
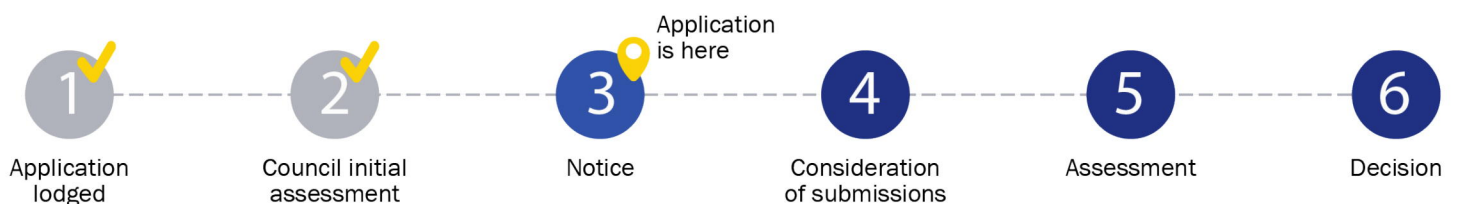


Notice of Application for a Planning Permit

The land affected by the application is located at:	L19 LP33610 10 Dixons Road, Cardinia VIC 3978	
The application is for a permit to:	Buildings and works for an outbuilding (shed) and water tank.	
A permit is required under the following clauses of the planning scheme:		
43.02-2	Construct a building or construct or carry out works	
44.04-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	[REDACTED]	
Application number:	T240689	
<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>		25 February 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>



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 10	St. Name: Dixons Road
Suburb/Locality: Cardinia VIC		Postcode: 3978

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

Construction of a shed at the back of the property with an attached water tank

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 35,000	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within metropolitan Melbourne (as defined in section 3 of the <i>Planning and Environment Act 1987</i>) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.	

i Estimated cost of any development for which the permit is required *

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling with 2 water tanks

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Mobile phone	Fax:
--------------	------

Contact person's details*

Same as applicant

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:


Postcode:

Name:

Same as applicant

Declaration

This form must be signed by the applicant *

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

I declare that all the information in this application is true and correct; [redacted] has been notified of the permit application.

Signature [redacted]

Date: 15/01/2025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom [redacted]

Date: 17/10/2024


day / month / year

Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Subject: Application for Planning Permit for an 8x15m Shed



10 Dixons Road

Cardinia, VIC 3978

18/12/2024

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Cardinia Shire Council

PO Box 7

Pakenham 3810

Dear Planning Support Officer,

I am writing to submit my application for a planning permit to construct an 8x15m shed on my property located at 10 Dixons Road, Cardinia. This letter outlines the intended use of the shed and its alignment with relevant planning guidelines.

Proposal Overview

The proposed shed will measure 8 meters by 15 meters, situated on the rear right-hand side of the property.

Intended Use

The shed will serve multiple purposes, all for personal, non-commercial use:

- 1. Storage:** The shed will provide secure storage for garden equipment, tools, a lawn mower, and other household items. This will help maintain a tidy and organised outdoor space.
- 2. Entertaining Area:** A portion of the shed will be used as an entertaining area for family and friends, providing a sheltered, versatile space for gatherings.
- 3. Exercise Area:** Another section will be allocated as a personal exercise area, equipped with fitness equipment to promote health and wellness within the household.

Site and Environmental Considerations

The shed has been designed to respect the character of the area and minimize any potential impact on neighbours or the environment. Measures have been taken to ensure compliance with setback requirements, height restrictions, and drainage considerations.

Benefits

The construction of the shed will provide practical storage and recreational opportunities, reducing clutter and enhancing the functionality of the property. The entertaining and exercise areas will contribute positively to the wellbeing of my family while ensuring that the structure remains unobtrusive and in keeping with the residential nature of the area.

I trust that this application meets the council's requirements and that the proposal aligns with the local planning objectives. Please find attached the necessary documentation, including site plans, elevations, and other relevant details.

Should you require any further information or wish to discuss the application, I can be reached at 0448 855 510 or alex.michel@outlook.com.au.

Thank you for considering this application. I look forward to your approval and am happy to address any queries or concerns that may arise during the assessment process.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

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

Page 1 of 1

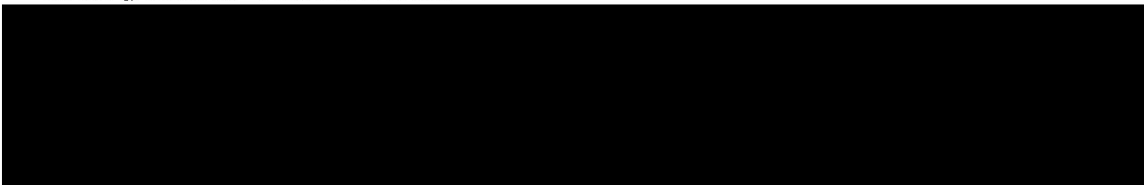
VOLUME 08214 FOLIO 603

Security no : 124120913972X
Produced 27/12/2024 01:11 PM

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 033610.
PARENT TITLE Volume 05894 Folio 751
Created by instrument A682465 04/02/1959

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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 LP033610 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)

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP033610
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/01/2025 22:32

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 98 E PARISH OF SHERWOOD

LP 33610

EDITION 2

PLAN MAY BE LODGED 19/6/56

COUNTY OF MORNINGTON

VOL 5894 FOL 751

COLOUR CODE

- E-1 = BLUE
- R1 = BROWN
- A-1 = YELLOW

Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

APPURTENANCIES

LAND COLOURED YELLOW IS AN
APPURTENANT EASEMENT
SEE CERTIFICATE OF TITLE
VOL. 5894 FOL. 751

APPROPRIATIONS

THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART
FOR EASEMENTS OF DRAINAGE

THE LAND COLOURED BROWN IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY AND DRAINAGE

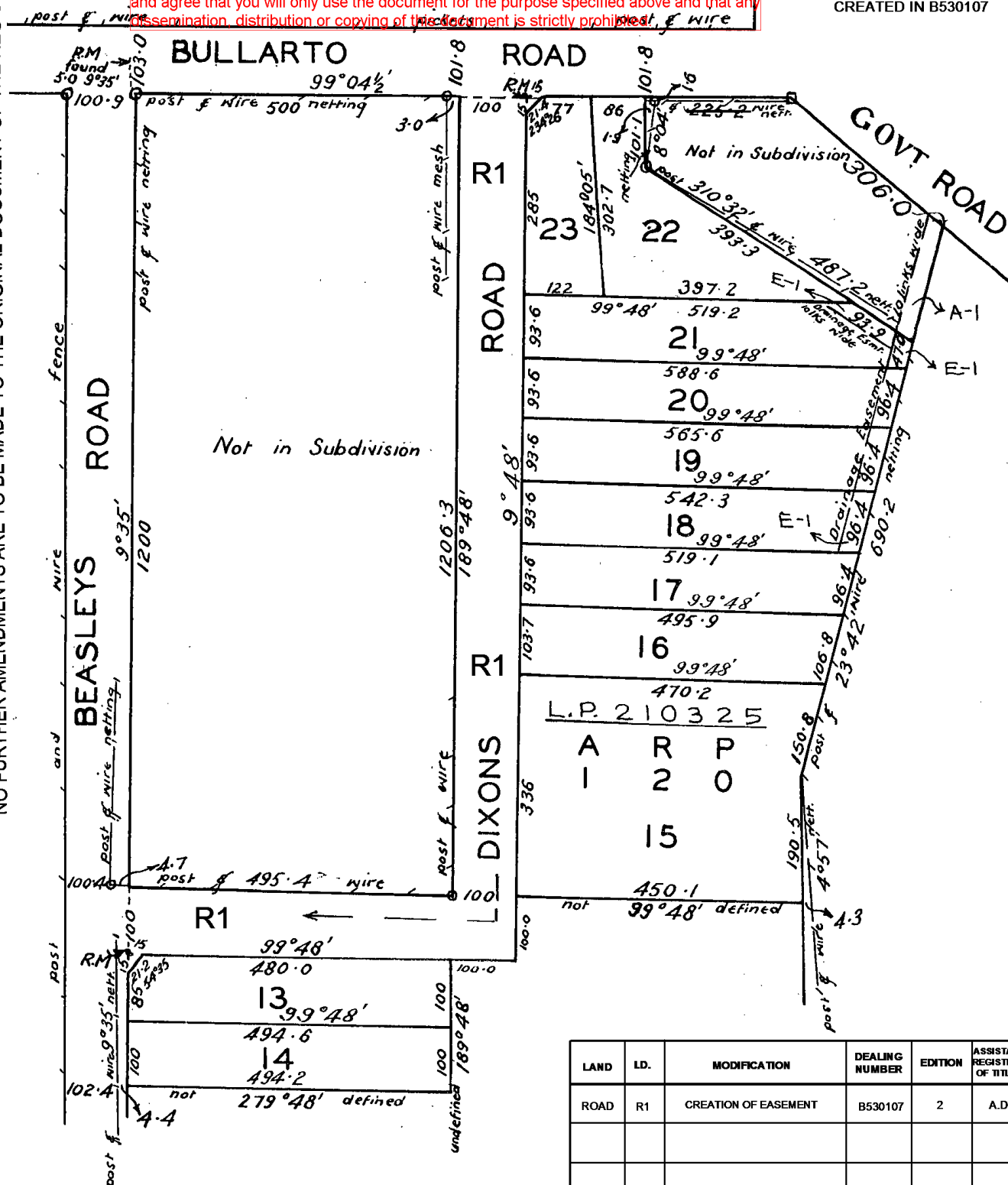
ENCUMBRANCES

AS TO THE LAND MARKED R1
THE CARRIAGEWAY EASEMENT
CREATED IN B530107

Note: R.M.'s are G.I. pipe 12" long

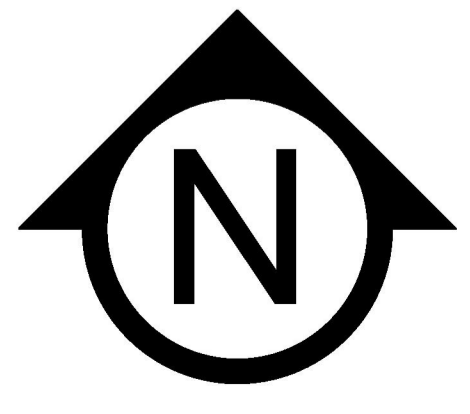
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of the document is strictly prohibited.

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



LAND	LD.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
ROAD	R1	CREATION OF EASEMENT	B530107	2	A.D.

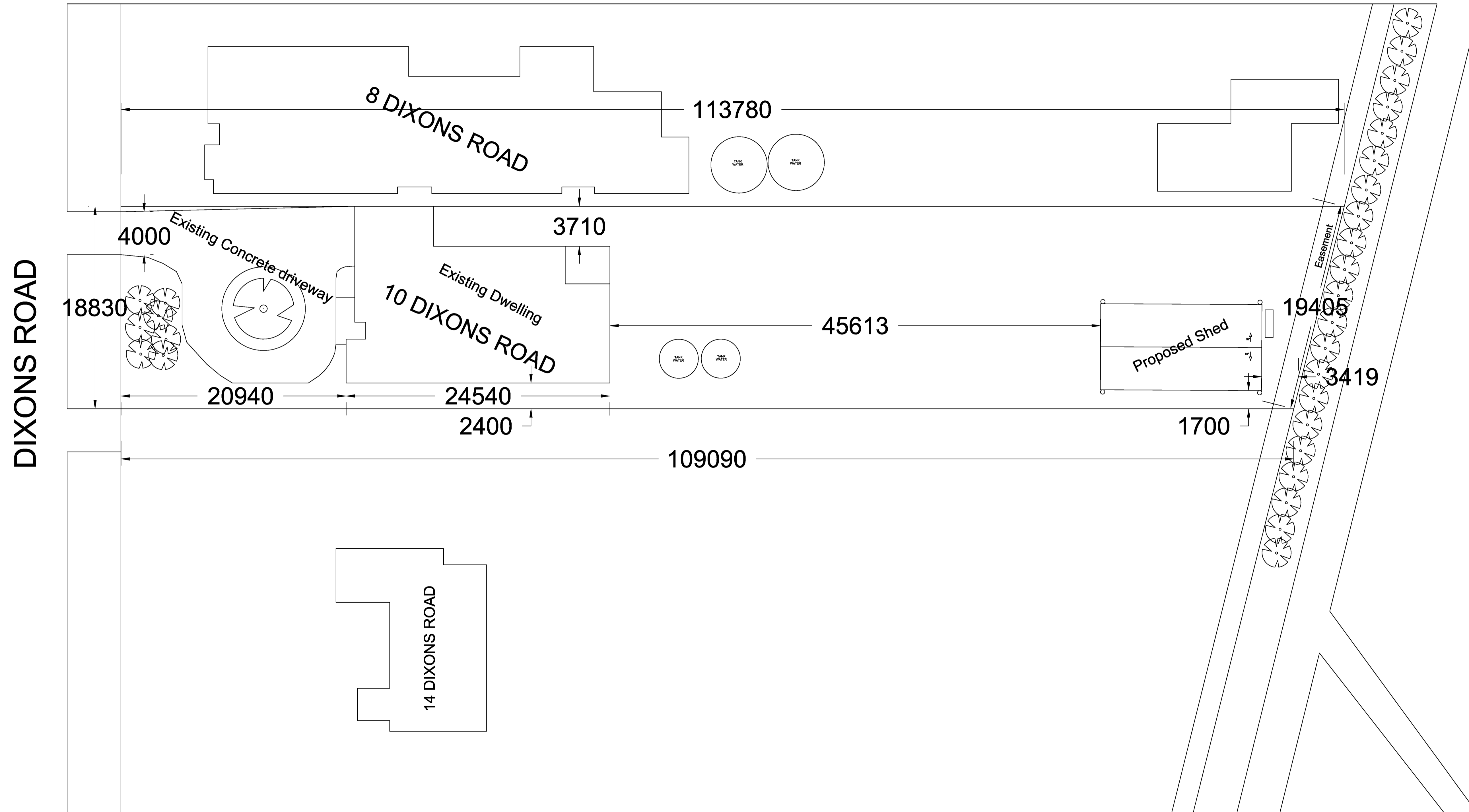
10 DIXONS ROAD CARDINIA VIC NEW PROPOSED SHED



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

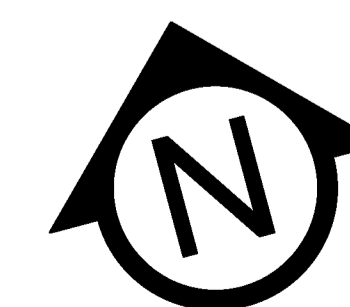
REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE
PROJECT NAME: 10 DIXONS ROAD CARDINIA VIC PROPOSED NEW SHED			
PROJECT NUMBER: --		LOT / ZONE: 10	
DRAWING TITLE: COVER			
MATERIAL: --			
COLOUR: --		THICKNESS: --	
DRAWN BY: A.M.		SCALE (A1 SHEET): AS NOTED	
SHEET NO: 1 OF 7		DATE DRAWN: 01.01.25	
DRAWING NO:		Rev.:	
DRG-COVER DETAIL			

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



DIXONS ROAD

SCALE 1:200 @ A1



REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE

PROJECT NAME:
**10 DIXONS ROAD
 CARDINIA VIC
 PROPOSED NEW SHED**

PROJECT NUMBER: -- LOT / ZONE: 10

DRAWING TITLE:
SITE PLAN

MATERIAL: --

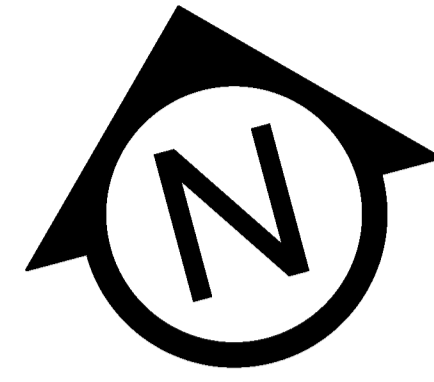
COLOUR: -- THICKNESS: --

DRAWN BY: A.M. SCALE (A1 SHEET): AS NOTED

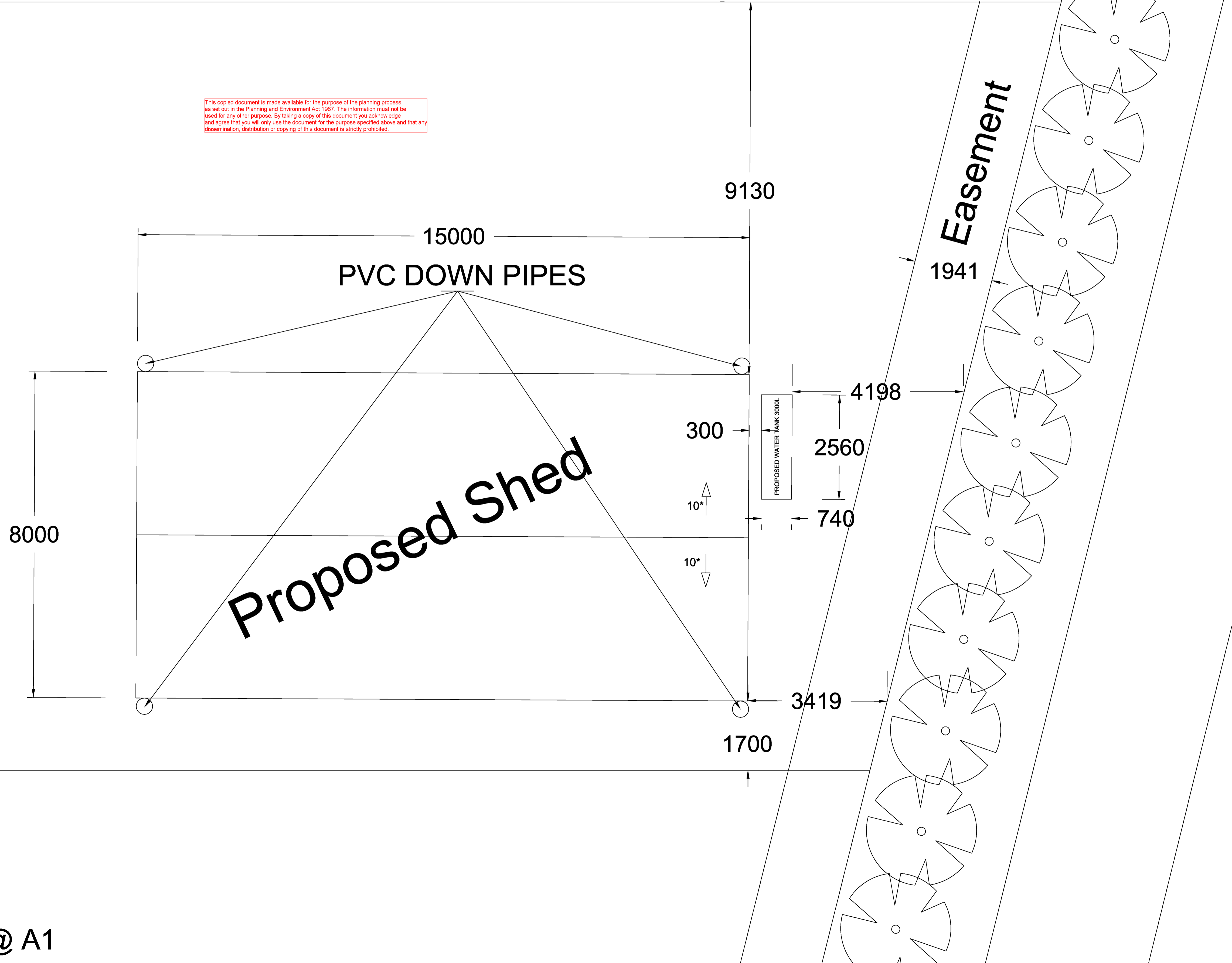
SHEET NO: 2 OF 7 DATE DRAWN: 01.01.25

DRAWING NO: DRG-SITE PLAN Rev.

C:\USERS\G1448\DESKTOP



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

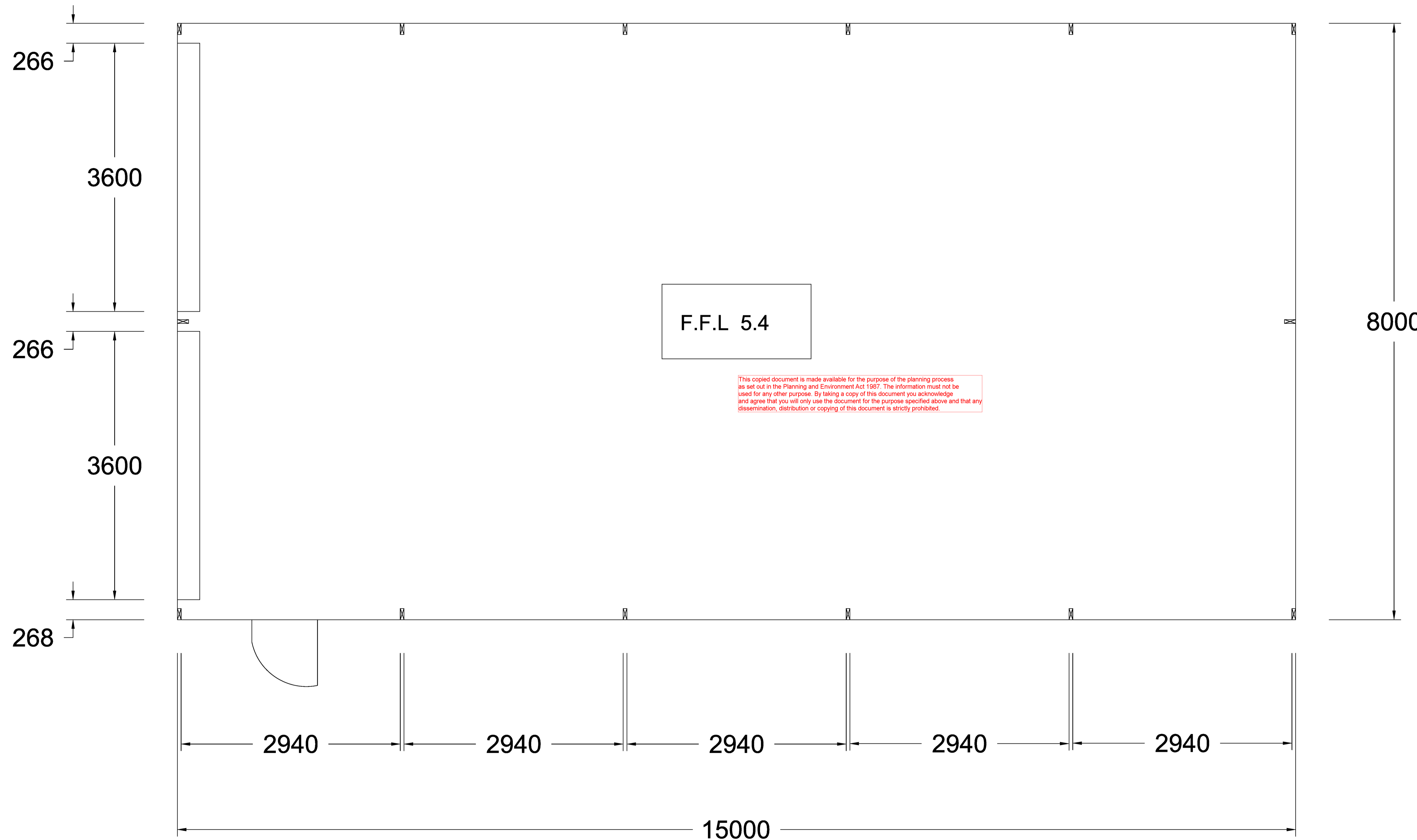
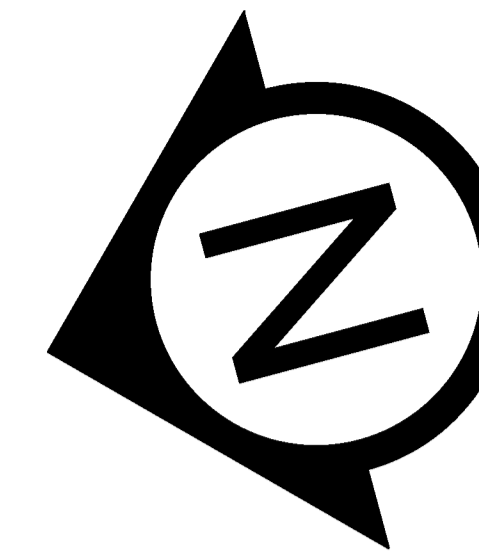


REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE
PROJECT NAME: 10 DIXONS ROAD CARDINIA VIC PROPOSED NEW SHED			
PROJECT NUMBER: --		LOT / ZONE: 10	
DRAWING TITLE: SITE PLAN SHED LOCATION			
MATERIAL: --			
COLOUR: --		THICKNESS: --	
DRAWN BY: A.M.		SCALE (A1 SHEET): AS NOTED	
SHEET NO: 3 OF 7		DATE DRAWN: 01.01.25	
DRAWING NO:		Rev.	

SCALE 1:50 @ A1

DRG-SITE PLAN (2)

C:\USERS\G1448\DESKTOP



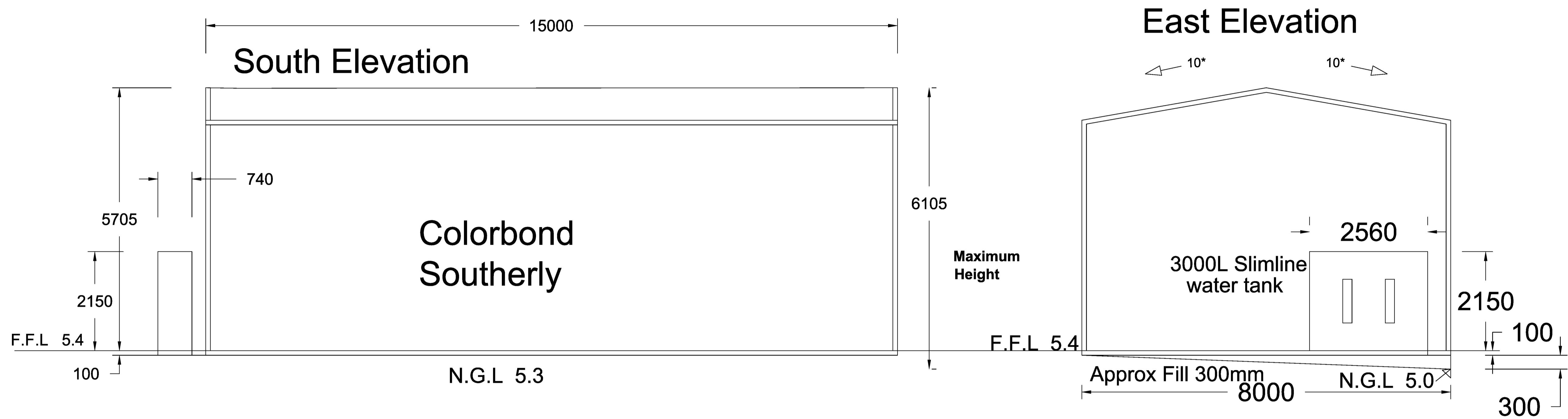
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

SCALE 1:30 @ A1

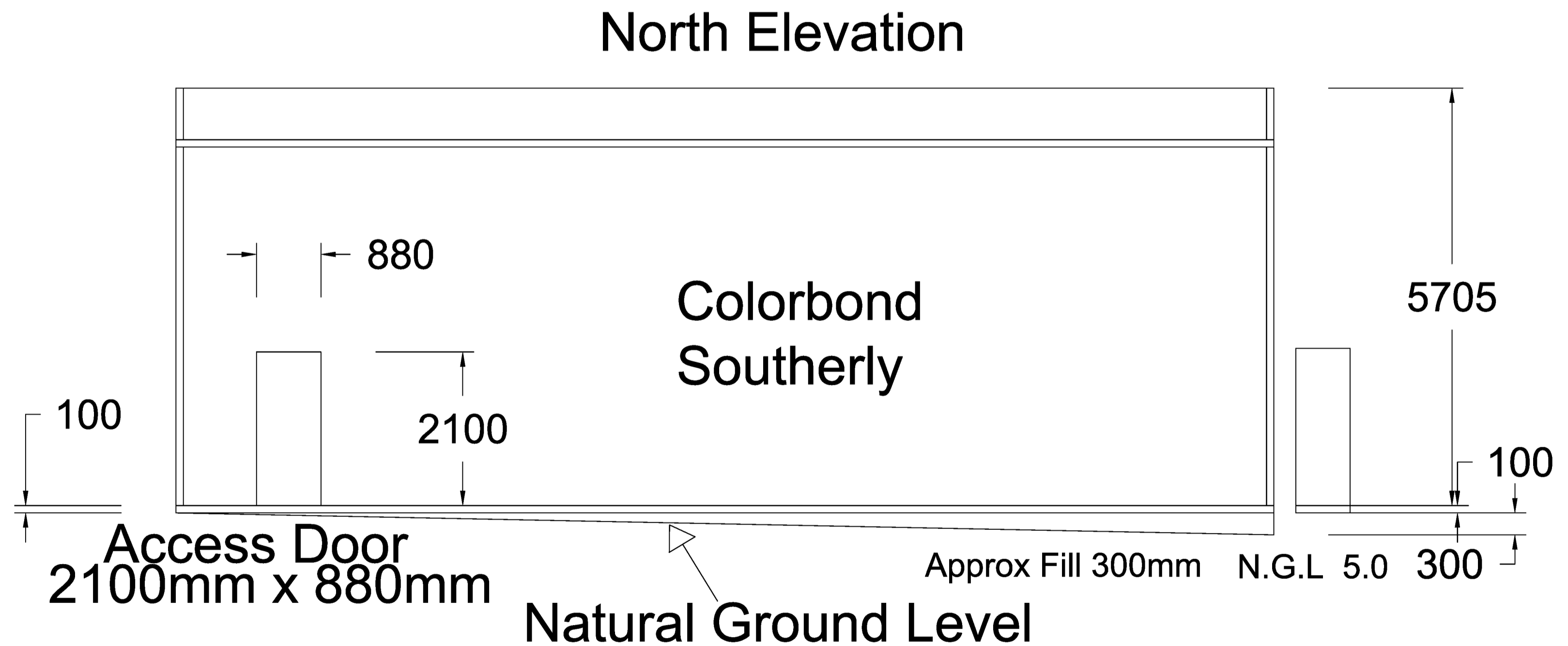
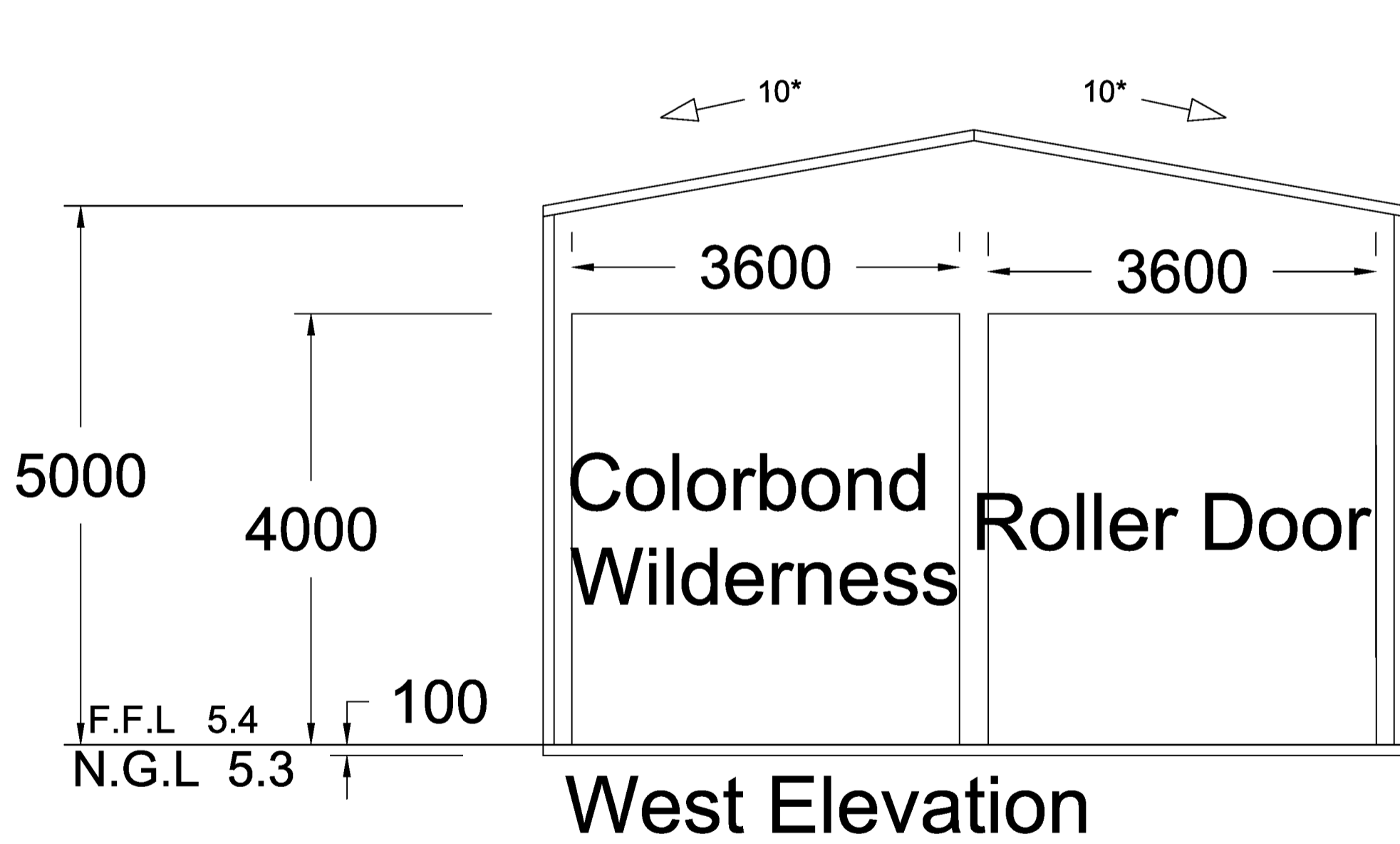
REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE
PROJECT NAME: 10 DIXONS ROAD CARDINIA VIC PROPOSED NEW SHED			
PROJECT NUMBER: --		LOT / ZONE: 10	
DRAWING TITLE: SHED PLAN VIEW			
MATERIAL: --			
DRAWN BY: A.M.		SCALE (A1 SHEET): AS NOTED	
SHEET NO: 4 OF 7		DATE DRAWN: 01.01.25	
DRAWING NO:		Rev.	

DRG-SHED PLAN VIEW

C:\USERS\G1448\DESKTOP



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

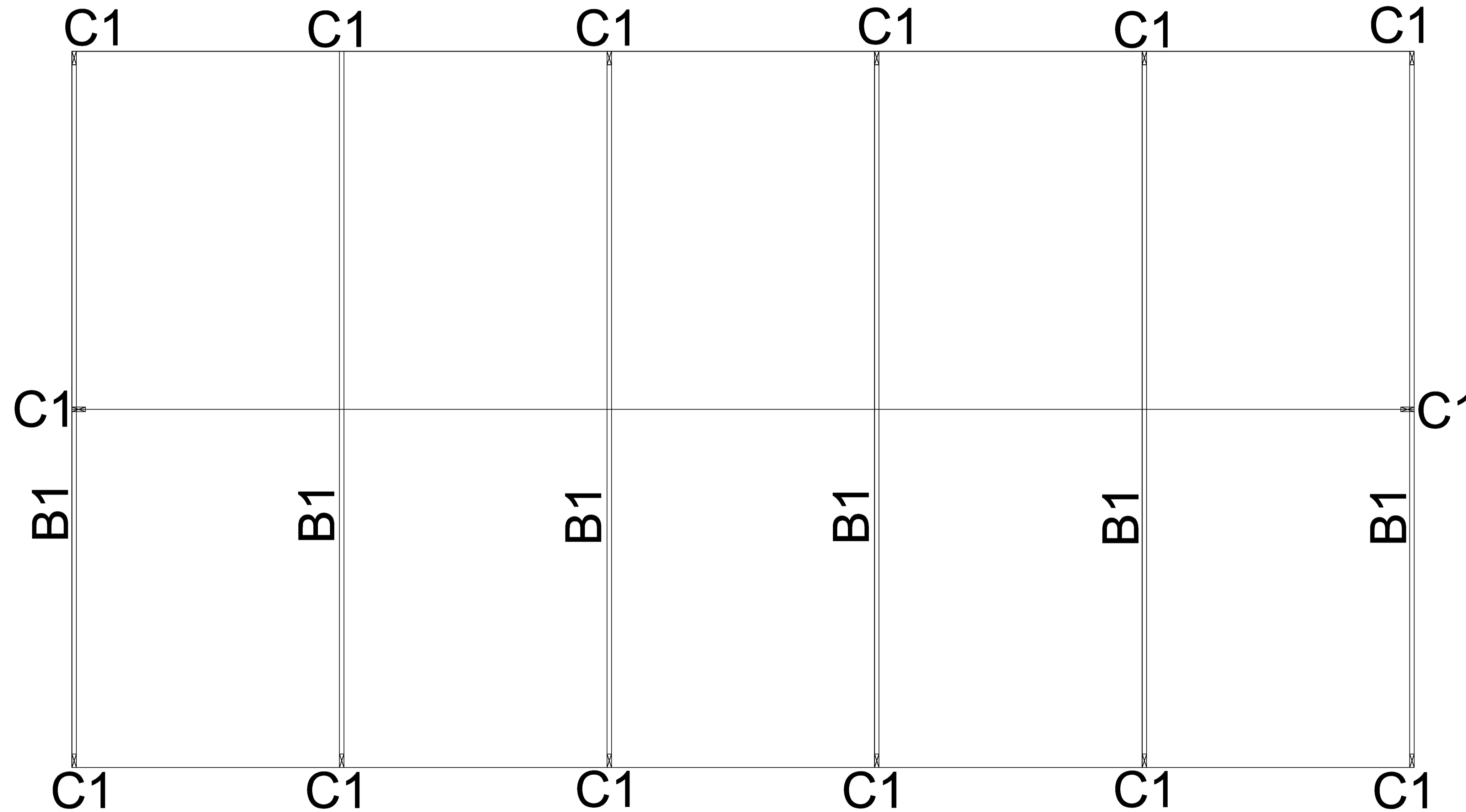
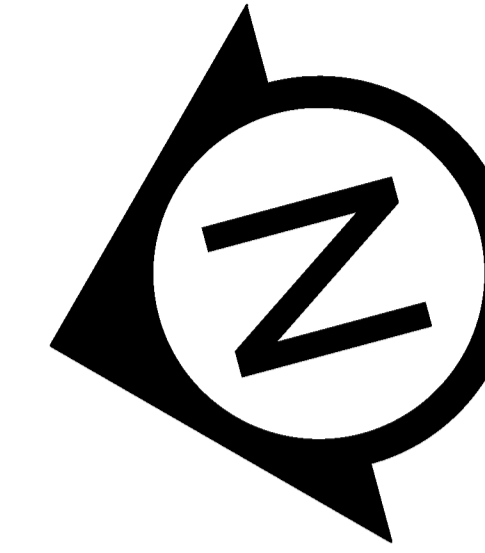


SCALE 1:50 @ A1

REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE
PROJECT NAME: 10 DIXONS ROAD CARDINIA VIC PROPOSED NEW SHED			
PROJECT NUMBER: --		LOT / ZONE: 10	
DRAWING TITLE: SHED ELEVATIONS			
MATERIAL: --			
SHEET NO: 6 OF 8		DATE DRAWN: 01.01.25	
DRAWING NO: DRG-SHED ELEVATIONS			

C:\USERS\G1448\DESKTOP

Beam Schedule	
150x50 RHS	C1
100x50 RHS	B1



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

SCALE 1:30 @ A1

REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE

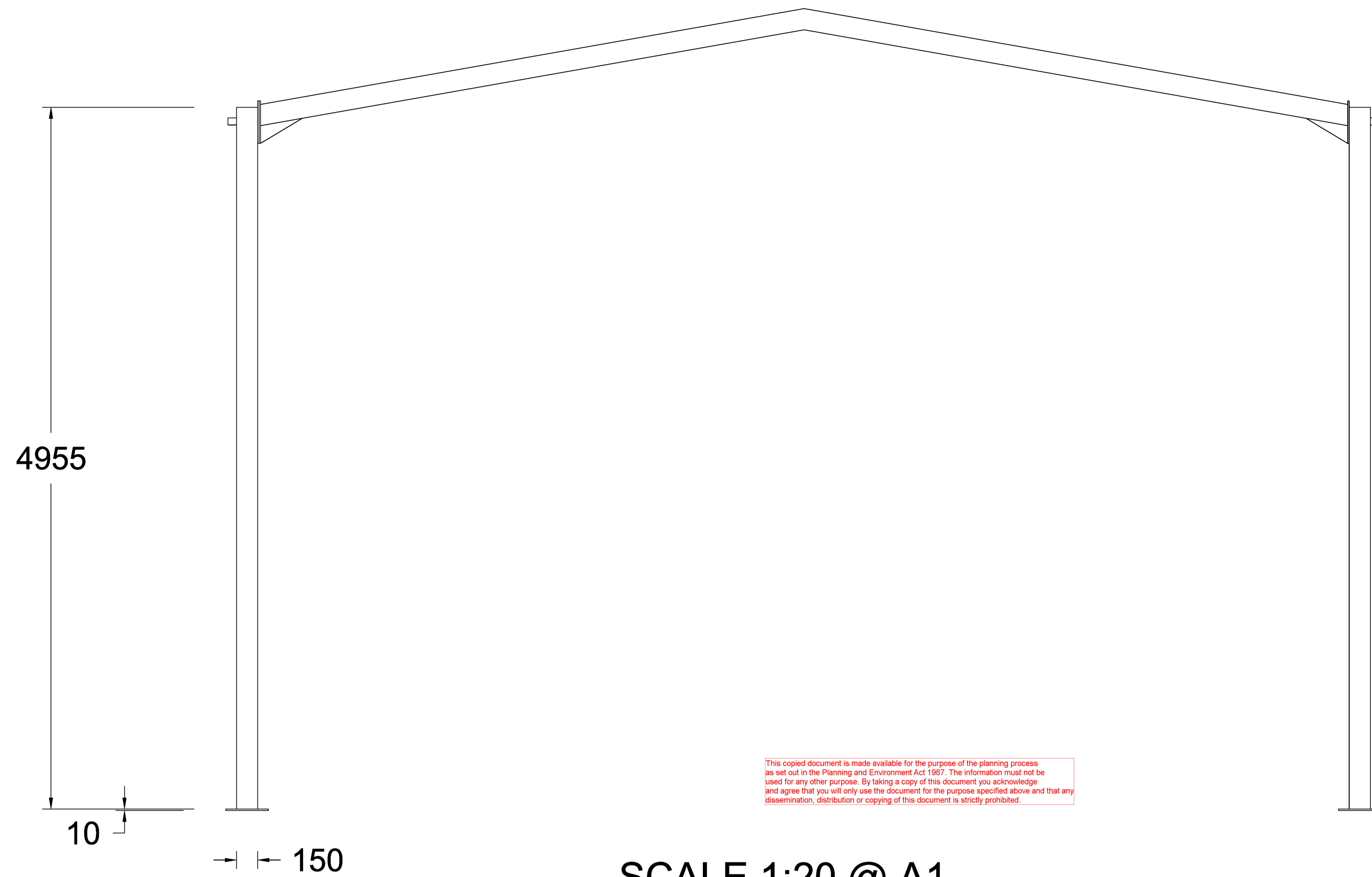
PROJECT NAME:
**10 DIXONS ROAD
 CARDINIA VIC
 PROPOSED NEW SHED**

PROJECT NUMBER: -- LOT / ZONE: 10

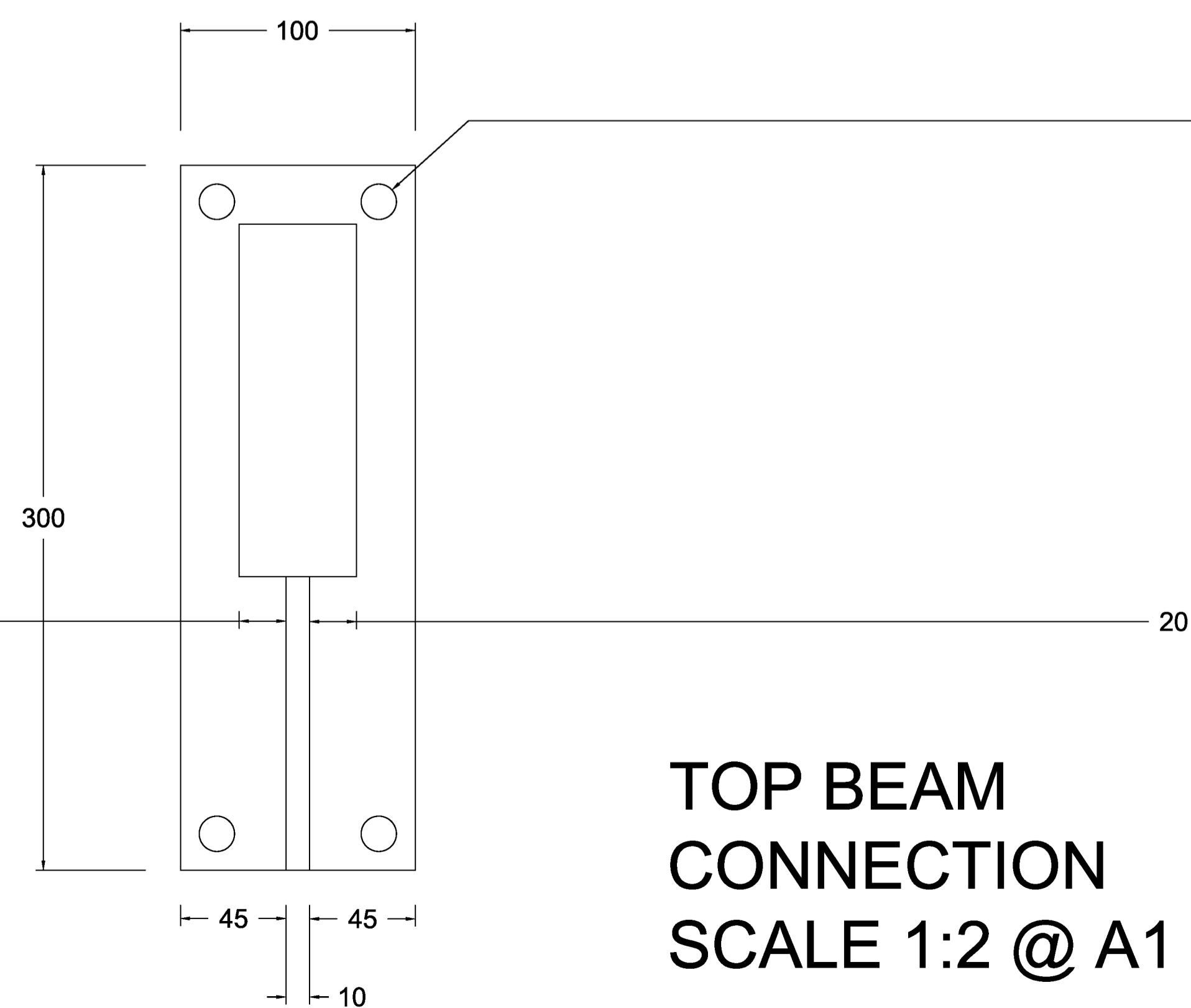
DRAWING TITLE:
STRUCTURAL PLAN

DRAWING NO. Rev.
DRG-STRUCTURAL PLAN

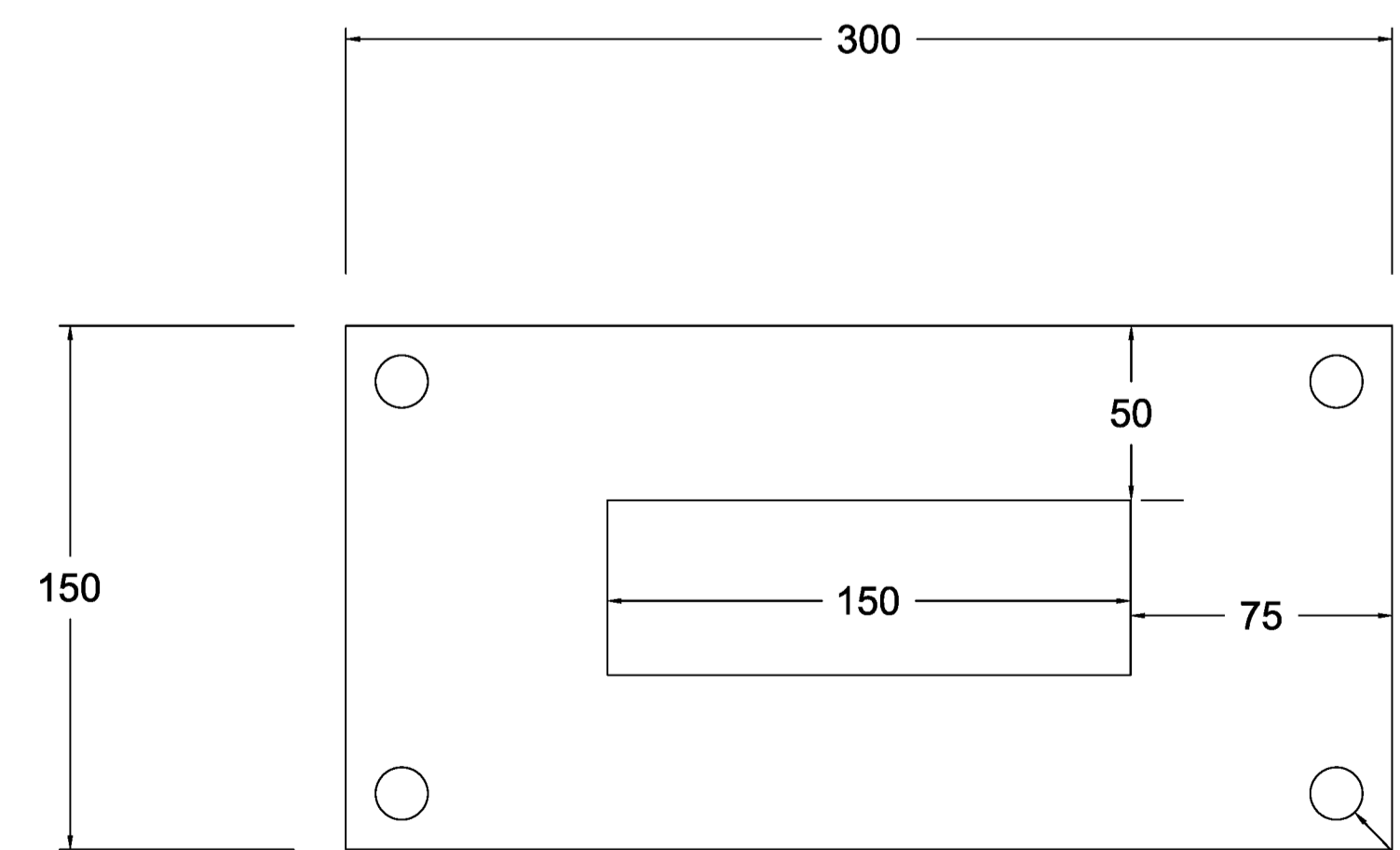
C:\USERS\G1448\DESKTOP



SCALE 1:20 @ A1



TOP BEAM
CONNECTION
SCALE 1:2 @ A1



BASE PLATE
CONNECTION
SCALE 1:2 @ A1

A	01.01.25	A.M.	PRELIMINARY ISSUE
REV	DATE	BY	AMENDMENT

PROJECT NAME:
**10 DIXONS ROAD
 CARDINIA VIC
 PROPOSED NEW SHED**
 --
 PROJECT NUMBER: -- LOT / ZONE: 10

DRAWING TITLE:
CONNECTION DETAILS
 --
 --
 --

SHEET NO:	7 OF 8	DATE DRAWN:	01.01.25
DRAWING NO:		Rev:	

DRG-CONNECTION DETAILS

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

A5. RESCODE
SITE COVERAGE STATISTICS

SITE AREA	2097 SQM
RESIDENCE	267.67 M
GARAGE	48.60 M
PORCH	8.81 M
ALFRESCO	14.51 M
TOTAL SITE COVER	339.59 M (36.55 SQ)
SITE COVER RATIO	16% (0.161)
DRIVE WAY	110.M
OTHER PAVED AREAS	
TOTAL HARD COVER	449.59M
HARD COVER RATIO	21%

NOTE: PERMEABLE 20%
 is NOT COVERED

DRAINAGE REQUIREMENTS

A) ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEER'S DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3. DRAINAGE REQUIREMENTS OF ADDITIONAL REVIEW FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
 - THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY FLANGES ARE ADOPTED TO PREVENT THE INGRESS OF WATER

C) SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.

D) SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3. SHALL BE INSTALLED FOR THE GROUNDWATER OR AGGRESSIVE SOILS.

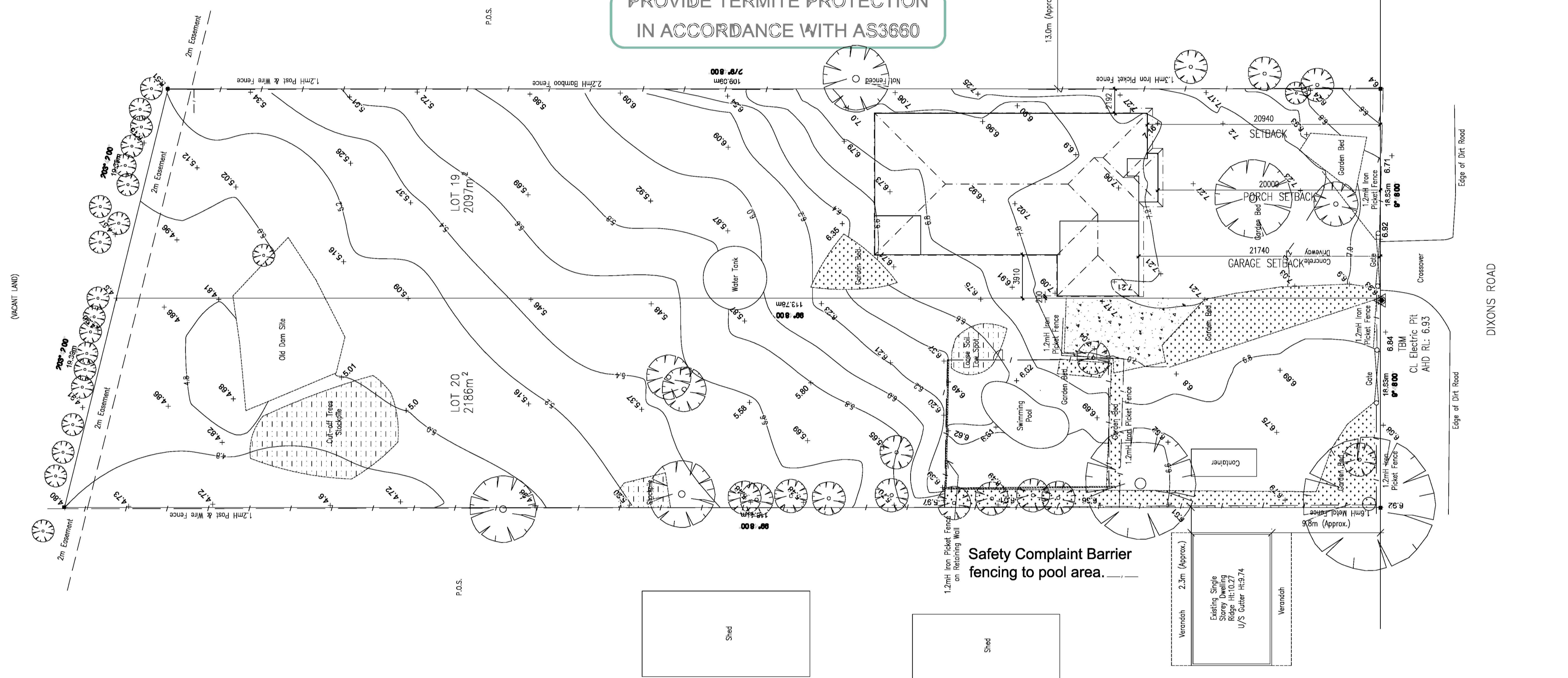
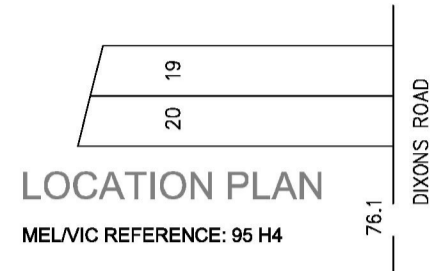
NOTE: WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER ANY SCALE, DIMENSION OR SCALE FROM PLAN

PAGE SIZE A 1

PROVIDE BUSHFIRE PROTECTION
 IN ACCORDANCE WITH AS3959
BAL: 12.5

PROVIDE TERMITE PROTECTION
 IN ACCORDANCE WITH AS3660

BUILDING PERMIT PLAN / DOCUMENT
 Permit Number: ES-U 30045 / 014220
 Issue Date: 15 May 2018
 Ph: 9707 4443 E: info@bvic.com.au
 Building Act 1993 / Building Interim Regulations 2017



NOTES

LEVELS ARE TO AN ARBITRARY DATUM AND CONTROLS ARE SHOWN AT 200mm INTERVALS

CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W. DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 2M RESIDENCE FINISHED FLOOR LEVEL TO BE NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL. REFER TO SITE PLAN.

PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS

NOTE - ARTICULATION JOINTS AS PER CEMENT AND CONCRETE ASSOCIATION NOTE TN81

SITE PLAN
 SCALE :- 1:200

DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

DATE :-
 CLIENT INITIAL:
 CLIENT INITIAL:
 EWH INITIAL:



EASTWEST HOMES
 1/49 BRANSTON GARDENS DRIVE
 CARBIM DOWNS VIC 3201
 OFFICE: (03) 8774 9333
 B.P. No.: DBU-9325

SS CUSTOM 36
 © COPYRIGHT EAST WEST HOMES
 SHEET No.:- 2 OF 11
 SHEET SIZE: A1
 ISSUE:- I
 DATE:- 11-05-2018

ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORKS

PROPOSED :- BRICK VENEER RESIDENCE
 FOR :- JOSEPHINE & SCOTT GOWANS
 LOCATION:- 10 DIXONS ROAD CARDINIA, VICTORIA, 3978

REV	DATE	BY	AMENDMENT
A	01.01.25	A.M.	PRELIMINARY ISSUE

PROJECT NAME:
**10 DIXONS ROAD
 CARDINIA VIC
 PROPOSED NEW SHED**

PROJECT NUMBER: --
 LOT / ZONE: 10

DRAWING TITLE:
Site Elevation

MATERIAL: --

SHEET NO: 8 OF 8
 DATE DRAWN: 01.01.25

DRAWING NO: DRG-SITE ELEVATIONS

C:\USERS\G1448\DESKTOP