
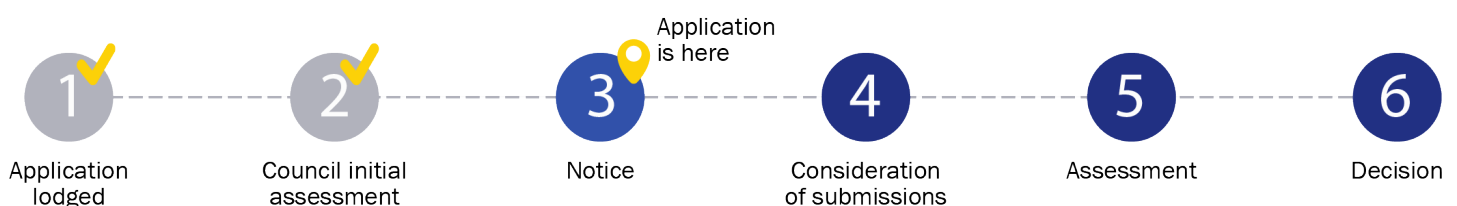


Notice of Application for a Planning Permit

The land affected by the application is located at:	L3 LP122134 215 Old Gembrook Road, Pakenham Upper VIC 3810	
The application is for a permit to:	Buildings and works for dwelling extension	
A permit is required under the following clauses of the planning scheme:		
35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (insert Section 2 use)	
35.05-5	Construct a building within nominated setbacks	
42.01-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	[REDACTED]	
Application number:	T240448	
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <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 at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		21 January 2025
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <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. 	<p>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.</p>



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Application Summary

Portal Reference A224752Y

Basic Information

Proposed Use Extension of home
 Current Use One dwelling occupied.
 Cost of Works \$200,000
 Site Address 215 Old Gembrook Road Pakenham Upper 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]	[REDACTED]	[REDACTED]
Owner	[REDACTED]	[REDACTED]	[REDACTED]
Preferred Contact	[REDACTED]	[REDACTED]	[REDACTED]

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,420.70	100%	\$1,420.70
Total			\$1,420.70

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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

Documents Uploaded

Date	Type	Filename
12-04-2024	Site plans	1 merged TP Applic Drgs.pdf
12-04-2024	Additional Document	2 photo.pdf
12-04-2024	Additional Document	3 photo.pdf
12-04-2024	Additional Document	4 Stone Cladding.pdf
09-09-2024	A Copy of Title	title search 9:10:24.pdf

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

Site User	[REDACTED]	[REDACTED]	[REDACTED]
Submission Date	09 September 2024 - 02:15:PM		

Declaration

By ticking this checkbox, I, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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

VOLUME 09228 FOLIO 122

Security no : 124118102118L
Produced 09/09/2024 01:44 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 122134.
PARENT TITLE Volume 08453 Folio 041
Created by instrument LP122134 14/09/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP122134 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 215 OLD GEMBROOK ROAD PAKENHAM UPPER VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control [REDACTED]

DOCUMENT END

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WRITTEN RESPONSE-OVERLAYS CONTROL & PARTICULAR PROVISIONS.

RE: PROPOSED ALTERATIONS & ADDITIONS,
FOR: [REDACTED]
AT: No. 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.

- The site is located in a Green Wedge A Zone – Schedule 2 (GWAZ2) with the following overlay,

Environmental Significance Overlay – Schedule 1 (ESO1).

In response to the requirements in a Green Wedge Zone for this proposal,

There are no earthworks which will change the rate of flow or the discharge point of water across the property boundary.

The proposed works are located well away from the property boundaries.

There are no earthworks which will increase the discharge of saline groundwater.

In response to the requirements in an Environmental Significance Overlay for this proposal,

The proposed alterations and additions are designed to match in with the existing house design, the use of weatherboards boards, with the existing lining boards painted to match color of proposed weatherboards and color bond roof and color that match in with the existing dwelling, the proposed extension is proposed to be sited over the existing driveway area.

By siting the proposed extension over the existing driveway area, there is no vegetation to be removed.

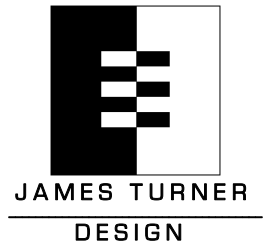
By siting the proposed extension over the existing driveway area, there is no cut or filled required.

The area which the proposed extension will be located is flat.

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Frank Xu,
Statutory Planner
Cardinia Shire Council,
PO Box 7,
Pakenham. 3810.

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22th October 2024.

Our Ref: 20.566.L02.

Dear Frank,

RE: Planning Application T240448 PA – 215 Old Gembrook Road, Pakenham Upper.

Further to your letter, please find attached copy of updated plans and elevations as noted,

- 1) Existing and Proposed Floor plans updated with additional dimensions and floor area information.
- 2) There is no major or significant vegetation to be removed, there is an existing retaining wall that's runs along the West side of the driveway that has a garden bed behind it, the proposed works are in front of the existing retaining wall and has no impact on the vegetation behind the retaining wall. On the east side there is a garden bed of grasses and scrubs that will be removed for the proposed staircase to access to Verandah/ Balcony. Attached Photo 2 shows these grasses/scrubs.
- 3) Elevations updated to note -there is no cut/fill required for proposed Works. The proposed extension is over the existing crushed rock driveway and the proposed Verandah/Balcony will be built over the existing lawn area.

Attached Photo 1 shows the existing North Side that is proposed to be extended over the crushed rock driveway.

Overall heights shown from Natural/Actual Ground level.

Finishes schedule has been added to Elevations, all finishes noted on finishes schedule, a sample of the stone cladding is attached.

We trust the above meets with your approval, and if you require any further Information, please don't hesitate in contacting me.

If the following information, does not meet with your approval, I wish to use this letter to apply for an extension of time for 1 month, to enable time to update any additional information required.

Yours faithfully,

Malcolm James.
James Turner Design.

Registered Building
Practitioner.

Building Design
Planning
Documentation

215 Old Gembrook Road, Pakenham Upper.

Planning Submission.

STONE CLADDING SAMPLE.



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215 Old Gembrook Road, Pakenham Upper.

Planning Submission.

PHOTO OF EXISTING NORTH ELEVATION.



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215 Old Gembrook Road, Pakenham Upper.

Planning Submission.

PHOTO OF EXISTING EAST ELEVATION.



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SITE STATISTICS.

AREA ANALYSIS.

EXG GRND FLOOR.	52.96 m ² .
PRD GRND FLR EXT.	52.23 m ² .
PROPOSED CARPORT.	137.67 m ² .
EXG FIRST FLOOR.	105.19 m ² .
EXG FIRST FLOOR EXT.	73.44 m ² .
MAIN VER/DECK EXT.	56.17 m ² .
REAR VER/DECK EXT.	14.00 m ² .

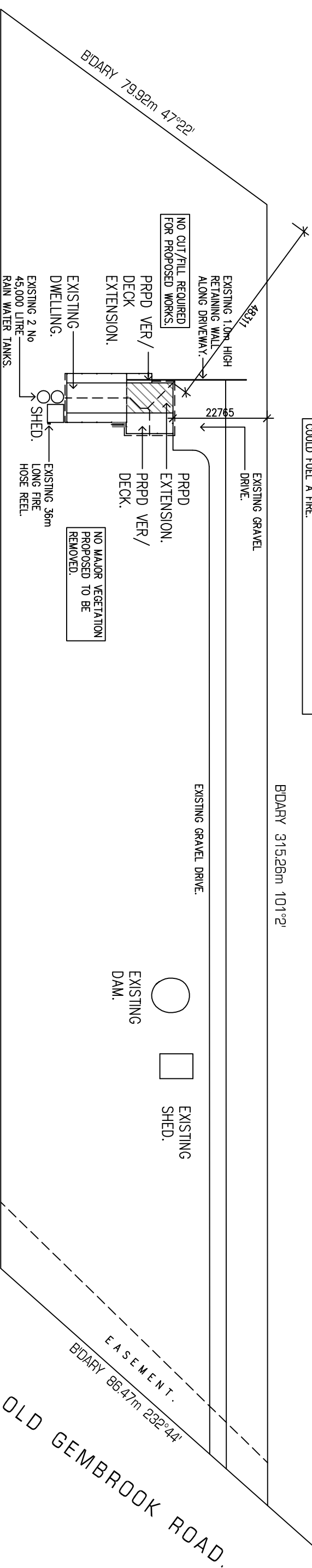
BUSH FIRE REQUIREMENTS FOR BAL 19.

- Subfloor Supports.**
No special construction requirements
- Floors.**
No special construction requirements.
- External Walls.**
Parts less than 400mm above ground or decks to be of non-combustible material, 6mm fibre cement clad or bushfire resistant / naturally fire resistant timber.
- External Windows.**
5 mm toughened glass or glass blocks within 400mm of ground, deck, etc. Operable portion screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.
- External Doors.**
Protected by bushfire shutter or screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or natural fire resisting timber framed for 400mm above ground, decking, etc. tight fitting with weather strips at base.

Roofs.
Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.

Verandas Decks etc.
Enclosed sub-floor space - no special requirement for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bush-fire resistant timber within 300mm horizontally or 400mm vertically from a glazed element.

IT SHOULD BE BORNE IN MIND THAT THE MEASURES CONTAINED IN THIS PROJECT CANNOT GUARANTEE THAT A BUILDING WILL SURVIVE A BUSH FIRE EVENT ON EVERY OCCASSION. THIS IS SUBSTANTIALLY DUE TO THE UNPREDICTABLE NATURE & BEHAVIOUR OF FIRE AND EXTREME WEATHER CONDITION. IT IS THE OWNERS RESPONSIBILITY TO REDUCE THE FIRE RISK AROUND THE PROPERTY BY CLEARING OUT ANYTHING THAT COULD FUEL A FIRE.



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Rev.	Revision Description.	Date.	Client:
------	-----------------------	-------	---------

A.	Issued for Planning Approval.	Aug 20.	[REDACTED]
B.	Updated as per Planning Letter.	Oct 20.	[REDACTED]
D.	Updated as per Planning Letter.	Oct 24.	[REDACTED]

Project:
PROPOSED ALTERATIONS & ADDITIONS,
AT NO 215, OLD GEMBROOK ROAD,
PAKENHAM UPPER.

JAMES TURNER DESIGN
BUILDING DESIGN PLANNING DOCUMENTATION

Scale: 1:1000.
Drawn: M. JAMES.
Project No: 20.566.
Plot: 1:1.
Cod File No: 20.566_WD.Approved:



Title:
SITE PLAN.

James + Turner Design. (a Carramar Group Pty Ltd company).
9 Esple Court, Cranbourne South, Victoria, 39177, Australia.
Tel: 0438 981 853. Fax: 9789-5208. Email: mjd@live.com.au

Drawing No: TP01.
Revision No: D.

Scale: 1:1000.
Drawn: M. JAMES.
Project No: 20.566.
Plot: 1:1.
Cod File No: 20.566_WD.Approved:



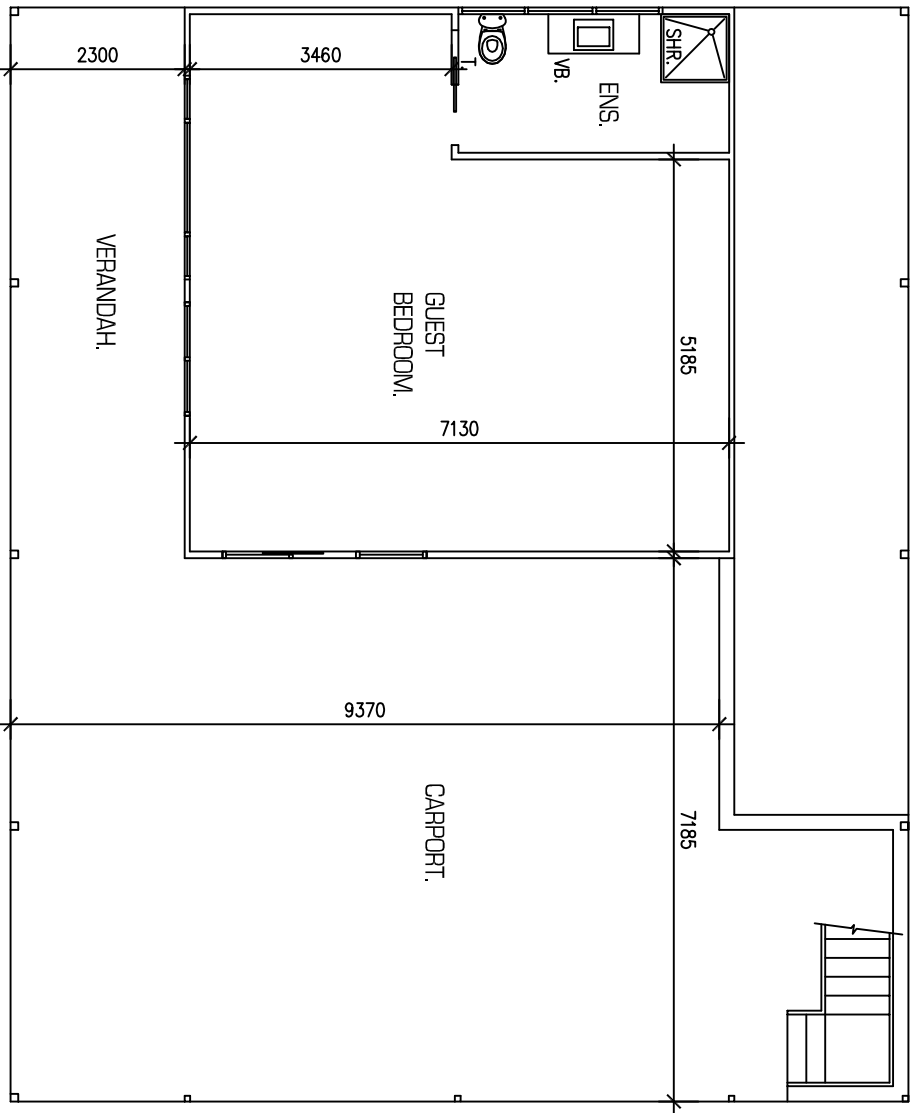
215 Old Gembrook Road, Pakenham Upper.

Planning Submission.

PHOTO OF EXISTING EAST ELEVATION.



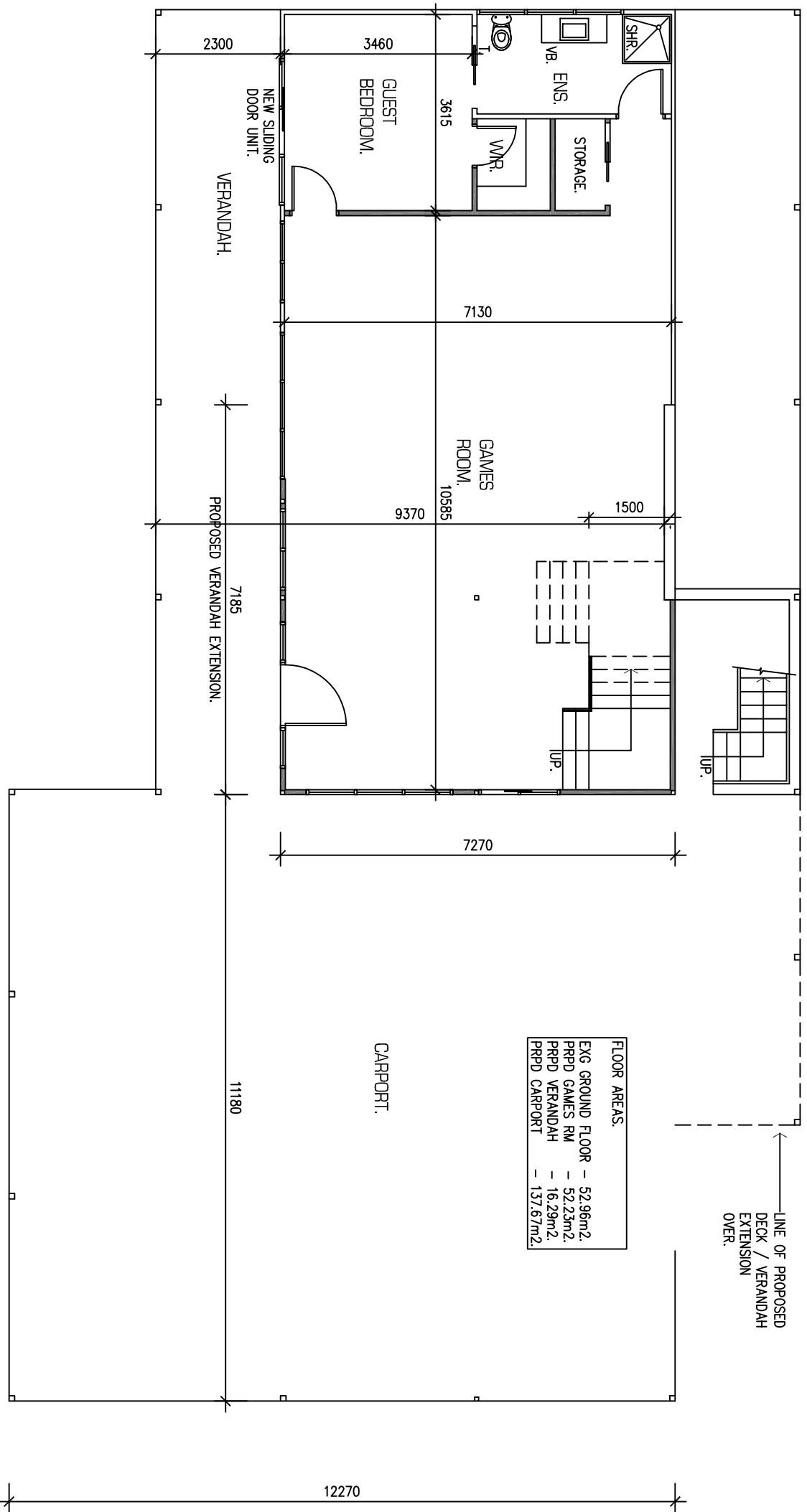
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EXISTING FLOOR AREAS.	
GROUND FLOOR	- 52.96m ² .
CARPORT	- 77.48m ² .
VERANDAH	- 16.75m ² .

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Rev.		Revision Description.	Date.	Client:	Project: PROPOSED ALTERATIONS & ADDITIONS, AT No 215, OLD GEMBROOK ROAD, PAKENHAM UPPER. Title: EXISTING GROUND FLOOR PLAN.	JAMES TURNER DESIGN BUILDING DESIGN PLANNING DOCUMENTATION James + Turner Design. (a Carramar Group Pty Ltd company). 9 Esple Court, Cranbourne South, Victoria, 3977, Australia. Tel: 0438 981 853. Fax: 9789-5208. Email: mjd@live.com.au	Scale:	Plot:	
A.	Issued for Planning Approval.	Aug 20		1:100.			1:1.		
				Drawn: M. JAMES.			Cad File No: 20.566_WD.		
D.	Updated as per Planning Letter.	Oct 24.		Project No: 20.566.			Approved:		
					Drawing No: TP02.	Revision No: D.			



FLOOR AREAS.	
EXG. GROUND FLOOR	- 52.96m ²
PRPD GAMES RM	- 52.23m ²
PRPD VERANDAH	- 16.29m ²
PRPD CARPORT	- 137.67m ²

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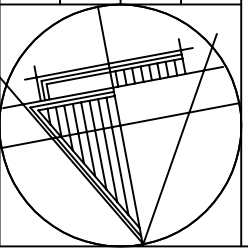
Rev.	Revision Description.	Date.	Client.
A.	Issued for Planning Approval.	Aug 20.	[REDACTED]
D.	Updated as per Planning Letter.	Oct 24.	

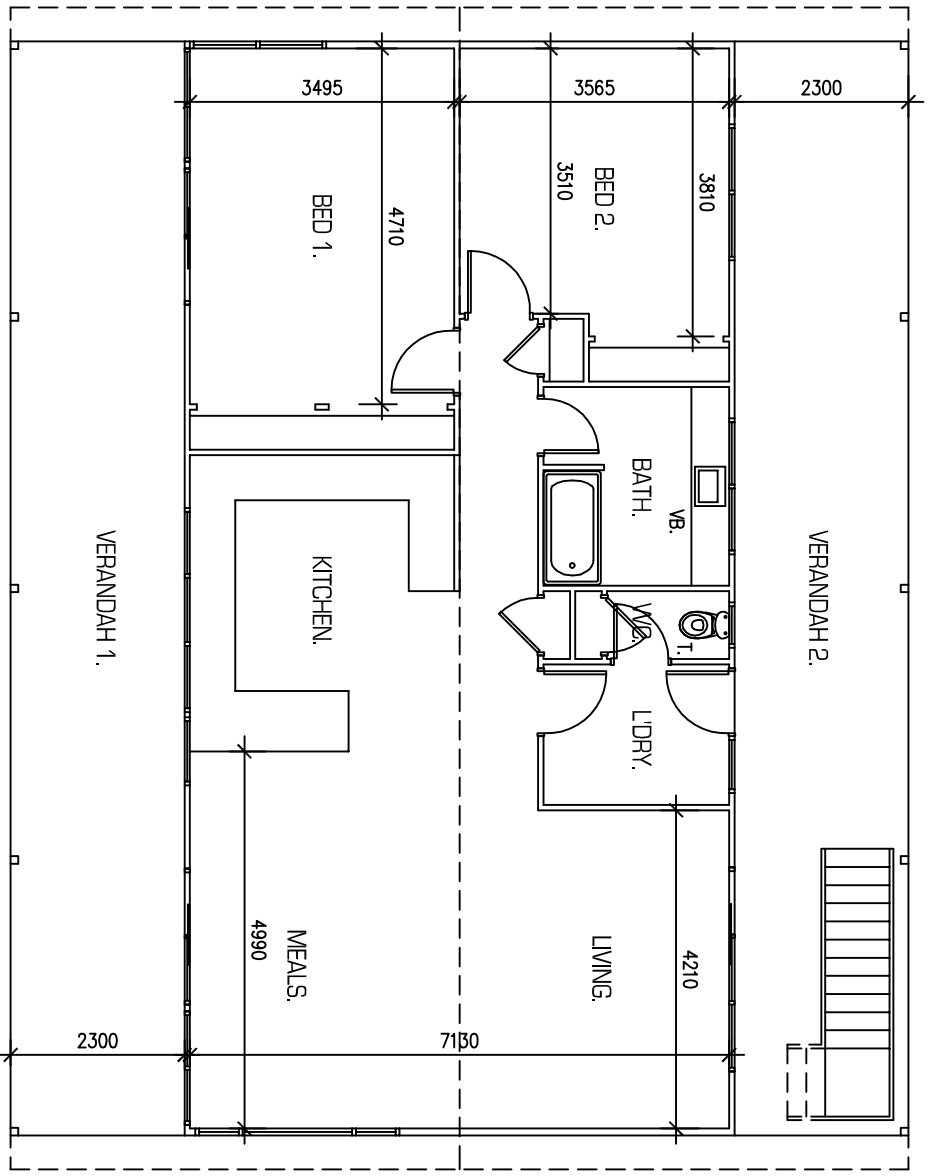
Project:
 PROPOSED ALTERATIONS & ADDITIONS,
 AT No 215, OLD GEMBROOK ROAD,
 PAKENHAM UPPER.
Title:
 PROPOSED GROUND FLOOR PLAN.

JAMES TURNER DESIGN
 BUILDING DESIGN PLANNING DOCUMENTATION

James + Turner Design. (a Carramar Group Pty Ltd company).
 9 Esple Court, Cranbourne South, Victoria, 3977, Australia.
 Tel: 0438 981 853. Fax: 9789-5208. Email: mjd@live.com.au

Scale:	1:100.	Plot:	1:1.
Drawn:	M. JAMES.	Cad File No:	20.566_WD.
Project No:	20.566.	Approved:	
Drawing No:	TP03.	Revision No:	D.

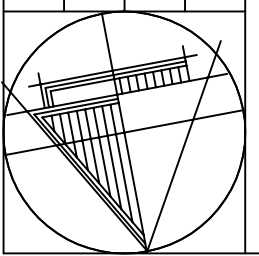


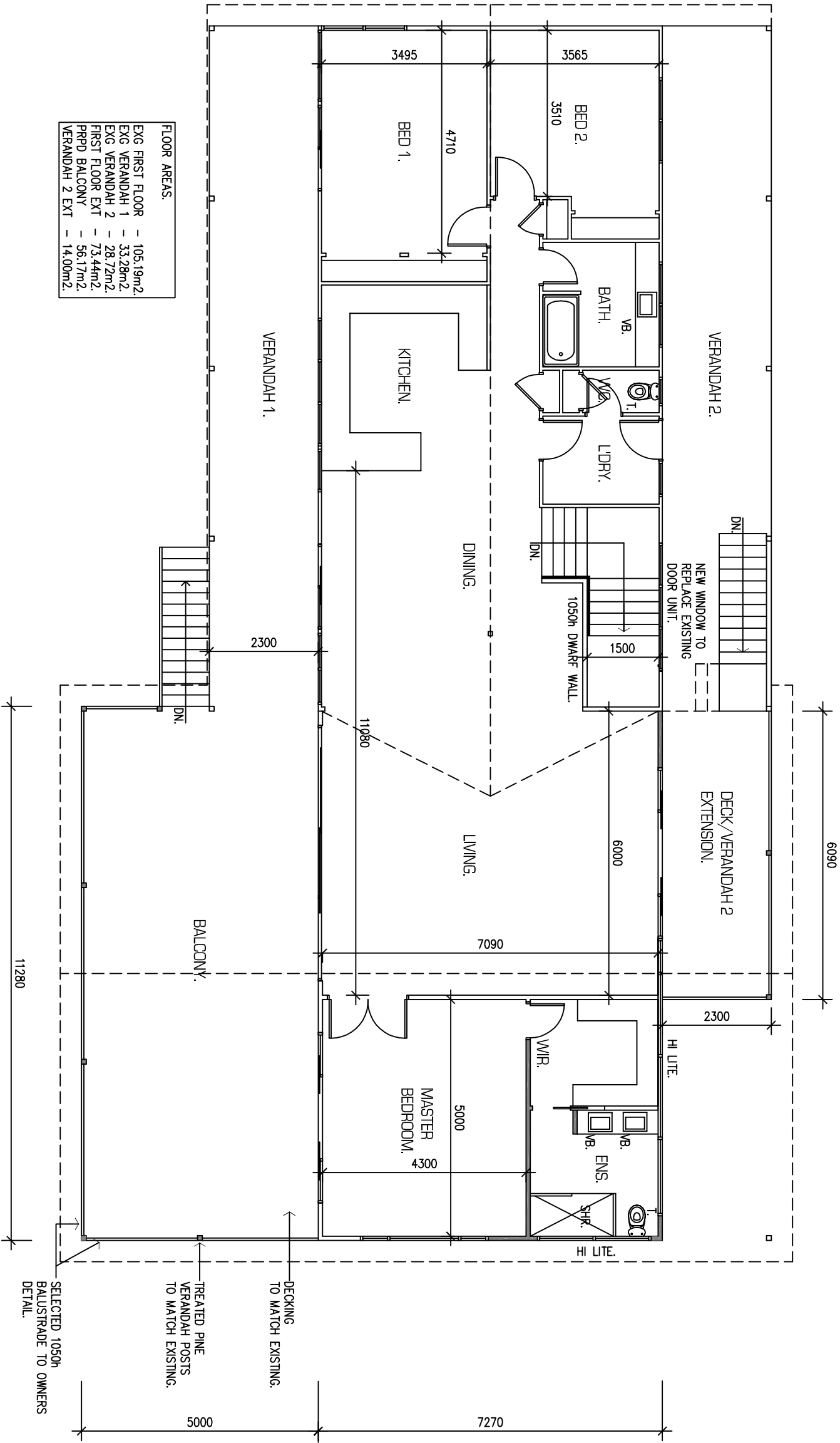


EXISTING FLOOR AREAS.	
FIRST FLOOR	- 105.19m ² .
VERANDAH 1	- 33.28m ² .
VERANDAH 2	- 28.72m ² .

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A.	Issued for Planning Approval.	Aug 20	[REDACTED]	PROPOSED ALTERATIONS & ADDITIONS, AT No 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.		1:100.	1:1.
				Title: EXISTING FIRST FLOOR PLAN.		Drawn: M. JAMES.	Cad File No: 20.566_WD.
D.	Updated as per Planning Letter.	Oct 24.				Project No: 20.566.	Approved:
					Drawing No: TP04.	Revision No: D.	





FLOOR AREAS.

EXG FIRST FLOOR	-	105.19m ² .
EXG VERANDAH 1	-	33.28m ² .
EXG VERANDAH 2	-	28.72m ² .
FIRST FLOOR EXT	-	73.44m ² .
PRPD BALCONY	-	56.17m ² .
VERANDAH 2 EXT	-	14.00m ² .

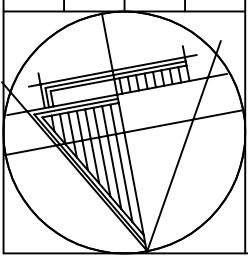
DECKING TO MATCH EXISTING.

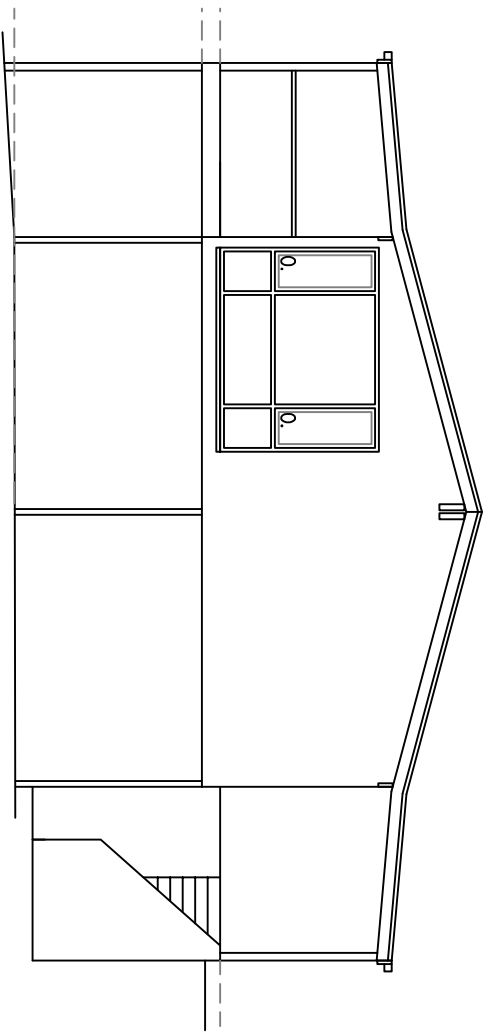
TREATED PINE VERANDAH POSTS TO MATCH EXISTING.

SELECTED 1050h BALUSTRADE TO OWNERS DETAIL.

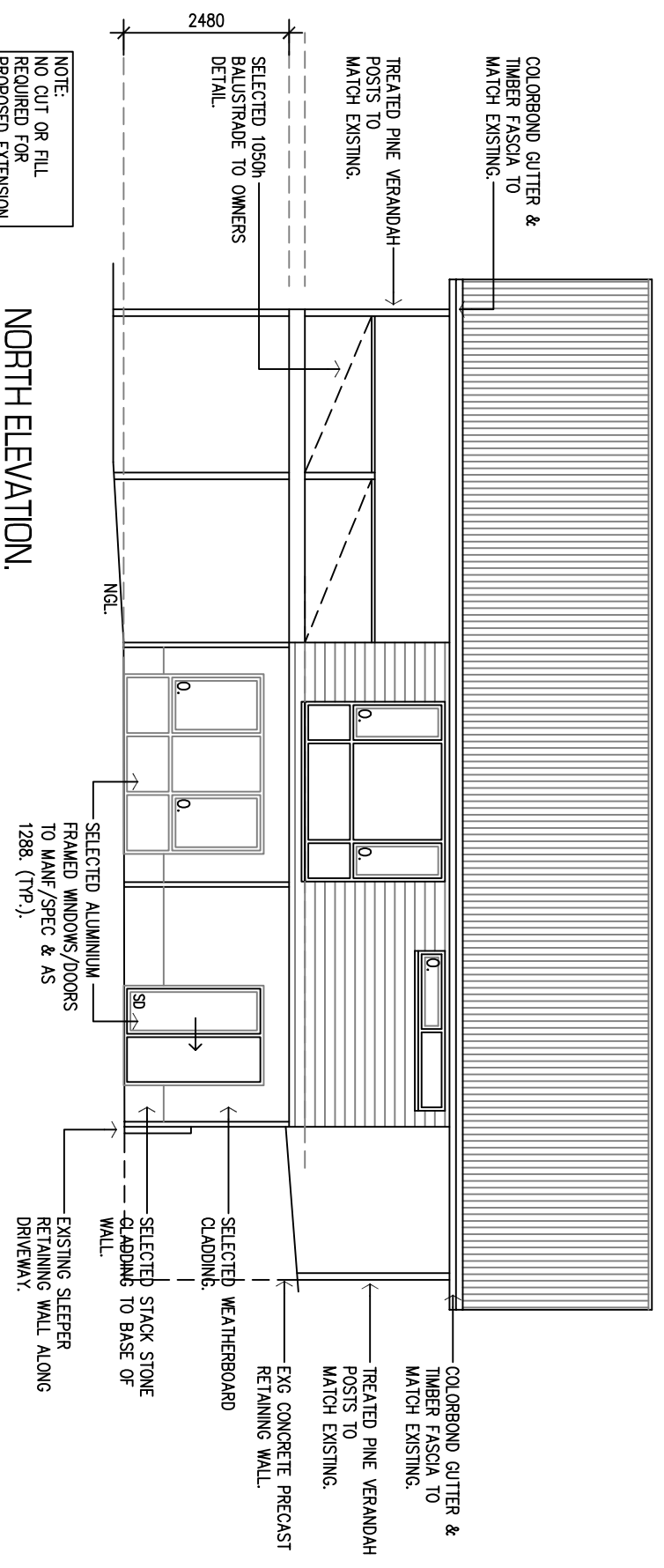
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<table border="1"> <tr> <td>Rev.</td> <td>Revision Description.</td> <td>Date:</td> <td>Client:</td> </tr> <tr> <td>A.</td> <td>Issued for Planning Approval.</td> <td>Aug 20.</td> <td>[REDACTED]</td> </tr> <tr> <td>D.</td> <td>Updated as per Planning Letter.</td> <td>Oct 24.</td> <td></td> </tr> </table>		Rev.	Revision Description.	Date:	Client:	A.	Issued for Planning Approval.	Aug 20.	[REDACTED]	D.	Updated as per Planning Letter.	Oct 24.		<table border="1"> <tr> <td>Project:</td> <td>PROPOSED ALTERATIONS & ADDITIONS, AT NO 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.</td> </tr> <tr> <td>Title:</td> <td>PROPOSED FIRST FLOOR PLAN.</td> </tr> </table>		Project:	PROPOSED ALTERATIONS & ADDITIONS, AT NO 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.	Title:	PROPOSED FIRST FLOOR PLAN.
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<p>JAMES TURNER DESIGN</p> <p>BUILDING DESIGN PLANNING DOCUMENTATION</p> <p>James + Turner Design. (a Carramar Group Pty Ltd company). 9 Esple Court, Cranbourne South, Victoria, 3977, Australia. Tel: 0438 981 853. Fax: 9789-5208. Email: mjd@live.com.au</p>		<table border="1"> <tr> <td>Scale:</td> <td>1:100.</td> <td>Plot:</td> <td>1:1.</td> </tr> <tr> <td>Drawn:</td> <td>M. JAMES.</td> <td>Cad File No:</td> <td>20.566_WD.</td> </tr> <tr> <td>Project No:</td> <td>20.566.</td> <td>Approved:</td> <td></td> </tr> <tr> <td>Drawing No:</td> <td>TP05.</td> <td>Revision No:</td> <td>D.</td> </tr> </table>	Scale:	1:100.	Plot:	1:1.	Drawn:	M. JAMES.	Cad File No:	20.566_WD.	Project No:	20.566.	Approved:		Drawing No:	TP05.	Revision No:	D.	
Scale:	1:100.	Plot:	1:1.																
Drawn:	M. JAMES.	Cad File No:	20.566_WD.																
Project No:	20.566.	Approved:																	
Drawing No:	TP05.	Revision No:	D.																





NORTH ELEVATION.
EXISTING.



NORTH ELEVATION.
PROPOSED.

NOTE:
NO CUT OR FILL
REQUIRED FOR
PROPOSED EXTENSION.

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FINISHES LEGEND.

- WALLS.**
- 1. WEATHERBOARDS WITH PAINT FINISH - DULUX 'WHITE CLOAK QUARTER'.
 - 2. STONE CLADDING RANDOM PATTERN 'SANDSTONE'.
- ROOFING.**
- 3. METAL CORRUGATED ROOF 'PALE EUCALYPT' COLORBOND FINISH
 - 4. FASCIA & GUTTER 'PALE EUCALYPT' COLORBOND FINISH.
- WINDOWS/DOORS.**
- 5. ALUMINIUM FRAME WITH COLORBOND 'CLASSIC CREAM' POWDERCOAT FINISH.

<table border="1"> <tr> <th>Rev.</th> <th>Revision Description.</th> <th>Date.</th> <th>Client:</th> </tr> <tr> <td>A.</td> <td>Issued for Planning Approval.</td> <td>Aug 20.</td> <td>[REDACTED]</td> </tr> <tr> <td>B.</td> <td>Updated as per Planning Letter.</td> <td>Oct 20.</td> <td>[REDACTED]</td> </tr> <tr> <td>D.</td> <td>Updated as per Planning Letter.</td> <td>Oct 24.</td> <td>[REDACTED]</td> </tr> </table>		Rev.	Revision Description.	Date.	Client:	A.	Issued for Planning Approval.	Aug 20.	[REDACTED]	B.	Updated as per Planning Letter.	Oct 20.	[REDACTED]	D.	Updated as per Planning Letter.	Oct 24.	[REDACTED]	<table border="1"> <tr> <td>Project:</td> <td>PROPOSED ALTERATIONS & ADDITIONS, AT No 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.</td> </tr> <tr> <td>Title:</td> <td>EXISTING & PROPOSED NORTH ELEVATIONS - SHEET 1.</td> </tr> </table>		Project:	PROPOSED ALTERATIONS & ADDITIONS, AT No 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.	Title:	EXISTING & PROPOSED NORTH ELEVATIONS - SHEET 1.
Rev.	Revision Description.	Date.	Client:																				
A.	Issued for Planning Approval.	Aug 20.	[REDACTED]																				
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Title:	EXISTING & PROPOSED NORTH ELEVATIONS - SHEET 1.																						
<p>JAMES TURNER DESIGN</p> <p>BUILDING DESIGN PLANNING DOCUMENTATION</p> <p>James + Turner Design. (a Carramar Group Pty Ltd company). 9 Esple Court, Cranbourne South, Victoria, 3977, Australia. Tel: 0438 981 853. Fax: 9789-5208. Email: mjd@live.com.au</p>		<table border="1"> <tr> <td>Scale:</td> <td>1:100.</td> <td>Plot:</td> <td>1:1.</td> </tr> <tr> <td>Drawn:</td> <td>M.JAMES.</td> <td>Cad File No:</td> <td>20.566_WD.</td> </tr> <tr> <td>Project No:</td> <td>20.566.</td> <td>Approved:</td> <td></td> </tr> <tr> <td>Drawing No:</td> <td>TP06.</td> <td>Revision No:</td> <td>D.</td> </tr> </table>	Scale:	1:100.	Plot:	1:1.	Drawn:	M.JAMES.	Cad File No:	20.566_WD.	Project No:	20.566.	Approved:		Drawing No:	TP06.	Revision No:	D.					
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Project No:	20.566.	Approved:																					
Drawing No:	TP06.	Revision No:	D.																				

1

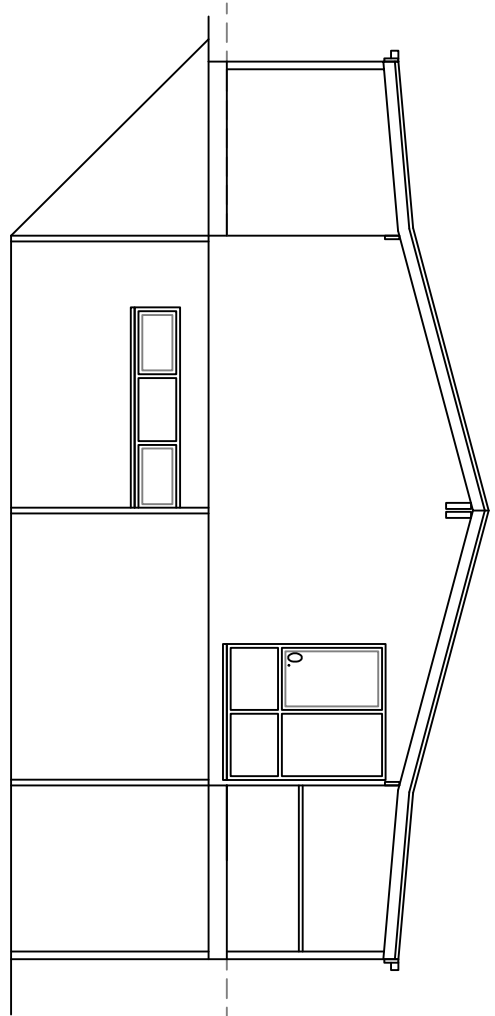
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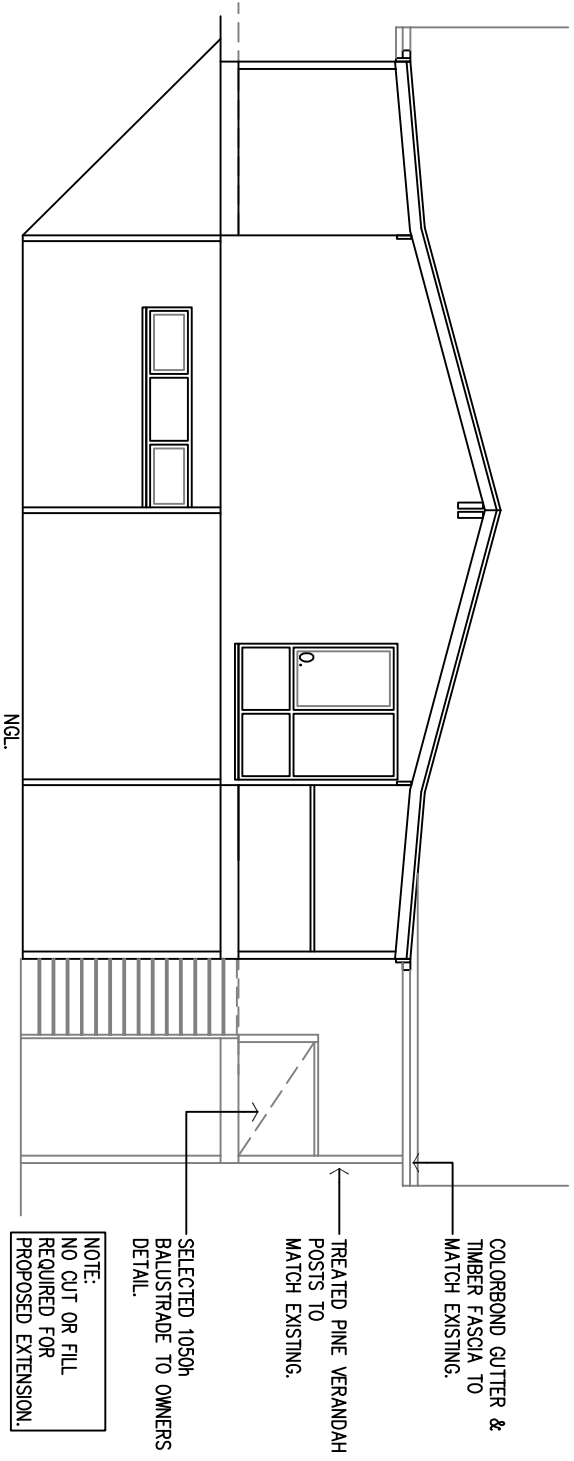
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FINISHES LEGEND.

- WALLS.
- 1. WEATHERBOARDS WITH PAINT FINISH - DULUX 'WHITE CLOAK QUARTER'.
 - 2. STONE CLADDING RANDOM PATTERN 'SANDSTONE'.
- ROOFING.
- 3. METAL CORRUGATED ROOF 'PALE EUCALYPT' COLORBOND FINISH
 - 4. FASCIA & GUTTER 'PALE EUCALYPT' COLORBOND FINISH.
- WINDOWS/DOORS.
- 5. ALUMINIUM FRAME WITH COLORBOND 'CLASSIC CREAM' POWDERCOAT FINISH.

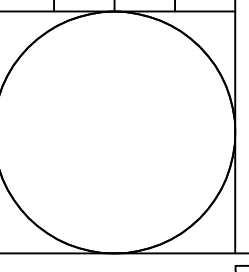


SOUTH ELEVATION.
EXISTING.



SOUTH ELEVATION.
PROPOSED.

Rev.	Revision Description.	Date:	Client:	Project:	JAMES TURNER DESIGN BUILDING DESIGN PLANNING DOCUMENTATION James + Turner Design. (a Carramar Group Pty Ltd company). 9 Esple Court, Cranbourne South, Victoria, 3977, Australia. Tel: 0438 981 853. Fax: 9789-5208. Email: mjd@live.com.au	Scale:	Plot:
A.	Issued for Planning Approval.	Aug 20.	[REDACTED]	PROPOSED ALTERATIONS & ADDITIONS, AT No 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.		1:100.	1:1.
B.	Updated as per Planning Letter.	Oct 20.		Title: EXISTING & PROPOSED SOUTH ELEVATIONS - SHEET 2.		Drawn: M.JAMES.	Cad File No: 20.566_WD.
D.	Updated as per Planning Letter.	Oct 24.				Project No: 20.566.	Approved:
					Drawing No: TP07.	Revision No: D.	

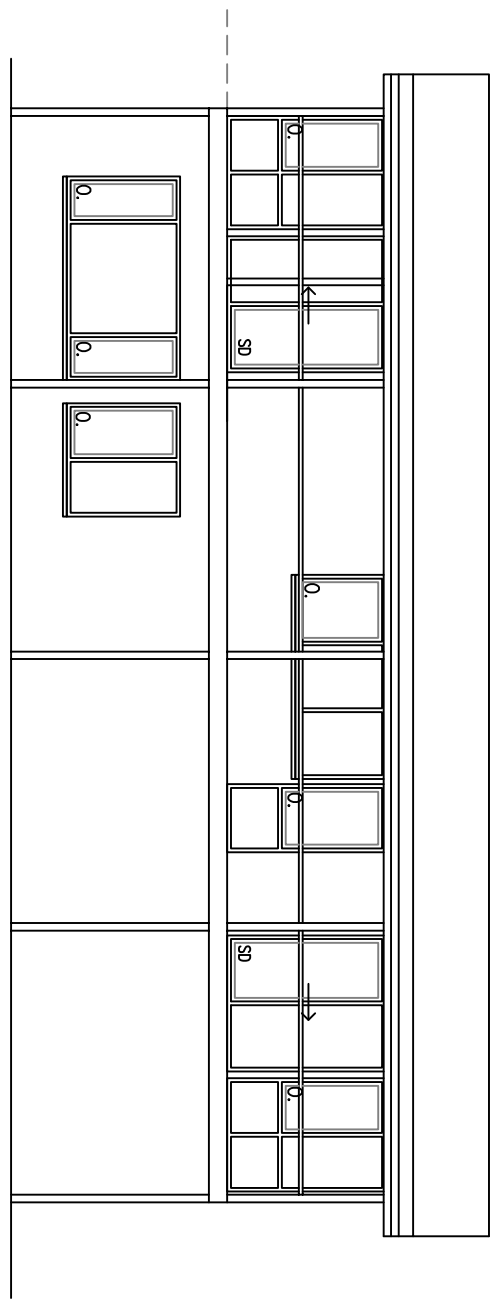


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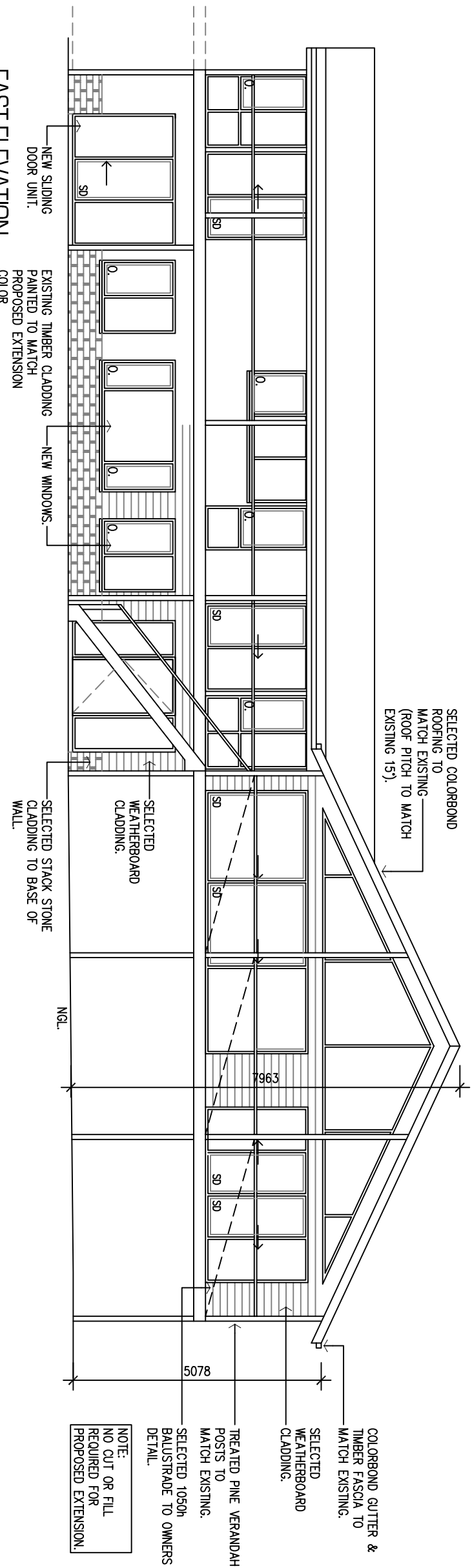
4



EAST ELEVATION.
EXISTING.

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- FINISHES LEGEND.**
- WALLS.
- 1 WEATHERBOARDS WITH PAINT FINISH - DULUX 'WHITE CLOAK QUARTER'.
 - 2 STONE CLADDING RANDOM PATTERN 'SANDSTONE'.
- ROOFING.
- 3 METAL CORRUGATED ROOF 'PALE EUCALYPT' COLORBOND FINISH
 - 4 FASCIA & GUTTER 'PALE EUCALYPT' COLORBOND FINISH.
- WINDOWS/DOORS.
- 5 ALUMINIUM FRAME WITH COLORBOND 'CLASSIC CREAM' POWDERCOAT FINISH.



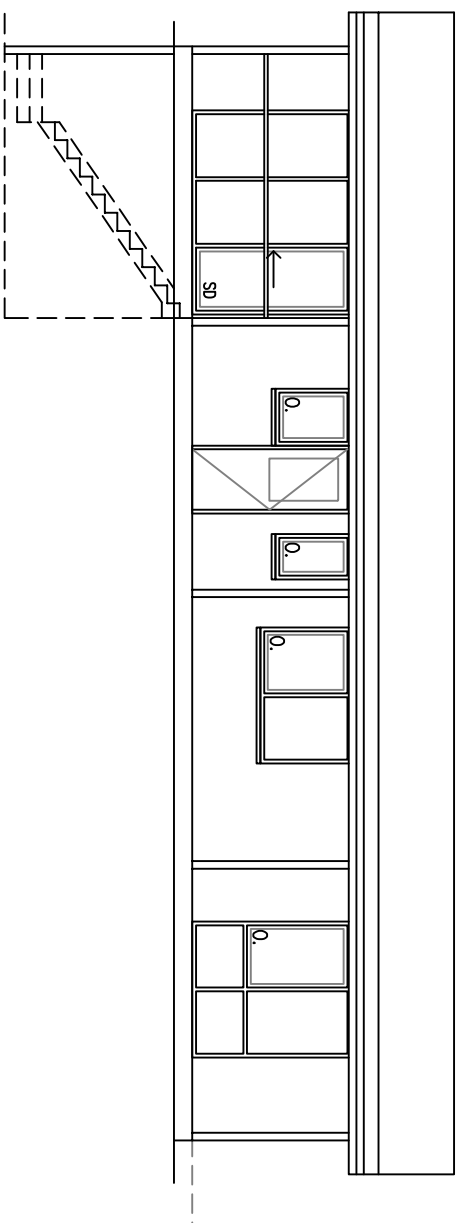
EAST ELEVATION.
PROPOSED.

- SELECTED COLORBOND ROOFING TO MATCH EXISTING (ROOF PITCH TO MATCH EXISTING 15°).
- SELECTED WEATHERBOARD CLADDING.
- SELECTED STACK STONE CLADDING TO BASE OF WALL.
- NEW SLIDING DOOR UNIT.
- EXISTING TIMBER CLADDING PAINTED TO MATCH PROPOSED EXTENSION COLOR.
- NEW WINDOWS.
- SELECTED WEATHERBOARD CLADDING.
- SELECTED STACK STONE CLADDING TO BASE OF WALL.
- 7963
- 5078
- COLORBOND GUTTER & TIMBER FASCIA TO MATCH EXISTING.
- SELECTED WEATHERBOARD CLADDING.
- TREATED PINE VERANDAH POSTS TO MATCH EXISTING.
- SELECTED 1050h BALUSTRADE TO OWNERS DETAIL.

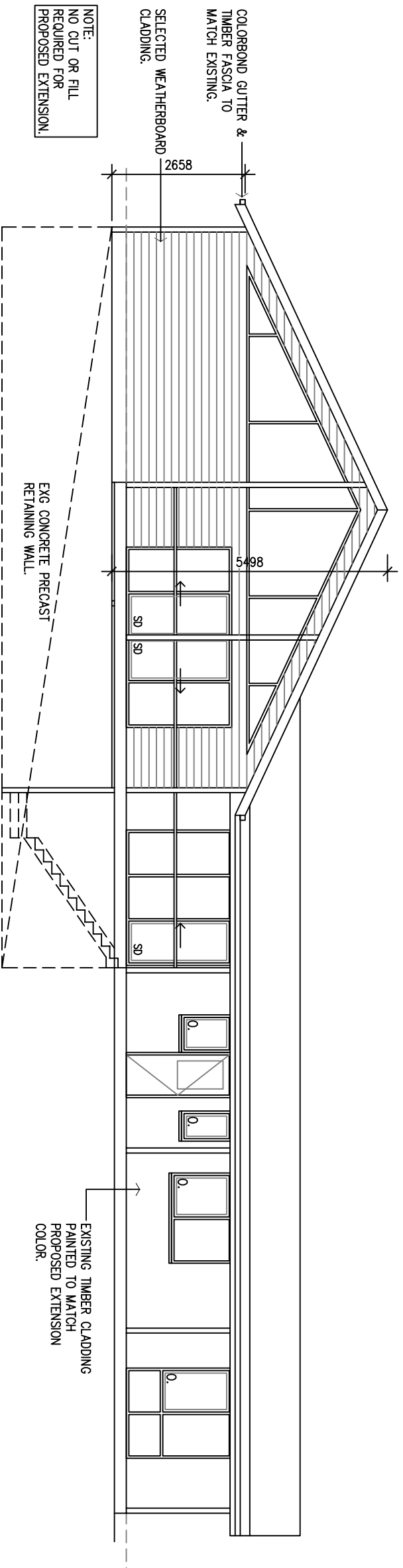
NOTE: NO CUT OR FILL REQUIRED FOR PROPOSED EXTENSION.

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<p>Rev. Revision Description.</p> <p>A. Issued for Planning Approval.</p> <p>B. Updated as per Planning Letter.</p> <p>D. Updated as per Planning Letter.</p>	<p>Date:</p> <p>Aug 20</p> <p>Oct 20.</p> <p>Oct 24.</p>	<p>Client:</p> <p>██████████</p>	<p>Project:</p> <p>PROPOSED ALTERATIONS & ADDITIONS, AT NO 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.</p> <p>Title:</p> <p>EXISTING & PROPOSED EAST ELEVATIONS - SHEET 3.</p>

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WEST ELEVATION.
EXISTING.



WEST ELEVATION.
PROPOSED.

FINISHES LEGEND.

- WALLS.**
- 1 WEATHERBOARDS WITH PAINT FINISH - DULUX 'WHITE CLOAK QUARTER'.
 - 2 STONE CLADDING RANDOM PATTERN 'SANDSTONE'.
- ROOFING.**
- 3 METAL CORRUGATED ROOF 'PALE EUCALYPT' COLORBOND FINISH
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Rev.	Revision Description.	Date.	Client:
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B.	Updated as per Planning Letter.	Oct 20.	[REDACTED]
D.	Updated as per Planning Letter.	Oct 24.	[REDACTED]

Project: PROPOSED ALTERATIONS & ADDITIONS, AT No 215, OLD GEMBROOK ROAD, PAKENHAM UPPER.
Title: EXISTING & PROPOSED WEST ELEVATIONS - SHEET 4.

JAMES TURNER DESIGN
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Scale:	1:100.
Drawn:	M.JAMES.
Project No:	20.566.
Drawing No:	TP09.

Plot:	1:1.
Code File No:	20.566_WD.
Approved:	[Signature]
Revision No:	D.