

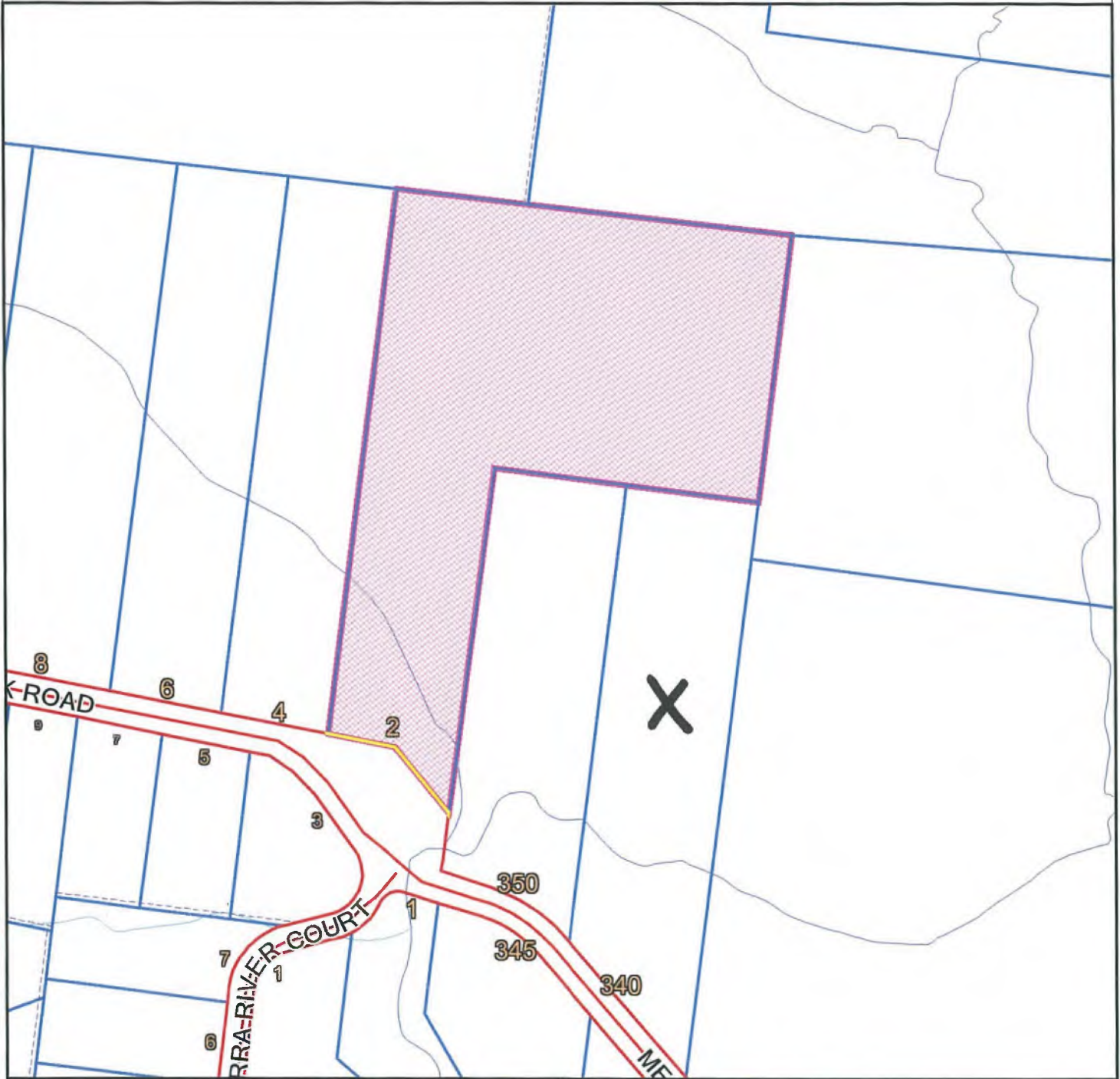
Subject Site and Surrounds

Subject Site: 2 Pigeon Bank Road, North Warrandyte

File Reference: P034/00/002P

Application Number: 120/2016/05P

Melway's Reference: 23 K5



Subject Site



Objectors

Nearby Objectors: 1

Total: 1



NILLUMBIK
GIS



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Contains Vicmap information.
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Department of Environment, Land Water & Planning.

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Map Width:	669.2 m
Produced By:	Planning and Building Services
Responsible Officer:	Katrina Ross
Date:	Tuesday, 14 February 2017

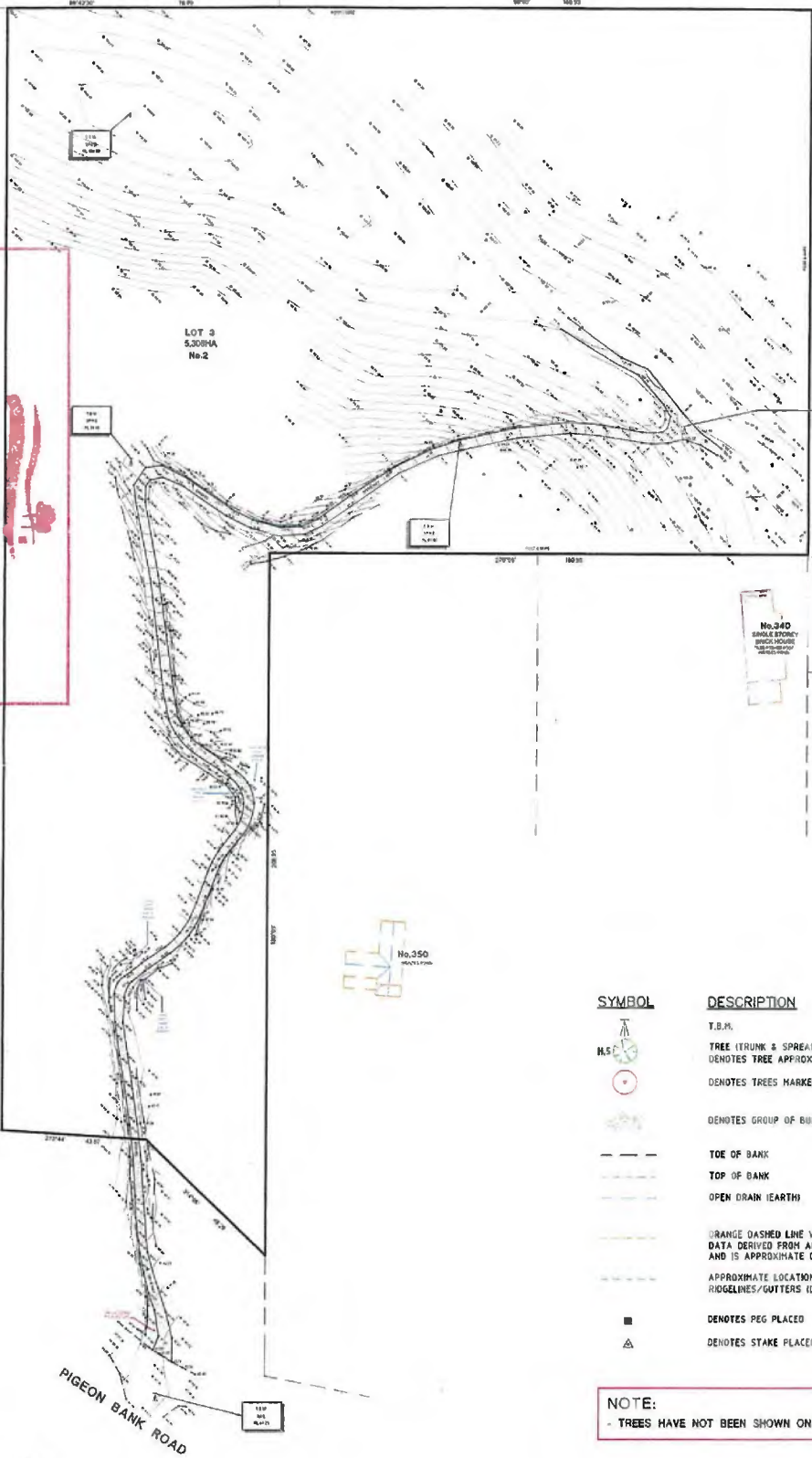


Application No. **120/2016/05P**

Plant: **30**

NILLUMBIK
THE GREEN WOOD SHIRE
ADVERTISED PLAN

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SYMBOL	DESCRIPTION
T.B.M.	T.B.M.
(Tree symbol)	TREE (TRUNK & SPREAD)
(Circle with cross)	DENOTES TREE APPROXIMATELY 5 METRES HIGH
(Circle with dot)	DENOTES TREES MARKED WITH ORANGE TAPE
(Group of dots)	DENOTES GROUP OF BUSHES
(Dashed line)	TOE OF BANK
(Dotted line)	TOP OF BANK
(Line with dashes)	OPEN DRAIN (EARTH)
(Orange dashed line)	ORANGE DASHED LINE WORK REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY
(Dotted line)	APPROXIMATE LOCATION OF RIDGELINES/GUTTERS (LIP)
(Square)	DENOTES PEG PLACED
(Triangle)	DENOTES STAKE PLACED

NOTE:
- TREES HAVE NOT BEEN SHOWN ON THIS PLAN

EXPLANATORY NOTES:
DATA ON THIS PLAN MAY BE MANIPULATED WITH THE PERMISSION OF JCALAND CONSULTANTS
- ACCURACY OF SITE LOCATION 1:0.05
- ACCURACY OF PRODUCED LEVELS 4:0.05
- THIS SURVEY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE DATA 1888/14/10-04 DATE 12/05/14
- LOCATION OF ADJUTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY
- ONE BOUNDARY TREE HAS BEEN LOCATED AND SHOWN ON THIS PLAN
- ALL VEGE FENCED SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST
- ONLY VEGE SURVEYED AND SHOWN ON THIS PLAN
- IT IS STRONGLY RECOMMENDED THAT A HELICOPTER ONE CALL SERVICE BE USED BEFORE VISUAL FIX 1200 ON 07/11/2014 TO BE MADE TO DETERMINE THE LOCATION OF ANY UNRECORDED SERVICES WITHIN THE SITE

LAND SURVEYED:
COUNTY OF EVERILL PARISH OF NILLUMBIK
CROWN ALLOTMENT 16 & PART OF CROWN ALLOTMENT 17 SECTION 4
LOT 3 ON EP 118615

DATUM NOTES:
- LEVELS SHOWN THIS PLAN AUSTRALIAN HEIGHT DATUM
- LEVEL DATUM BASED ON NILLUMBIK P14 177 RL 132.224
- CONTOUR INTERVAL AT 0.2m

I, ANTHONY P. ALLEN, certify that this plan is substantially accurate and correct in accordance with the working conditions on the 05/05/14

NO.	ADDITIONAL FEATURE	DATE	BY	APP'D
02	ADDITIONAL FEATURE	28.07.15	G.R.	
03	ADDITIONAL FEATURE	18.08.15	G.R.	Supervisor S ALLEN
04	ADDITIONAL FEATURE	12.01.16	G.R.	Drawn G ROBERTS 12/01/14
REV	REVISION	DATE	APP'D	Checked S ALLEN 15/05/14

Scale: 1:1000@A2

DWG: 18500414F1D
Job No: 18904
Sheet: 1 OF 4

Client: NILLUMBIK COUNCIL
Municipality: NILLUMBIK

PLAN OF FEATURE SURVEY
2 PIGEON BANK ROAD
WARRANDYTE

IMPORTANT NOTE:
- TITLE DIMENSIONS SHOWN HERE HAVE NOT BEEN VERIFIED BY SURVEY.
- RELOCATION SURVEY SHOULD BE UNDERTAKEN TO DEFINE RELATIONSHIP BETWEEN THE FENCES & ACTUAL TITLE POSITION.

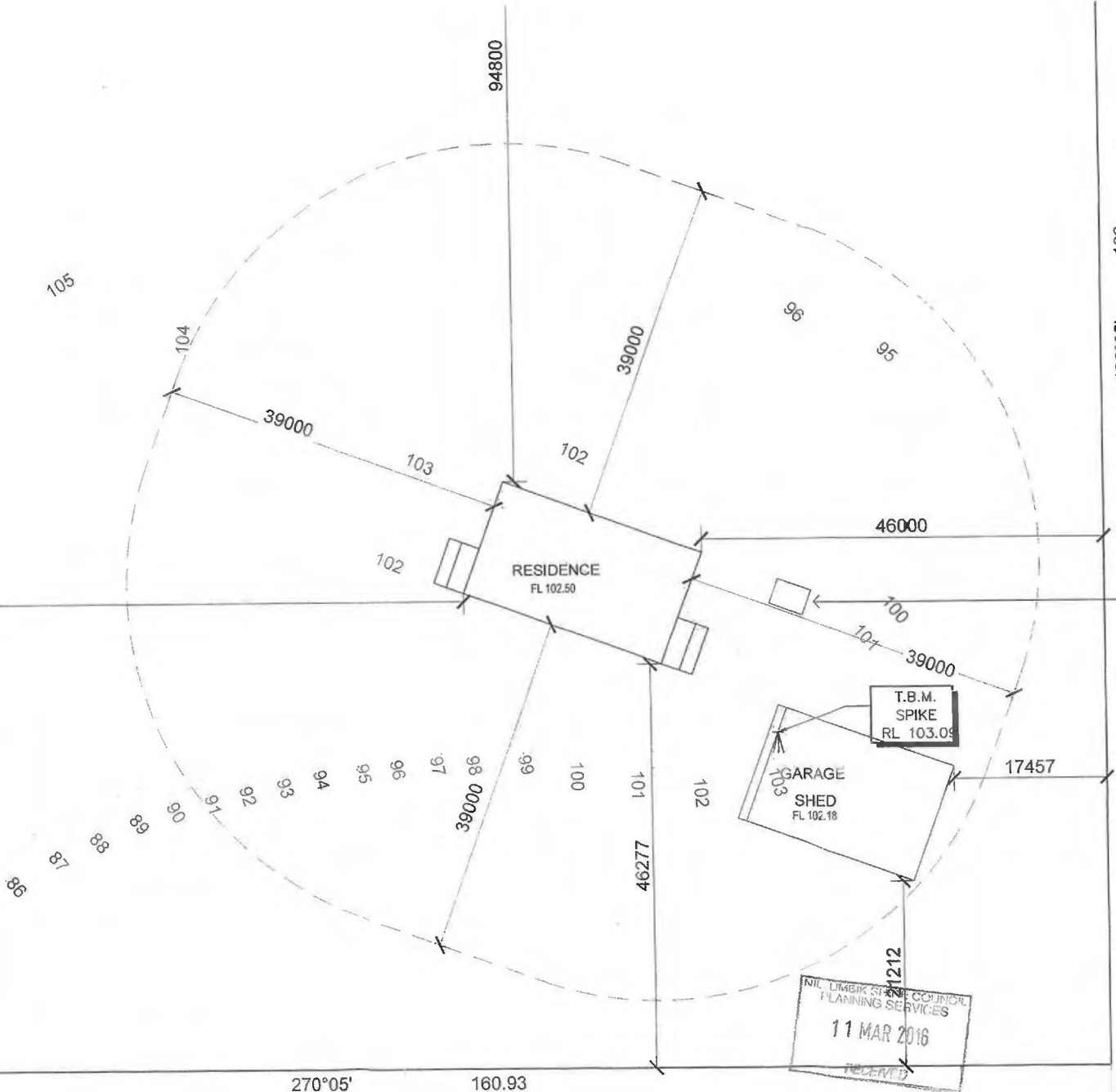
1 MAR 2016
PLANNING SERVICES

JCA Land Consultants
THE SUBDIVISION SPECIALISTS
Surveying Engineering Town Planning
Level 1, 260 Main Street, Lilydale Vic, Australia 3140
Phone 03 9735 4886 Fax 03 9735 1473
Email jca@jca.com.au www.jca.com.au

LOT 3
5.308HA
No.2

166524

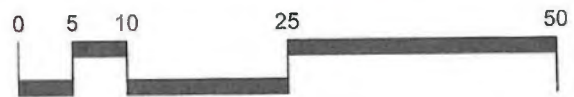

NILLUMBIK
THE GREEN WEDGE SPIKE
ADVERTISED PLAN
 Plan: 5 of 30
 Application No: 120/2016/OSP
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180°05'

10,000 LT.
GAL WATER TANK

NILLUMBIK COUNCIL
 PLANNING SERVICES
11 MAR 2016
 RECEIVED



ARCHITECT
PROJECT
LOCATION
DRAWING

PHILLIP MANNERHEIM REG 13140
RESIDENCE
NO.2 PIGEON BANK RD, NORTH WARRANDYTE
TOWN PLANNING

DRAWING NC.
01

SCALE 1:500@A3
DATE XX.XX.2015



COLOURS & MATERIALS

NB. SOME COLOURS MAY APPEAR DISTORTED DUE TO LIGHTING & PHOTOGRAPHY

DESCRIPTION

PHOTO SAMPLES

DESCRIPTION

1. ROOFING, COLORBOND METAL DECK ROOF
'JASPER' DARK BROWN

2. TERRACOTTA SHINGLE TILES
'CHOCOLATE BROWN'

3. COPPER METAL FASCIA AND GUTTER
'AGED COPPER'

4. STONE CLADDING - SANDSTONE
'CREAM BROWN'

5. QUOINING - SANDSTONE

6. AGED BRONZE WINDOW FRAME
AND GARAGE DOOR FINISH

7. TUMBLED TRAVERTINE PAVING
TERRACE / ENTRY

8. PAVING
'CRUSTY' BROWN CRUSHED GRANITE



ADVERTISED PLAN

Plan: 6 of 30

Application No: 120/2016/OSP

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1 COLORBOND METAL DECK ROOF

2 TERRACOTTA SHINGLE TILES

3 COPPER METAL FASCIA AND GUTTER.

4 STONE CLADDING

7 TUMBLED TRAVERTINE PAVING

1 COLORBOND METAL DECK ROOF

2 TERRACOTTA SHINGLE TILES

3 COPPER METAL FASCIA AND GUTTER.

4 STONE CLADDING

5 QUOINING

RECEIVED
11 MAR 2016
NILLUMBIK SHIRE COUNCIL
PLANNING SERVICES

6 AGED BRONZE WINDOW AND GARAGE DOOR FINISH

8 PAVING FILL

E4 WEST RESIDENCE

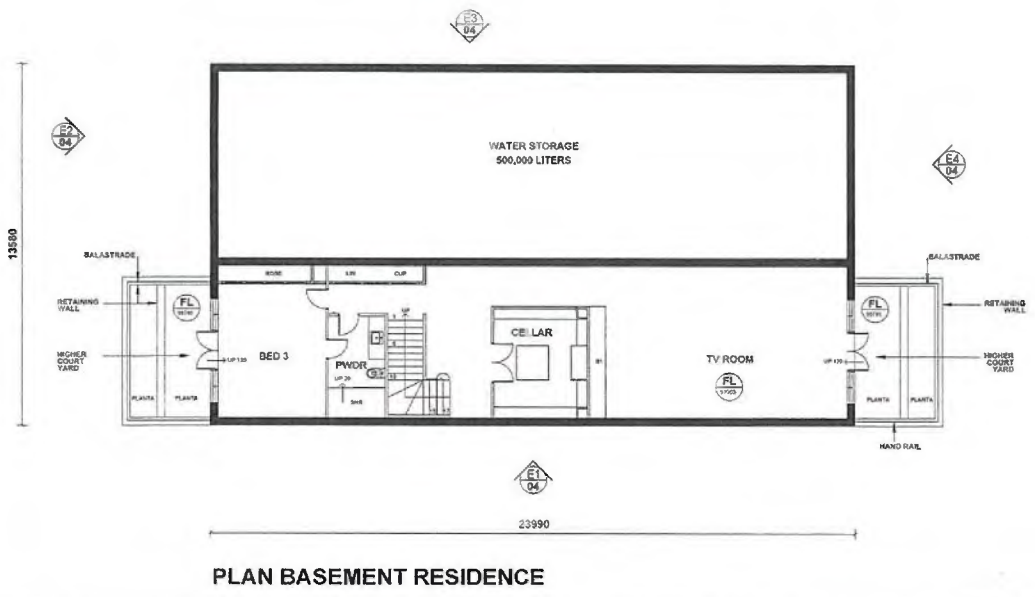
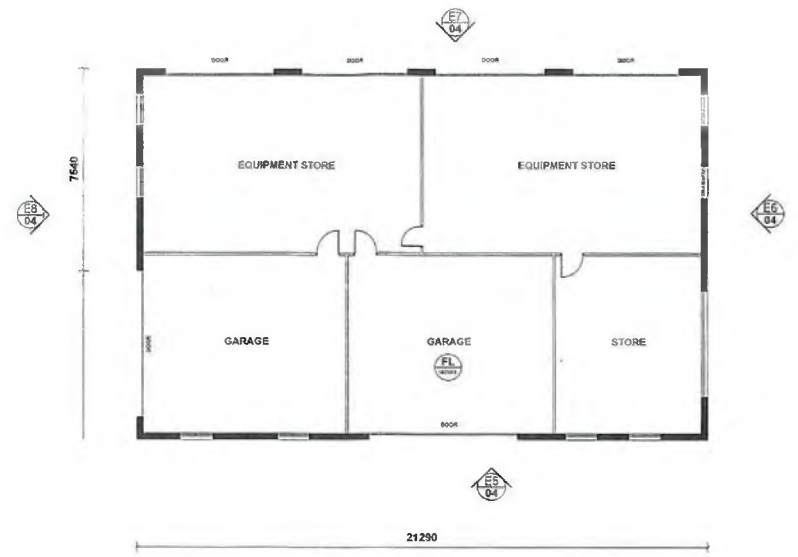
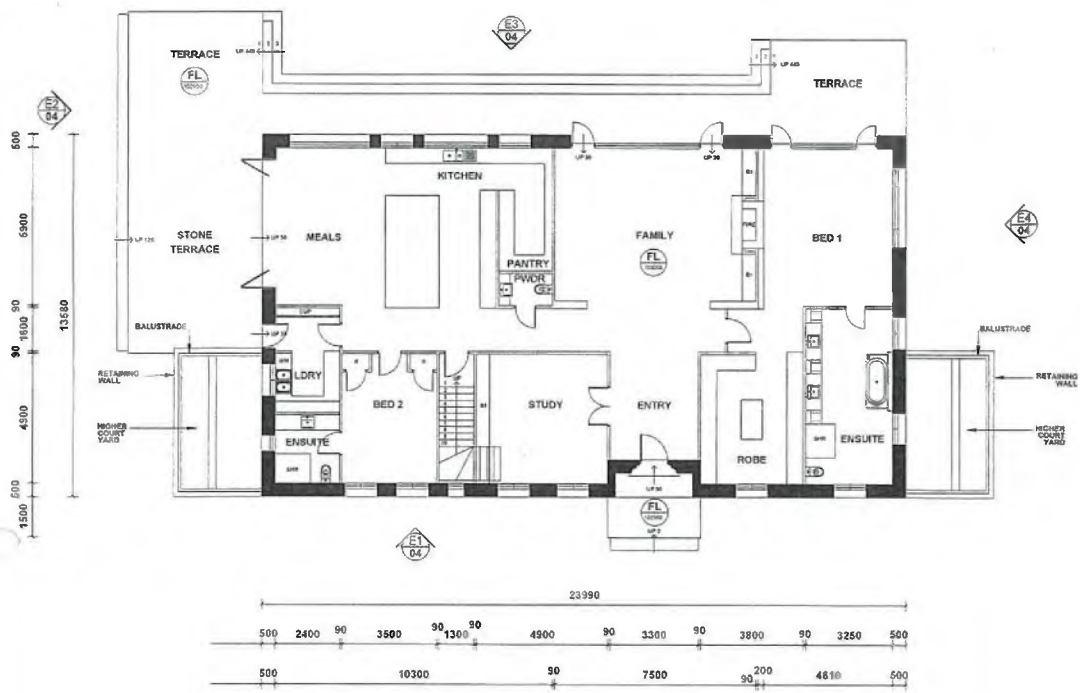
E8 WEST SHED



Phillip Mannerheim Holdings Pty Ltd
Director PHILLIP MANNERHEIM reg. 13140
T 9841 8148 F 95420387 M 0435 110 777
2/5 Church Hill Street, Doncaster East, VIC 3109
phillip.mannerheim@gmail.com
www.phillipmannerheim.com
ACN 025 933 657


ARCHITECT	PHILLIP MANNERHEIM REG: 13140
CLIENT	PHILLIP MANNERHEIM
LOCATION	2 PIGEON BANK ROAD, NORTH WARRANDYTE
PROJECT	NEW RESIDENCE
DRAWING	COLOUR SCHEDULE
DD NOT SCALE DRAWINGS	
AMENDMENTS	
SCALE	

1 / 1 APP.




NILLUMBIK
 THE GREEN WEDGE SHIRE
ADVERTISED PLAN
 Plan No. 7 of 30
 Application No. 120/2016/OSP
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NOTES:
 BUSHFIRE MANAGEMENT PLAN - PERMIT CONDITIONS
 C) CONSTRUCTION STANDARDS OF DWELLING
 THE BUILDING(S) WILL BE DESIGNED AND CONSTRUCTED TO BAL-40

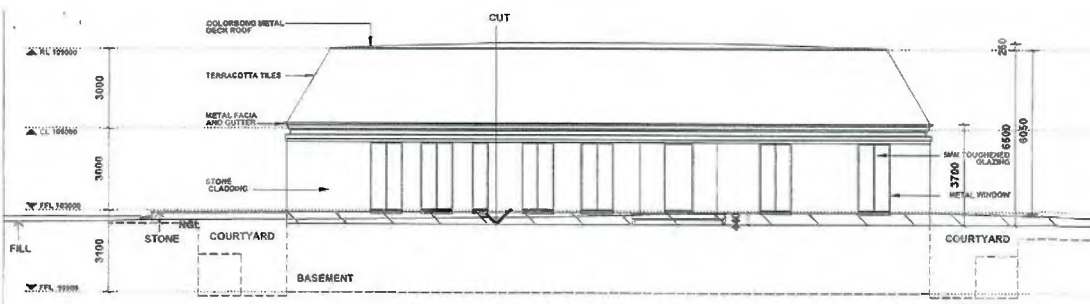

 29 SEP 2016



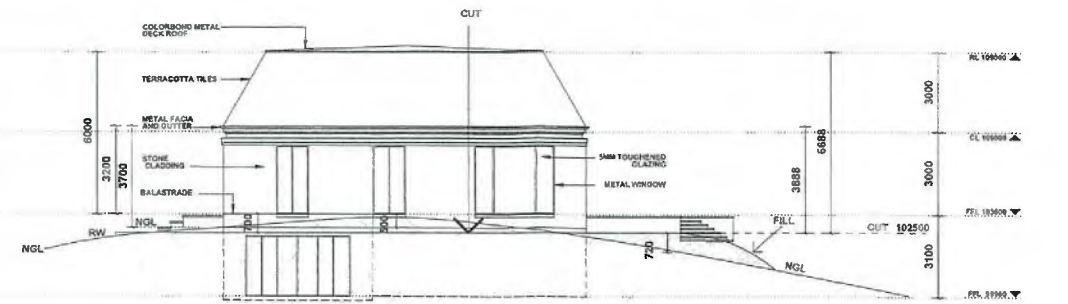
ARCHITECT
 PROJECT
 LOCATION
 DRAWING

PHILLIP MANNERHEIM REG 13140
 RESIDENCE
 NO.2 PIGEON BANK RD, NORTH WARRANDYTE
 TOWN PLANNING

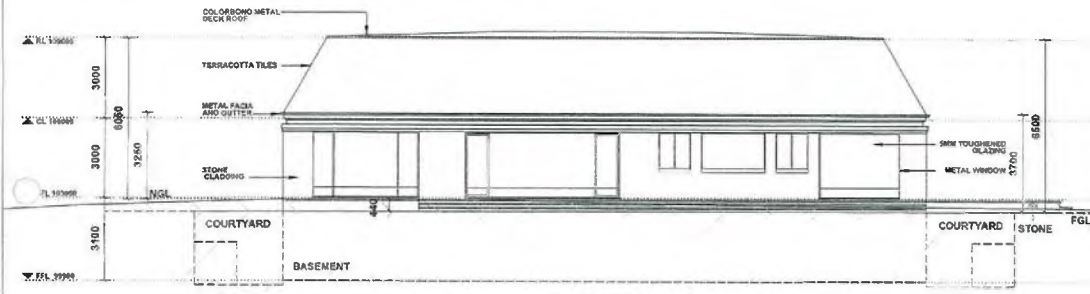
DATE SEP 2016
 SHEET NO. **03**



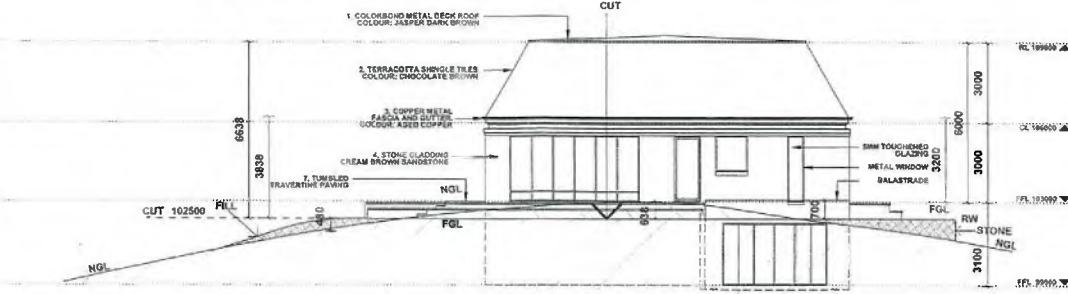
E1 SOUTH RESIDENCE



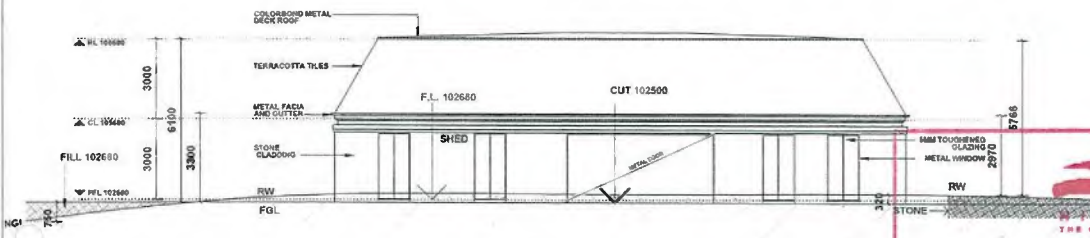
E4 WEST RESIDENCE



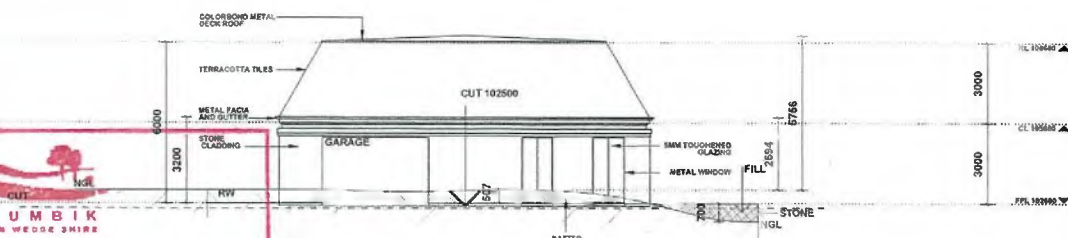
E3 NORTH RESIDENCE



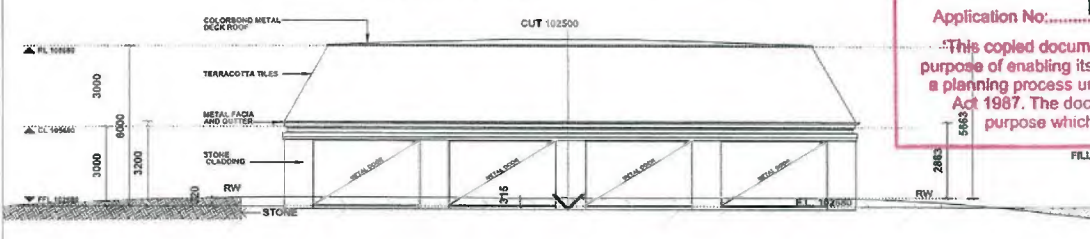
E2 EAST RESIDENCE



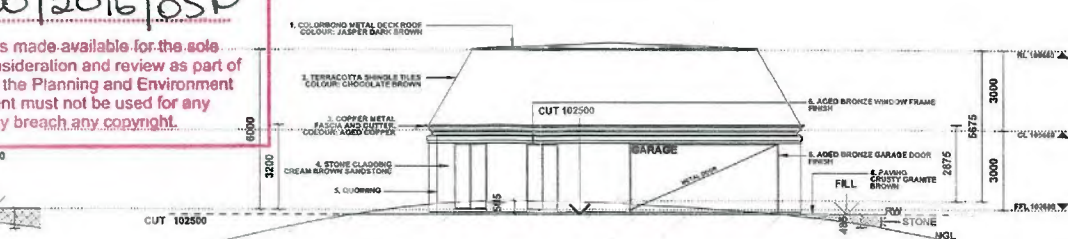
E5 SOUTH SHED




E6 EAST SHED



E7 NORTH SHED



E8 WEST SHED


W. LUMBIK
 THE GREEN WEDGE SHIRE
ADVERTISED PLAN
 Plan: 8 of 30
 Application No: 120/2016/OSP
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W. LUMBIK THE GREEN WEDGE SHIRE
 29 SEP 2016
 PHILLIP MANNERHEIM



ARCHITECT
 PROJECT
 LOCATION
 DRAWING

PHILLIP MANNERHEIM REG 13140
 RESIDENCE
 NO.2 PIGEON BANK RD, NORTH WARRANDYTE
 TOWN PLANNING

DATE SEP 2016
 SHEET NO. **04**

WU 10.1
BUSHFIRE MANAGEMENT PLAN - PERMIT CONDITIONS
A) DEFENDABLE SPACE
 DEFENDABLE SPACE TO A DISTANCE OF 39M AROUND THE PROPOSED BUILDING WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- 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) DEFENDABLE SPACE - OUTBUILDING**
 DEFENDABLE SPACE TO A DISTANCE OF 10m AROUND THE PROPOSED BUILDING WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED IN REGULAR INTERVALS.
 - FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
 - SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
 - TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
 - THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 2 METRES.
 - THERE MUST BE A CLEARANCE OF AT LEAST 2 METRES BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

C) CONSTRUCTION STANDARDS OF DWELLING
 THE BUILDING(S) WILL BE DESIGNED AND CONSTRUCTED TO BAL-40

- D) WATER SUPPLY**
 10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS:
- IS STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
 - ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIRE FIGHTING PURPOSES MUST BE MADE OF CORROSION RESISTANT MATERIAL.
 - THE WATER SUPPLY MUST ALSO:
 - INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65mm) AND COUPLINGS (64mm CFA 3 THREAD PER INCH MALE FITTING).
 - THE OUTLETS OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESSWAY AND UNOBSTRUCTED.
 - BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF CFA MUST BE PROVIDED.
 - ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65mm (EXCLUDING THE CFA COUPLING).

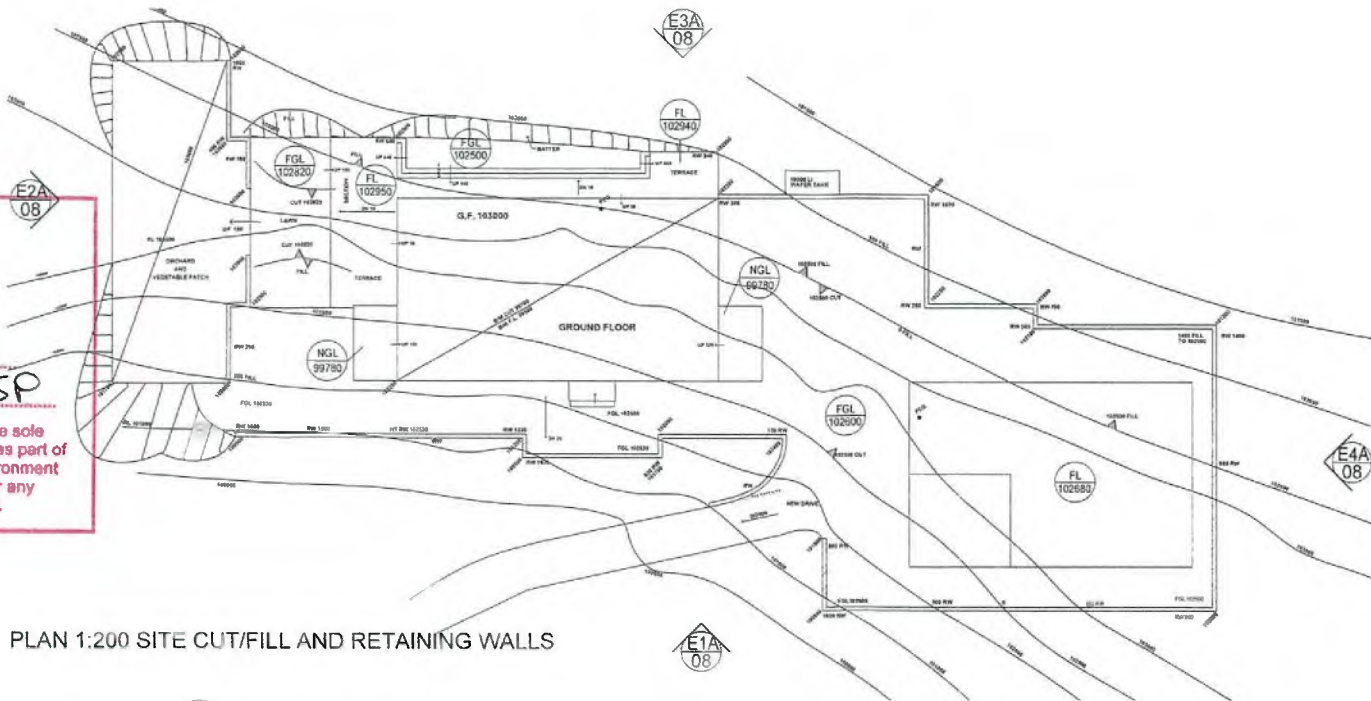
- E) ACCESS**
 ACCESS FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS:
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m
 - THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4 PERCENT) (8.1 DEGREES) WITH A MAXIMUM OF NO MORE THAN 1 IN 4.8 (21 PERCENT) (12.2 DEGREES) FOR NO MORE THAN 50m
 - HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5m OF ALL WEATHER CONSTRUCTION.
 - BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
 - DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5 PERCENT) (7.1 DEGREES) ENTRY AND EXIT ANGLE.
 - INCORPORATE A TURNING AREA FOR FIRE FIGHTING VEHICLES CLOSE TO THE BUILDING.
 - INCORPORATE PASSING BAYS EVERY 200m WHICH MUST BE AT LEAST 20m LONG AND HAVE A MINIMUM TRAFFICABLE WIDTH OF 6m.



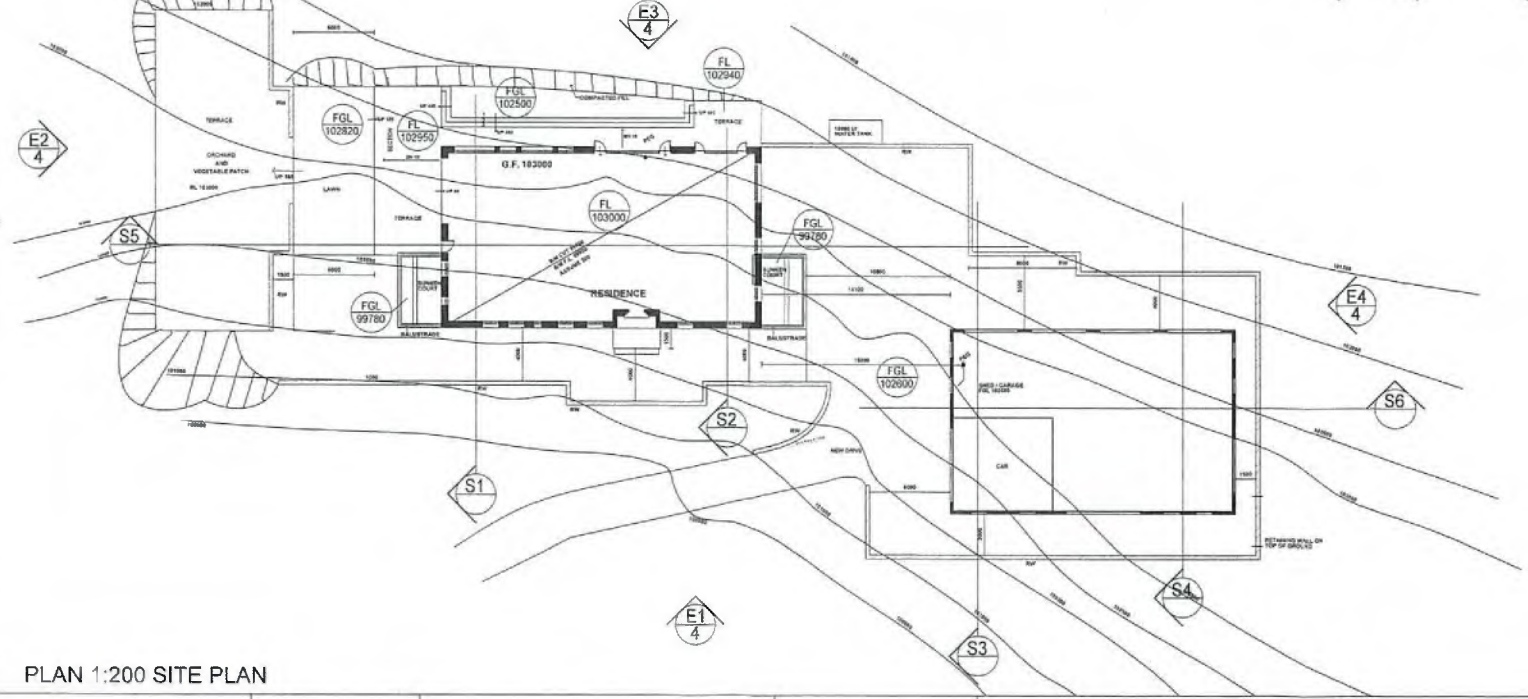
NILLUMBIK
 THE GREEN WEDGE SHIRE
ADVERTISED PLAN

Plan: 10 of 30
 Application No: 120/2016/OSP

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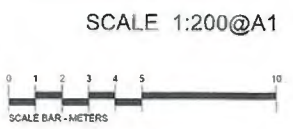
PLAN 1:200 SITE CUT/FILL AND RETAINING WALLS



PLAN 1:200 SITE PLAN

NOTES:
 LANDSCAPING IS TO BE INDICATED THROUGH THE LANDSCAPE ARCHITECTS DETAILING

29 SEP 2016




ARCHITECT
 PROJECT
 LOCATION
 DRAWING

PHILLIP MANNERHEIM REG 13140
 RESIDENCE
 NO.2 PIGEON BANK RD, NORTH WARRANDYTE
 TOWN PLANNING

DATE SEP 2016
 SHEET NO. 06



- 1 Property Boundary
- 2 Proposed residence. See LM1763/3 for details.
- 3 Existing Buildings in neighbouring area. 
- 4 Estimate amount of vegetation removed : 75% approx of total site
Estimate Amount of vegetation retained : 85% approx of total site
- 5 Road grading and modifications to be read in conjunction with Lanigan Civil drawings. Fire fighting access requirements are stated in 'Bushfire Manogament Overlay Assesment' by BAL Assesments, page 7 '4. Access'.
- 6 Proposed tapping location into EX. DN150 DI1CL RETIC. MAIN. For details refer preliminary servicing advice provided by Yarra Valley Water.
- 7 Driveway from Pigeon Bank Rd


NILLUMBIK
 THE GREEN WEDGE SHIRE
ADVERTISED PLAN
 Plan: 15 of 30
 Application No: 120/2016/OSP

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NILLUMBIK SHIRE COUNCIL
 PLANNING SERVICES
 29 SEP 2016
 HEREIN

MEMIA		Project: Pigeon Bank Road		Project No: 1763
Client: Philip Mannathain	Scale: 1:1000	Drawn: PHM	Check: PHM	LM:
Landscape Site Plan		MEMIA pty ltd www.memia.net.au info@memia.com.au		
<small> MEMIA Pty Ltd is a registered provider of planning services under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright. </small>				



- LEGEND**
- 2189 Existing Vegetation To Be Retained
 - FFL 103 Proposed Level
 - Paving
 - Driveway Paving
 - Lightwells
 - Grass no higher than 10cm
 - Defendable space cleared area (39m)
 - Retaining Walls
 - *Contour interval at 500mm
- 1** Trees to be retained within defendable space. Trees to be retained chosen because of size, significance and good health. For details reference: 'Ecological assessment for 2 Pigeon Bank Road, North Warrandyte' Page 40 map by Practical Ecology.
 - 2** Red line indicates extent of defendable space. Refer to 'Bushfire Management Overlay Assessment' by BAL Assessments and 'Ecological assessment for 2 Pigeon Bank Road, North Warrandyte' Page 40 map by Practical Ecology.
 - 3** Vegetation outside of defendable space to be left untouched in current condition. For current vegetation condition refer to map of page 38 of 'Ecological assessment for 2 Pigeon Bank Road, North Warrandyte' by Practical Ecology.
 - 4** Road grading and modifications to be read with reference with Lanigan Civil drawings. To be read in conjunction with fire fighting access requirements as stated in 'Bushfire Management Overlay Assessment' by Bal Assessments, page 7 '4 - Access'.
 - 5** 10,000L Galvanised Water Tank for firefighting purposes. For requirements refer to 'Bushfire Management Overlay Assessment' by BAL Assessments, page 7 '3. Water Supply'.
 - 6** Short cut grass (under 10cm) underneath the retained trees within the defendable space. Vegetation to be managed in accordance with 'Bushfire Management Overlay Assessment' by BAL Assessments, page 7 '1. Defendable Space'.
 - 7** Buildings clustered along ridge top. This plan is for informational purposes only. It is not to be used for any other purpose. This plan is made available for the sole use of the client for their consideration and review as part of the planning and environment process. This plan is not to be used for any other purpose. This plan is not to be used for any other purpose. This plan is not to be used for any other purpose.
 - 8** Property to be connected to sewer. For reference see 'Yarra Valley Water Preliminary servicing advice'.

NILLUMBIK
THE GREEN WOODGE SHIRE

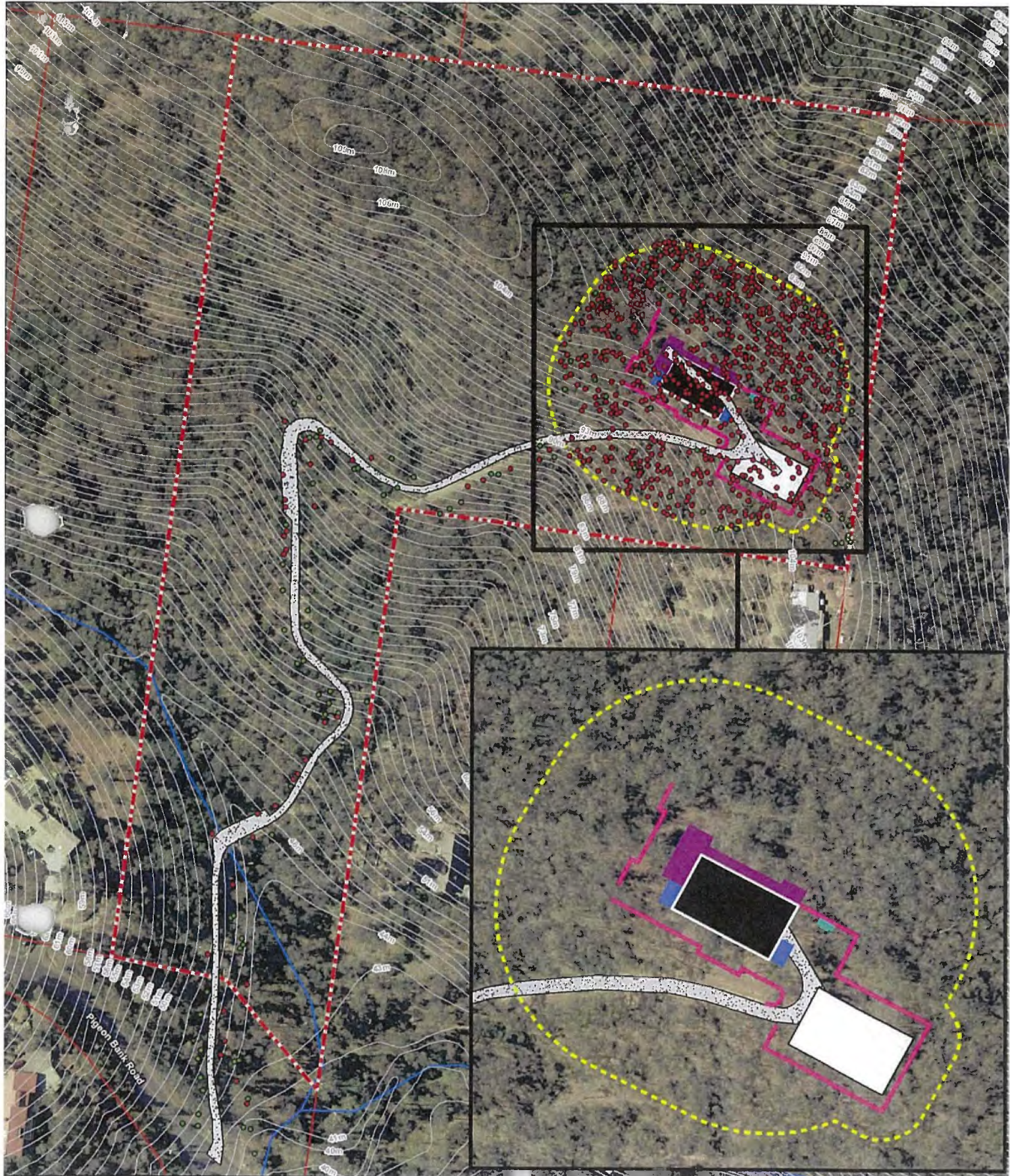
ADVERTISED PLAN

16 of 30

Application No: 120/2016.05 P

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Tree No.	Genus Species	Common Name	Height	Canopy	Caliber	Action/Comment
2084	Eucalyptus polycarpa	Red Box	8500	2000	150	Retain
2051	Eucalyptus polycarpa	Red Box	11000	6000	200	Retain
1401	Eucalyptus macrocarpa	Red Stringy Bark	5000	5000	160	Retain
1773	Eucalyptus polycarpa	Red Box	8000	4000	200	Retain
1836	Eucalyptus macrocarpa	Red Stringybark	8000	9500	500	Retain
1568	Eucalyptus melliodora	Yellow Box	9000	7000	200	Retain
1606	Eucalyptus polycarpa	Red Box	9000	4500	280	Retain
1474	Eucalyptus polycarpa	Red Box	9000	4000	250	Retain
2790	Eucalyptus polycarpa	Red Box	8000	3000	150	Retain
2189	Eucalyptus polycarpa	Red Box	11000	5000	180	Retain
2754	Eucalyptus polycarpa	Red Box	8000	4000	170	Retain
2147	Eucalyptus polycarpa	Red Box	11000	8000	200	Retain
2020	Eucalyptus polycarpa	Red Box	12000	7000	200	Retain
2018	Eucalyptus macrocarpa	Red Stringybark	9000	3000	130	Retain
2243	Eucalyptus rossii	Charco Ballerina	9000	5000	270	Retain
1784	Eucalyptus polycarpa	Red Box	10000	13000	200	Retain
1722	Eucalyptus macrocarpa	Red Stringy Bark	13000	14000	280	Retain
1777	Eucalyptus macrocarpa	Red Stringybark	8000	8000	200	Retain
1969	Eucalyptus polycarpa	Red Box	10000	10000	250	Retain

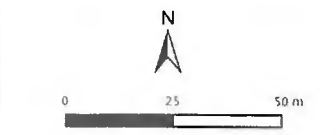


Disclaimer
 Practical Ecology bears no responsibility for the accuracy and completeness of this information and any decisions or actions taken on the basis of the map. While information appears accurate at publication, nature and circumstances are constantly changing

Legend	
	Subject site
	Parcels
	Contours (1m)
	Watercourse
	Tree census
	Retain
	Lost
	Proposed development
	Driveway
	Dwelling
	Retaining wall
	Shed/garage
	Sunken Court
	Terrace
	Water tank
	Defendable space (39m)

Details
 Data Source: Base layers courtesy of VicMap, Copyright © State of Victoria. Aerial photography from Google Earth Pro.
 Date: 19/09/2016

Map 4. Proposed site layout
 2 Pigeon Bank Road,
 North Warrandyte



Scale 1:1,250 (Page size A3)