



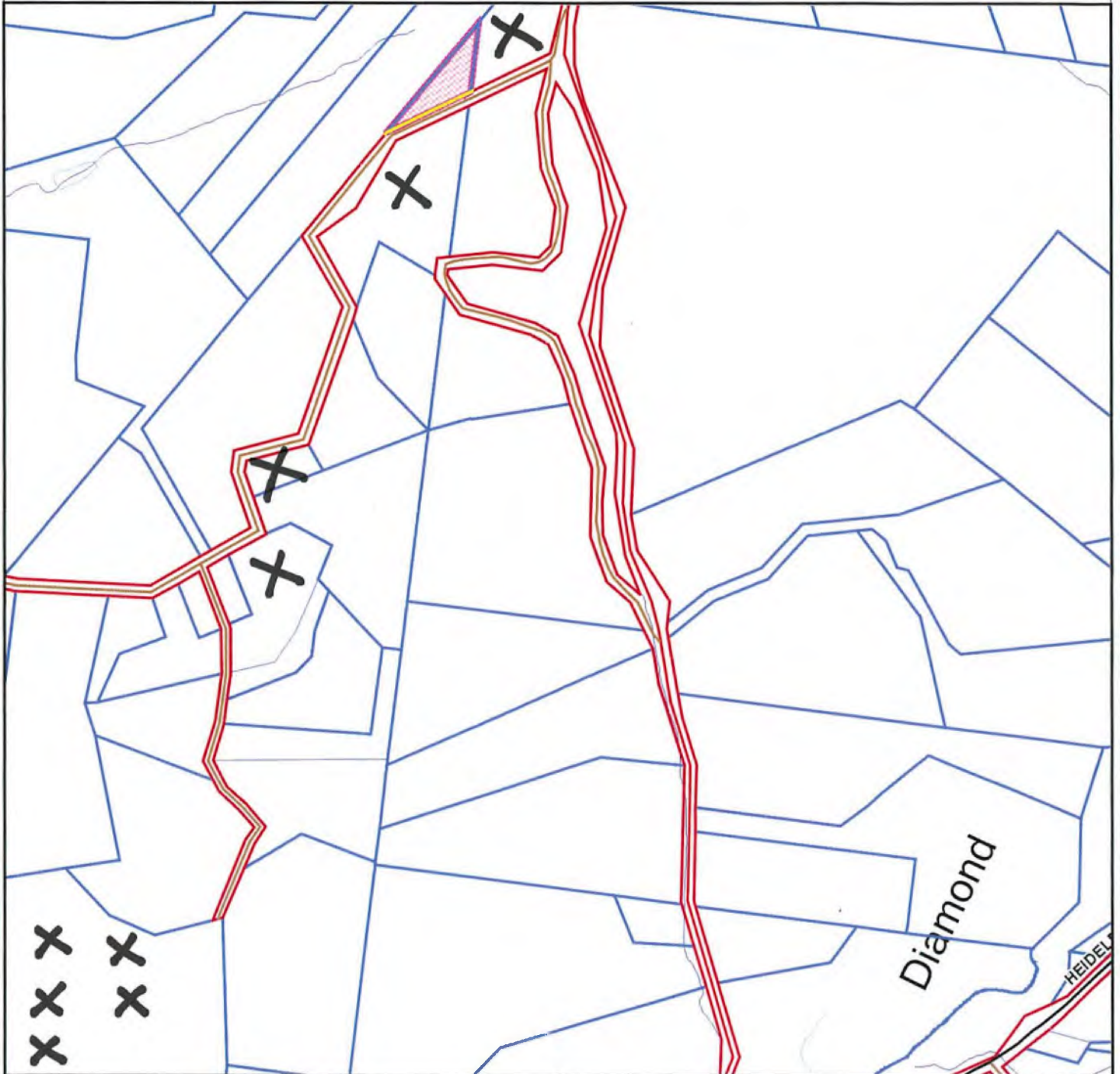
# Subject Site and Surrounds

Subject Site: 14 Barreenong Road, Cottles Bridge

File Reference: B022/00/014P

Application Number: 412/2016/05P

Melway's Reference: 393 E11



Subject Site



Objectors

Nearby Objectors: 9

Total: 28



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Map Width:	1803 m
Produced By:	Planning and Building Services
Responsible Officer:	Jonathan McNally
Date:	Tuesday, 11 April 2017



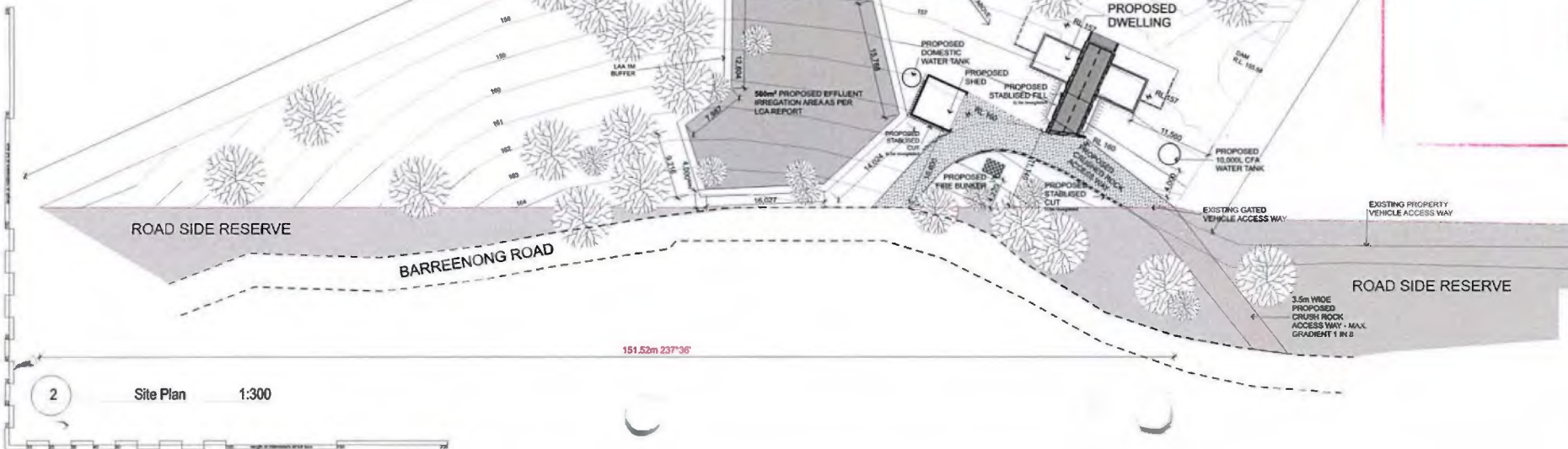
**14 Barreenong Road  
Cottles Bridge, VIC 3099**

**Drawing Index**

TP.01.00	Site Plan
TP.02.00	Detailed Site Plan
TP.03.01	Construction Management Plan
TP.04.01	Lower Ground & Ground Floor Plans
TP.05.01	Elevations 1
TP.05.02	Elevations 2
TP.06.01	Indicative Landscape Plan



1 Generic Perspective 1:20



2 Site Plan 1:300

**ADVERTISED PLAN**

**NILLUMBIK**  
THE GREEN WEDGE SHIRE

Plan: 1 of 11

Application No: **412/2016.105P**

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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not code the drawings. Drawings shall not be used for construction purposes until issued by the building designer for construction.

Mr. Bronson Walsh  
14 Barreenong Road, Cottles Bridge 3099  
Project Name: **Barreenong House**  
PTY LTD  
P: 9423 999 999 E: [bjw@nillumbik.com.au](mailto:bjw@nillumbik.com.au) A: PO Box 48, Othman VIC 3099

Drawing Title:  
Site Plan






Status: PRELIMINARY	Checked By: KG
Project No: 16001	Drawing No: TP.01.00 A

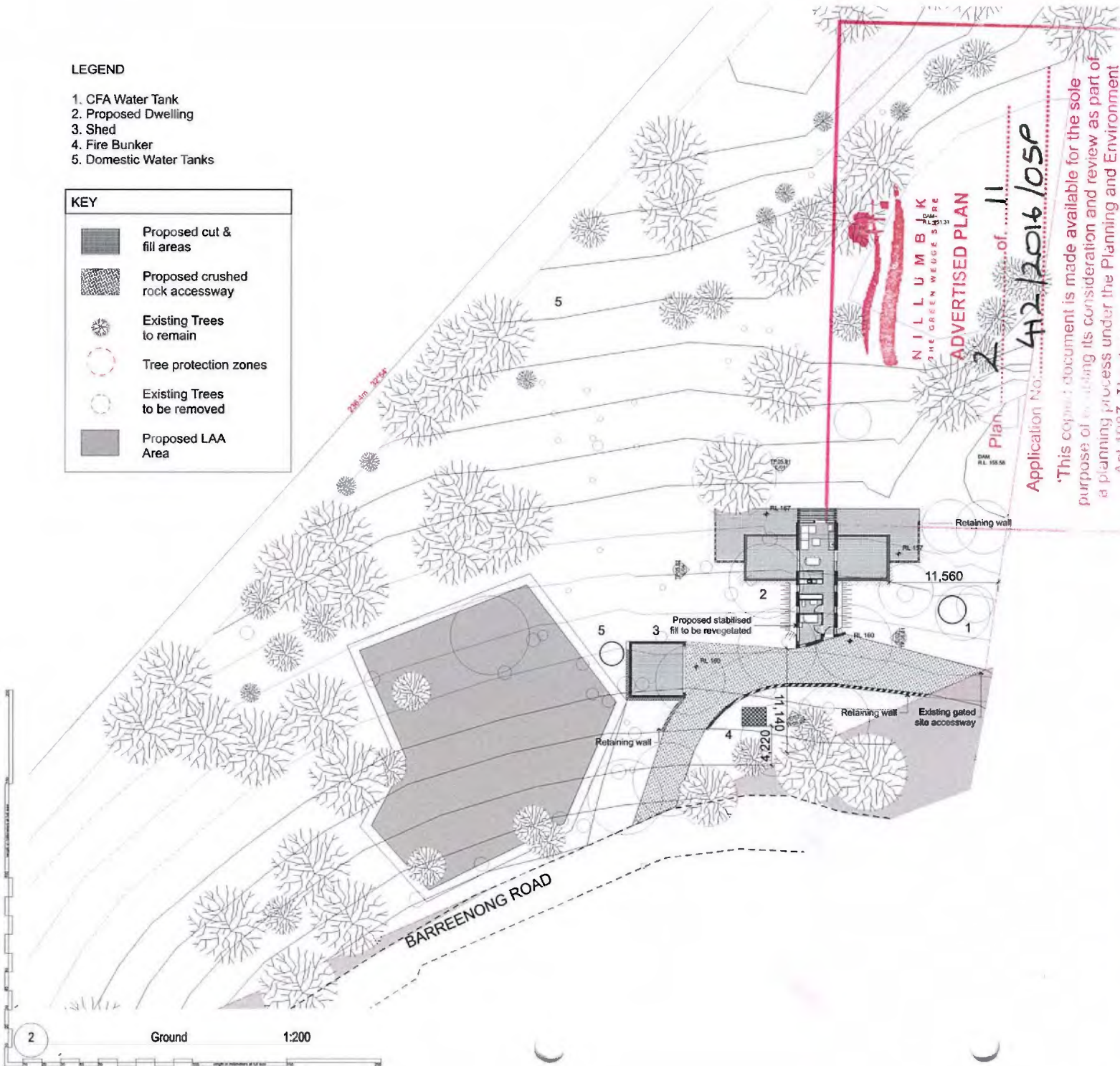
Scale: as noted Date: 27/09/16  
 PGI Date: 28/09/16

**LEGEND**

- 1. CFA Water Tank
- 2. Proposed Dwelling
- 3. Shed
- 4. Fire Bunker
- 5. Domestic Water Tanks

**KEY**

-  Proposed cut & fill areas
-  Proposed crushed rock accessway
-  Existing Trees to remain
-  Tree protection zones
-  Existing Trees to be removed
-  Proposed LAA Area



NILLUMBUK  
 THE GREEN WEDGE STUDIO  
 ADVERTISED PLAN

Application No. 412/2016/05P  
 of 11 Plan

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**BUILDING MATERIALS SCHEDULE**

- External walls:**
- Clay brick where shown in 'bronze' tones
  - Vertical metal wall cladding where shown in 'grey' tones
  - Vertical rust panel cladding where shown in 'natural rust' finish
- Roofing:**
- Corrugated roofing in 'grey' tones

**WATER TANKS**

- Domestic use:**
- SELECTED WATER TANKS TO COLLECT NOT LESS THAN 50m<sup>2</sup> OF ROOF AREA TO BE INSTALLED AS PER MANUFACTURERS DETAILS. CONNECT TO TOILET FLUSHING SYSTEMS.
- Country Fire Authority Use:**
- DEDICATED FIRE FIGHTING WATER TANK REQUIREMENTS INCLUDING LOCATION, SIZE AND SITE ACCESS ARE TO BE IN ACCORDANCE WITH CFA DETAILS.

**SITE WORKS**

- Landscaping:**
- ALL LANDSCAPING WORKS ARE TO COMPLY WITH PLANNING CONDITIONS AND LANDSCAPE PLANS.
- Tree removal & protection:**
- REFER TO REPORT BY 'PRACTICAL ECOLOGY' FOR DETAILS ON NET GAIN ASSESSMENT AND BUSHFIRE PROTECTION.

**DESIGN RESPONSE TABLE**

- Building & structure design reflects natural topography and is complementary landscape character
- Minimal building footprint with lower ground floor sited along contour to minimise cut & fill
- Building height & scale does not dominate surrounding environment
- Building height below adjacent road level & dominant tree height
- Natural building colours & materials are complementary to the natural setting
- Private outdoor living area with solar aspect
- Car parking areas located along contour to follow topography & reduce visual intrusion
- East site entry utilises existing access pathway
- Rainwater collection, cross ventilation and fire shutters incorporated into design

The builder shall check and verify all dimensions and make all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes and issued by the building designer for construction.

Mr. Brendon Walsh  
 14 Barrening Road, Cottles Bridge 3099  
 Project Name  
**Barrening House**  
 PTY LTD

P: M23 691 98 E: typp@pro.com.au A: P23 Box 46, Elmore VIC 3601

Drawing Title:  
**DETAILED SITE PLAN**

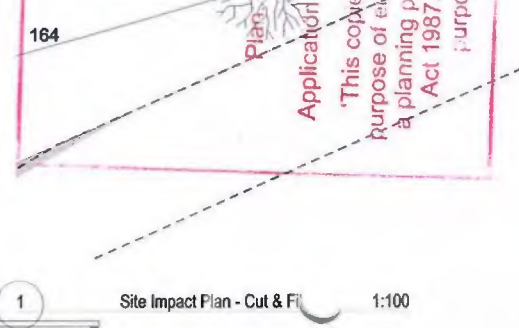
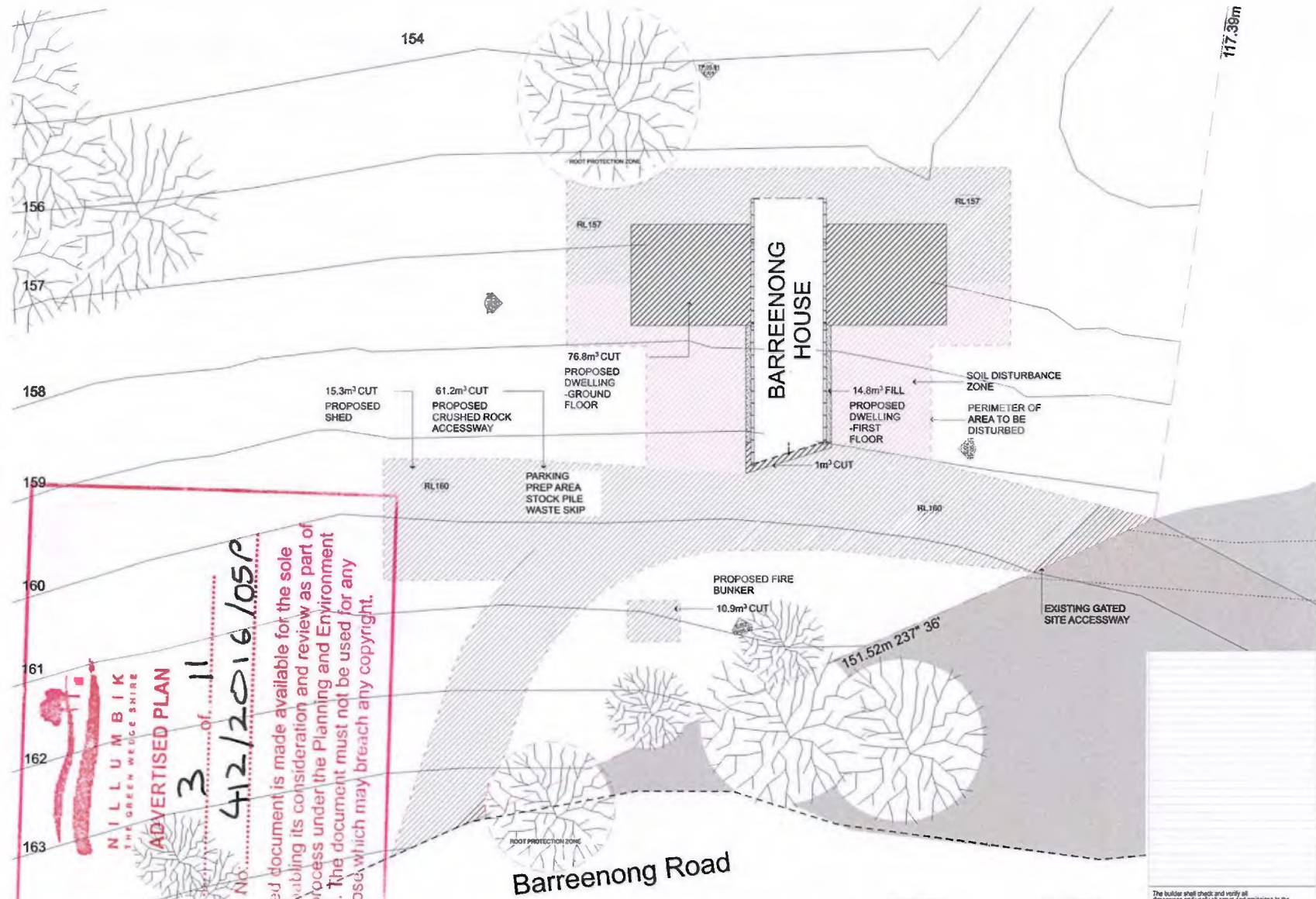
Scale: AS NOTED Date: 27/09/18  
 Status: PRELIMINARY Checked By: KG

Project No:  
**16001** Drawing No:  
**TP.02.00 A**

Plot Date: 28/09/18

**SITE CONSTRUCTION MANAGEMENT NOTES:**

- SEDIMENT CONTROL & DRAINAGE MEASURES WILL BE ESTABLISHED PRIOR TO CONSTRUCTION AS REQUIRED
- ADEQUATE & APPROPRIATE WASTE BINS WILL BE PROVIDED ON SITE
- POST CONSTRUCTION ALL EXPOSED SOIL AREAS MUST BE TREATED WITH A MULCH OF FIBRE MATTING/ SHREDDED PLANT MATERIAL FROM SITE IN ACCORDANCE WITH BUSHFIRE MANAGEMENT REQUIREMENTS
- ALL CONSTRUCTION VEHICLES & EQUIPMENT WILL BE CLEARED OF SOIL/ ORGANIC MATTER TO REMOVE SEEDS PRIOR TO ARRIVING ON SITE TO PREVENT THE INTRODUCTION AND/OR SPREAD OF PATHOGENS



**SITE IMPACT NOTES:**

Site Cut - Dwelling	77.6
Site Fill - Dwelling	24.2
Site Cut - Fire Bunker	5.2
Site Cut - Garage	36
Secondary Impact - Driveway	204.1

IMPACT AREA (m <sup>2</sup> )	77.6
77.6	24.2
5.2	36
204.1	

Cut (m <sup>3</sup> )	89
10.9	15.3
61.3	

Fill (m <sup>3</sup> )	14.8

Total Impact Cut

347.1m<sup>2</sup>

176.5m<sup>3</sup>

Total Impact Fill

17m<sup>2</sup>

30m<sup>2</sup> Approx.

Not Impacted Site

17m<sup>2</sup>

30m<sup>2</sup> Approx.

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No. Braden Walsh  
14 Barreenong Road, Cottles Bridge 3099  
Project Name  
**Barreenong House**  
PTY LTD

Drawing Title:  
**CONSTRUCTION MANAGEMENT PLAN**

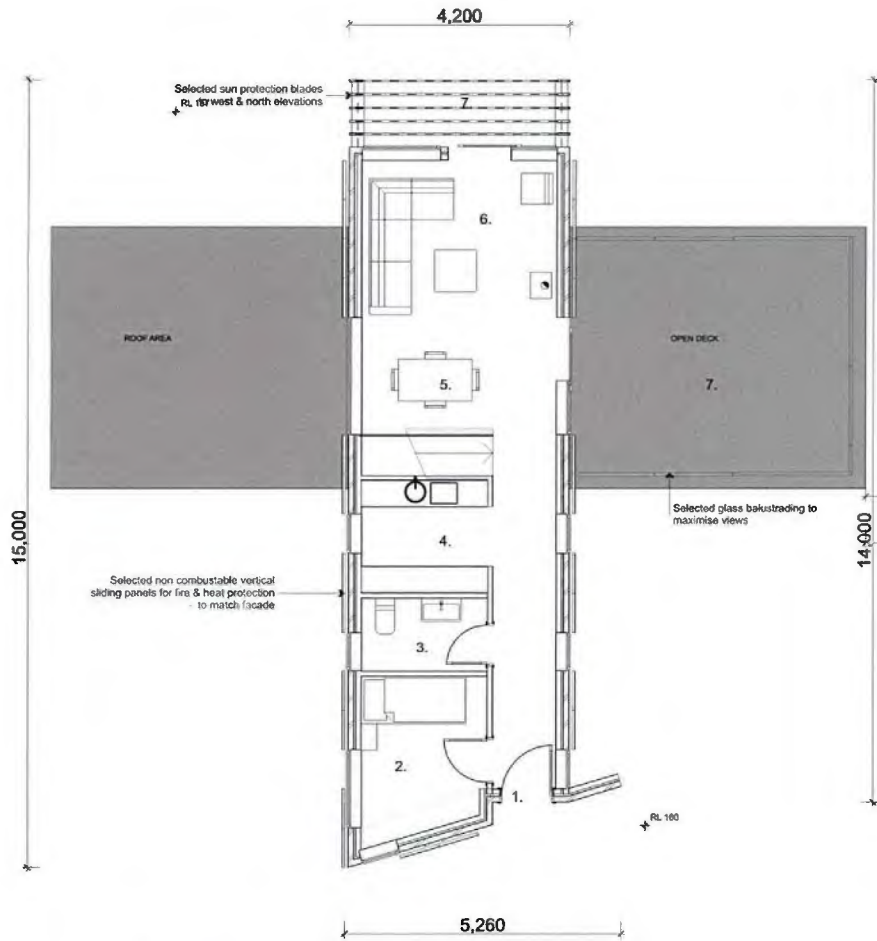
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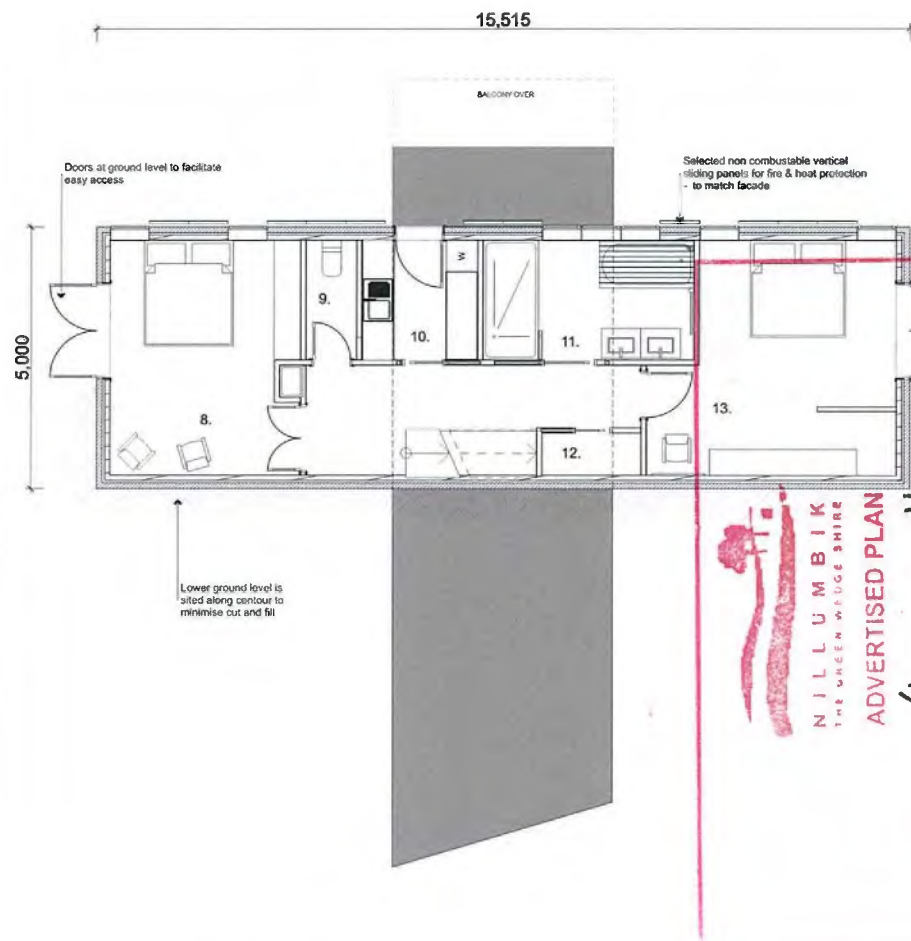
Project No: Drawing No:

**16001** **TP.03.01 A**

Plot Date:



1 Ground 1:50



2 Lower Ground 1:50

- LEGEND**
- 1. Entry
  - 2. Bedroom
  - 3. W/C
  - 4. Kitchen
  - 5. Dining
  - 6. Living
  - 7. Balcony
  - 8. Bedroom
  - 9. WC
  - 10. Laundry
  - 11. Bathroom
  - 12. Linen
  - 13. Master Bedroom

**ADVERTISED PLAN**

NIL LUMBIK  
THE GREEN WEDGE SHIRE

Plan 4 of 11

Application No. 412/2016/05P

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FLOOR AREAS	
SITE:	7,590m <sup>2</sup>
Dwelling Ground Floor	60.44m <sup>2</sup>
Shed	36.00m <sup>2</sup>
<b>Storey Total:</b>	<b>96.44m<sup>2</sup></b>
Dwelling Lower Ground Floor	77.57m <sup>2</sup>
<b>Total Dwelling</b>	<b>174.01m<sup>2</sup></b>

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**Barreenong House**  
PTY LTD

**GROUND & LOWER GROUND FLOOR PLANS**

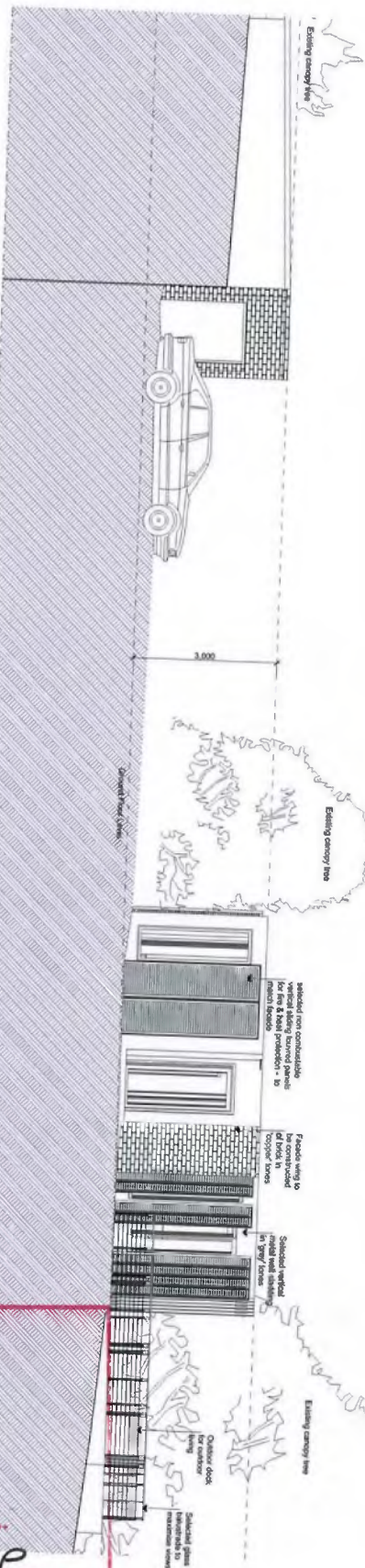
Scale: as noted Date: 15/04/16  
Status: PRELIMINARY Checked By: KG

Project No: 16001 Drawing No: TP.04.01

Plot Code: 20/052016



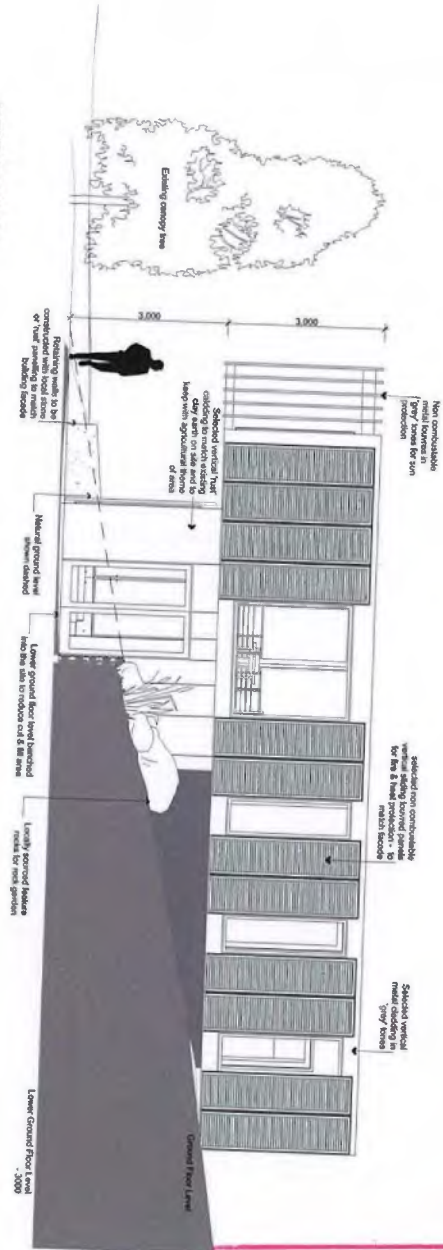
Proposed dwelling



SOUTH ELEVATION

Proposed dwelling

WEST ELEVATION



Plan: 6 of 11

Application No: 412/2016/OSP








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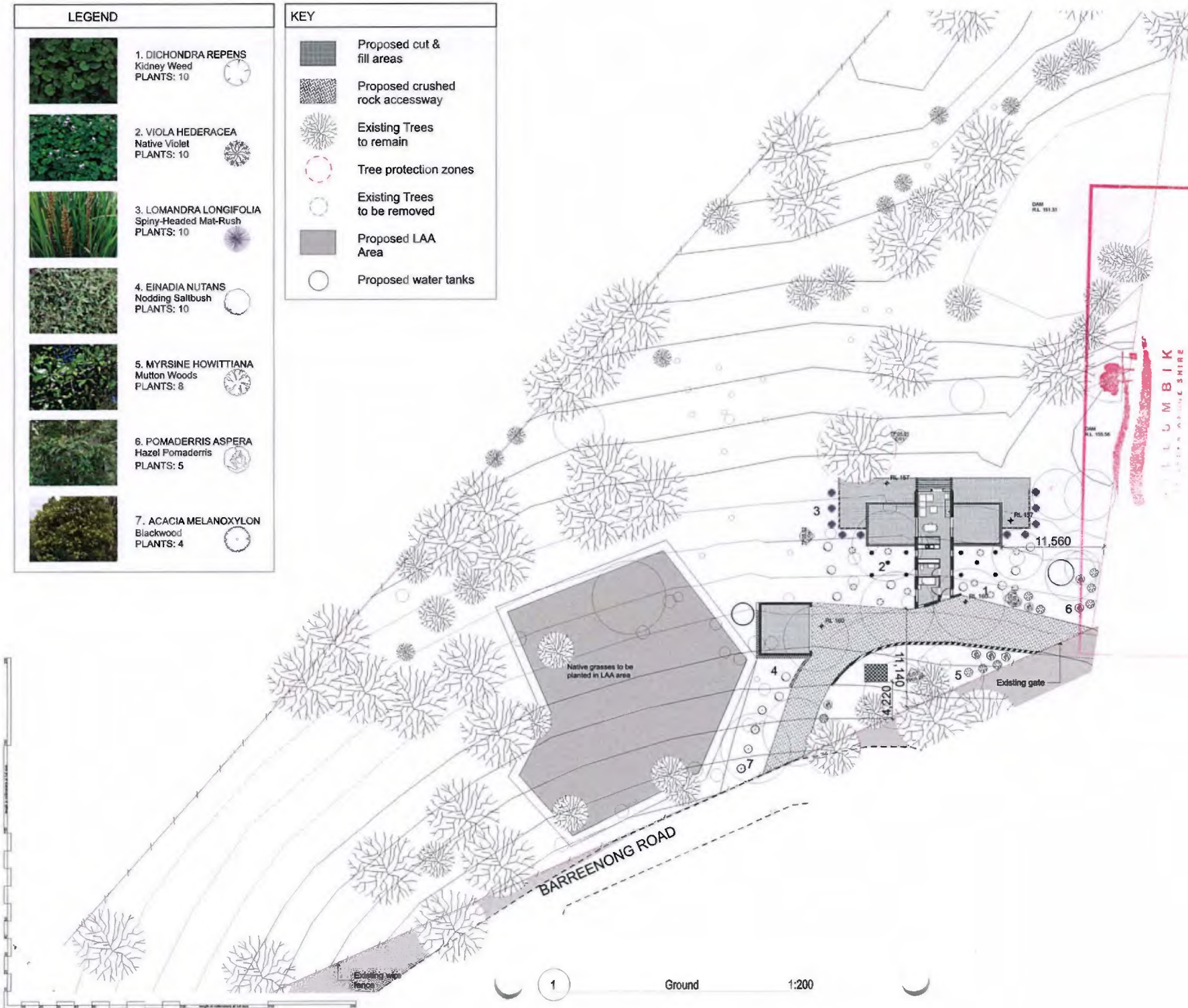
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Barrenjoey Council, Cottes Road, 2009  
 PTY LTD

16001 TP.05.02

LEGEND	
	1. DICHONDRA REPENS Kidney Weed PLANTS: 10
	2. VIOLA HEDERACEA Native Violet PLANTS: 10
	3. LOMANDRA LONGIFOLIA Spiny-Headed Mat-Rush PLANTS: 10
	4. EINADIA NUTANS Nodding Saltbush PLANTS: 10
	5. MYRSINE HOWITTIANA Mutton Woods PLANTS: 8
	6. POMADERIS ASPERA Hazel Pomaderris PLANTS: 5
	7. ACACIA MELANOXYLON Blackwood PLANTS: 4

KEY	
	Proposed cut & fill areas
	Proposed crushed rock accessway
	Existing Trees to remain
	Tree protection zones
	Existing Trees to be removed
	Proposed LAA Area
	Proposed water tanks



**WILLUMBIK**  
 LOCAL GOVERNMENT SHIRE  
**ADVERTISED PLAN**  
 Plan 7 of 11  
 Application No. 412/2016/05P

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Mr. Gordon Walsh  
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Drawing Title: <b>INDICATIVE LANDSCAPE PLAN</b>	
Scale: as noted	Date: 2/2/2016
Status: <b>PRELIMINARY</b>	Checked By: KG
Project No: <b>16001</b>	Drawing No.: <b>TP.06.01 A</b>
Print Date: 09/02/2016	