

SITE PLAN



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notes

- a preliminary set for review zo 21/10/22
- b preliminary TP set zo 27/10/22
- c updated shed plan zo 26/01/23
- d response to Council queries zo 02/04/24
- e revise siting to suit setback zo 11/07/24

client details

STEVE JAKOVljeVIC
 446 MONKEY GULLY RD
 MANSFIELD

project number

22005
 project
 NEW SHED

drawing title

SITE PLAN
 drawn KCO

checked ZO

date

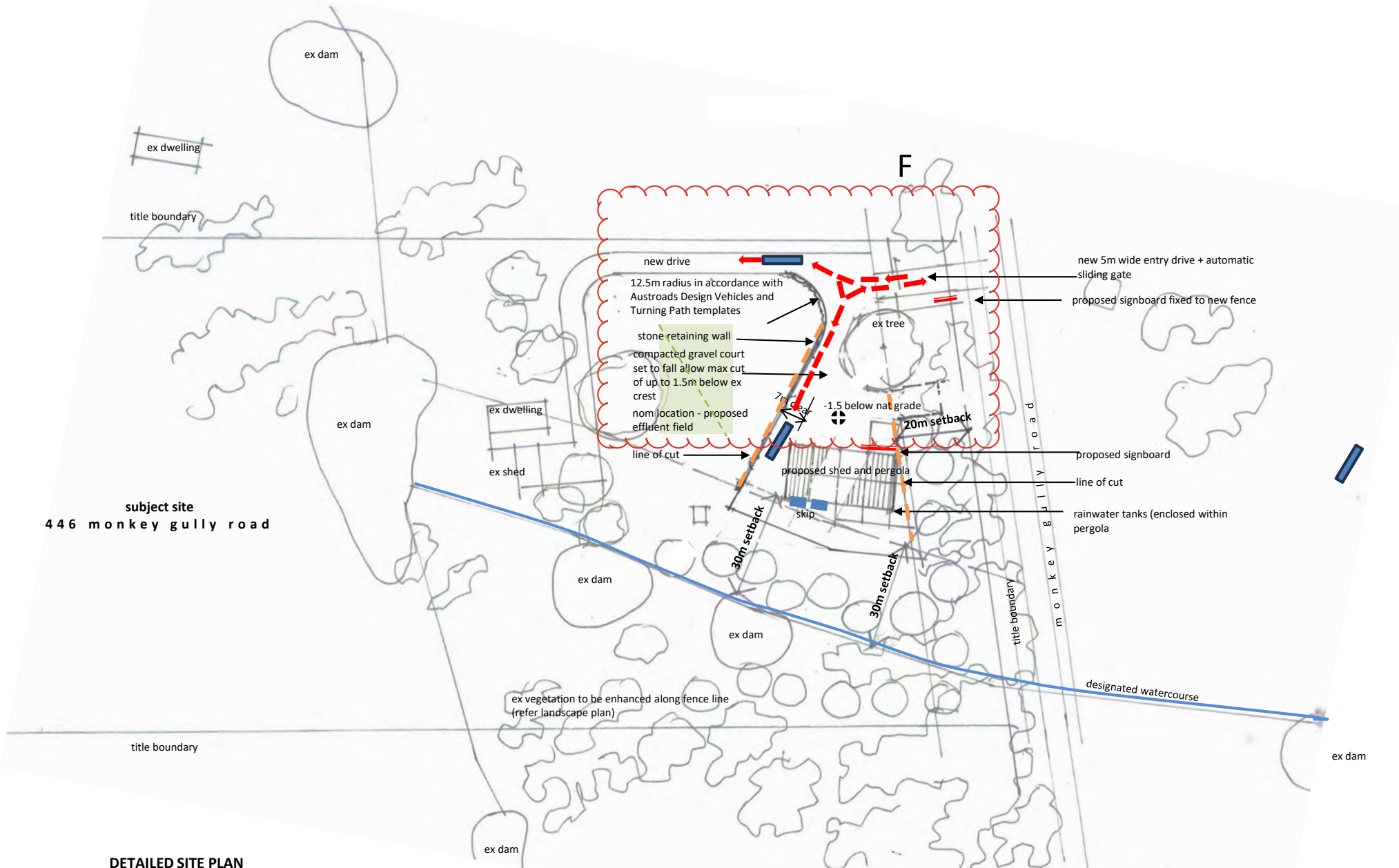
02/04/24
 scale not to scale

rev.

E

drawing no.

20016_TP 01



subject site
446 monkey gully road

DETAILED SITE PLAN

1:1000

note: spoil to be relocated away from natural watercourse.



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- d response to Council queries zo 02/04/24
- e adjustment to setback zo 11/07/24
- F turning circles noted zo 23/07/24

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STEVE JAKOVljeVIC
446 MONKEY GULLY RD
MANSFIELD

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DETAILED SITE PLAN

drawn

KCO

checked

ZO

date

02/04/24

scale

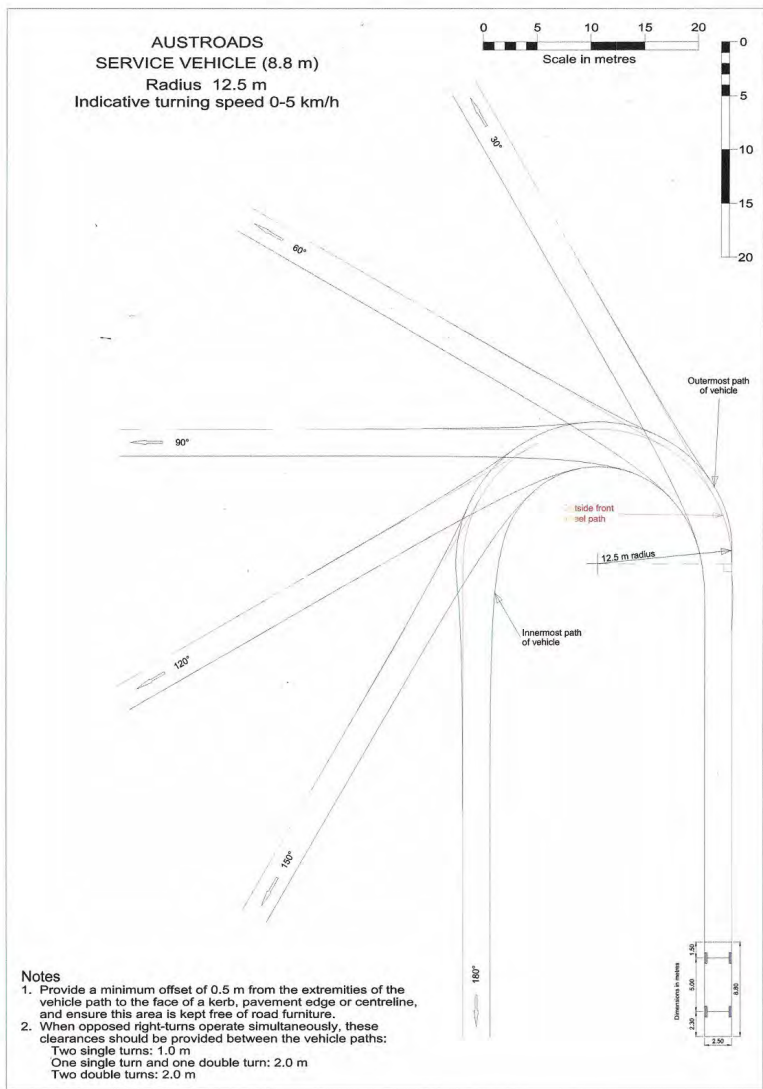
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drawing no.

20016_TP 02



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project

NEW SHED

drawing title

Turning circle template

drawn

KCO

checked

ZO

date

02/04/24

scale

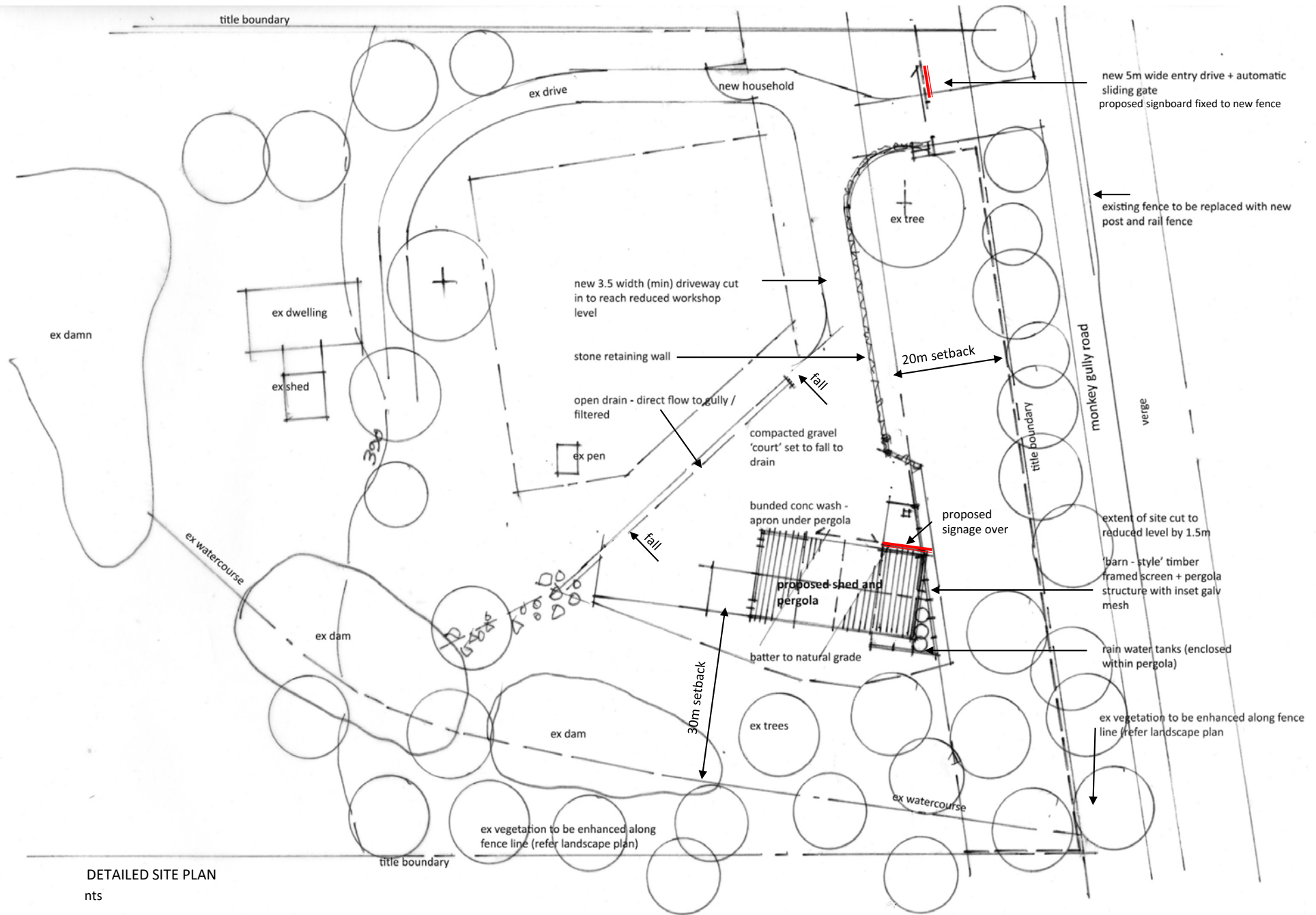
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drawing no.

20016_addendum



DETAILED SITE PLAN

nts



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project
 NEW SHED

drawing title
 DETAILED SITE PLAN

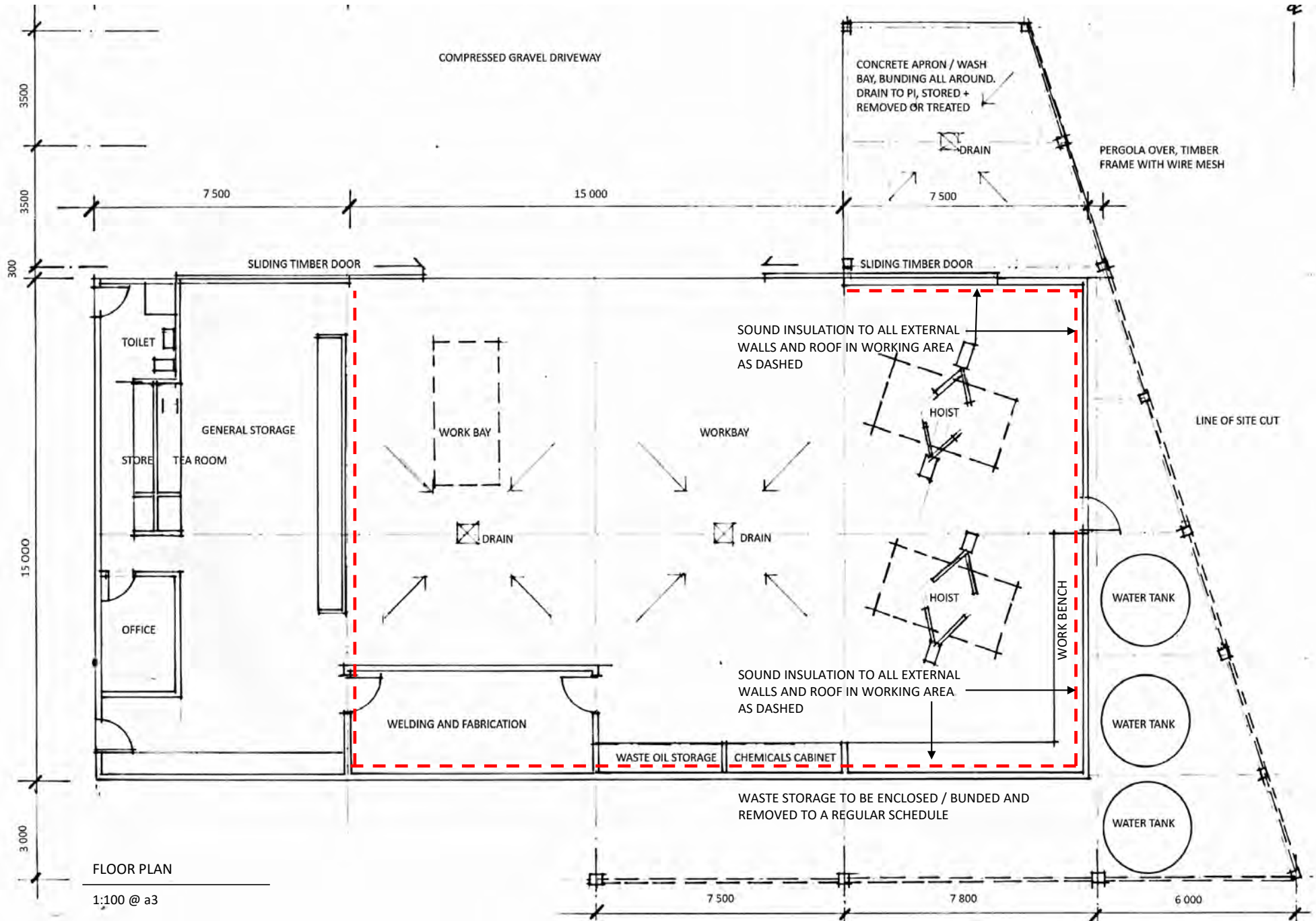
drawn KCO
checked ZO

date 02/04/24

scale not to scale

rev. D

drawing no.
 20016_TP 02



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drawing title
 FLOOR PLAN

drawn
 KCO

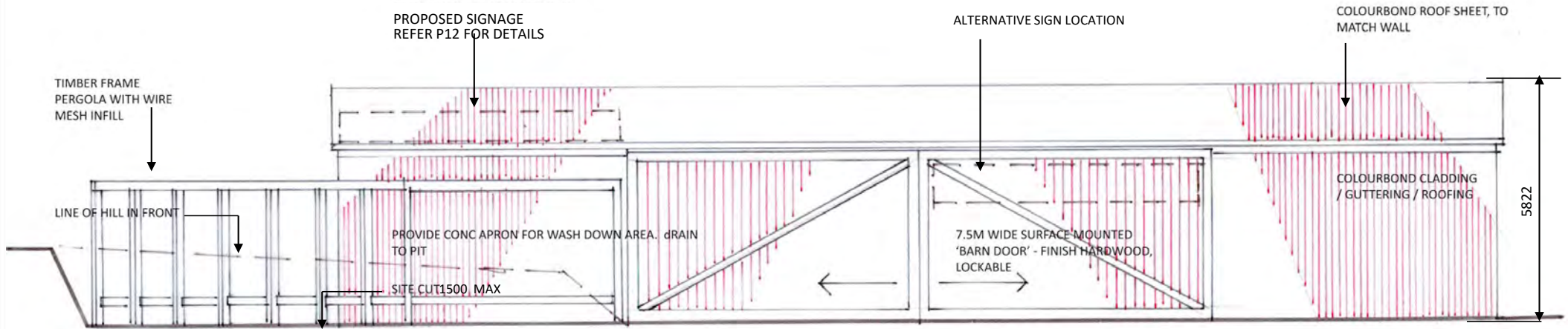
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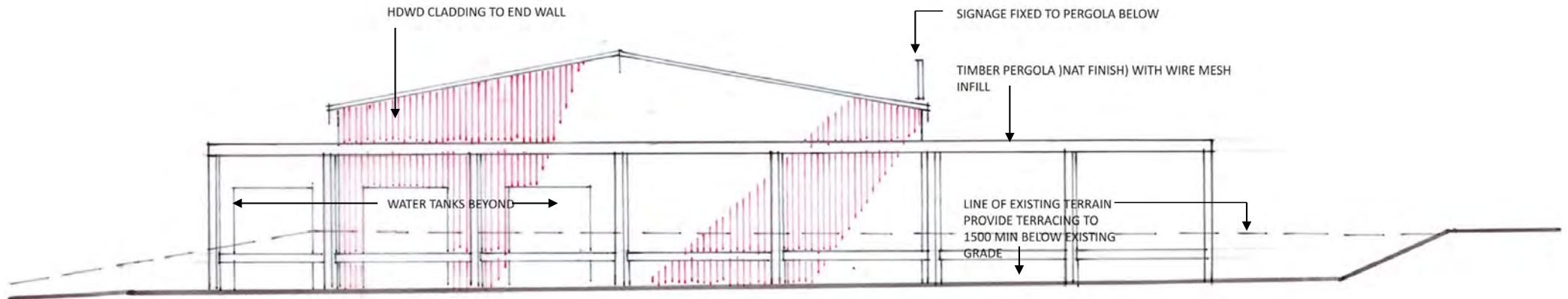
scale
 1:100 @ A-3

rev.
 D

drawing no.
 20016_TP 03



NORTH ELEVATION
1:100 @ a3



EAST ELEVATION
1:100 @ a3



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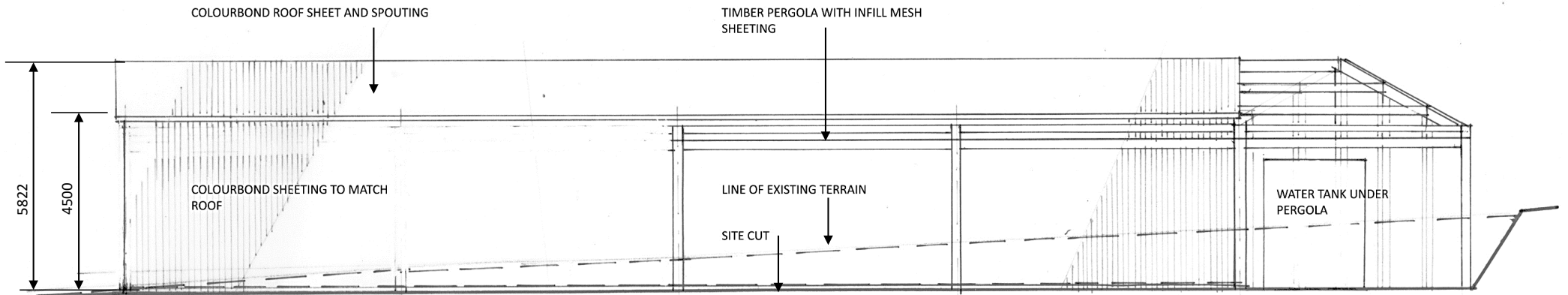
drawing title
ELEVATIONS

drawn KCO
checked Z O

date
02/04/24
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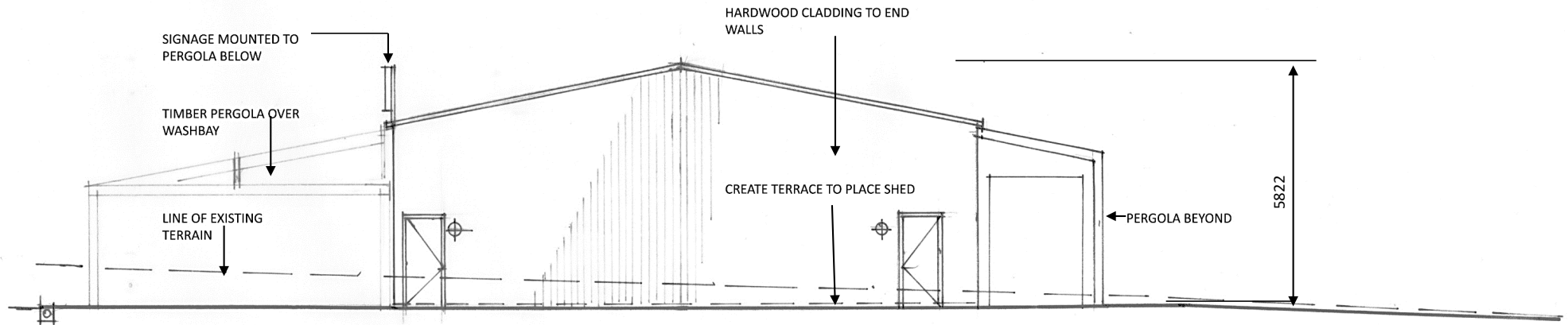
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drawing no.
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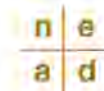
SOUTH ELEVATION

1:100 @ a3



WEST ELEVATION

1:100 @ a3



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drawing no.
 20016_TP 05



Image: Metal shed with timber siding on ends and doors

FINISHES SCHEDULE

- A. Colourbond cladding
Colour: monument
Profile: corrugated iron
- B. Timber cladding
Type: spotted gum or equivalent
Fin: natural
- C. Pergola details
Fin: naturally weathered hardwood timber
with galvanised steel sheeppark mesh insert
- D. Boundary fence
Type: post + rail
Fin: naturally weathered timber



A. roof, spouting, siding



B. end walls + sliding doors



C. pergola



D. boundary fence along
Monkey Gully Road

WASTE MANAGEMENT

The operation will generate a range of wastes, including general waste (plastic , containers and bags) , Waste oils /petrol and chemicals , washing and cleaning products, metals (ie spare engine and vehicular body parts) and packaging (cardboard) and pallets.

The notes to follow are as partly transcribed from 'Industrial Waste Resources Guidelines - Motor Vehicle Repair and Service Premises' as prepared by EPA Victoria.

MANAGING THE WASTE

Eliminating and minimising waste is best way to achieve proper control of wastes. To prevent pollution of waterways, waste such as grease, oil, detergent, paint, thinners, metals and litter must not enter stormwater drains.

Wastes that pose risk to human health and environment known as PRESCRIBED INDUSTRIAL WASTES (PIW) must be managed.

WASTE OILS and USED OIL FILTERS

Waste oils are used engine (sump) oil, gear oil, differential oil, automatic transmission fluid, brake fluid and other related products. Prior to collection by a CONTRACTOR, they must be securely stored in good quality bulk tanks or 200litre drums, in an enclosed (bunded) area or self-bunded storage units. They are never to be dumped down stormwater drains, tipped on soil or burnt.

Used filters to be stored in drums and COLLECTED as with used oils.

TRANSPORTING and DISPOSING OF PIW

PIW must only be transported by a vehicle with current EPA waste transport permit.

PIW can only be taken to a waste receiver that is licensed by EPA to receive that kind of waste.

Find permitted transporters and licensed waste receivers through the PIW Database-

www.epa.vic.gov.au/waste/iwdb

DEGREASING AND PARTS WASHING

Parts, engines etc can be degreased with rags that should be kept in a separate bin before being disposed of as a PIW.

Washing must be done in an area where run off is contained and the wash water disposed directly to a sump, where it can be collected by a contractor.

WASHING VEHICLES

Wash water from cleaning activities must not flow into stormwater drains or watercourses.

Wash in a bunded pavement area, washwater to flow into an interceptor pit or separator that discharges to sewer (with approval from local authority).

OR if no more than two cars a day on a fully grassed absorbent area using at least 20 sqm per vehicle/ day.

BATTERIES

Used batteries to be stored undercover and taken to metal recycling depots. Not to be broken up.

TYRES

Stored so as not to create a fire risk - stockpiles to be minimised and bunded and contained so in event of fire that contaminated water is not to escape the property.

Disposal of tyres to RECYCLING plant.

AIR CONDITIONING and CFC REFRIGERANT GASES

Vehicle air conditioners containing chlorofluorocarbons (CFC's) must only be serviced by facilities /persons accredited by Automotive Air Conditioning Registration Board.

GENERAL

Workshop floors should be sealed with an appropriate product that prevents the absorption of oils and other liquids and makes cleaning easier.

Stains can be removed using solvent on a rag.

FURTHER INFORMATION

Waste transport disposal and management

- EPA – tel. 03 9695 2722

- www.epa.vic.gov.au/waste

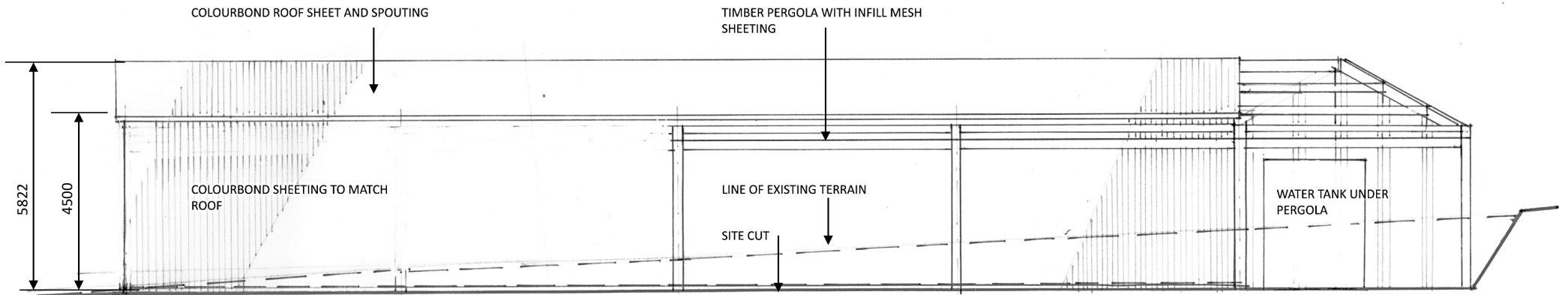
SOUND ATTENUATION

Whilst noise will be produced by this premise, it will be kept to a minimum and restricted within normal working hours.

The mechanical means to reduce the impact of any noise will be to utilise a system such as or equivalent to 'FLEXISHIELD SONIC SYSTEM ACOUSTIC MODULAR PANELS'.

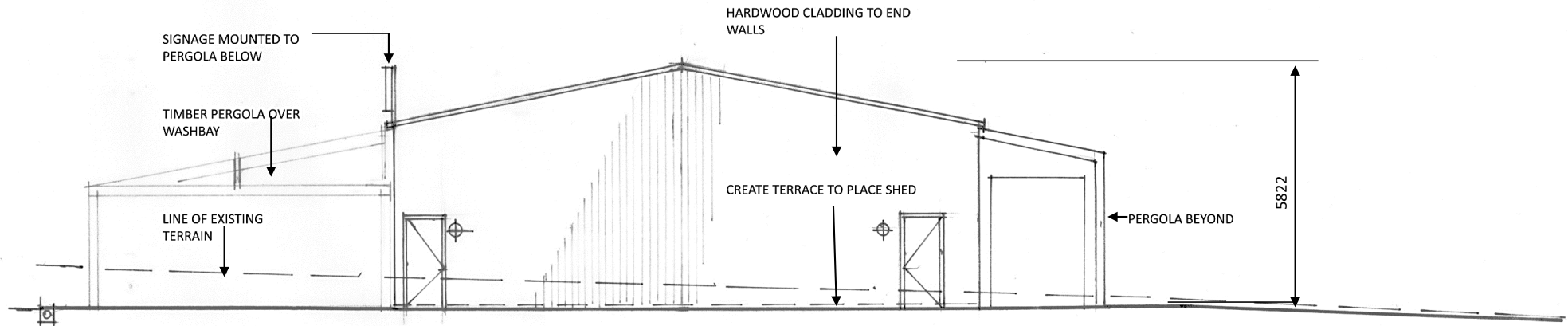
These are modular panels that can be applied to the inner walls and ceiling of the active parts of the workshop (refer to the plan to see extent) to both absorb sound and insulate from sound.

The main doors to the workshop are sliding timber doors which will also have a sound attenuation quality .



SOUTH ELEVATION

1:100 @ a3



WEST ELEVATION

1:100 @ a3



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LANDSCAPE PLAN

Rev B building location amendment 11/07/24

TREE CANOPY



Acacia dealbata ssp dealbata



Acacia melanoxyton



Eucalyptus camphora subsp. humeana



Eucalyptus melliodora

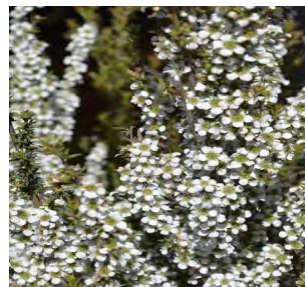
SHRUBS



Acacia vernicilua



Cassinia aculeata



Leptospermum continentale



Daviesia leptophylla

GRASSES, dry



Lomandra filiformis



Dianella revoluta



Microlaena stipoides var. *stipoides*



GRASSES, wet



Carex inversa



Poa sieberiana



Lomandra longifolia 'Nyalla'

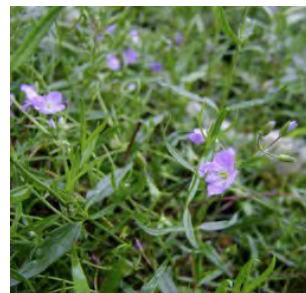


Poa labillardierei var. *labillardierei*

GROUND COVERS
CREEPER



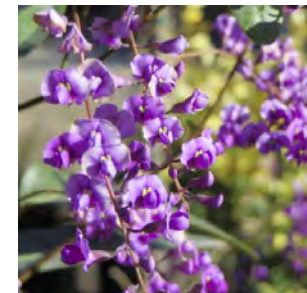
Arthropodium strictum



Veronica gracilis



Wahlenbergia stricta



Hardenbergia violaceae



EROSION CONTROL

By using locally indigenous shrubs and grasses inset into rock outcroppings, we will retain the edges and excavated areas while creating a natural landscape and enhancing the natural ponds and creek bed.

RETAINING WALLS

Gabion walls will be utilized where earth needs to be retained to create a working surface.

DRIVEWAYS AND EXTERNAL ZONES

Locally sourced compacted gravel is proposed as an external surface leading from the road to the workshop.

SCREENING

By using locally indigenous shrubs and trees the landscape will screen the shed and immediate surround from the street and adjacent neighbours. Additionally, a timber pergola will wrap the shed, further screening the shed, tanks and any equipment located externally.

FENCING

Naturally weathered post and rail fencing will replace the existing boundary fence



SIGNAGE ON BUILDING



SIGNAGE ON FRONT FENCE