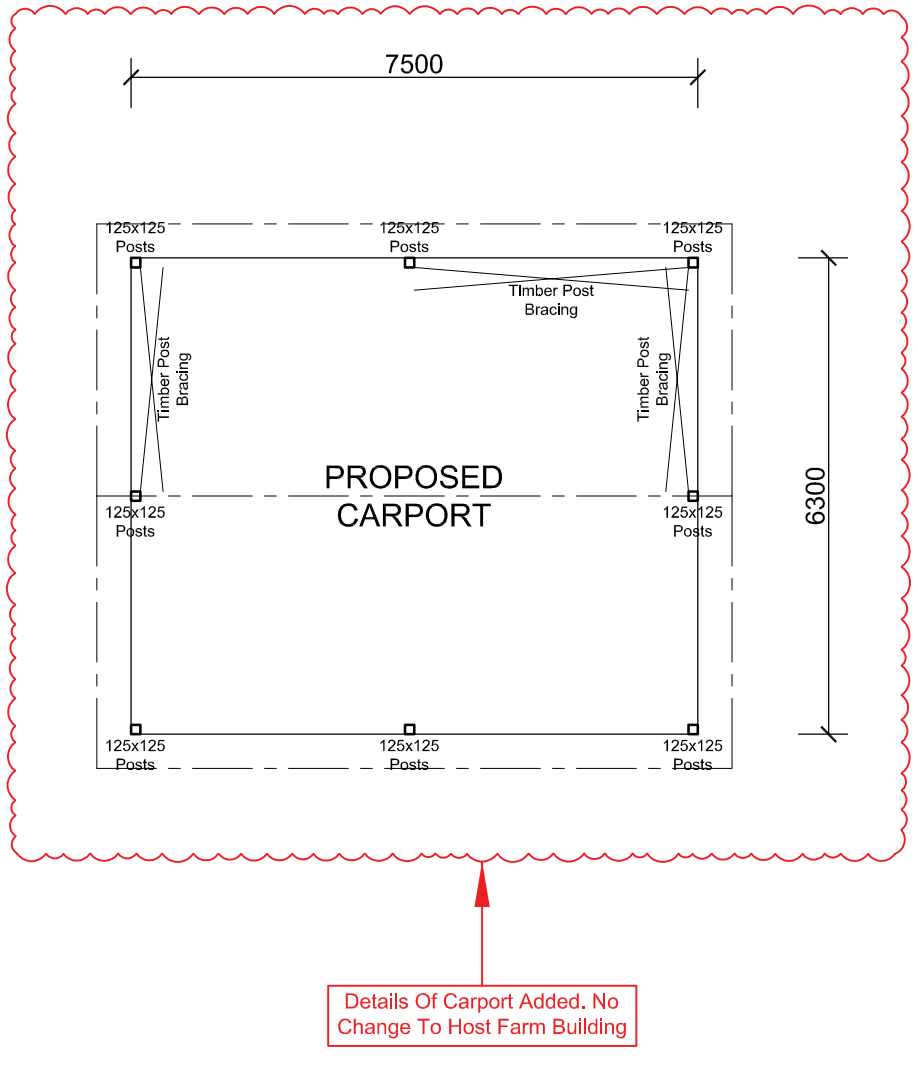
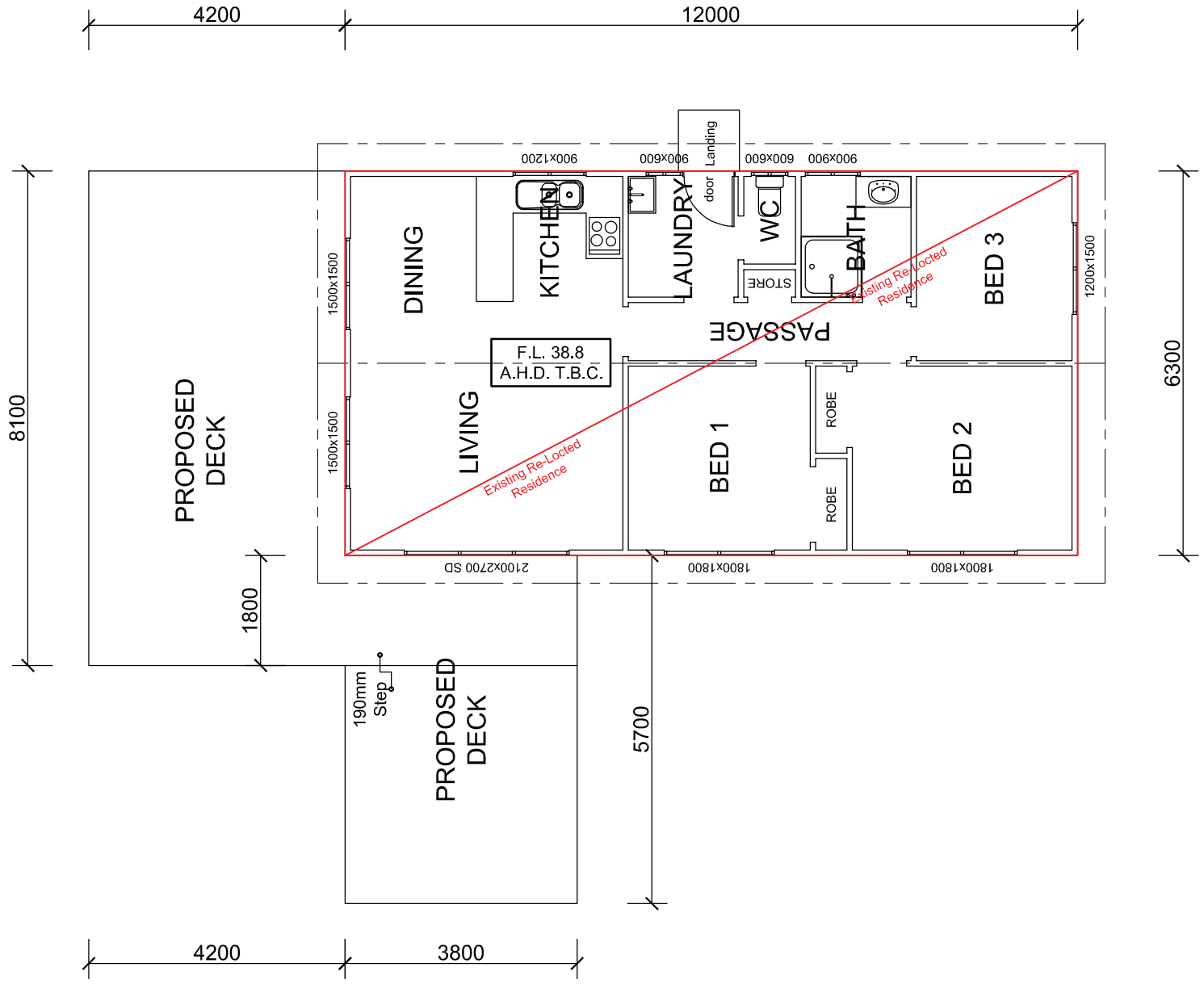
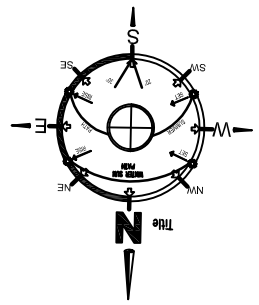






FLOOR PLAN's

Scale: 1:100

Areas

Ex. Residence floor area: 75.6m2	Perimeter: 36.6m
Proposed deck floor area: 55.68m2	
Proposed carport area: 47.25m2	

© Copyright
Any attempt to reproduce, copy or modify drawings without written permission will result in legal action being taken

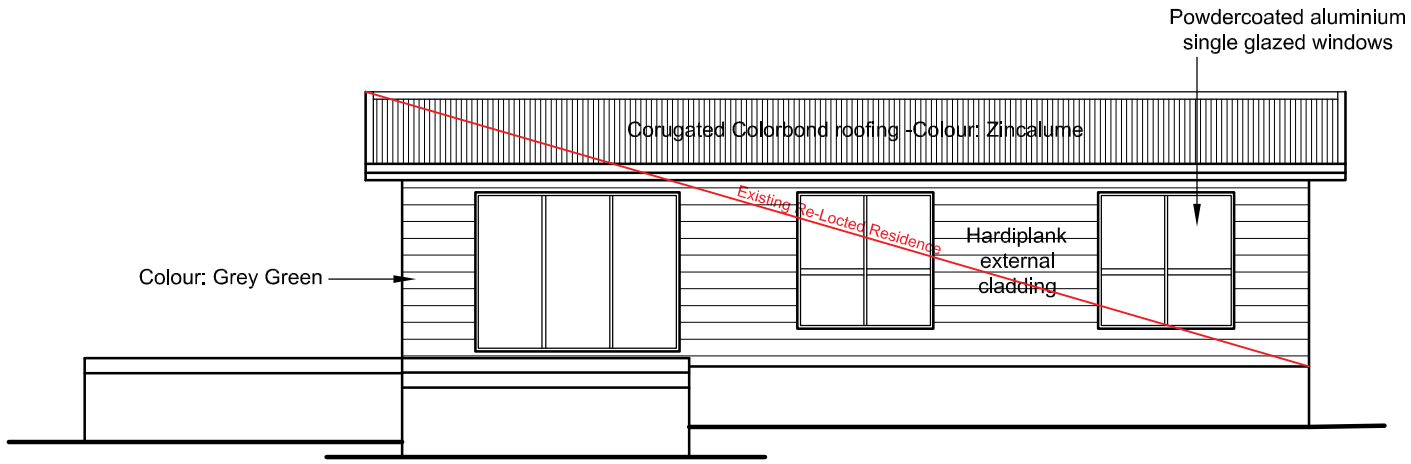
DESIGN + DRAFTING

Shane Osborne
19 Pear Tree CL
North Wonthaggi
3995 Victoria
0410421127
DP-AD44020

PROJECT :

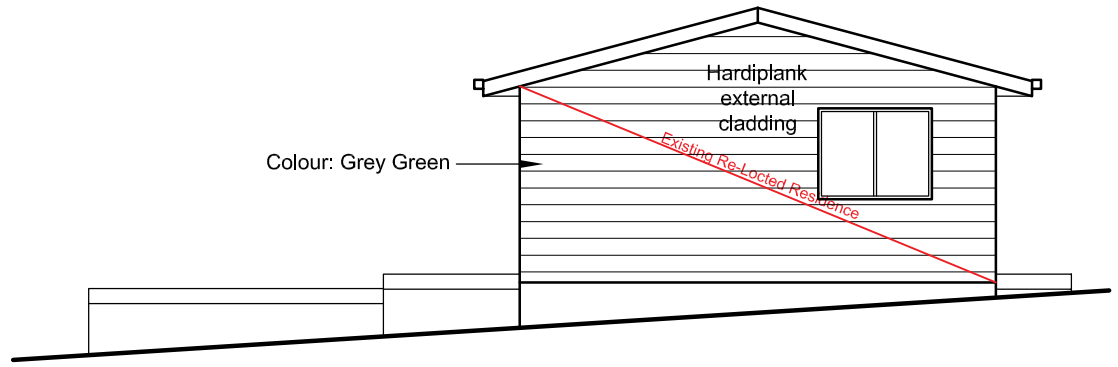
Proposed Host Farm Cabin at
No 42
Howie Lane
Coronet Bay 3984

CLIENT: WILLIAMS		AMENDMENTS:
DRAWN: SO		VCAT: P589 / 2020 (Amended plan PNPE9) 8-11-2020
JOB NO: 2018.14	DATE: November 2020	
SCALES: As Noted	SHEET 1 Of 5 SHEETS	SHEET SIZE: A3



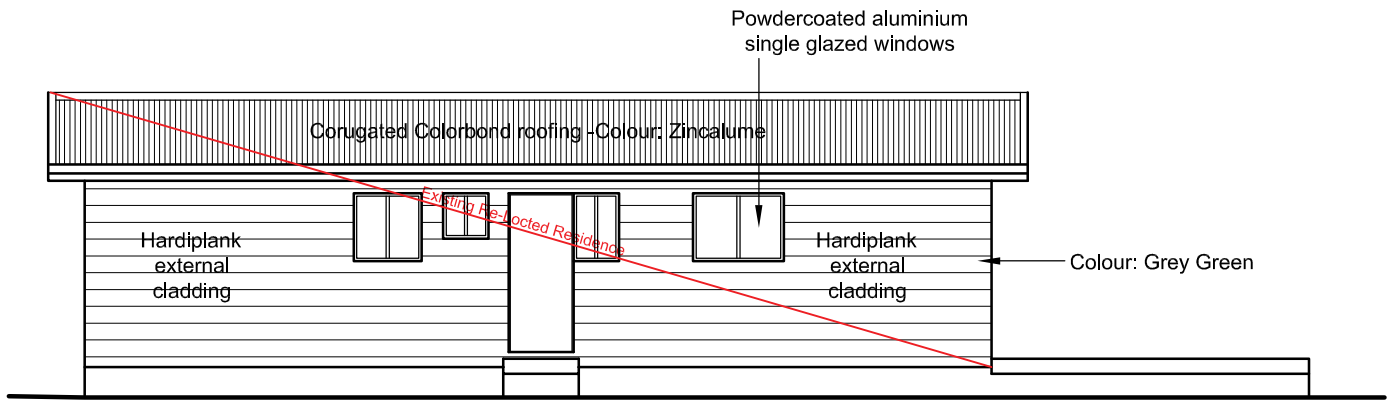
NORTH ELEVATION -Facing Street

Scale: 1:100



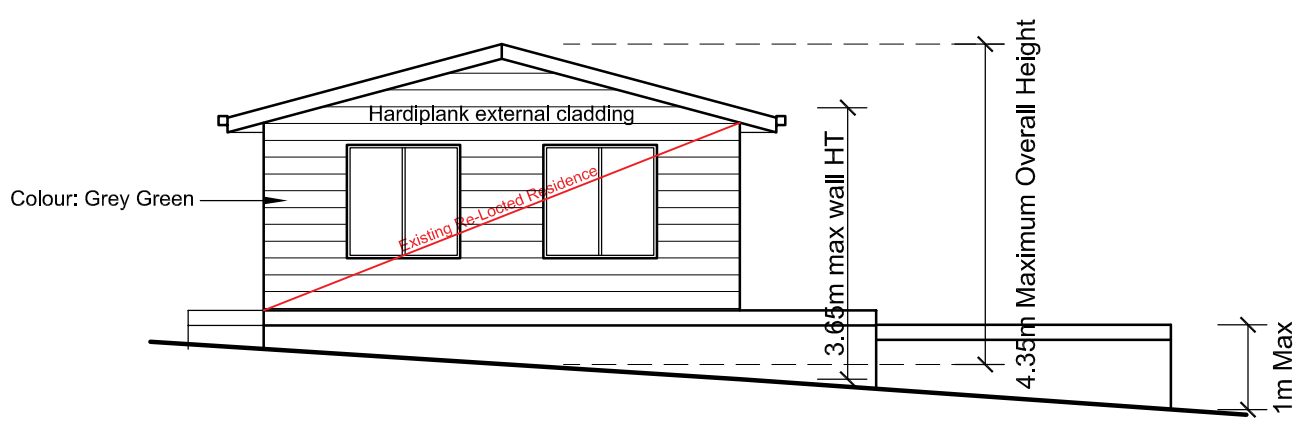
WEST ELEVATION

Scale: 1:100



SOUTH ELEVATION

Scale: 1:100



EAST ELEVATION

Scale: 1:100

© Copyright
Any attempt to reproduce, copy or modify drawings without written permission will result in legal action being taken

No Change

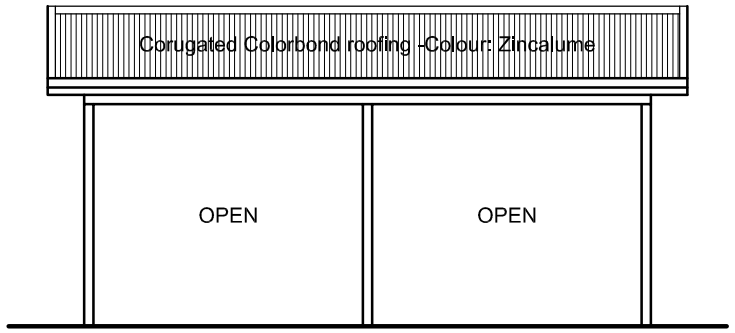
SO DESIGN + DRAFTING

Shane Osborne
19 Pear Tree CL
North Wonthaggi
3995 Victoria
0410421127
DP-AD44020

PROJECT :

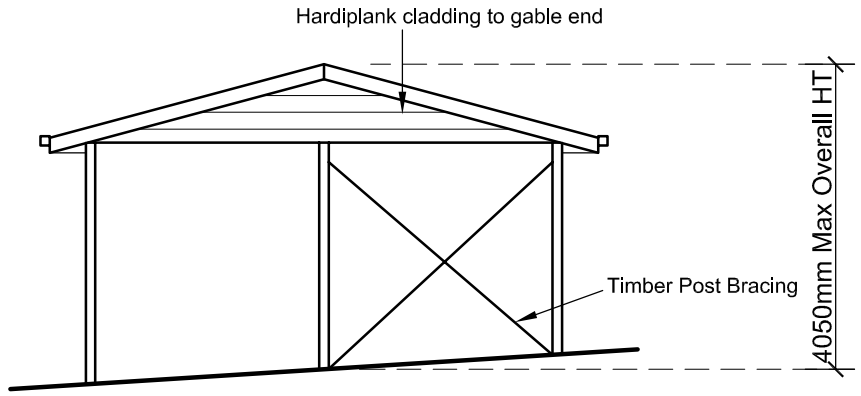
Proposed Host Farm Cabin at
No 42
Howie Lane
Coronet Bay 3984

CLIENT: WILLIAMS		AMENDMENTS:
DRAWN: SO		VCAT: P589 / 2020 (Amended plan PNPE9) 8-11-2020
JOB NO: 2018.14	DATE: November 2020	
SCALES: As Noted	SHEET 2 Of 5 SHEETS	SHEET SIZE: A3



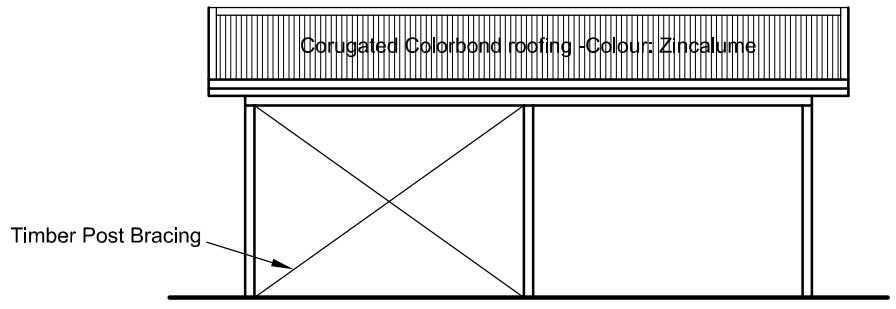
NORTH ELEVATION -Facing Street

CARPORT -Scale: 1:100



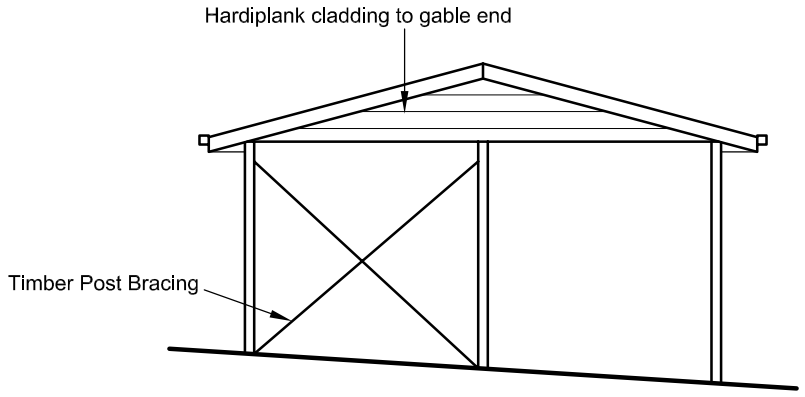
WEST ELEVATION

CARPORT -Scale: 1:100



SOUTH ELEVATION

CARPORT -Scale: 1:100



EAST ELEVATION

CARPORT -Scale: 1:100

New Sheet Showing Elevations
Of Carport And Materials

© Copyright
Any attempt to reproduce, copy or modify drawings without written permission will result in legal action being taken

SO DESIGN + DRAFTING

Shane Osborne
19 Pear Tree CL
North Wonthaggi
3995 Victoria
0410421127
DP-AD44020

PROJECT :

Proposed Host Farm Cabin at
No 42
Howie Lane
Coronet Bay 3984

CLIENT: WILLIAMS		AMENDMENTS:
DRAWN: SO		VCAT: P589 / 2020 (Amended plan PNPE9) 8-11-2020
JOB NO: 2018.14	DATE: November 2020	
SCALES: As Noted	SHEET 3 Of 5 SHEETS	SHEET SIZE: A3

Carport Added

PROPOSED CARPORT

1000

Re-Positioning Of Host Farm Building That Does Not Impact On Vegetation

PROPOSED HOST FARM

F.L. 38.8
A.H.D. T.B.C.

Proposed Deck

Proposed Deck

Proposed Crushed Rock Driveway

Proposed Crushed Rock Driveway

Location Of Effluent Field Proposed. Refer To Report By Provincial Geotechincal Pty Ltd

Proposed Septic Effluent Field

Proposed Septic Effluent Field

Proposed Septic Effluent Field

Proposed Septic Effluent Field

Proposed Septic Effluent Field

30500 Approx

24800 Approx

32400 Approx

81900 Approx

TBM SPK
RL 38.49AHD

TRACK

Existing Fence

Existi

HOWIE LANE

Revised Accessway Off Howie Lane

TELCO TOWER

Proposed Crushed Rock Crossover In Acc. With Shire Standard Drawings

Tree 7: Eucalyptus Radiata (Narrow Leaf Peppermint)

Tree Protection Zone 9.12m

Tree Protection Zone 8.04m

Tree 3: Eucalyptus Radiata (Narrow Leaf Peppermint)

Tree 2: Eucalyptus Globulus Subsp (Southern Blue Gum)

Tree 1: Eucalyptus Radiata (Narrow Leaf Peppermint)

Tree 4: Dead Tree

Dead Tree. Tree Protection Zone 2.5m

Tree Protection Zone 4.44m

Tree 5: Eucalyptus Obliqua (Messmate)

Tree Protection Zone 4.44m

Tree Protection Zone 10.08m

Dead Tree. Tree Protection Zone 2.78m

Tree 6: Dead Tree

Tree 8: Eucalyptus Radiata (Narrow Leaf Peppermint)

Tree Protection Zone 2m

Tree Protection Zone 6m

Tree 9: Eucalyptus Radiata (Narrow Leaf Peppermint)

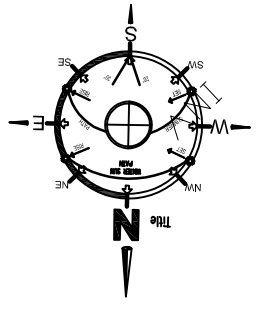
Tree Protection Zone 8.76m

Tree 10: Eucalyptus Obliqua (Messmate)

Dead Tree. Tree Protection Zone 2.5m

Dead Tree

Tree Protection Zones Notated. Refer To Arborist Report 6/11/2020



SITE PLAN

Scale: 1:250
Builder to confirm all levels and measurements on site prior to construction and any ordering of materials.

All levels shown are Australian height datum and are to be confirmed on site by builder (Unless Stated Otherwise).

© Copyright
Any attempt to reproduce, copy or modify drawings without written permission will result in legal action being taken

SO DESIGN + DRAFTING

Shane Osborne
19 Pear Tree CL
North Wonthaggi
3995 Victoria
0410421127
DP-AD44020

PROJECT :

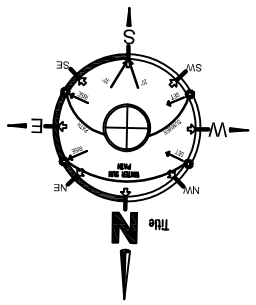
Proposed Host Farm Cabin at
No 42
Howie Lane
Coronet Bay 3984

CLIENT: WILLIAMS		AMENDMENTS:
DRAWN: SO		VCAT: P589 / 2020 (Amended plan PNPE9) 8-11-2020
JOB NO: 2018.14	DATE: November 2020	
SCALES: As Noted	SHEET 4 Of 5 SHEETS	SHEET SIZE: A3

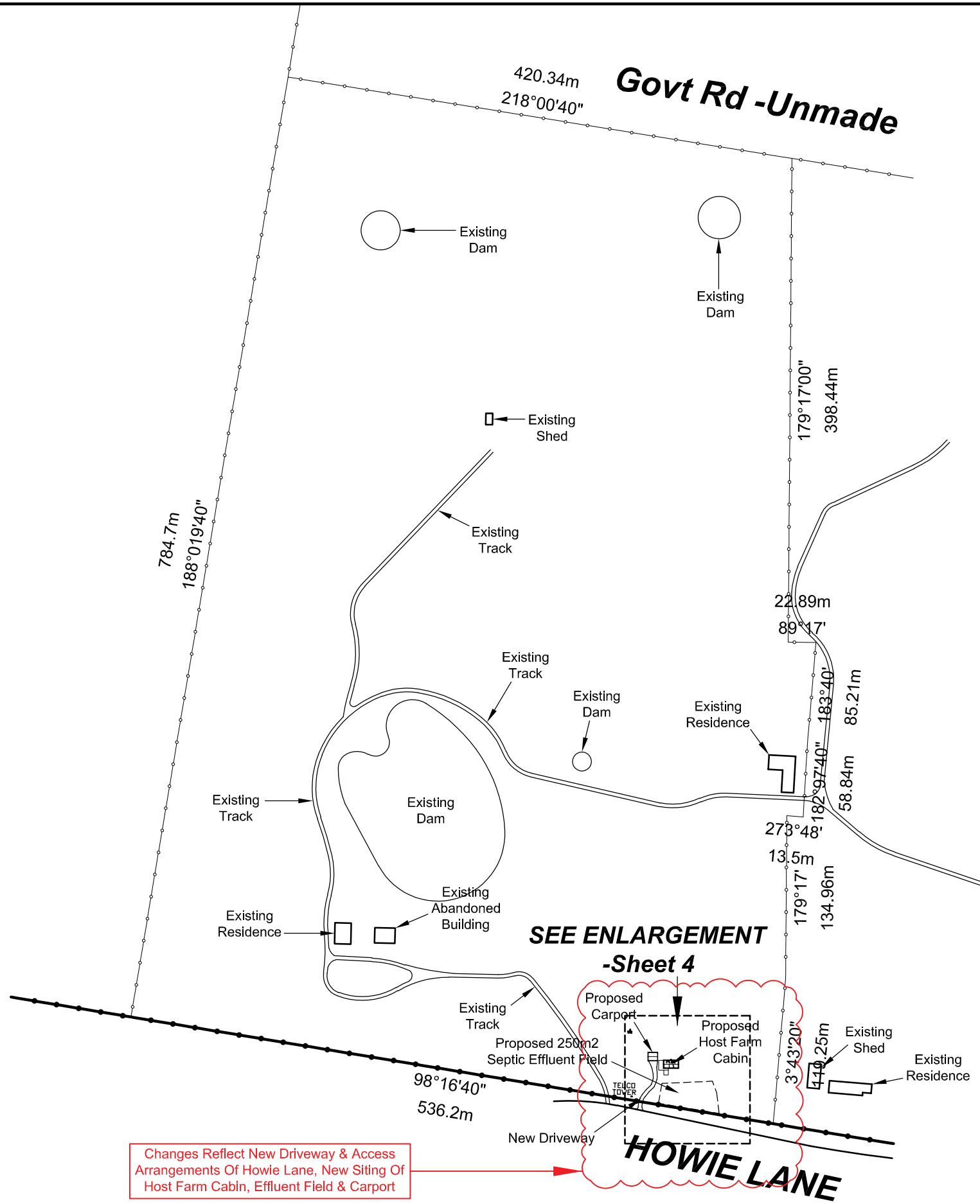
SITE LOCALITY PLAN

Scale: 1:4000
Builder to confirm all levels and measurements on site prior to construction and any ordering of materials.

All levels shown are arbiturary only and are to be confirmed on site by builder (Unless Stated Otherwise).



SITE ANALYSIS
Site Area: 38.14hectares



Changes Reflect New Driveway & Access Arrangements Of Howie Lane, New Siting Of Host Farm Cabin, Effluent Field & Carport

© Copyright
Any attempt to reproduce, copy or modify drawings without written permission will result in legal action being taken

SO DESIGN + DRAFTING

Shane Osborne
19 Pear Tree CL
North Wonthaggi
3995 Victoria
0410421127
DP-AD44020

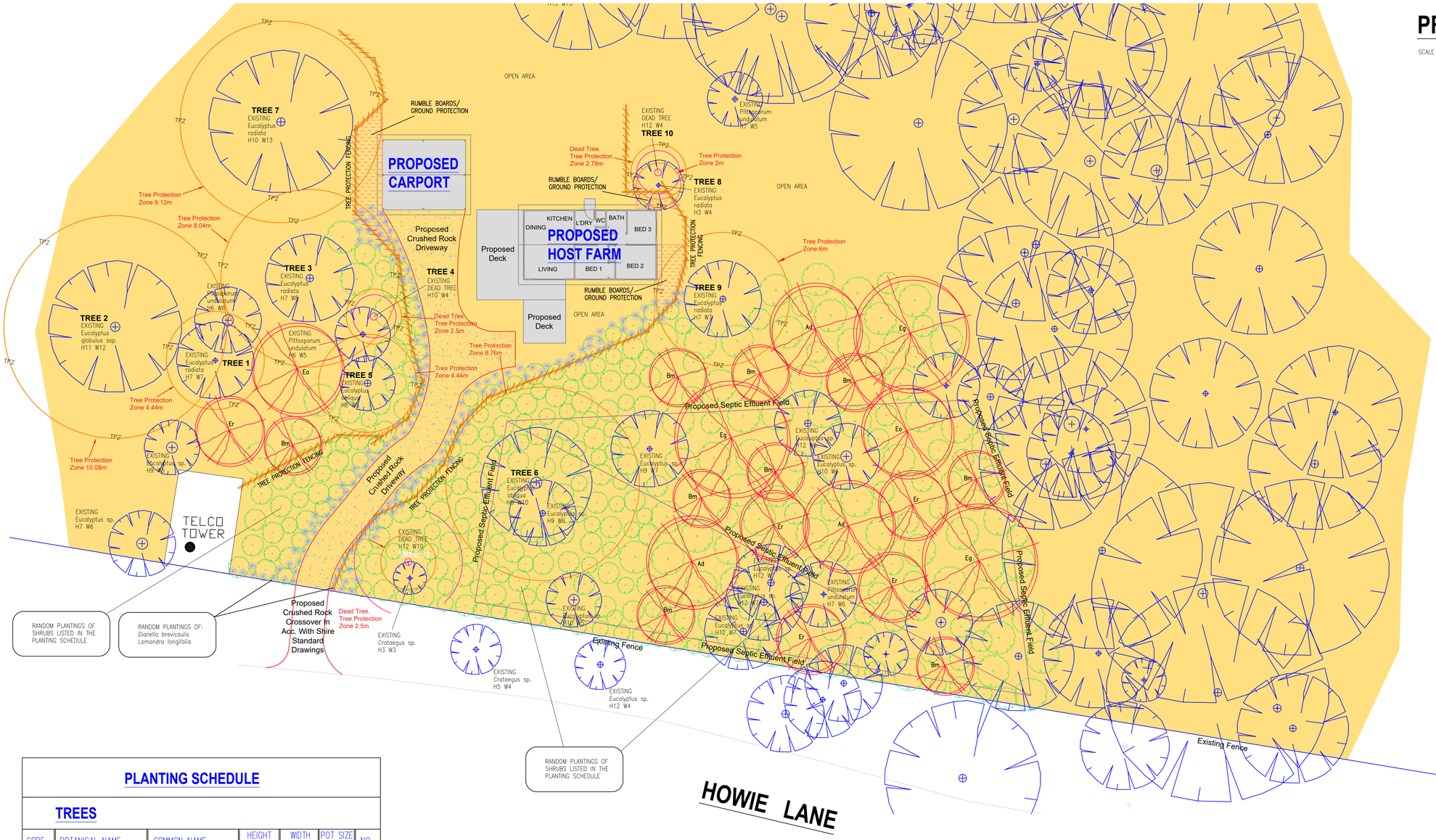
PROJECT :

Proposed Host Farm Cabin at
No 42
Howie Lane
Coronet Bay 3984

CLIENT: WILLIAMS		AMENDMENTS:
DRAWN: SO		VCAT: P589 / 2020 (Amended plan PNPE9) 8-11-2020
JOB NO: 2018.14	DATE: November 2020	
SCALES: As Noted	SHEET 5 Of 5 SHEETS	SHEET SIZE: A3

PROPOSED LANDSCAPE PLAN

SCALE 1:200



LEGEND

- DENOTES EXISTING TREES
- DENOTES TREE PROTECTION ZONE
- DENOTES DEAD TREE
- DENOTES PROPOSED TREES
- DENOTES SHRUBS
- DENOTES GRASSES / LONG-FOLIAGE
- DENOTES GRAVEL/CRUSHED ROCK
- DENOTES RUMBLE BOARDS/ GROUND PROTECTION
- DENOTES TREE PROTECTION FENCING

NOTE

FOR LOCATION OF PROPOSED HOST CABIN ON EXISTING PROPERTY NO. 42 HOWIE LANE CORONET BAY REFER TO SHEET 5 OF 5 PREPARED BY 'SO DESIGN & DRAFTING'

PLANTING SCHEDULE

TREES

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	POT SIZE (mm)	NO.
Ad	Acacia dealabata	Silver Banksia	12	8	200	2
Bm	Banksia marginata	Silver Banksia	8	5	200	9
Eg	Eucalyptus globulus ssp.	Southern Blue Gum	20	10	200	3
Eo	Eucalyptus obliqua	Messmate	15	8	200	3
Er	Eucalyptus radiata	Narrow Leaf Peppermint	15	6	200	5

SHRUBS

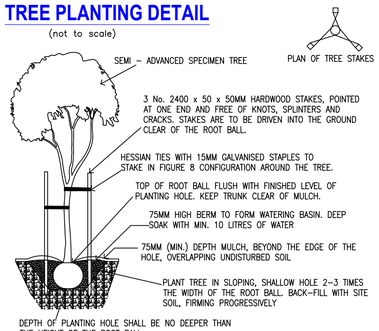
	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	POT SIZE (mm)	NO.
	Acacia mucronata	Narrow Leaf Wattle	5	3	100	11
	Acacia suaveolens	Sweet Wattle	2	2	100	28
	Banksia spinulosa	Hairpin Banksia	3	2	100	28
	Correa alba	White Correa	1.5	1.5	100	18
	Correa reflexa	Native Fuschia	1.5	1.5	100	20
	Daviesia latifolia	Hop Bitter Pea	3	2	100	28
	Dillwynia cinerascens	Grey Parrot Pea	1.5	1.5	100	18
	Goodenia ovata	Hop Goodenia	2	2	100	28
	Hakea sericea	Bushy Needlewood	3	3	100	11
	Kunzea ericoides	Burgan	5	3	100	11
	Leucopogon ericoides	Pink Beard Heath	1.5	1.5	100	18
	Leptospermum myrsinoides	Heath Tea-tree	2	2	100	28
	Olearia lirata	Showy Daisy-bush	4	3	100	11
	Ozothamnus ferrugineus	Tree Everlasting	4	3	100	11
	Pomaderris elliptica	Smooth Pomaderris	3	3	100	11
	Pultenaea daphnoides	Long-leaf Bush Pea	2	1.5	100	18
	Spyridium parvifolium	Dusty Miller	1.5	1.5	100	18

GROUNDCOVER

	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	POT SIZE (mm)	NO.
	Lomandra longifolia	Spiny Mat-rush	0.75	0.75	Tube	80
	Dianella brevicaulis	Short Flower Flax Lily	0.75	0.75	Tube	80

TREE PLANTING DETAIL

(not to scale)



EXISTING TREES

FOR ALL SIZES, TYPES AND CONDITIONS ETC. OF THE EXISTING TREES NUMBERED ON THE PLAN, REFER TO THE ARBORIST REPORT PREPARED BY:

JARDINE JOHNSTONE
ENVIRONMENT & PLANNING
DATED 6TH. NOVEMBER 2020

MAINTENANCE NOTES

ALL TREES TO BE STAKED WHEN PLANTED

PLANTS TO BE WATERED IMMEDIATELY AFTER PLANTING AND ONCE A DAY FOR THE FIRST WEEK. WATERING IS THEN TO BE REDUCED TO EVERY 2–3 DAYS (IN ACCORDANCE WITH CURRENT WATER RESTRICTIONS) FOR A PERIOD OF 2 MONTHS.

ALL PLANTS ARE TO BE PRUNED AS NECESSARY AND ANY PLANTS THAT HAVE DIED ARE TO BE REPLACED.

TREE PROTECTION NOTES

1. TREE PROTECTION ZONES* (TPZ) FOR ALL TREES BEING RETAINED MUST BE FENCED OFF PRIOR TO COMMENCEMENT OF ALL WORKS. FENCING MEASURES ARE TO BE RETAINED DURING THE CONSTRUCTION PERIOD. WHERE APPROVED BUILDINGS AND DRIVEWAYS ARE WITHIN THE TREE PROTECTION ZONES, THE FENCE SHOULD BE AS CLOSE TO THE BUILDINGS OR DRIVEWAYS AS IS PRACTICALLY POSSIBLE.

2. FENCING MUST PROVIDE AN EFFECTIVE PHYSICAL BARRIER USING EITHER;
(a) AT LEAST 1.7M HIGH WIRE MESH FENCING, OR
(b) AT LEAST 1.7M HIGH WIRE REINFORCED PARA–WEB MESH WITH REINFORCING FENCING WIRE
USED AT THE TOP, BOTTOM AND AT LEAST ONCE AT THE HALFWAY HEIGHT AND MUST REMAIN IN PLACE AND IN GOOD CONDITION AT ALL TIMES. SIGNS LABELLED "TREE PROTECTION ZONE – KEEP OUT" OR SIMILAR MUST BE PLACED ON THE FENCE AND BE VISIBLE FROM ALL SIDES.

3. A CONSULTING ARBORIST MUST SUPERVISE ANY EXCAVATION WORKS WITHIN THE TREE PROTECTION ZONES ON THE SUBJECT LAND AND ANY INSTANCE WHERE TREES ON ADJOINING PROPERTIES MAY BE IMPACTED.

4. NO FILLING, TRENCHING OR EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONES EXCEPT FOR BUILDINGS AND FOOTINGS AS APPROVED BY THE RESPONSIBLE AUTHORITY.

5. ANY ROOTS ENCOUNTERED WHEN EXCAVATING FOR FOOTINGS MUST BE HANDLED IN THE FOLLOWING MANNER:
(a) ANY ROOTS <250MM IN DIAMETER CUT CLEANLY, FLUSH TO THE EDGE OF EXCAVATION WITH A STERILE SAW
(b) ANY ROOTS >250MM IN DIAMETER ARE TO BE LEFT INTACT AND THE DESIGN ALTERED TO AVOID THE NEED TO SEVER THE ROOT(S)

6. MATERIALS AND MACHINERY ARE NOT TO BE STORED IN TREE PROTECTION ZONES.

7. WASTE IS NOT TO BE DUMPED OR STORED IN TREE PROTECTION ZONES.

8. NO RESIDUAL HERBICIDES ARE TO BE USED WITHIN THE TREE PROTECTION ZONES.

9. UTILITIES MUST BE ROUTED OUTSIDE TREE PROTECTION ZONES. IF UTILITIES MUST PASS THROUGH THIS ZONE, THERE WILL BE NO MACHINE TRENCHING. RATHER, THRUST BORING MUST BE UTILISED OR A CONSULTING ARBORIST MUST SUPERVISE HAND DIGGING , AND DETERMINE IF ROOTS MAY BE CUT OR IF SERVICES MUST BE TUNNELLED BENEATH THE ROOTS.

10. ANY PRUNING OF THE CANOPIES REQUIRED FOR BUILDING OR VEHICLE CLEARANCE, OR OTHER REASONS, IS TO BE DONE BY A QUALIFIED ARBORIST TO AUSTRALIAN STANDARD 4373–2007.

11. ALL PERSONS INVOLVED IN THE DEVELOPMENT PROJECT MUST BE INFORMED VERBALLY AND IN WRITING OF THE TREE PROTECTION REQUIREMENTS OF THE SITE

SERVICES

ALL SERVICES SHOULD BE LOCATED ON SITE PRIOR TO ANY WORKS AND CAN BE OBTAINED FROM 'DIAL BEFORE YOU DIG' ON – PHONE 1100 OR www.1100.com.au

DIAL BEFORE YOU DIG www.1100.com.au

All services indicated are approximate and must be located on site prior to commencement of all works

NOTES

ALL PROPOSED PLANTS ARE INDIGENOUS SPECIES TO THE BASS COAST SHIRE COASTAL PLANTING ZONE.

PROPOSED SHRUBS AND GRASSES ARE TO BE RANDOMLY PLANTED USING PLANTS FROM THE PLANTING SCHEDULE TO CREATE A NATURAL SETTING.

GARDEN AREAS SHALL BE USED AS GARDENS ONLY AND SHALL BE MAINTAINED IN A PROPER, TIDY AND HEALTHY CONDITION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

SHOULD ANY TREE OR SHRUB BE REMOVED OR DESTROYED IT MAY BE REQUIRED TO BE REPLACED BY A TREE OR SHRUB OF SIMILAR SIZE AND VARIETY.

ALL SERVICES SHOULD BE LOCATED ON SITE PRIOR TO ANY WORKS AND CAN BE OBTAINED FROM 'DIAL BEFORE YOU DIG' ON – PHONE 1100 OR www.1100.com.au

PROPOSED LANDSCAPE PLAN FOR A PROPOSED HOST FARM CABIN

DATE:	SCALE	JOB NUMBER:	ISSUE:
19-11-20	1:200	20-966	A

DATE:	AMENDMENTS:	DATE:	AMENDMENTS:
19-11-20	ORIGINAL ISSUE 'A' - T.O.		

JOB ADDRESS:
42 HOWIE LANE CORONET BAY

FOR: UNIVERSAL PLANNING P/L.

LANDSCAPE DESIGNED BY:

MONARCH GARDEN DESIGN

CONTACT:
TREVOR OWEN
(Adv. Cert. Hort.)

MBL: 0412 407 711
FAX: 5985 2842
email:
trevor.owen@bigpond.com