

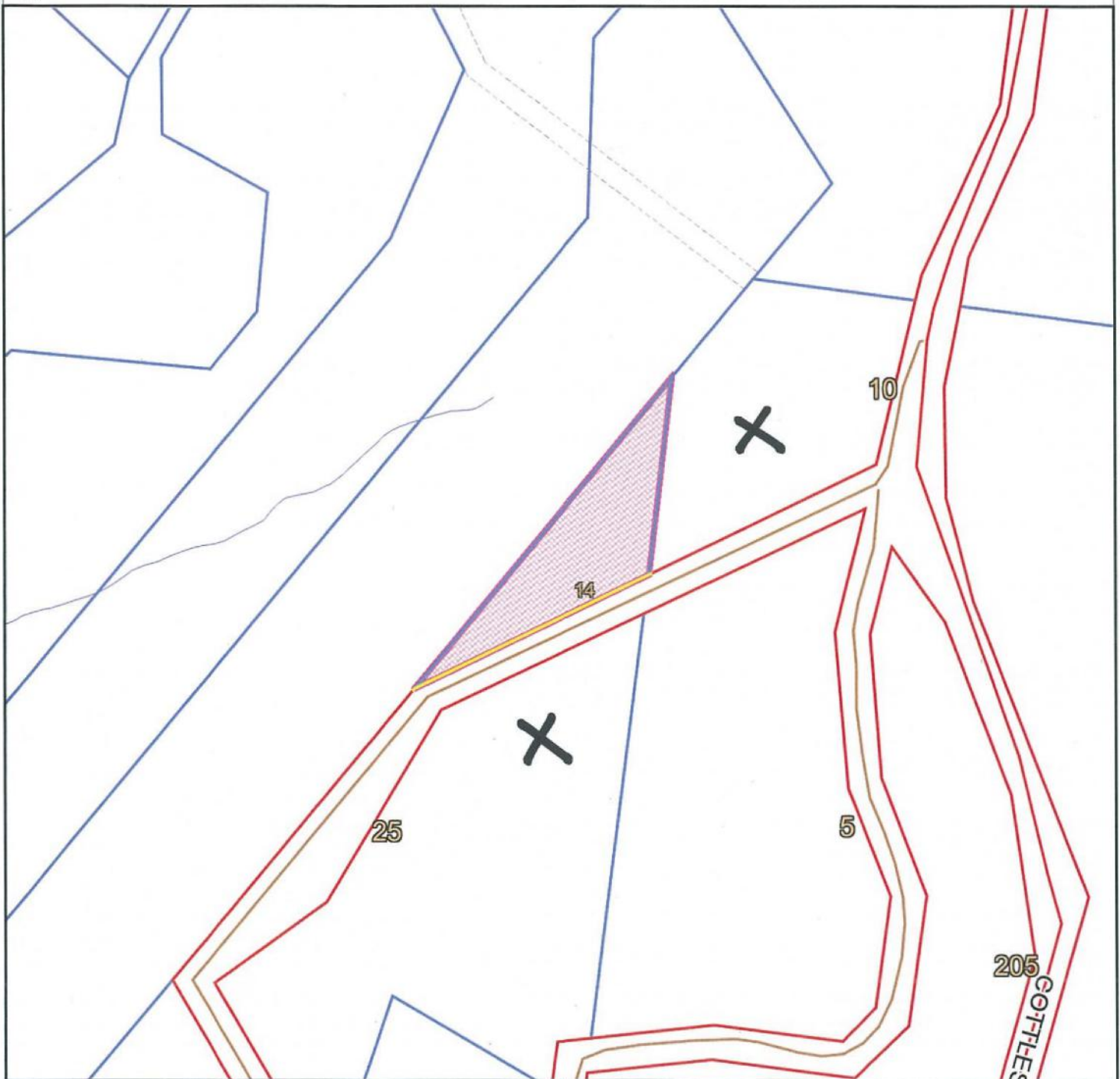
Subject Site and Surrounds

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: 2

Total: 2



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Map Width:	640.4 m
Produced By:	Planning and Building Services
Responsible Officer:	Jonathan McNally
Date:	Monday, 20 February 2017



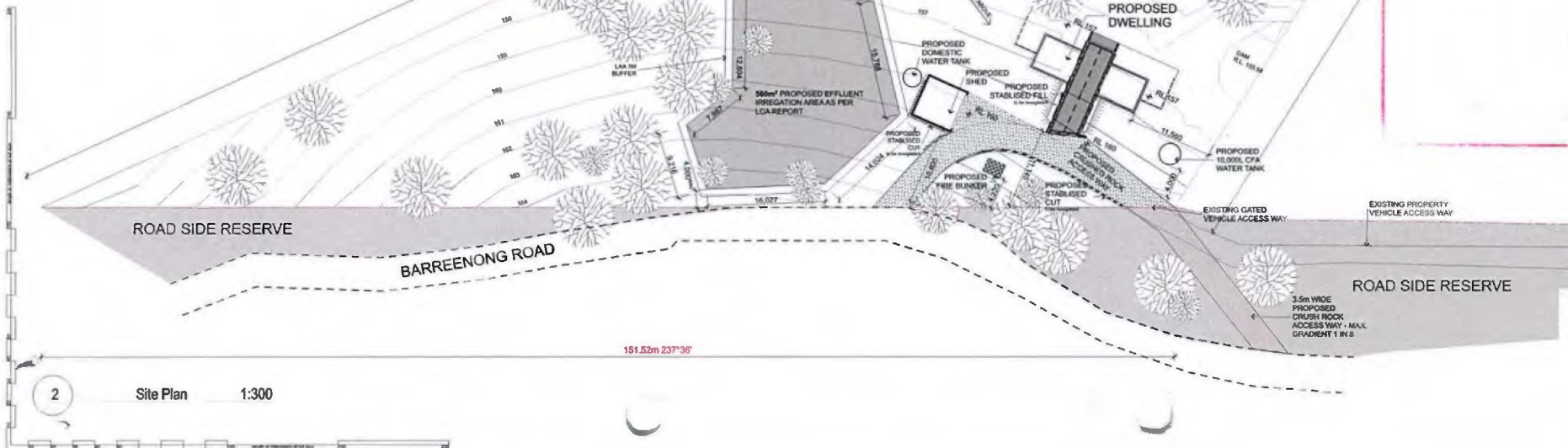
**14 Barreenong Road
Cottles Bridge, VIC 3099**

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.

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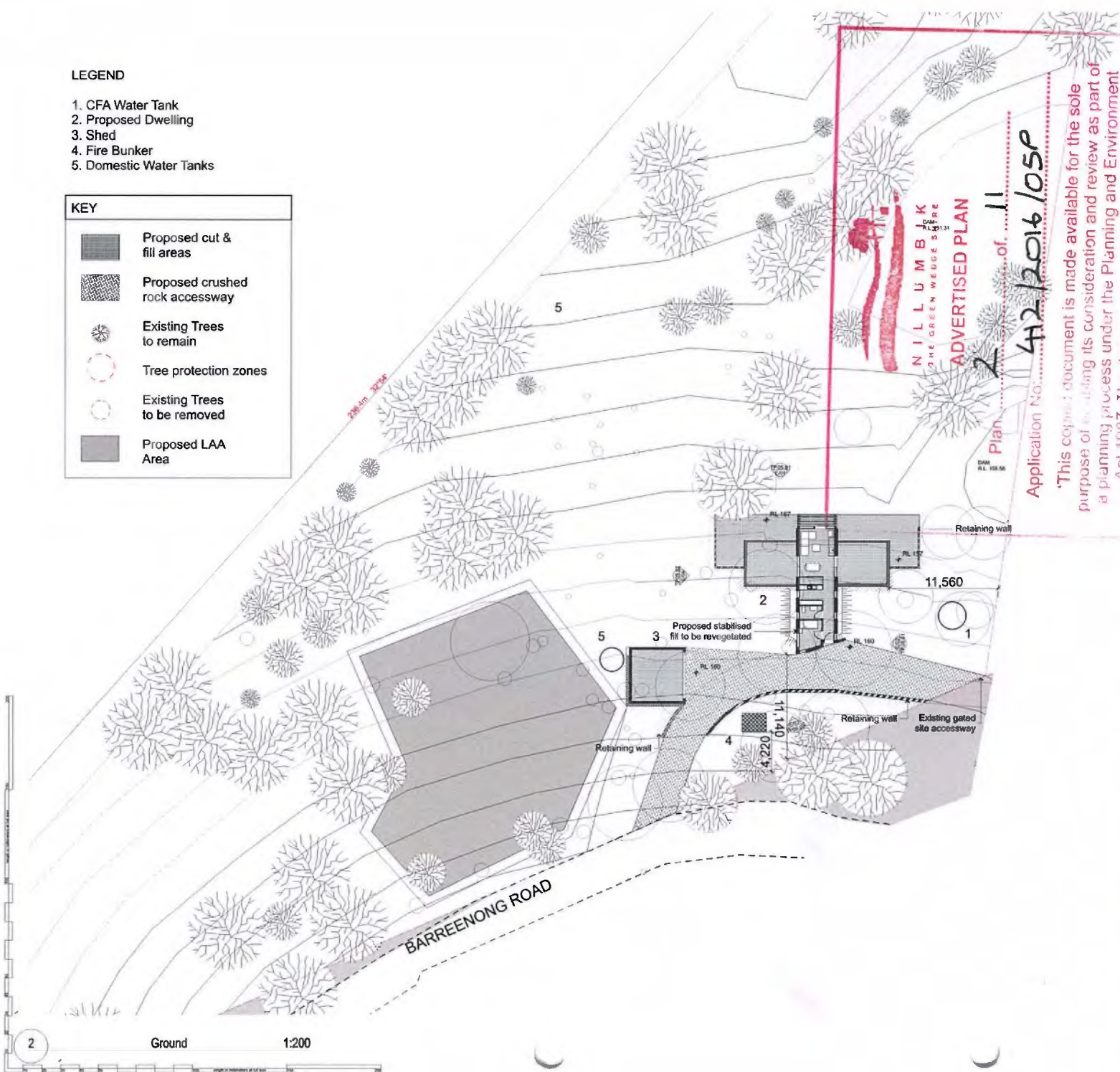
Drawing Title: Site Plan	
Status: PRELIMINARY	Checked By: KG
Project No: 16001	Drawing No: TP.01.00 A
Scale: as noted	Date: 27/09/16
Plot Date:	

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
 of 11
 Application No. 412/2016/05P

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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 50m² 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.

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Drawing Title:
DETAILED SITE PLAN

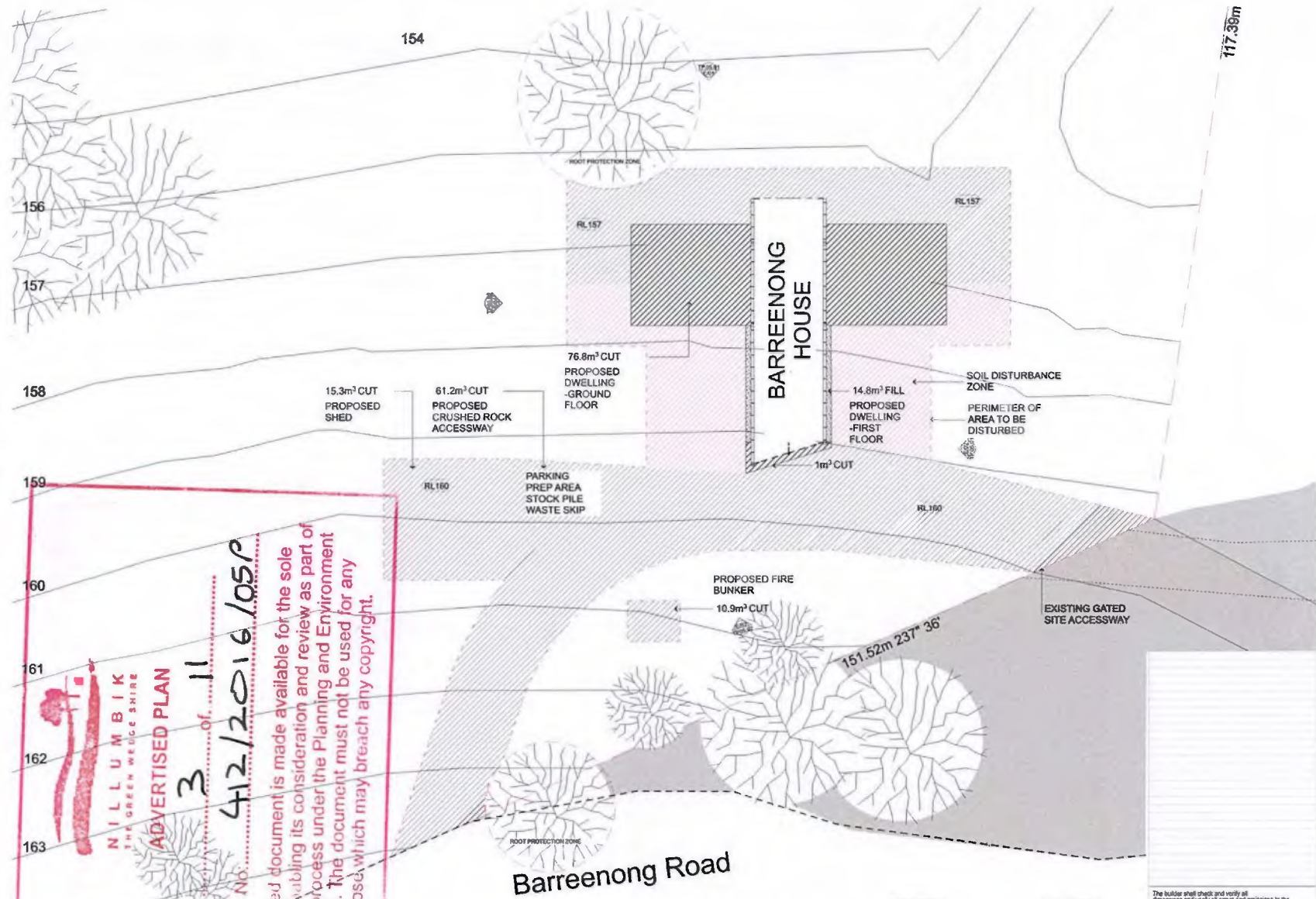
Scale: as noted Date: 27/09/16
 Status: PRELIMINARY Checked By: KG

Project No:
16001 Drawing No:
TP.02.00 A

Plot Date: 2016/09/16

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



NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

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Application No. 412/2016/051P

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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 ²)	77.6
Cut (m ³)	89
Fill (m ³)	14.8
Total Impact Cut	347.1m ²
Total Impact Fill	176.5m ³
Not Impacted Site	17m ²
Total Site Area	30m ² Approx.

	Cut (m ³)	Fill (m ³)
Site Cut - Dwelling	89	-
Site Fill - Dwelling	-	14.8
Site Cut - Fire Bunker	10.9	-
Site Cut - Garage	15.3	-
Secondary Impact - Driveway	61.3	-
Total Impact Cut	176.5m³	-
Total Impact Fill	-	14.8m³

1 Site Impact Plan - Cut & Fill 1:100

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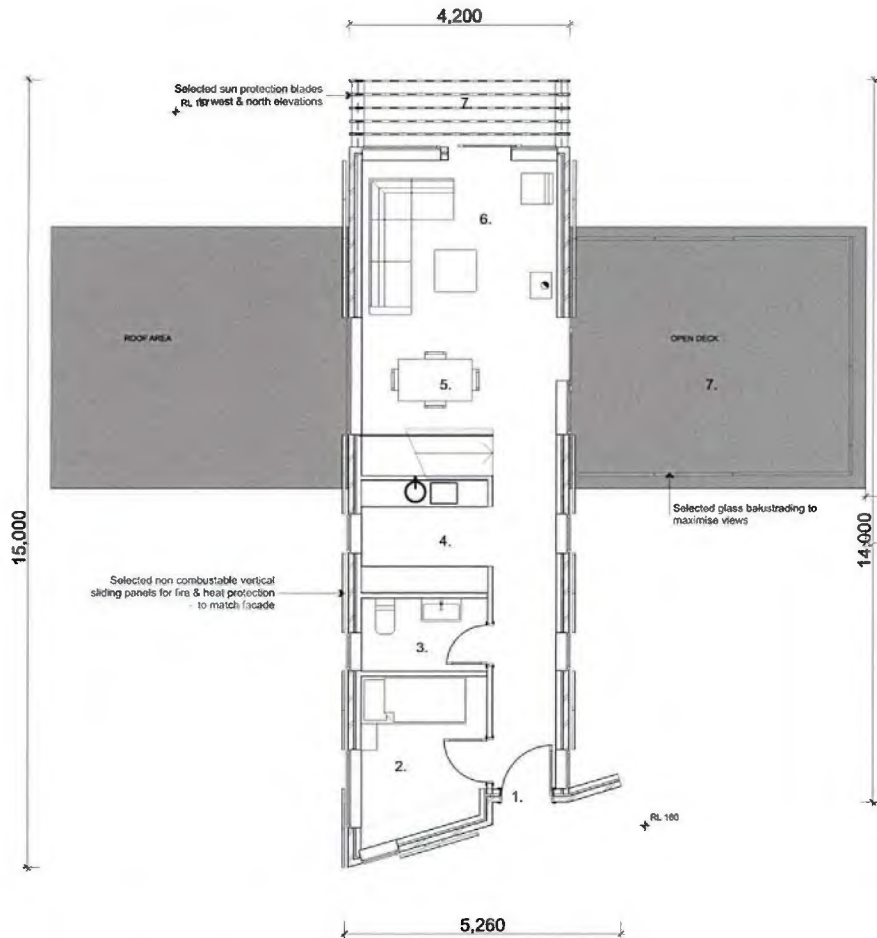
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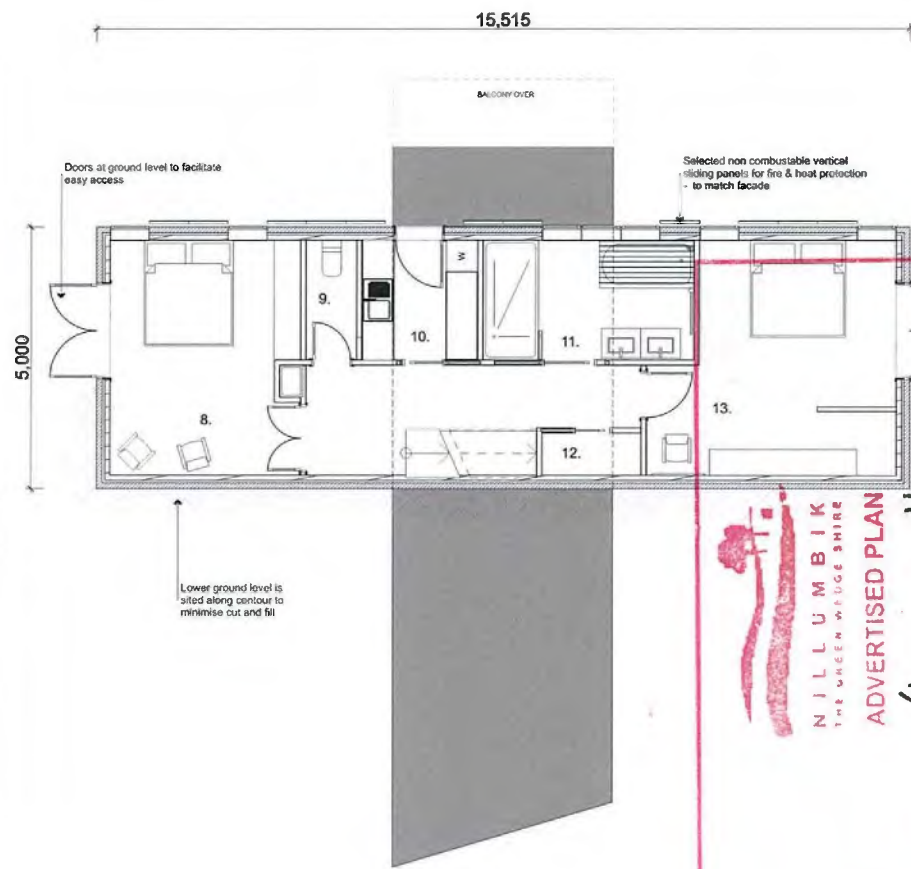
Drawing Title:
CONSTRUCTION MANAGEMENT PLAN

Scale: as noted Date: 22/06/18
Status: PRELIMINARY Checked By: KG
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 ²
Dwelling Ground Floor	60.44m ²
Shed	36.00m ²
Storey Total:	96.44m²
Dwelling Lower Ground Floor	77.57m ²
Total Dwelling	174.01m²

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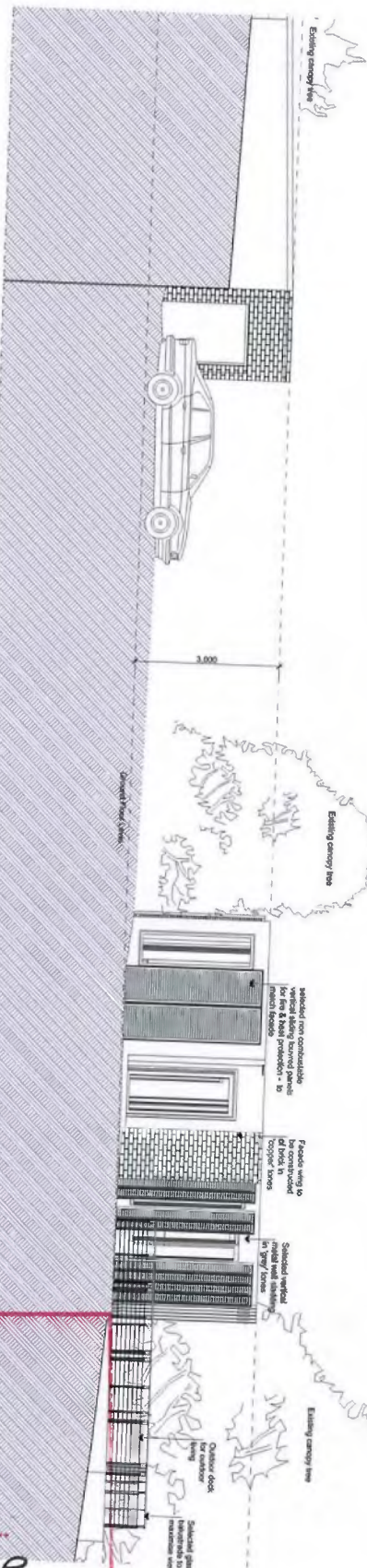
Drawing Title:
GROUND & LOWER GROUND FLOOR PLANS

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

Project No: Drawing No:
16001 TP.04.01

Plot Code: 20/052016

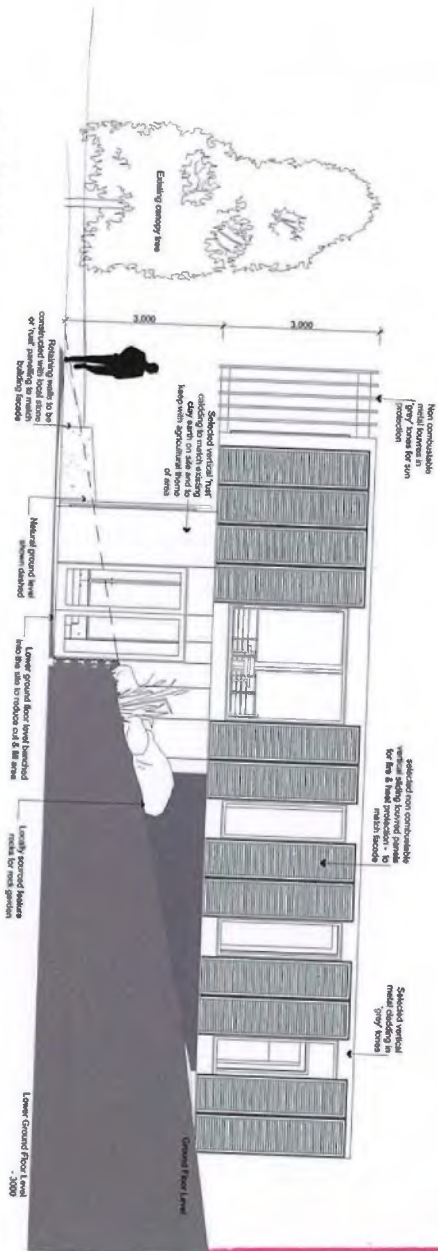
Proposed dwelling



SOUTH ELEVATION

Proposed dwelling

WEST ELEVATION



NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 6 of 11

Application No: 412/2016/OSP

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Barrenhong House
PTY LTD
16001 TP.05.02

DATE: 2016/05/02

Scale: as indicated

Source: PRELIMINARY

Project No: 16001








Drawn by: IS

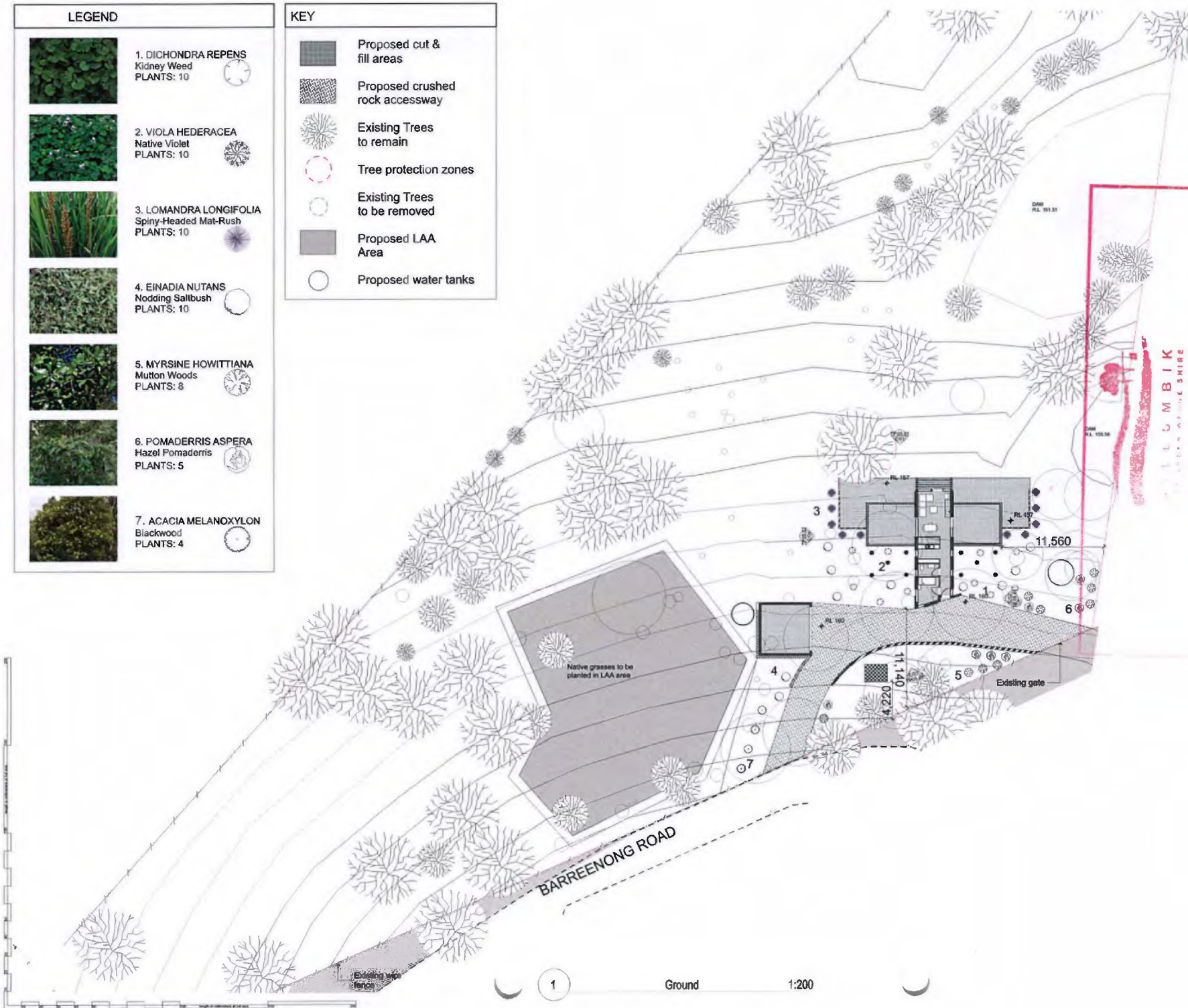
Checked by: IS

TP.05.02

2016/05/02

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