

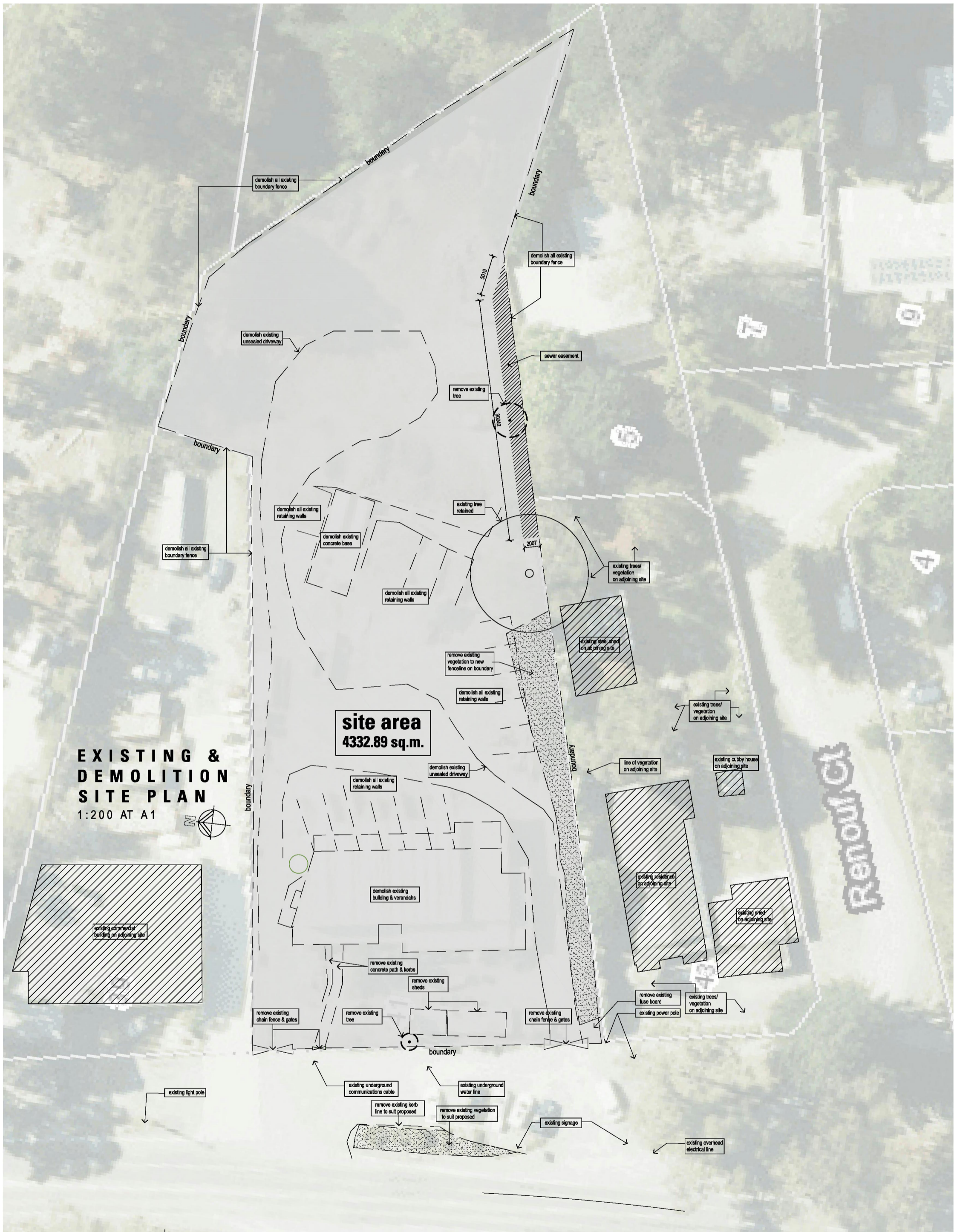
Landscaping area table

landscape	area sq.m.
landscaping A	1006
landscaping B	50
landscaping C	27
landscaping D	15
landscaping E	15
Total	1113sqm
site	4333sqm
total impervious surface	3220sqm
total pervious surface	1113sqm

SITE & CONTEXT PLAN
1:200 AT A1

OTR MOUNT EVELYN
41 MONBULK ROAD, MOUNT EVELYN VIC 3796





EXISTING & DEMOLITION SITE PLAN
1:200 AT A1

site area
4332.89 sq.m.

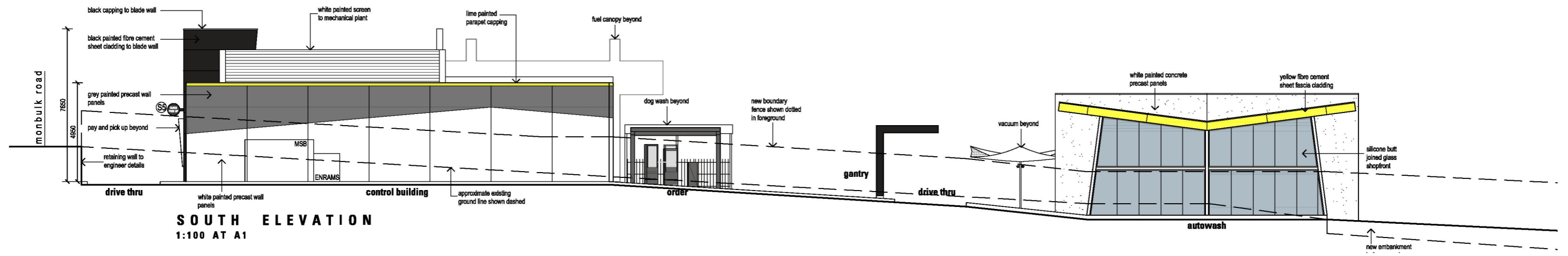
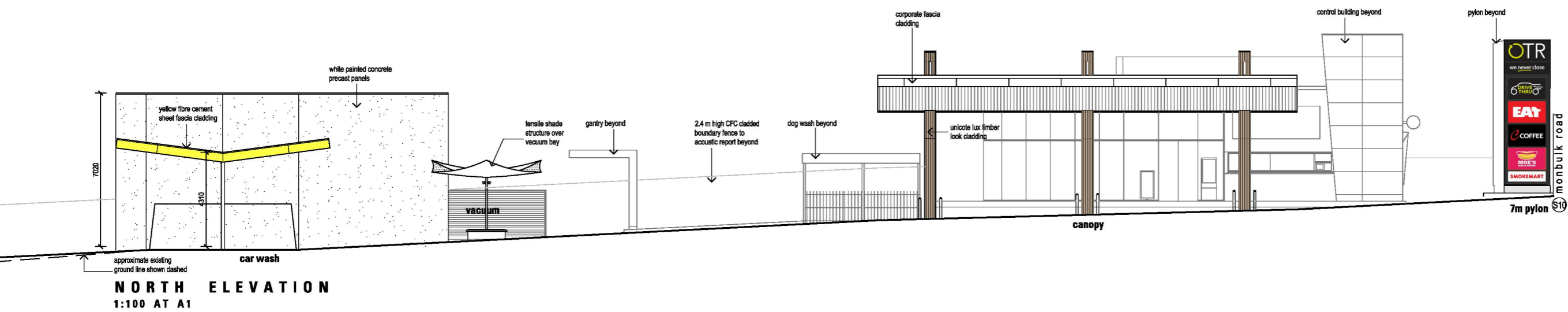
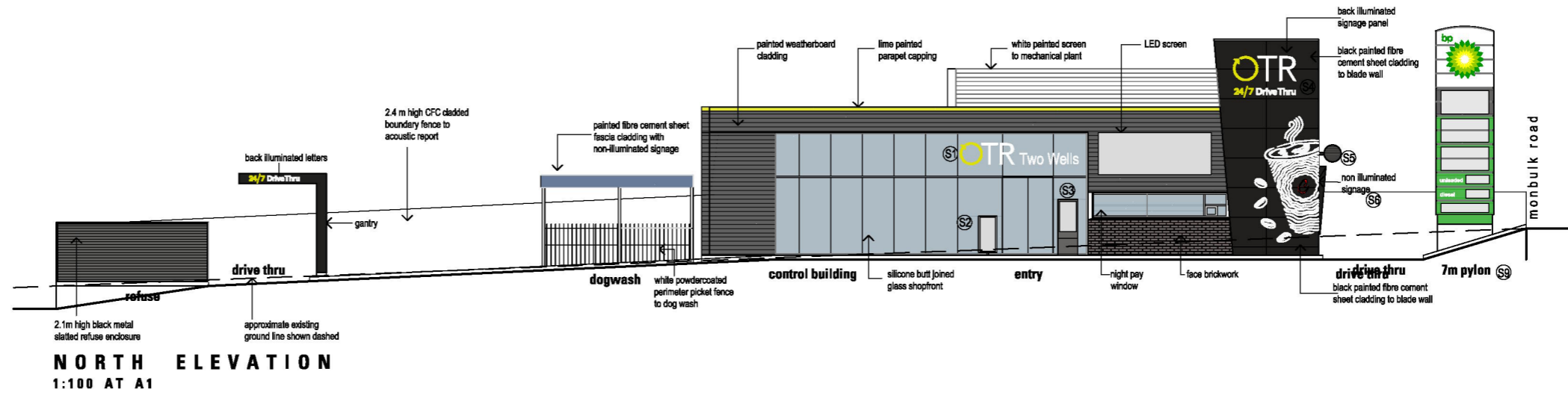
Renovate Ct

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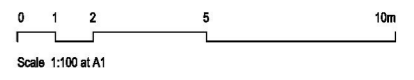


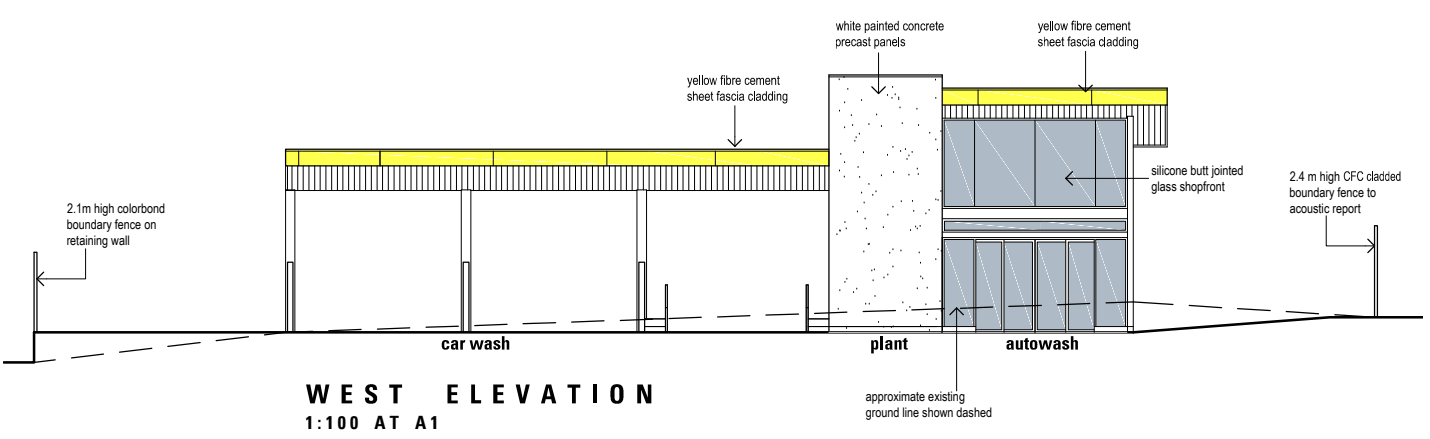
COLOURS & FINISHES SCHEDULE

ITEM	MATERIAL	COLOUR
shopfront	glass	clear
blade wall (left side)	weatherboard cladding	grey
blade wall (right side)	CFC sheet cladding	dark grey/black
main bldg. canopy overhang	weatherboard cladding	grey with top lime painted flashing
night pay window wall	face brick	as shown
roof top plant screen	weatherboard	white
pay & pickup window	no pre core alucobond	dark grey
Fuel Canopy columns	Unicole Lux sheet cladding	timber look
Fuel Canopy overhang	Alucobond sheet cladding	white
autowash	glass	clear
autowash fascia	CFC sheet cladding	yellow
carwash	precast	white
carwash fascia	CFC sheet cladding	yellow
plant room	precast panels	white
refuse	metal slats	black

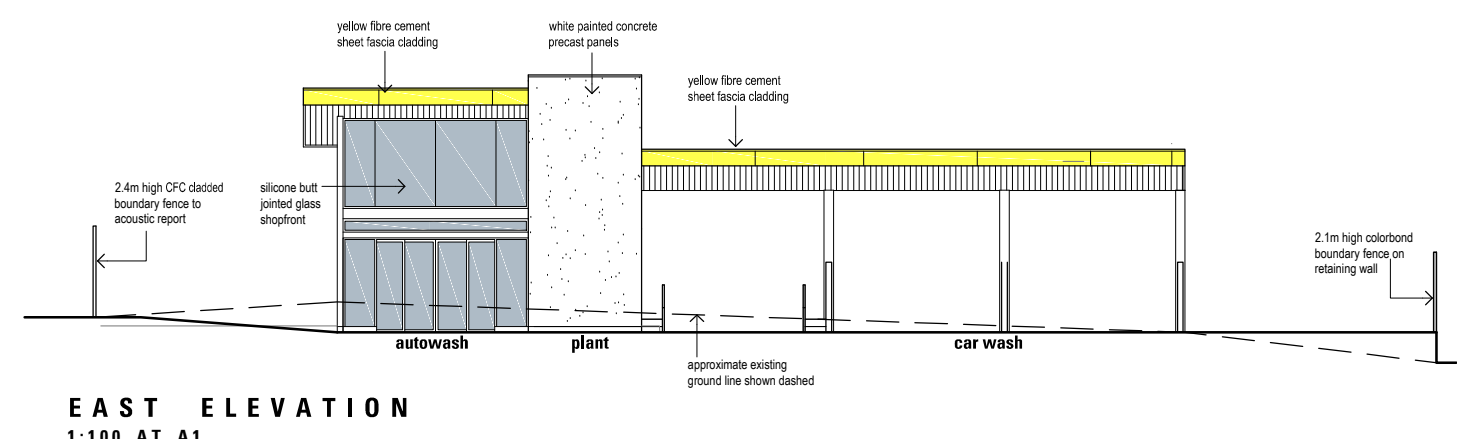


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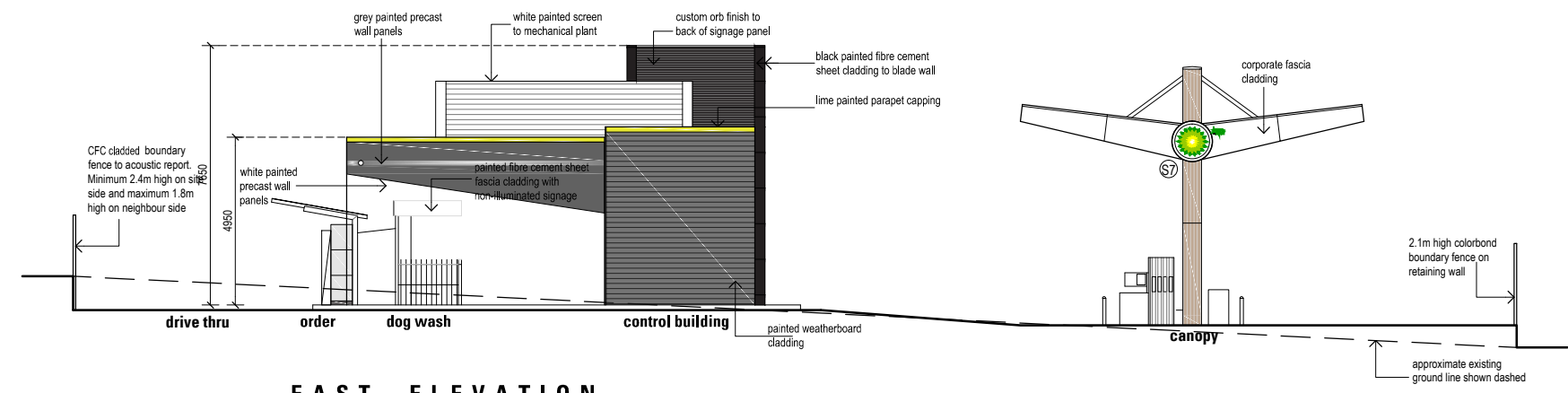




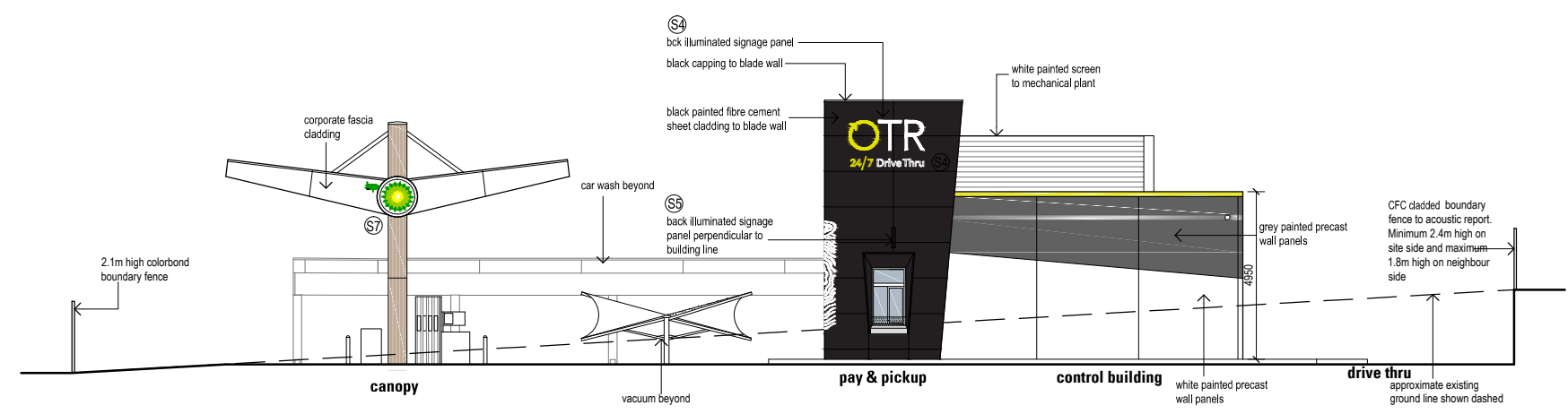
WEST ELEVATION
1:100 AT A1



EAST ELEVATION
1:100 AT A1



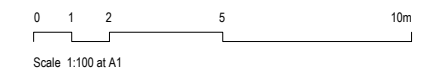
EAST ELEVATION
1:100 AT A1



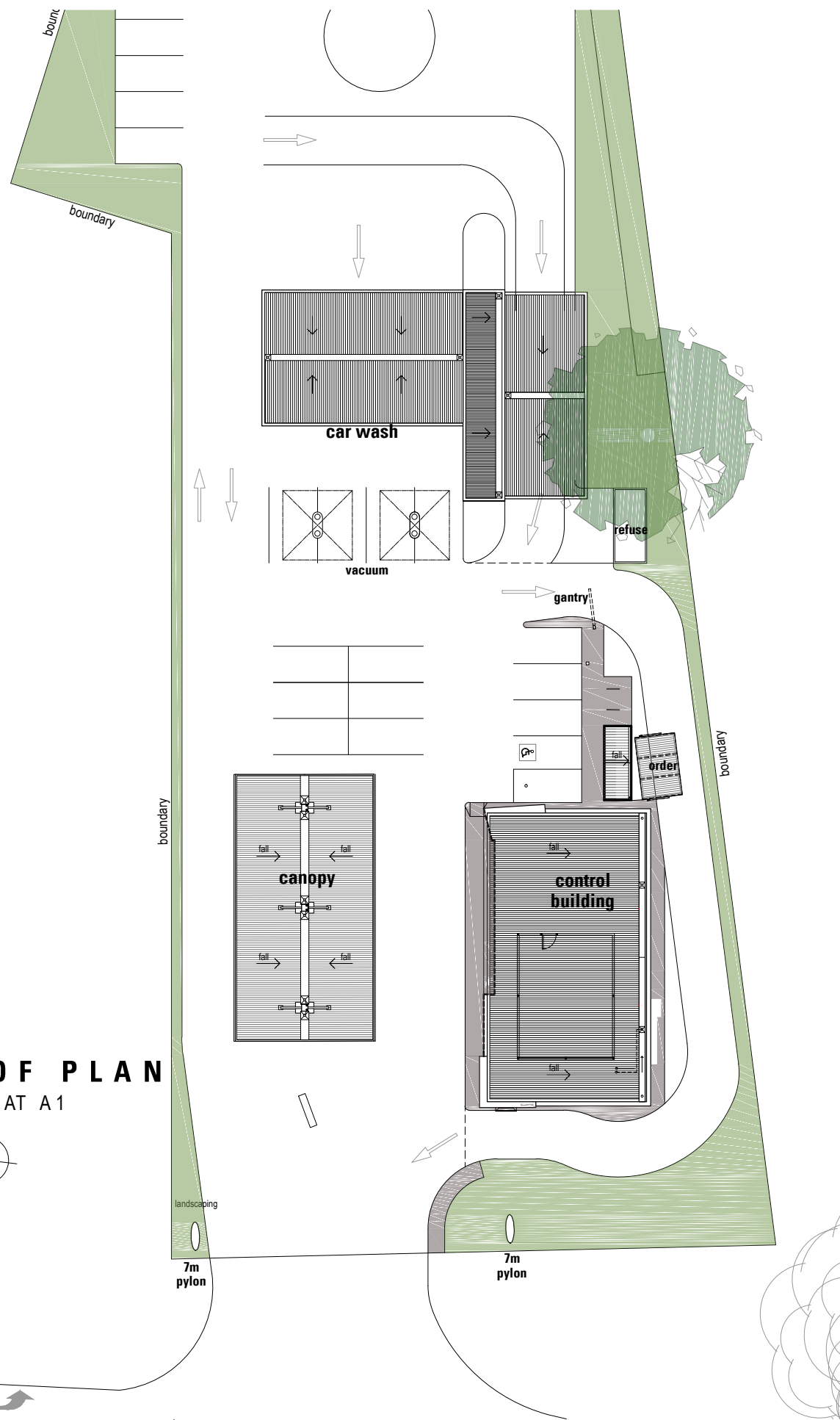
WEST ELEVATION
1:100 AT A1

COLOURS & FINISHES SCHEDULE

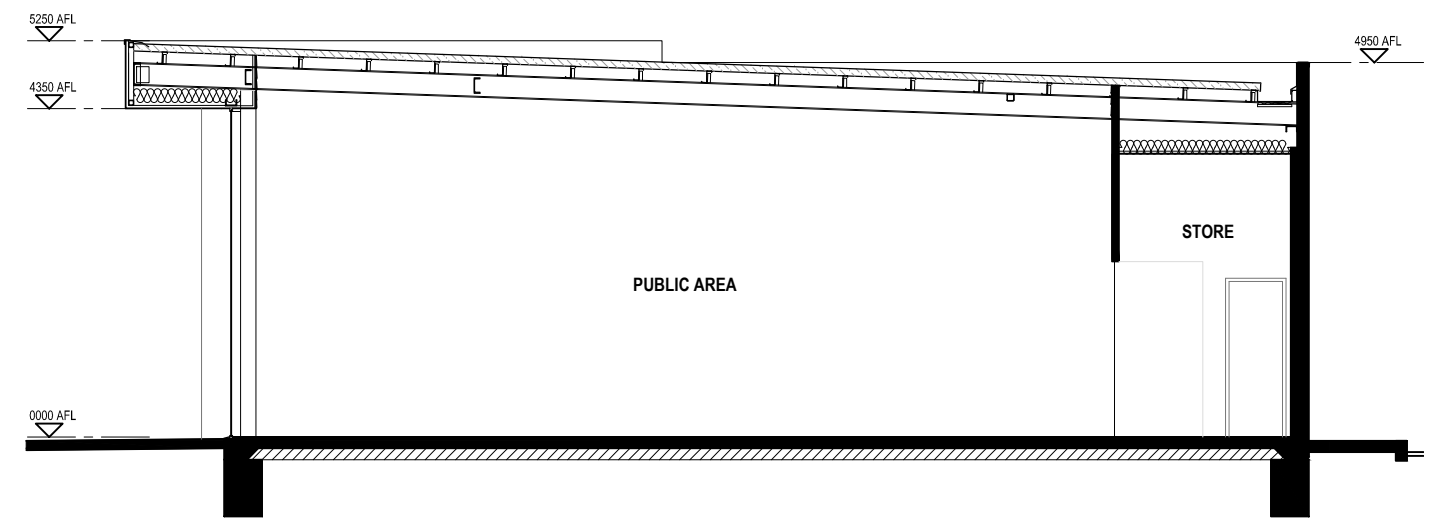
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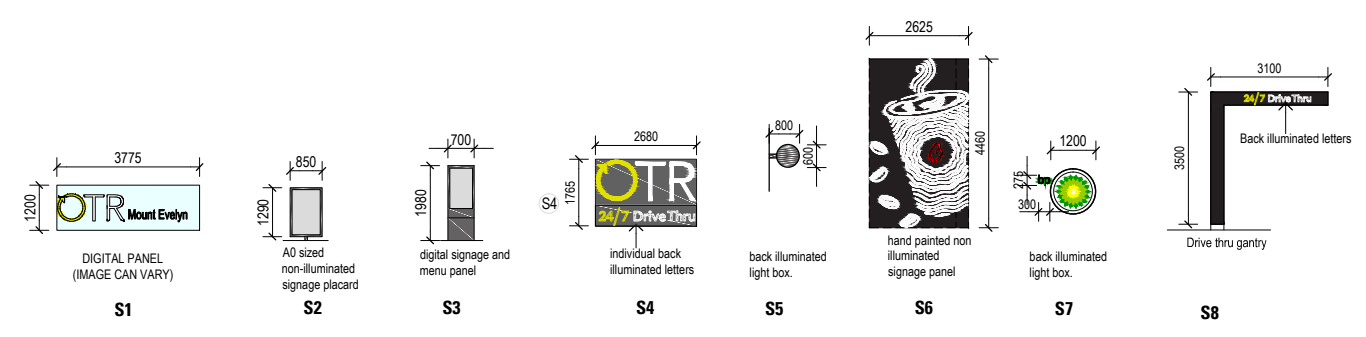
OTR MOUNT EVELYN
41 MONBULK ROAD, MOUNT EVELYN VIC 3796



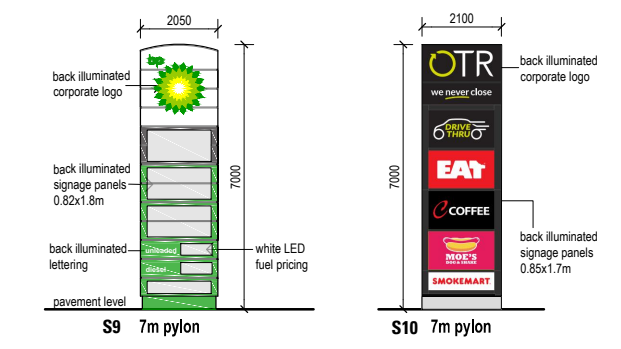
ROOF PLAN
1:200 AT A1



TYPICAL SCHEMATIC SECTION 1:50 AT A1

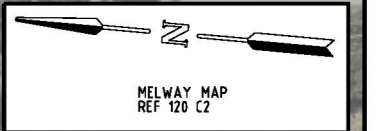
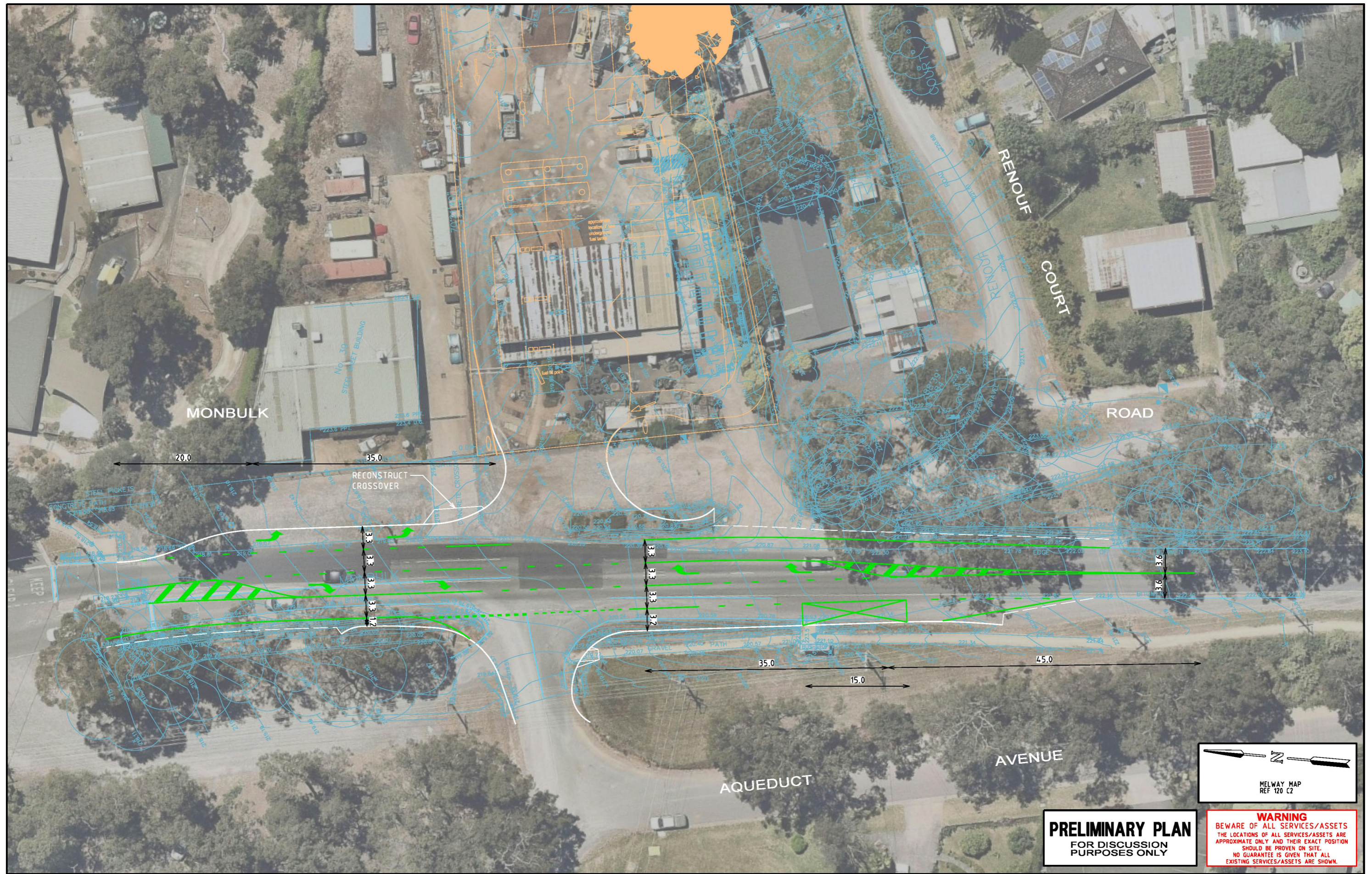


SIGNAGE ELEVATIONS
1:100 AT A1



PYLON SIGN ELEVATION 1:100 AT A1

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MELWAY MAP
REF 120 C2

PRELIMINARY PLAN
FOR DISCUSSION
PURPOSES ONLY

WARNING
BEWARE OF ALL SERVICES/ASSETS
THE LOCATIONS OF ALL SERVICES/ASSETS ARE
APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVEN ON SITE.
NO GUARANTEE IS GIVEN THAT ALL
EXISTING SERVICES/ASSETS ARE SHOWN.

ISSUE	ISSUE DESCRIPTION	ISSUE DATE	GENERAL NOTES
A	LINEMARKING AMENDED AND PLAN RE-ISSUED	22 JULY 2022	1. BASE INFORMATION FROM FEATURE SURVEY (MOUNT EVELYN CON01D - SENT 2020.08.05.DWG) / AERIAL PHOTOGRAPH (SOURCE: NEARMAP JUL 2020). 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL. 3. MAIN ROAD - MONBULK ROAD (SPEED ZONE 60km/h). 4. ALL PROPOSED FOOTPATHS AND PRAM CROSSINGS ARE TO BE CONSTRUCTED WITH TACTILE GROUND SURFACE INDICATORS TO DDA COMPLIANCE GUIDELINES REFER TO AS 1428.4.2009.

41 MONBULK ROAD
MOUNT EVELYN
YARRA RANGES SHIRE COUNCIL
FUNCTIONAL LAYOUT PLAN

SCALE 1:500 (A3) SHEET No. DWG No. G27274-02-01



Construction BAL Rating = 29



Bushfire Mitigation Measures - Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

a) Defendable Space

Defendable space is provided for a distance of **50 metres** around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Dwelling designed and constructed to a minimum Bushfire Attack Level of **BAL29**

c) Water Supply

A static water tank dedicated solely for firefighting must be provided and must meet the following requirements:

- An effective capacity of **10,000 Litres**
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

A 10,000 litre water supply is required, therefore the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: **Yes**. The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

STATUS: BUILDING PERMIT		
CLIENT: PC INFRASTRUCTURE		
TITLE: BUSHFIRE MANAGEMENT PLAN		
PROJECT: NEW COMMERCIAL BUILDING 41 Monbulk Road Mount Evelyn		
NORTH: 	DRAWN: LH	DATE: 13.02.2022
	CHECKED: DH	SCALE @ A3: AS SHOWN
PROJECT NO: 21007	DRAWING NO: 101	REVISION: B

NOTES

EXISTING SERVICES

THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

TREE PLANTING

PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW. TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE. FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH SITE TOPSOIL BLENDED WITH 20% ORGANIC MIX. PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE. STAKE TREES WITH 2No. 2500x50x50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL.

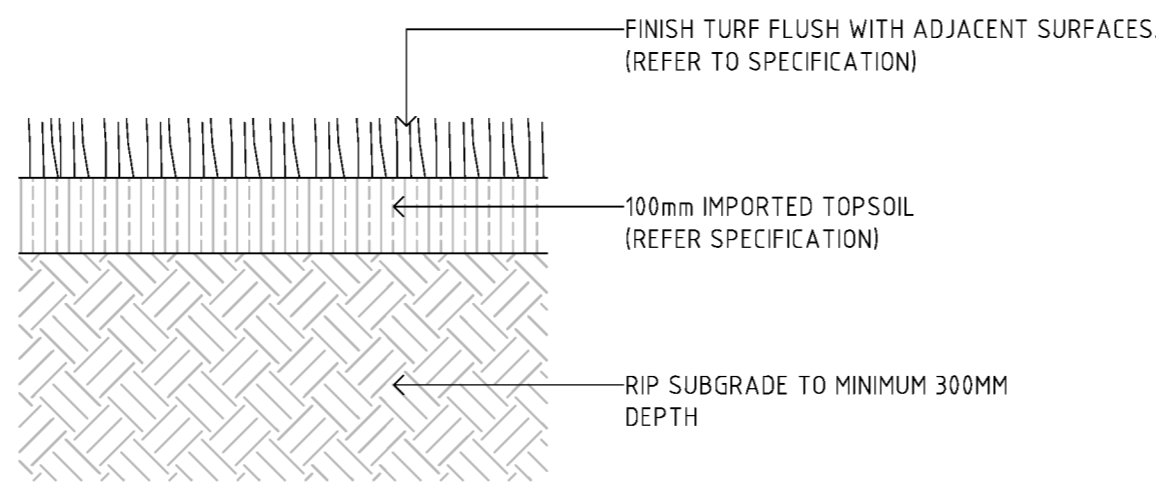
PLANTING BEDS

CULTIVATE EXISTING GROUND TO A MINIMUM DEPTH OF 300 MM AND PLACE 300MM IMPORTED 'ORGANIC MIX'. PLACE PLANTS IN THE CENTER OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL. APPLY TERRACOTTEM FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING PLACE A 100MM MINIMUM DEPTH OF COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOUR. AVERAGE 15 PLANTS/M²

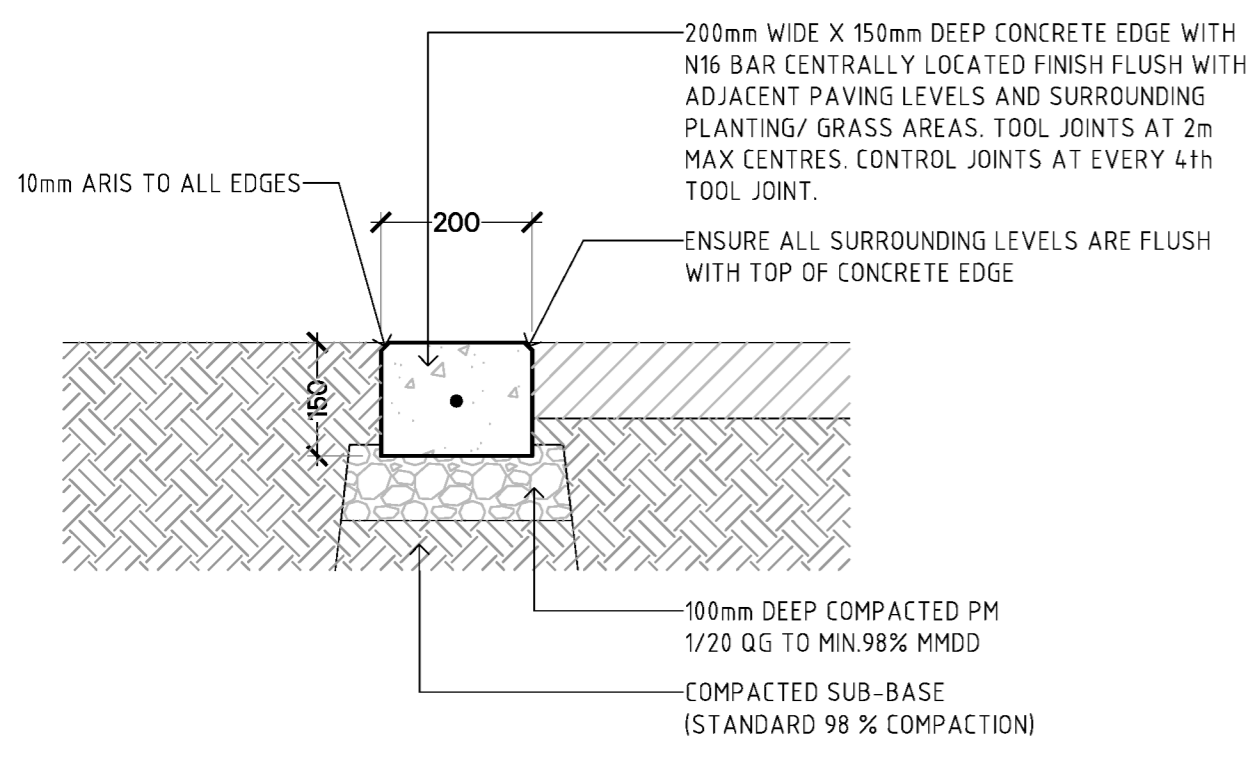
IRRIGATION

PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS AND TREES. DRIP IRRIGATION SPECIFIED AS METAFIM TECHLINE 16 POLY TUBE 16LPH @ 0.5M SPACINGS OR SIMILAR APPROVED. FOR ALL TREE PLANTING INSTALL AT BASE OF TREE 4No 4LPH PC DRIP EMITTERS ON 15MM POLY LOOP (OR INLINE EQUIVALENT).

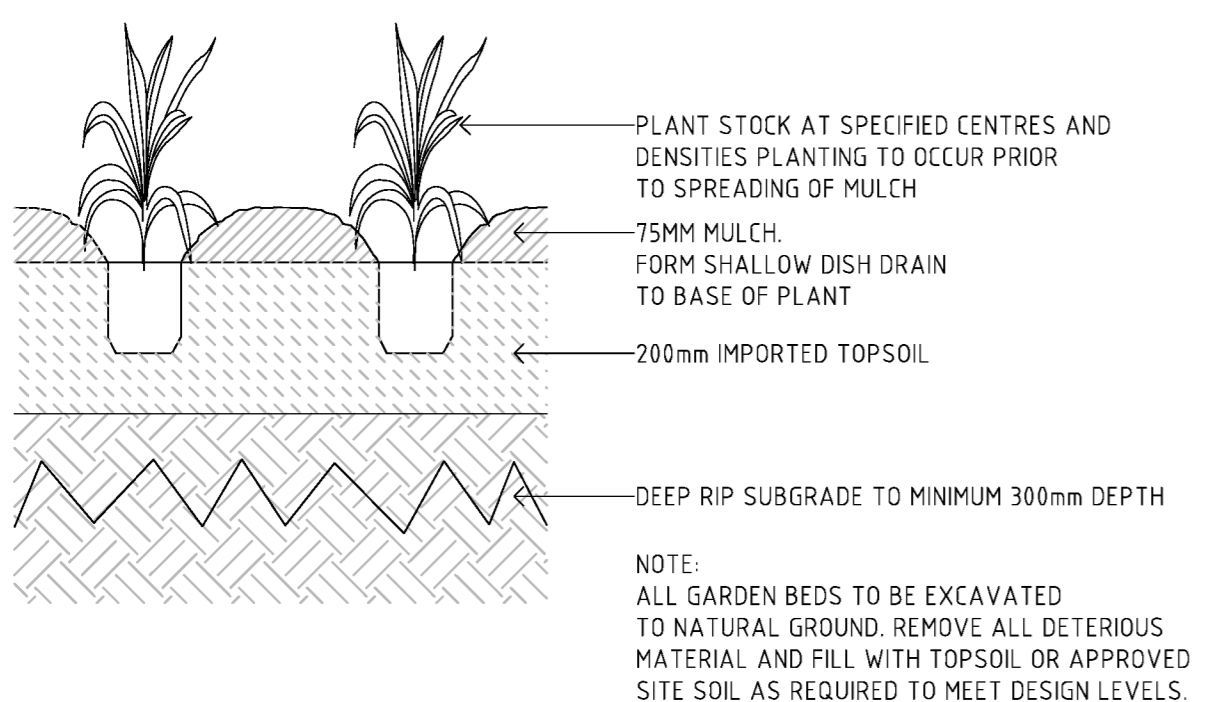
ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH. PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.



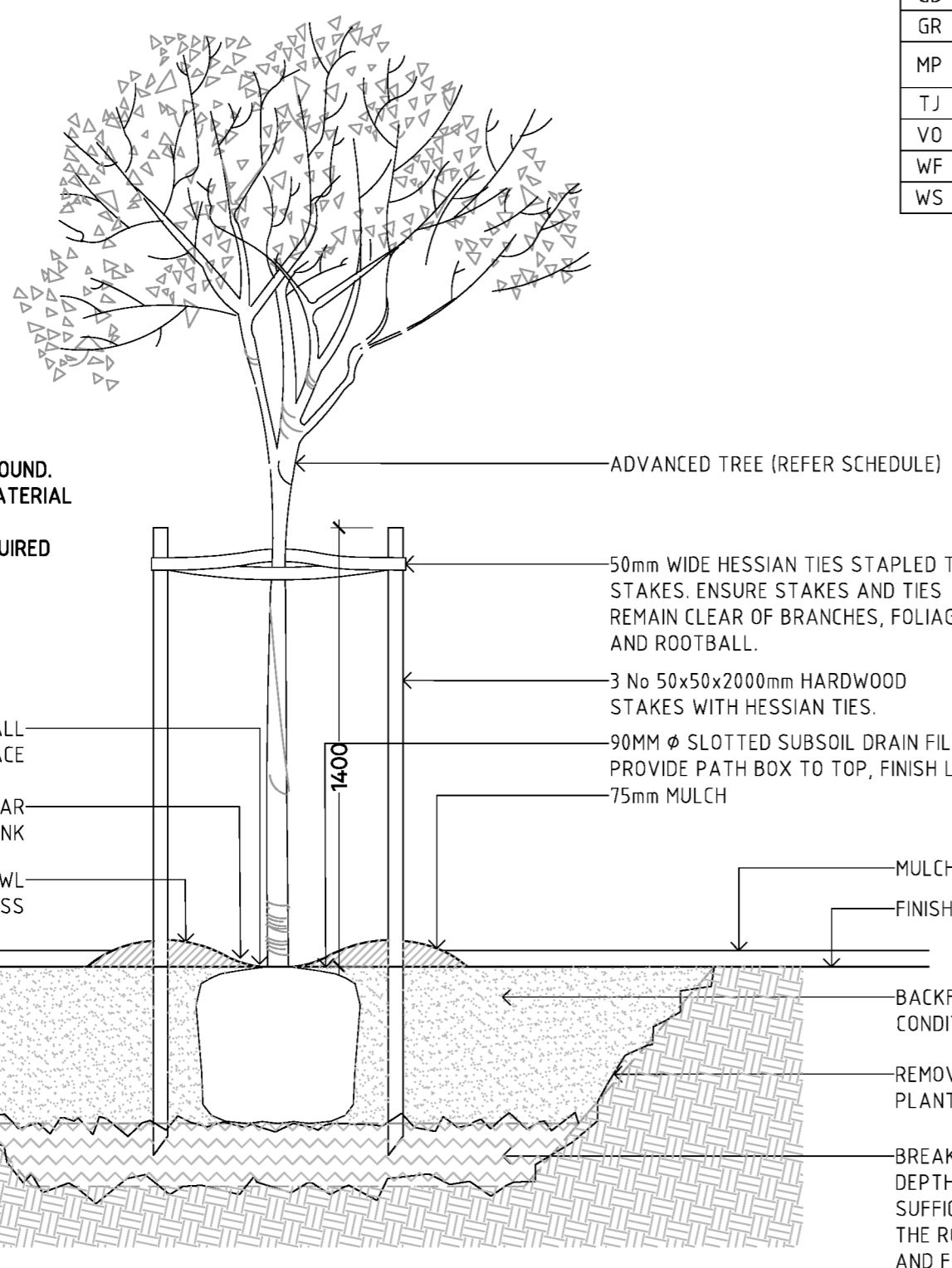
04 TYPICAL TURF DETAIL
SCALE 1:10 @ A1



03 TYPICAL CONCRETE EDGE DETAIL
SCALE 1:10 @ A1



02 TYPICAL SHRUB PLANTING DETAIL
SCALE 1:10 @ A1



01 TYPICAL TREE IN MULCH DETAIL
SCALE 1:20 @ A1

LEGEND

	NEW TREE REFER DETAIL 0101		PROPERTY BOUNDARY
	IRRIGATED TURF REFER DETAIL 0104		CONCRETE EDGE REFER DETAIL 0104
	PLANTING REFER DETAIL 0102		

TREE SCHEDULE

CODE	BOTANIC NAME	SPACING	SIZE	QTY
CK	Callistemon 'Kings Park Special'	AS SHOWN	45L	9
EP	Eucalyptus globulus 'Pseudoglobulus'	AS SHOWN	45L	2
ET	Eucalyptus torquata	AS SHOWN	45L	2
LN	Lagerstroemia indica 'Natchez'	AS SHOWN	45L	8
PC	Pistacia chinensis	AS SHOWN	45L	6

PLANT SCHEDULE

CODE	BOTANIC NAME	SPACING	SIZE	QTY
AP	Anigozanthos 'Bush Pearl'	15/m ²	14.0mm	128
AR	Anigozanthos 'Bush Revolution'	15/m ²	14.0mm	75
CA	Correa alba 'White Star'	15/m ²	14.0mm	63
DR	Dianella revoluta	15/m ²	14.0mm	129
EG	Eremophila giabra 'Amber Carpet'	15/m ²	14.0mm	117
GB	Grevillea 'Bronze Rambler'	15/m ²	14.0mm	48
GR	Grevillea 'Robyn Gordon'	15/m ²	14.0mm	88
MP	Myoporum parvifolium 'Broad leaf'	15/m ²	14.0mm	75
TJ	Trachelospermum jasminoides	15/m ²	14.0mm	79
VO	Viburnum odoratissimum	15/m ²	14.0mm	76
WF	Westringia fruticosa 'Mundi'	15/m ²	14.0mm	109
WS	Westringia fruticosa 'Smokey'	15/m ²	14.0mm	135

