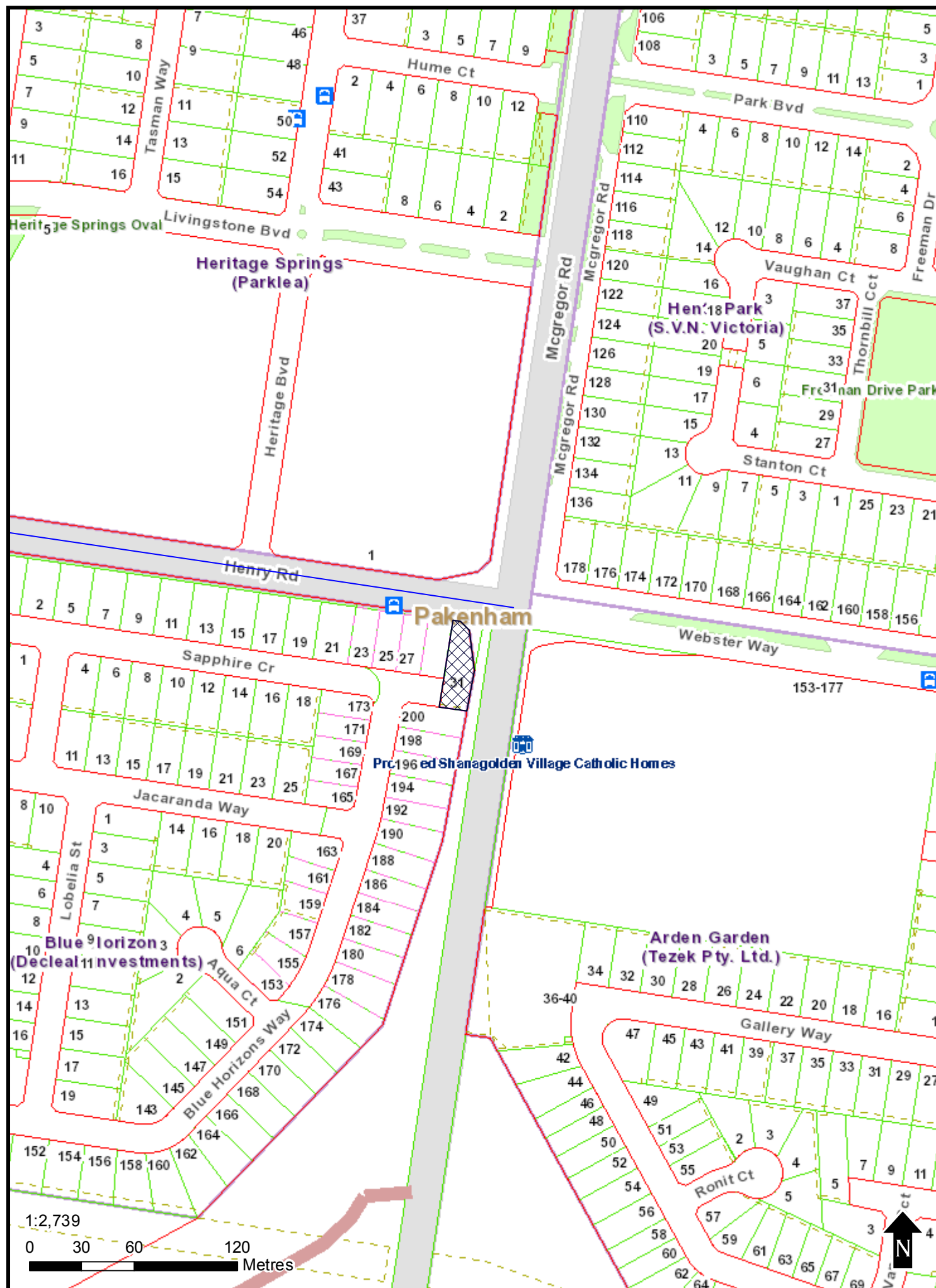
The Responsible Authority will not decide on the application before:	12 May 2017
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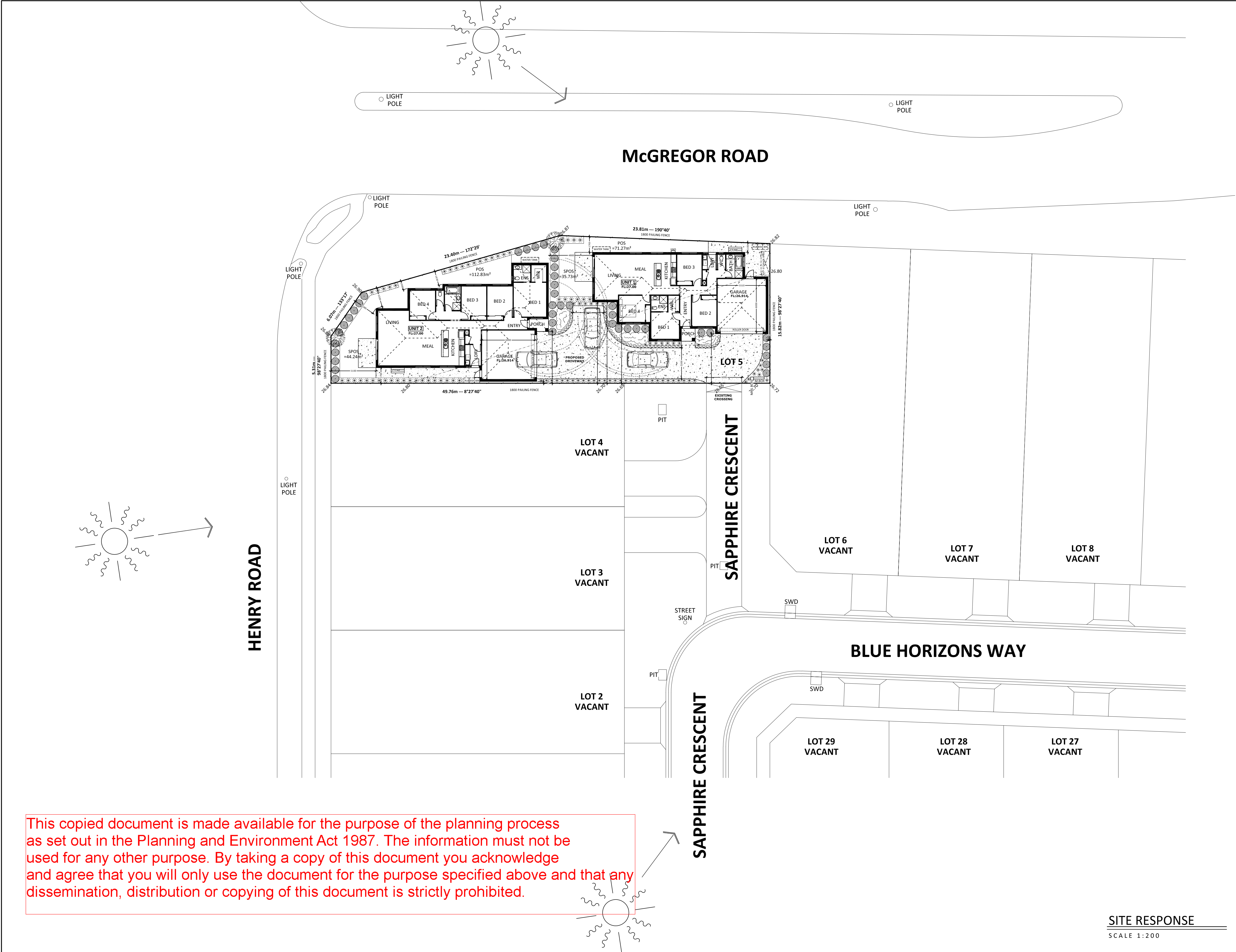
If you object, the Responsible Authority will advise you of its decision.

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.


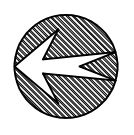

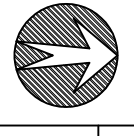
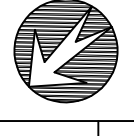
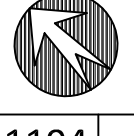
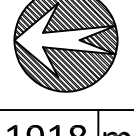



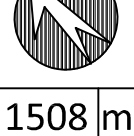
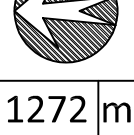

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

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.







- DESIGN RESPONSE**
1. Set back will be taken into account as the site is vacant.
 2. The street-scape will be kept the same and the proposed unit has been designed to blend in with the characteristic of the surrounding area and to give a fresh look.
 3. Existing crossing location will be retain for the use of Unit 1 and 2.
 4. All Units private open space being situated at the rear for both units.
 5. Sufficient size courtyards have been provided in the private open space of each unit which can have a semi mature tree planted in Unit 1 and Unit 2.
 6. All units will have North facing courtyards have been achieved at the rears of all dwellings.
 7. The proposed Unit 1 & 2 Garage wall are placed on the title boundary and this will not cast a shadow on any habitable room windows.
 8. Overshadowing and overlooking will not cause a problem as the proposed dwellings are double storey and been side setback to prevent from overshadowing.
 9. Elements of neighbouring homes have been taken into consideration with single storey aspects & two storey, protruding gables and hip roofs forming part of the street-scape.
 10. Landscaping will be provided along the driveway for additional noise pollution and promote privacy and to provide a new fresh look.
 11. Larger trees will be provided to the front of Unit 1 to maintaining a landscaped street-scape.

	SHANAGOLDEN VILLAGE & AGED CARE
60 m	
	HERITAGE SPRING SECONDARY COLLEGE
142 m	
	PAKENHAM SPRING PRIMARY SCHOOL
206 m	
	PRINCES HIGHWAY
430 m	
	LONG PADDOCK PARK
364 m	
	PAKENHAM PLACE SHOPPING CENTRE
1194 m	
	ST. PATRICKS CATHOLIC CHURCH & SCHOOL
1918 m	
	PAKENHAM SECONDARY COLLEGE
1707 m	
	CARDINIA SHIRE COUNCIL
5601 m	
	PAKENHAM TRAIN STATION
1466 m	
	PAKENHAM MARKET PLACE SHOPPING CENTRE
1508 m	
	McGREGOR GARDENS AGED CARE
1272 m	
	WESTFIELD FOUNTAIN GATE SHOPPING CENTRE
16363 m	

SITE RESPONSE

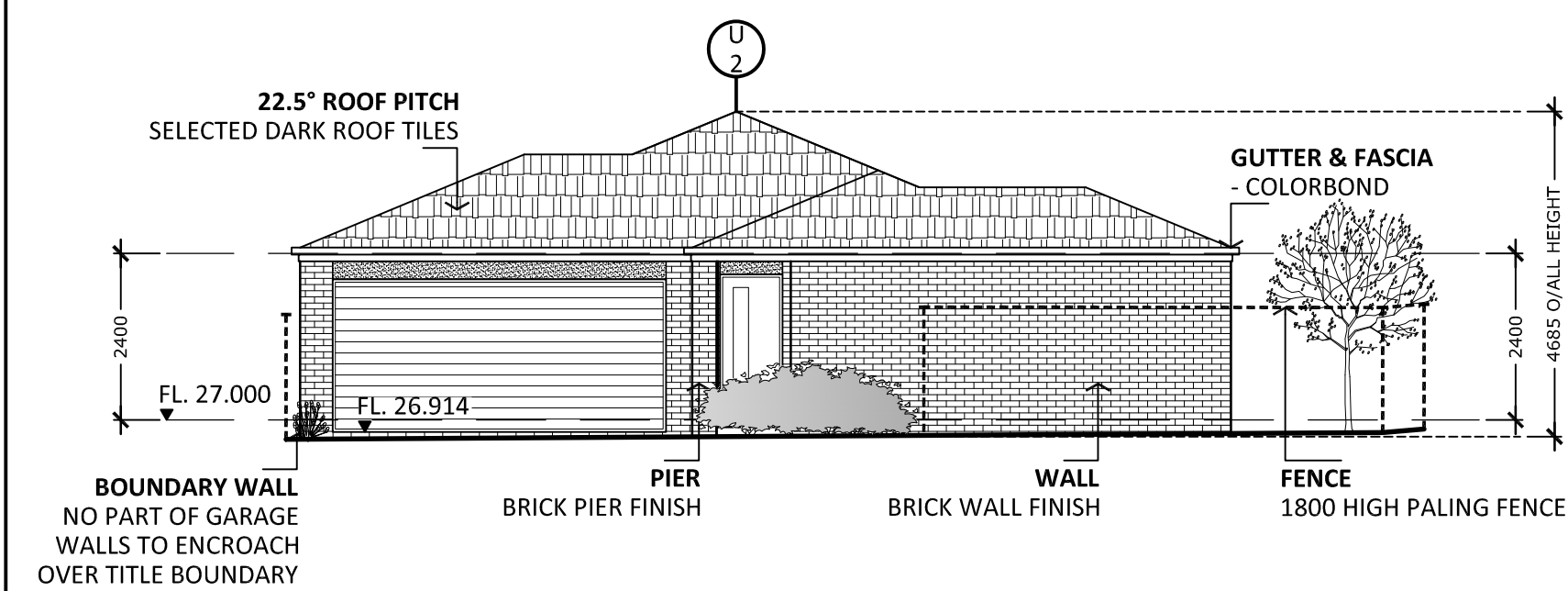
SCALE 1:200

				COPYRIGHT WARNING - Jackson & Fapio Pty Ltd		CLIENT: AISO PTY LTD		PROJECT TITLE: Blue Horizon Development		DATE: 23-12-2016		SCALE: (@A1) 1:200				Jackson & Fapio Pty Ltd Building Design Service PO Box 4155 Narre Warren South, VIC. 3805 t: 0424 167 630 e: jackson@jacksonandfapio.com.au e: msh@jacksonandfapio.com.au
				THIS DOCUMENT / DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHAPE OR FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORISATION OF THE DRAFTING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OR OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION.		PROJECT ADDRESS: LOT 5 SAPPHIRE CRESCENT PAKENHAM VIC 3810		PROJECT TYPE: Proposed residential developments		DESIGN BY: K.L.		SHEET No.: 3				
								DRAWN TITLE: SITE RESPONSE PLAN		DRAWN BY: K.L.		DRAWING No.: T16/03				
A				Rev:		Date:		Amendments:								
27-2-17				REVISED PLAN AS PER FURTHER INFORMATION LETTER ISSUE ON THE 31st JANUARY 2017.												



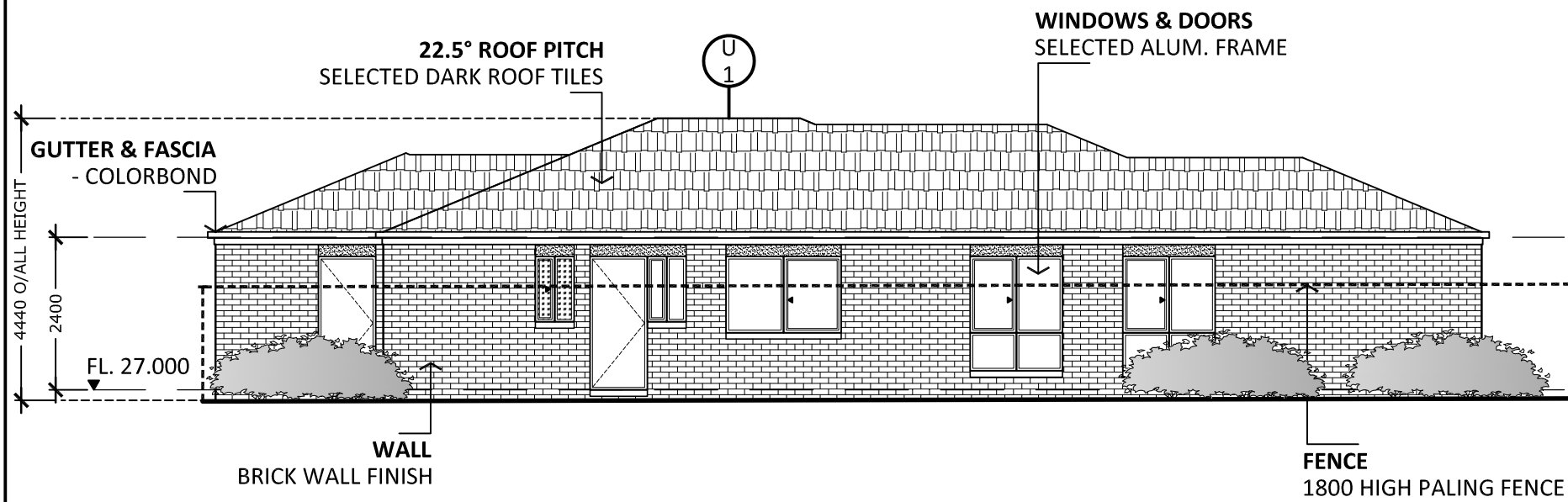


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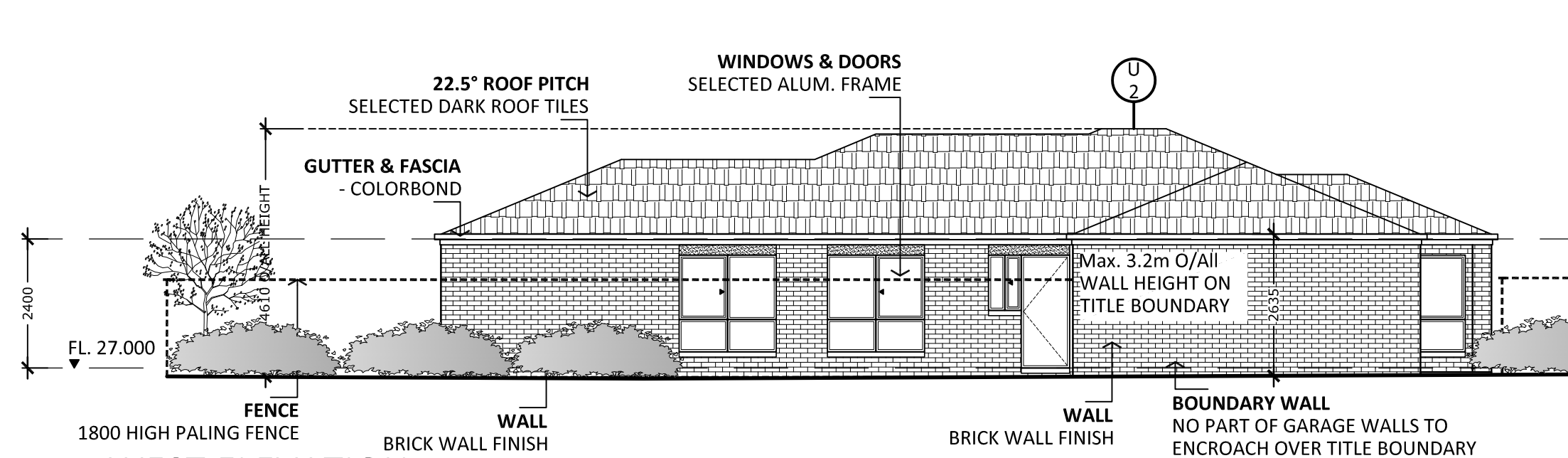
INNER SOUTH ELEVATION

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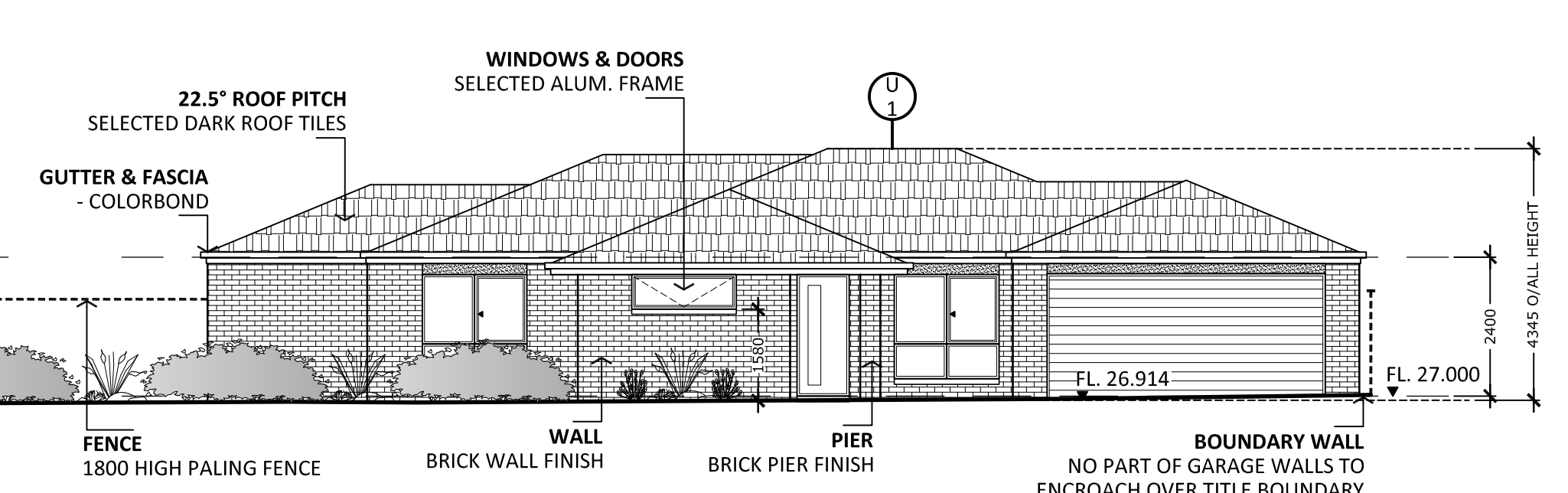
EAST ELEVATION

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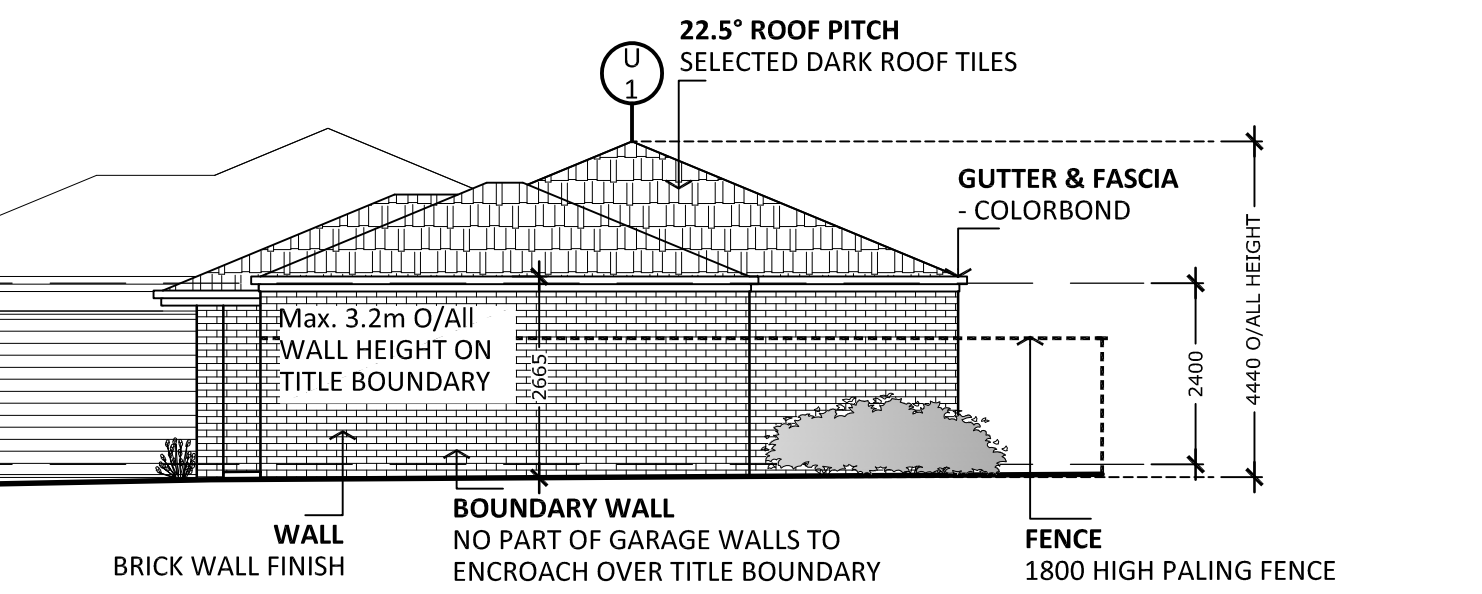
WEST ELEVATION

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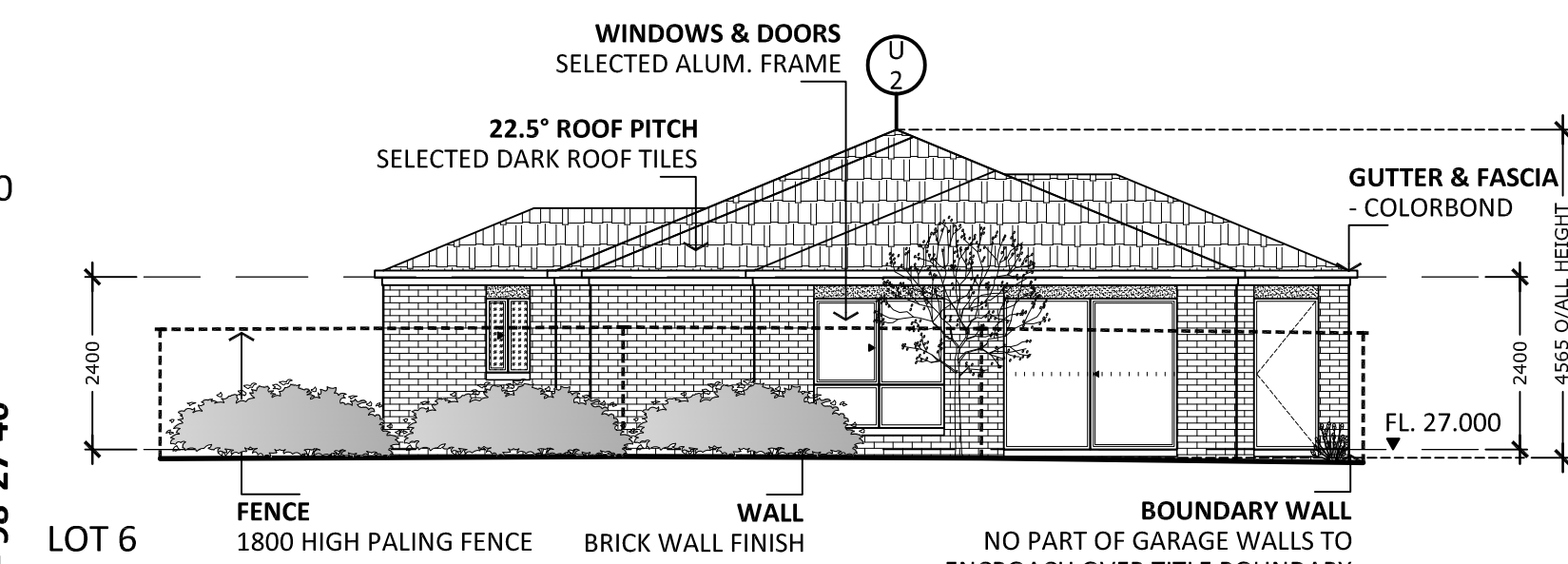
SOUTH ELEVATION

SCALE 1:100



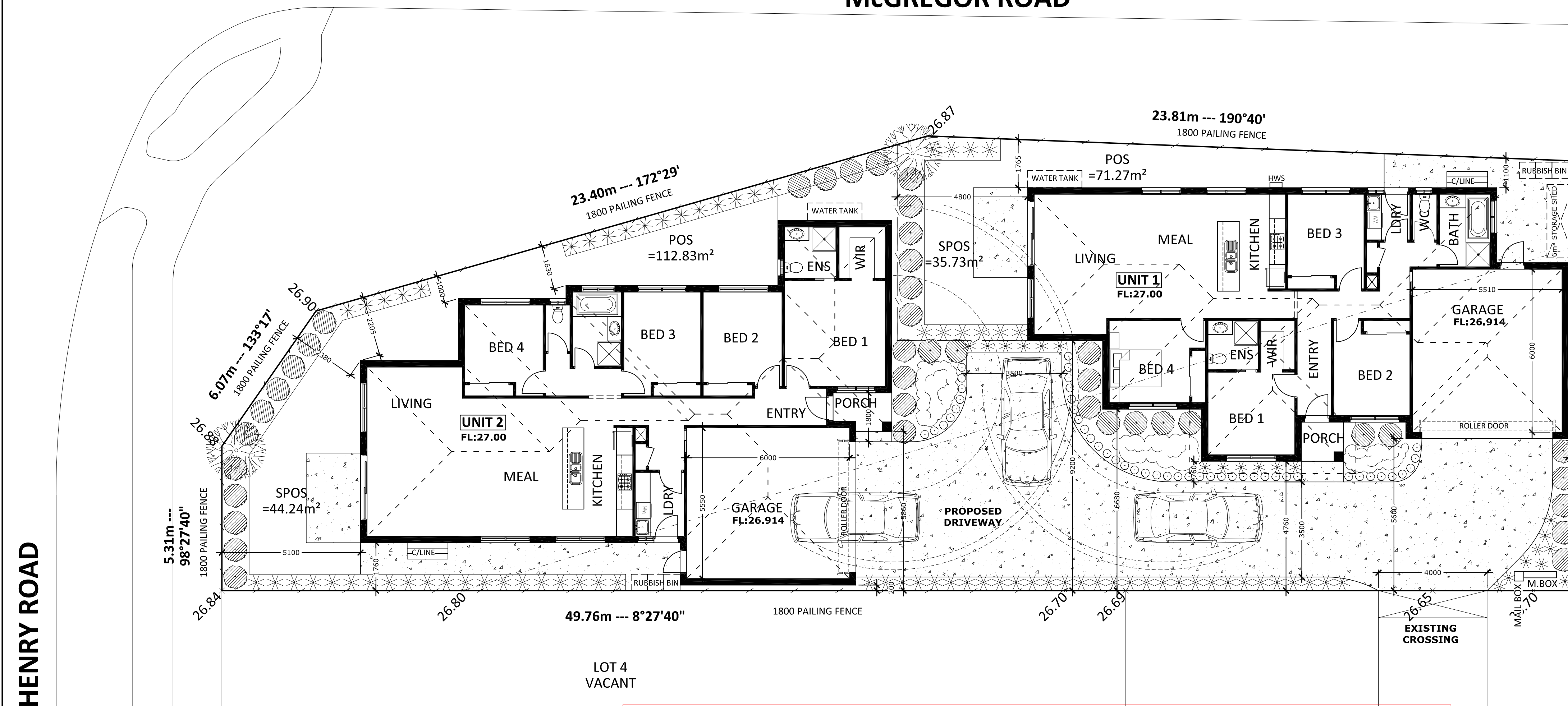
INNER NORTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

PROPOSED UNIT 1				PROPOSED UNIT 2			
AREAS	M²	Sq.		AREAS	M²	Sq.	
LIVING	126.79	13.65		LIVING	148.63	16.00	
GARAGE	36.60	3.94		GARAGE	36.65	3.94	
PORCH	2.25	0.24		PORCH	2.76	0.30	
TOTAL:	165.64	17.83		TOTAL:	188.04	20.24	
S.P.O.S:	35.73			S.P.O.S:	44.24		
TOTAL P.O.S:	71.27			TOTAL P.O.S:	112.83		

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SITE COVERAGE		
AREA	(M²)	(%)
SITE AREA:	718.00	
AREA OF BUILDING INC. GARAGE:	353.68	
SITE COVERAGE:		49.26
AREA OF DRIVEWAY & PATHWAY:	126.74	
TOTAL SITE AREA:	480.42	
TOTAL SITE COVERAGE:		66.91
NOTE PERMEABLE:		33.09
(20% TO BE PERMEABLE ie. NOT COVERED)		

EXTERNAL COLOUR SCHEDULE - UNIT 1 TO 3

ROOF:	Concrete Tile Roof, Black colour.
WALL:	Brick Finish, Brown colour
GUTTER, FASCIA, DOWNPIPE:	Colorbond, Paperbark colour.
WINDOWS:	Aluminium Frame, Paperbark colour.
ENTRY DOOR:	Timber, Paperbark colour.
GARAGE DOOR:	Roller Door, Paperbark colour.
DRIVEWAY:	Concrete, Charcoal/Black colour (weather sealed).