


Notice of an Application for an Amendment to a Planning Permit

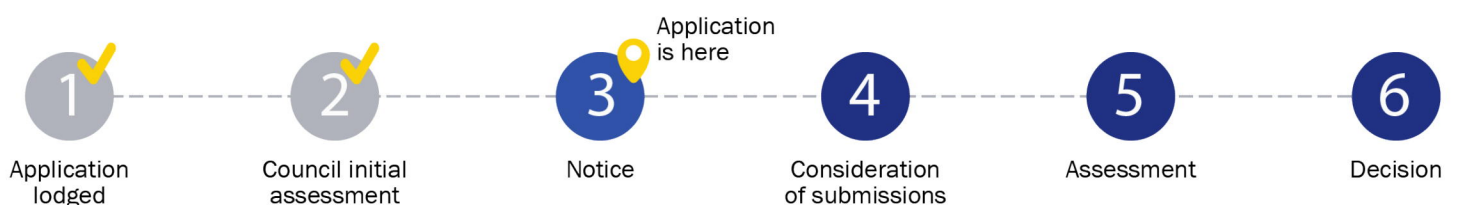
The land affected by the application is located at:	L135 PS649677 V11461 F881 14 Tranquil Way, Pakenham VIC 3810
The application is to:	Amendment to Planning Permit T220512 for the Alteration of Dwelling Layout and Associated Earthworks

APPLICATION DETAILS

The applicant for the amendment to the permit is:	[REDACTED]
Application number:	T220512 - 1
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: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	30 September 2024	
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. If you object, the Responsible Authority will notify you of the decision when it is issued.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Amendment Summary

Portal Reference	M22420H2
Reference No	T220512

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Buildings and works for one (1) dwelling
Current Use	vacant
Cost of Works	\$380,000
Amended Cost of Works	\$135,000
Amendments	Plans Changed
Proposed Changes	change of house plans
Site Address	14 Tranquil Way Pakenham VIC 3810

Contacts

Type	Name	Address	Contact Details

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 5 Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of more than \$100,000 but not more than \$500,000)	\$1,383.30	100%	\$1,383.30
	Total		\$1,383.30

Documents Uploaded

Date	Type	Filename
23-05-2024	Site Plan	1094 (Prelim Plans PDF) 20240516134933510.pdf
23-05-2024	Additional Document	Title Search - Volume 11461 Folio 881.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

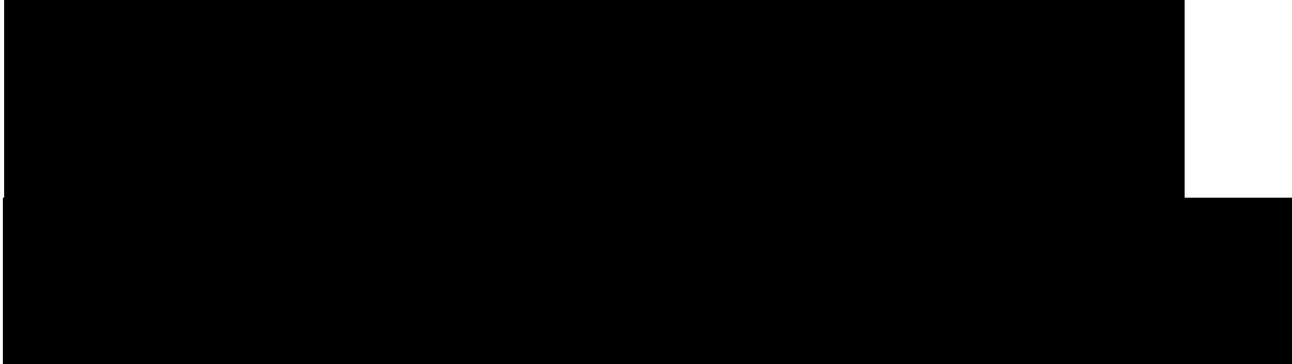
Email: mail@cardinia.vic.gov.au


Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 11461 FOLIO 881

Security no : 124115210407A
Produced 23/05/2024 11:48 AM

LAND DESCRIPTION

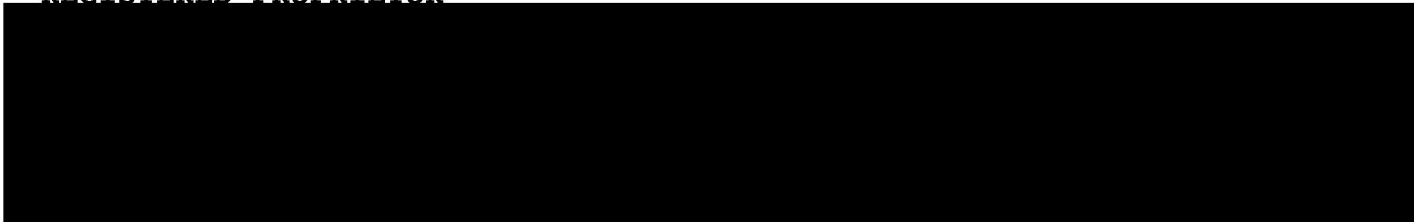
Lot 135 on Plan of Subdivision 649677S.

PARENT TITLES :

Volume 08652 Folio 976 Volume 08810 Folio 340

Created by instrument PS649677S 03/12/2013

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX773153N 28/02/2024
VICTORIA TEACHERS LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AK575312M 06/09/2013

DIAGRAM LOCATION

SEE PS649677S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX773151S (E)	DISCHARGE OF MORTGAGE	Registered	28/02/2024
AX773152Q (E)	TRANSFER	Registered	28/02/2024
AX773153N (E)	MORTGAGE	Registered	28/02/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 14 TRANQUIL WAY PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 19219M PURCELL PARTNERS
Effective from 28/02/2024

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DOCUMENT END

BUILDING REGULATIONS (REFER TO SITE PLAN FOR DETAILS)

REG		COMPLY / NON COMPLY	ACHIEVED	RESCODE REGULATION
73/74	STREET SETBACK	COMPLY	6.9M	MIN 6.9M
75	BUILDING HEIGHT (at highest point)	COMPLY	5.9M	9M
76	SITE COVERAGE	COMPLY	39.77%	60%
77	PERMEABLE AREA	COMPLY	60.23%	MIN 20%
78	CARPARKING	COMPLY	2 GARAGE & 2 ONSITE VISITOR	
79	SIDE AND REAR SETBACK	COMPLY	MIN 2.6M	BUILDING ENVELOPE
80	WALLS ALONG BOUNDARIES	NA	MAX LENGTH 7.0M	
85	DAYLIGHT TO EXISTING HAB. WINDOWS	COMPLY	> 3.0M FROM ADJOINING WINDOWS	
82	EXISTING NORTH FACING WINDOWS	COMPLY	> 3.0M FROM ADJOINING WINDOWS	
83	OVERSHADOWING	COMPLY		
84	OVERLOOKING	COMPLY		
81	NORTH FACING WINDOWS	COMPLY		
86	PRIVATE OPEN SPACE	COMPLY		

- WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS COMPUTATIONS & DESIGNS AND GEOTECHNICAL REPORTS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER WORKING DRAWINGS UNLESS NOTED IN THE CONTRACT OR SPECIFICATION.

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ROSELEIGH HOMES RESERVES THE RIGHT TO MAKE MINOR ALTERATIONS DURING THE CONSTRUCTION IN THE INTEREST OF PRODUCT IMPROVEMENT.

- OTHER THAN WHERE EXEMPTIONS APPLY, THE PROPOSAL IS TO COMPLY WITH BUILDING REGULATIONS 1994 (PART 4 - SITING).

- ALL STRUCTURAL TIMBERS, FRAMING, BRACING AND TIE DOWNS ARE TO BE CONSTRUCTED AND GRADED WITH:
- NATIONAL TIMBER FRAMING CODE AS1684, &
- TIMBER FRAMING MANUAL AS1684.

- EXTENT OF PROTECTION AGAINST WATER IN WET AREAS TO COMPLY WITH AS3740 AND B.C.A. 3.8.1.2.

- WINDOWS REFER TO MANUFACTURES SCHEDULE. SIZES ARE NOMINAL. ALL GLAZING TO COMPLY WITH AS1288.

- TERMITE TREATMENT AS PER AS 3680.1. DURABLE NOTICE MUST BE INSTALLED IN THE METER BOX IN ACCORDANCE WITH B.C.A. 3.1.3.

- SMOKE ALARMS TO COMPLY WITH WITH AS 3786 AND TO BE INSTALLED IN ACCORDANCE WITH B.C.A. 3.7.2. SMOKE ALARMS MUST BE CONNECTED TO MAINS POWER.

- STAIRS AND STEPS
- MIN CL CLEARANCE 2000mm ABOVE STEPS
- TREADS: 250mm MIN. RISERS: 190mm MAX
- 125mm MAX BETWEEN BALUSTERS, UNDER BOTTOM RAIL AND OPENING BETWEEN TREADS
- 1000mm HIGH HANDRAILS AND BALUSTRADE FORM 1000mm HIGH FINISHED SURFACE LEVEL

- WHERE REQUIRED MECHANICAL VENTILATION IN TO BE PROVIDED IN ACCORDANCE WITH AS1688.2 AND B.C.A. 3.8.5.

- SUB FLOOR VENTS TO BE PROVIDED AT 1500mm MAX CTS AND 600mm FROM CORNERS.

- STORM WATER DRAINS TO BE DRAINED TO LAWFUL POINT OF DISCHARGE (L.P.D.) IN ACCORDANCE WITH AS 3500.3

- WHERE DISTANCE FROM TOILET PAN TO DOOR IS LESS THAN 1.2m AND DOOR OPEN INWARD, REMOVABLE HINGES MUST BE USED.

- RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. IF RETAINING WALL ARE ON THE BOUNDARY PROTECTION WORKS NOTICE ARE TO BE ISSUED IN ACCORDANCE WITH THE BUILDING ACT 1993.

- EXCAVATION BATTERS TO BE AT 45° WITH AGGI DRAINS AT BASE OF CUT CONNECTED INTO THE STORM WATER SYSTEM VIA SILT PIT.

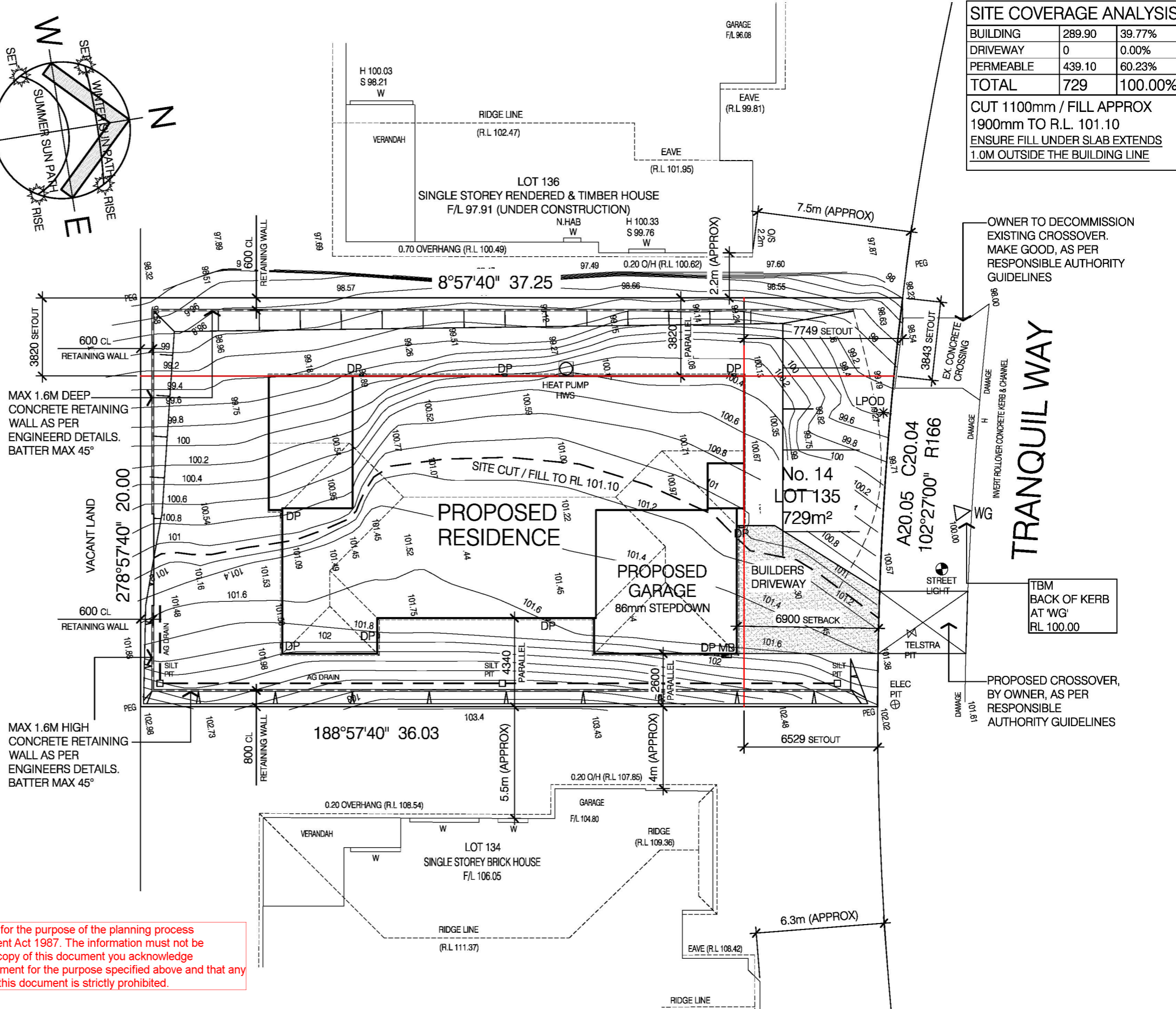
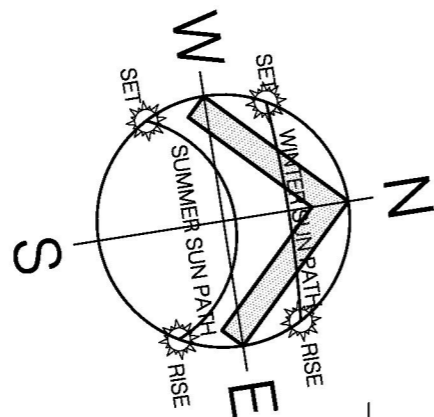
- FIRE SEPARATION OF BUILDINGS ON BOUNDARY TO B.C.A. 3.7.1.

- BUILDINGS ADJACENT TO EASEMENTS TO HAVE FOOTINGS DIRECTED TO A DEPTH PAST THE ANGLE OF REPOSE OF PIPES. REFER TO ENGINEERS DESIGN

- STRUCTURAL STEEL TO COMPLY WITH B.C.A. 3.4.4.2.

- BRICKWORK IN GABLES OR ABOVE WINDOWS PROVIDE CONTINUOUS CAVITY HEAD FLASHING TO WEEP HOLES @ 1000mm MAX CTS. BASKETBALL RINGS OR OTHER EQUIPMENT ARE NOT TO BE ATTACHED TO BRICKWORK UNLESS OTHERWISE DESIGNED FOR THAT PURPOSE.

- TREE ROOT PROTECTION, WHERE REQUIRED SHALL BE IN ACCORDANCE WITH TN61 AND TO BE CONSTRUCTED AS PER ENGINEERS DESIGN



SITE COVERAGE ANALYSIS		
BUILDING	289.90	39.77%
DRIVEWAY	0	0.00%
PERMEABLE	439.10	60.23%
TOTAL	729	100.00%

CUT 1100mm / FILL APPROX 1900mm TO R.L. 101.10
ENSURE FILL UNDER SLAB EXTENDS 1.0M OUTSIDE THE BUILDING LINE

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ROSELEIGH HOMES
Built for you.

03 5622 6777
Info@roseleighbuilders.com.au
12 Hazel Drive, Warragul, VIC 3820
roseleighbuilders.com.au
CDB-U 52517

DO NOT SCALE DRAWINGS.
WRITTEN DIMENSIONS TAKE PRECEDENCE
CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS
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REV No:	DESCRIPTION	DATE
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DRAWING TITLE:
SITE PLAN

CLIENT:
[REDACTED]

PROPOSED RESIDENCE AT:
14 TRANQUIL WAY PAKENHAM VIC 3810

BAL RATING: LOW	JOB No: 1094	REVISION: --	BUILDER SIGNED:
CONSTRUCTION REQUIREMENT AS PER AS 3959-2009	DATE: 18/07/2024	SCALE: 1: 200	CLIENT SIGNED:
WIND RATING: --	DRAWN BY: E Kelly	SHEET: 1 OF 10	

AREAS		
GROUND FLOOR	210.74m ²	22.68sq
PORCH	3.92m ²	0.42sq
GARAGE	48.65m ²	5.24sq
ALFRESCO	26.59m ²	2.86sq
TOTAL AREA	289.90m ²	31.21sq

ENERGY REQUIREMENTS

- R2.0 INSULATION TO EXT. WALLS
- R3.5 INSULATION TO CEILINGS
- SEAL GAPS & CRACKS

GENERAL NOTES

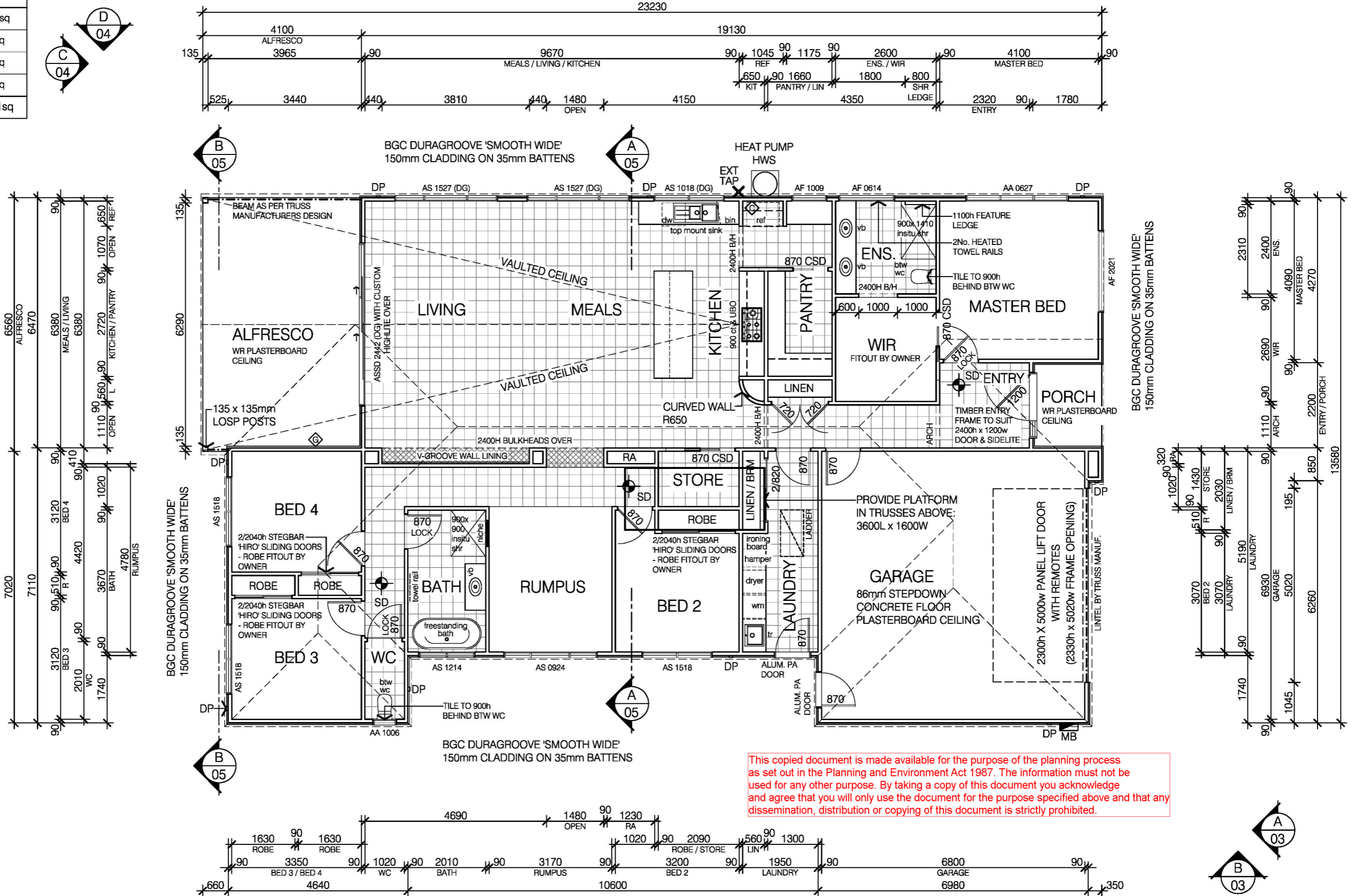
SD SMOKE DETECTORS TO BE INTERCONNECTED AND IN ACCORDANCE WITH AS3786-1993 AND NCC

A/J DENOTES ARTICULATION JOINTS IN ACCORDANCE WITH THE SOIL REPORT AND WHERE SHOWN

wsa DENOTES WATER STOP ANGLE INSTALLED AS PER NCC

LOCALLY FILL AROUND DOORWAYS TO AVOID NEED FOR STEPS, GRADE SOIL AWAY FROM HOUSE

PROVIDE REMOVABLE HINGES TO W/C DOORS WHERE THE DISTANCE FROM THE PAN TO OPEN DOOR IS LESS THAN 1.2M



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ROSELEIGH
HOMES

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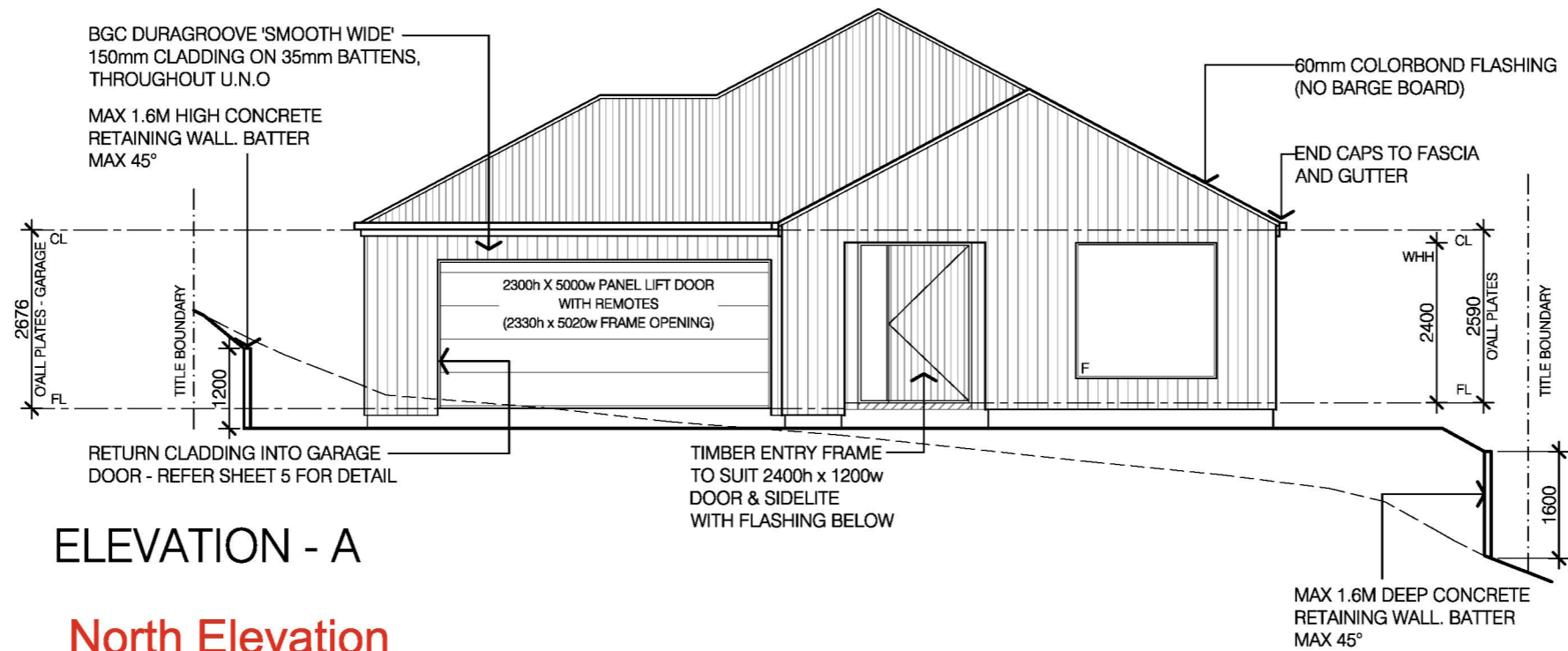
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DRAWING TITLE:
GROUND FLOOR PLAN

CLIENT:

PROPOSED RESIDENCE AT:
14 TRANQUIL WAY PAKENHAM VIC 3810

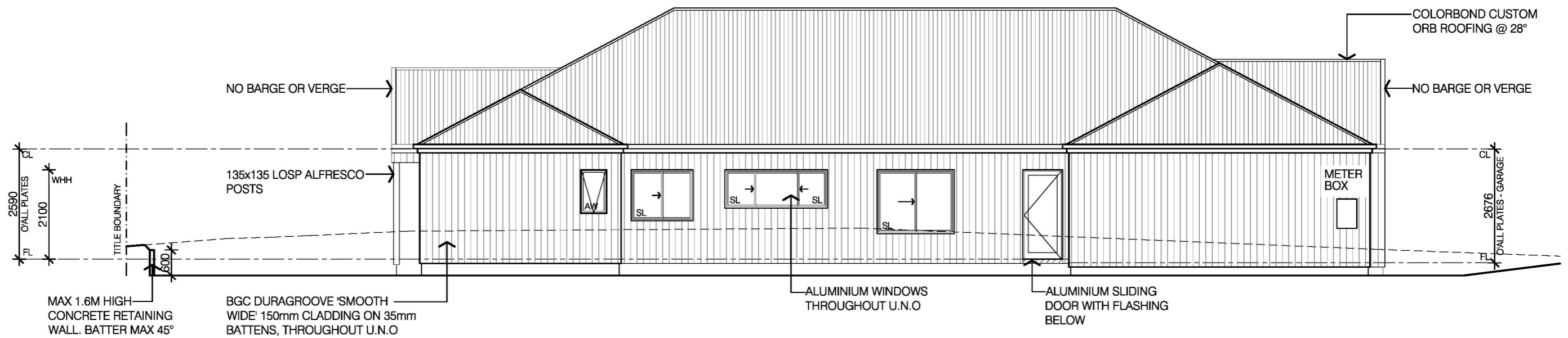
BAL RATING: LOW	JOB No: 1094	REVISION: --	BUILDER SIGNED:
CONSTRUCTION REQUIREMENT AS PER AS 3959-2009	DATE: 18/07/2024	SCALE: 1: 100	CLIENT SIGNED:
WIND RATING: --	DRAWN BY: E Kelly	SHEET: 2 OF 10	



ELEVATION - A

North Elevation

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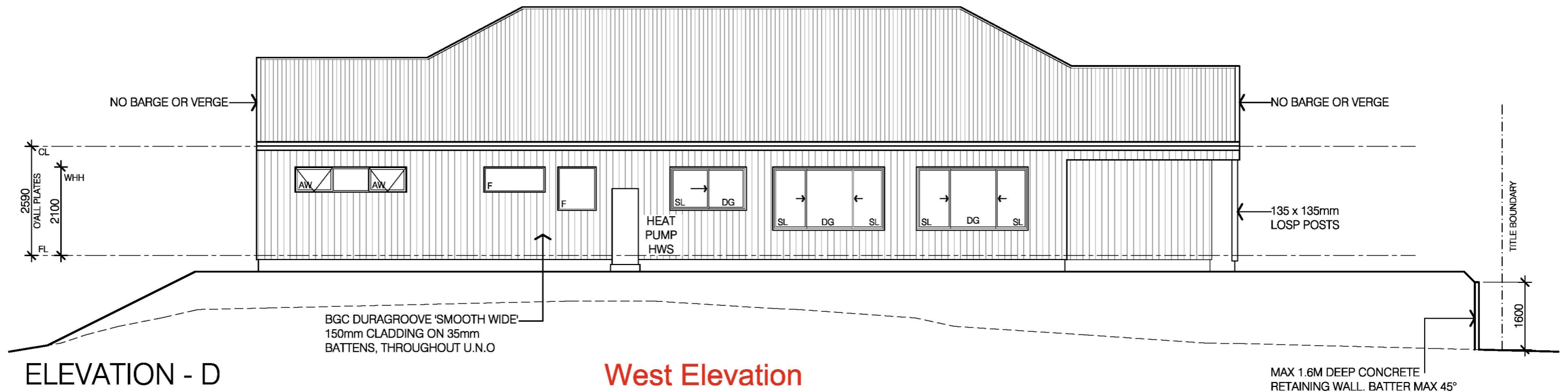
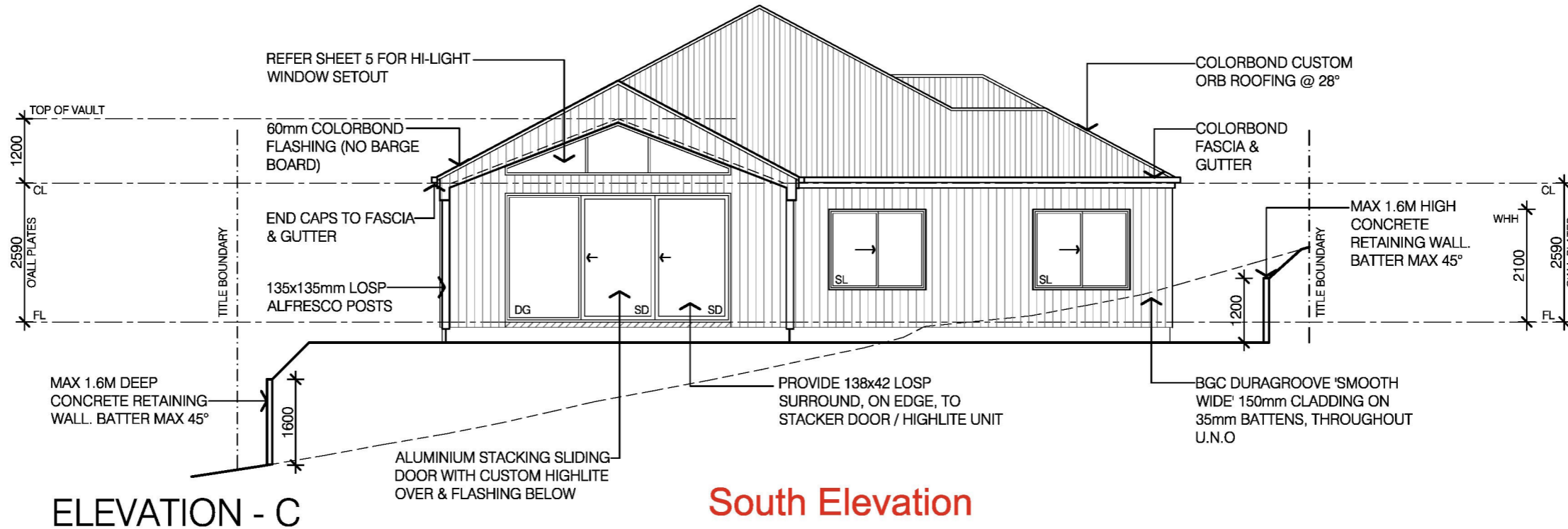


ELEVATION - B

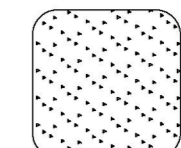
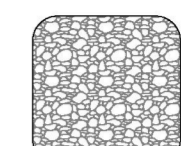

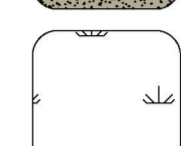
East Elevation

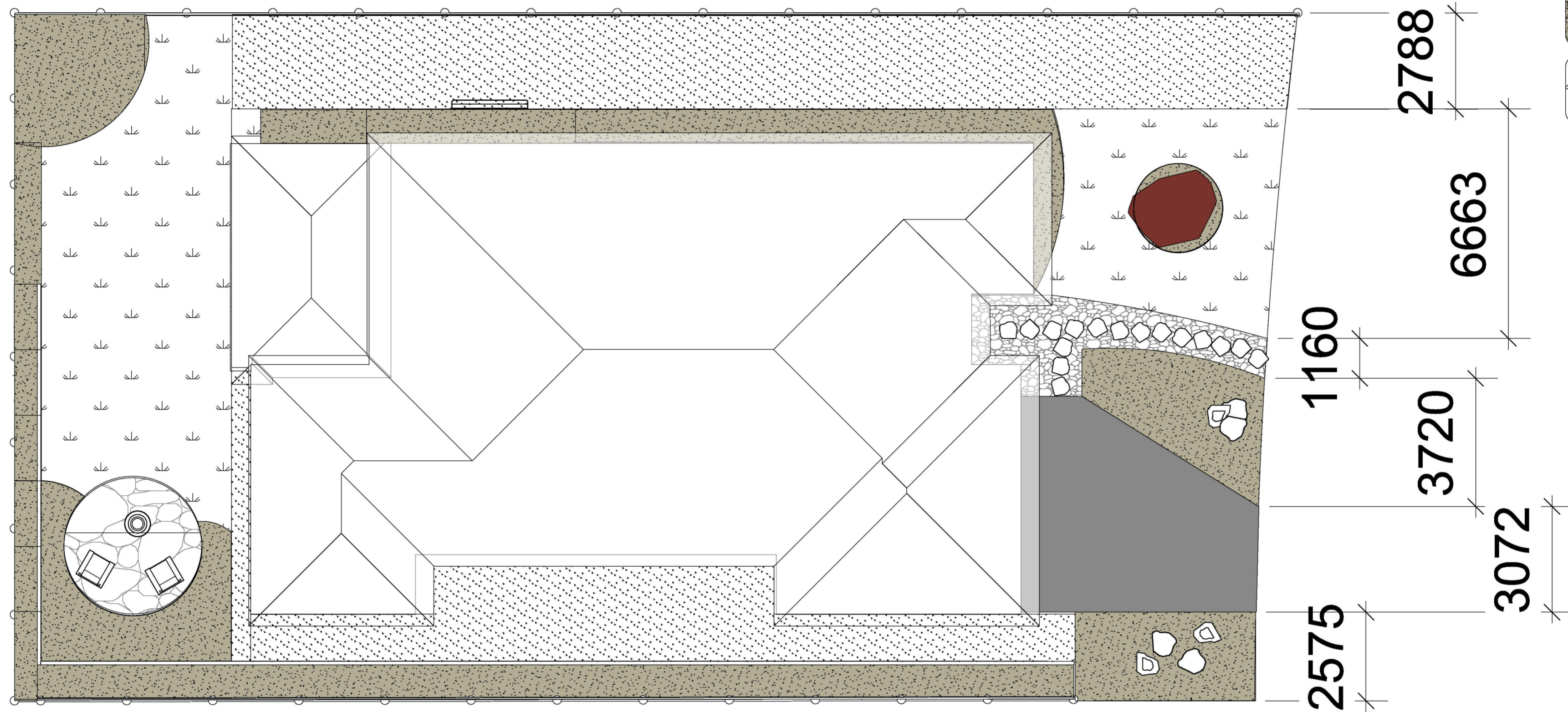
ROSELEIGH HOMES Built for you.	REV No: DESCRIPTION DATE	DRAWING TITLE: ELEVATIONS	BAL RATING: LOW	JOB No: 1094	REVISION: --	BUILDER SIGNED:
	DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS © COPYRIGHT-2024	CLIENT:	CONSTRUCTION REQUIREMENT AS PER AS 3959-2009 WIND RATING: --	DATE: 18/07/2024	SCALE: 1: 100	CLIENT SIGNED:
03 5622 6777 Info@roseleighhomes.com.au 12 Hazel Drive, Warragul, VIC 3820 roseleighhomes.com.au CDB-U 52517	-- -- -- -- -- -- -- -- -- --	--	DRAWN BY: E Kelly	SHEET: 3 OF 10	--	--

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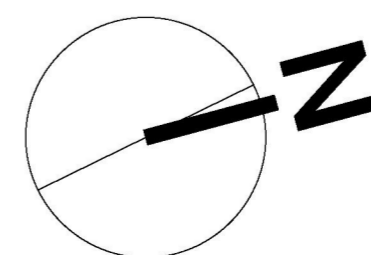


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	-	-	-	PROPOSED RESIDENCE AT: 14 TRANQUIL WAY PAKENHAM VIC 3810	WIND RATING: --	DRAWN BY: E Kelly	SHEET: 4 OF 10	
	-	-	-					

-  Gravel
-  River pebbles
-  Soil
-  Turf

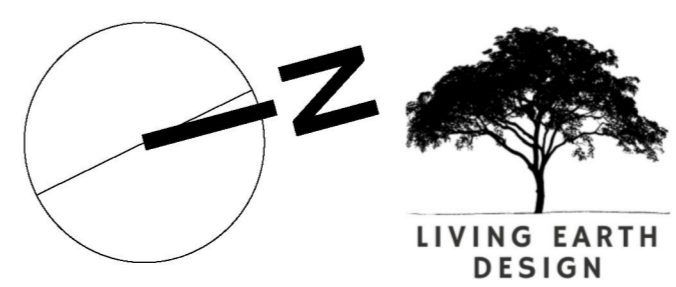
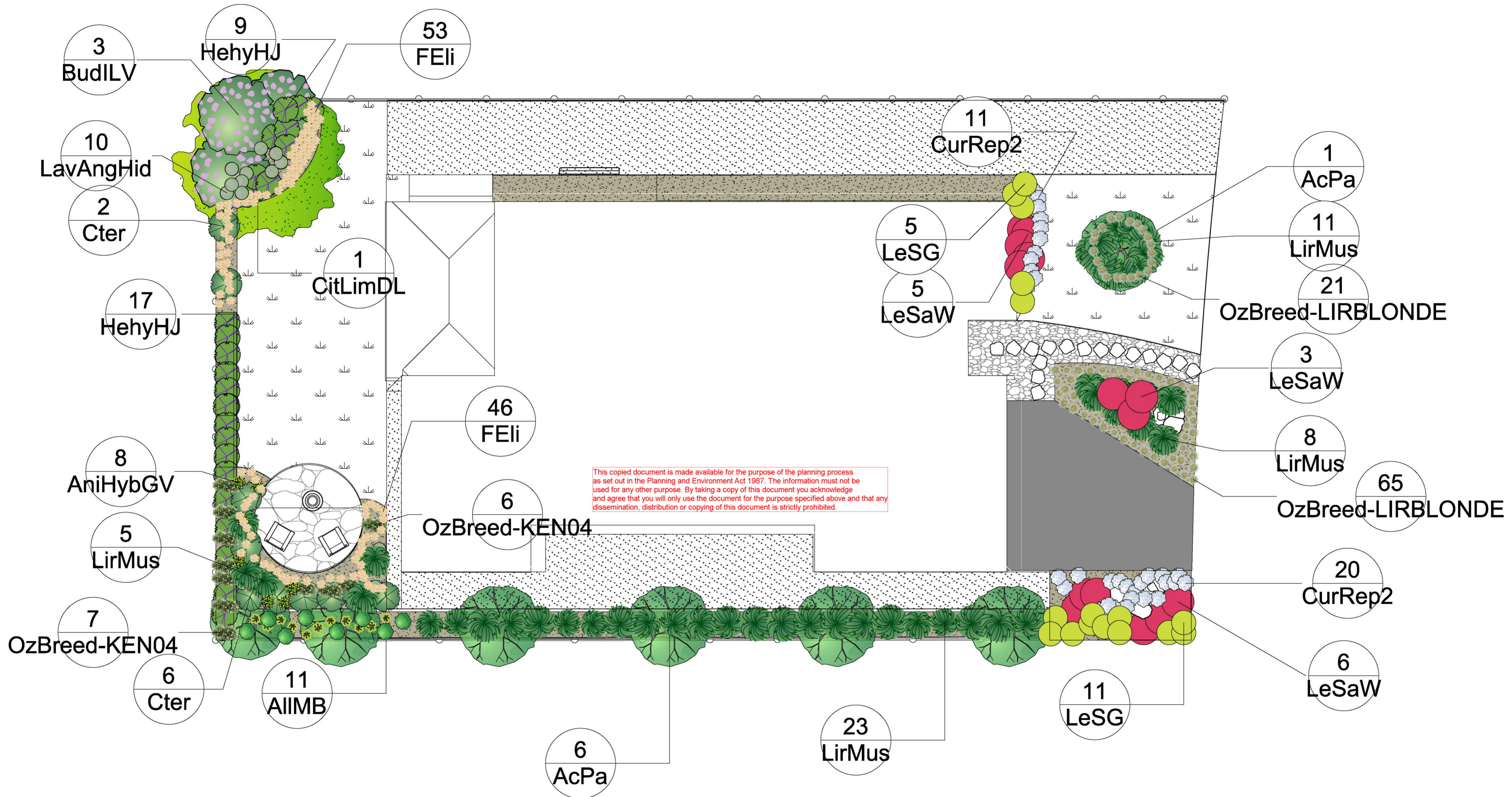


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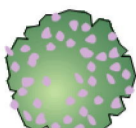







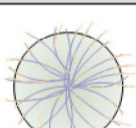

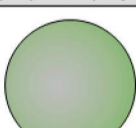


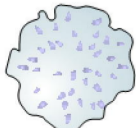


REVISION	DATE	NOTE	PROJECT #
			458
PROJECT 14 Tranquil Way, Pakenham			DWG # Sht-1
DWG	Layout Plan	DATE # 8/07/2024 SCALE @ A3 1:100 DRAWN N Back CHKD N Back	REVISION

Living Earth Design
T: 0402 565 986
12 Auhl Road, Emerald
E: natalie@livingearthdesign.com.au



REVISION	DATE	NOTE	PROJECT #
			458
PROJECT 14 Tranquil Way, Pakenham			
DATE # 8/07/2024			DWG #
SCALE @ A3 1:100			Sht-2
DRAWN ??			
CHKD ??			REVISION
Living Earth Design T: 0402 565 986		12 Auhl Road, Emerald E: natalie@livingearthdesign.com.au	

Plant List	Images	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees									
	AcPa	7	Japanese Maple	Acer palmatum			5 - 10m	2.0 - 3.5m	
	CitLimDL	1	Dwarf Lisbon Lemon	Citrus limon			5 - 10M	3.5 - 6.0M	
Shrubs									
	BudLV	3	InSpired™ Violet Butterfly Bush	Buddleia x 'ILVOargus2'			1.2 - 3.0M	1.2 - 3.0M	
	Cter	10	Mexican Orange Blossom	Choisya ternata			5 - 10 ft.	4 - 7 ft.	
	OzBreed-KI	13	Miniature Gardenia	Gardenia jasminoides 'Radicans'			0.3 - 0.45m	1.2 - 2.0m	
	HehyHJ	26	Hebe	Hebe hybrida 'Heebie Jeebies'			0.6-1m	0.6-1m	
	Hrak	8	Golden Dome Hebe	Hebe rakaiensis 'Golden Dome'	5L		18 - 24 in.	12 - 24 in.	A slow-growing close habit shrub wh
	LeSG	16	Conebush	Leucadendron 'Safari Goldstrike'			2m	1.5m	
	LeSaW	14	Conebush	Leucadendron salignum 'Winter Red'			0.9-1.2m	1.2-1.8m	
Ground Covers									
	AniHybGV	8	Kangaroo Paw 'Gold Velvet'	Anigozanthos hybrid		0.5 x 0.5	0.75 - 0.9m	0.3 - 0.6m	
Grasses									
	FEli	99	Elijah Blue Fescue	Festuca glauca 'Elijah Blue' (F. ovina var. glauca)			<= 12 in	<= 12 in	
	LirMus	47	lilyturf, big blue lilyturf, border grass, monkey grass, Just Right	Liriope muscari		---	0.0 - 0.3m	0.0 - 0.3m	
Perennials									
	LavAngHid	20	Hidcote Lavender	Lavandula angustifolia 'Hidcote'			300 - 450mm	300 - 600mm	
	OzBreed-LI	86	White Lilyturf	Liriope muscari 'White'			0.3 - 0.45m	0.3 - 0.6m	
Ferns									
Other									
	AIIMB	11	White Globe Onion	Allium 'Mont Blanc'			0.9 - 1.5m	0.0 - 0.3m	
	CurRep2	31	blue chalksticks, Senecio serpens	Curio repens 2		0.3 x 0.6	0.0 - 0.30m	0.9 - 1.2m	
Total		358							

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REVISION	DATE	NOTE	PROJECT #
			458
PROJECT 14 Tranquil Way, Pakenham			DWG #
DATE # 8/07/2024			1:200
DRAWN N Back			REVISION
CHKD N Back			

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