



ATTACHMENTS

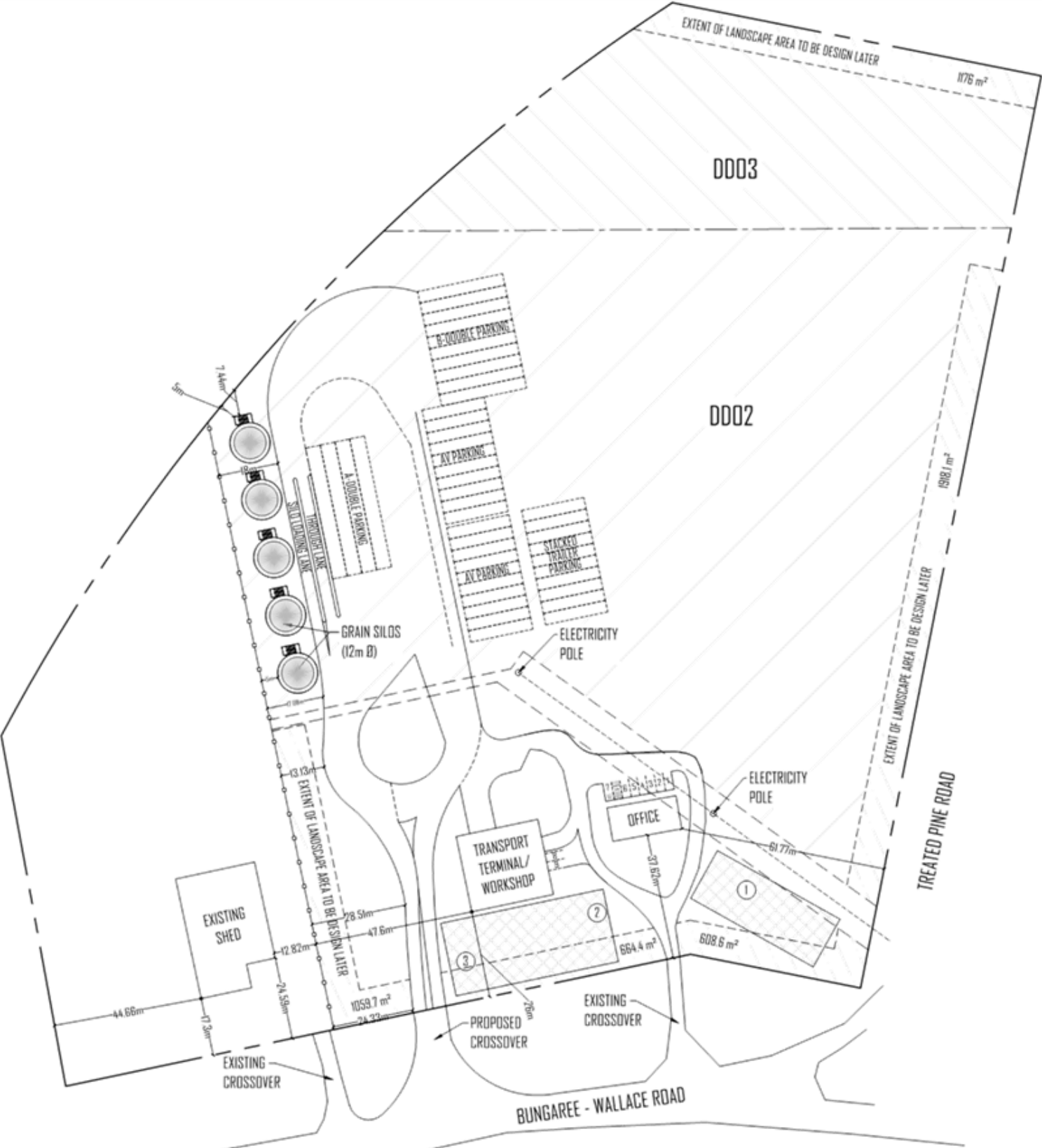
**Development Assessment Committee
Meeting**

Under Separate Cover

Wednesday, 16 November 2022

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7.1	PA2022034 - Use and Development of the Land for a Road Freight Terminal and Create an Access to Transport Road Zone 2 at 355 Bungaree-Wallace Road, Bungaree	
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7.2	PA2022049 Development of Two Dwellings and Two Lot Subdivision at 79 Dickson Street, Bacchus Marsh	
	Attachment 1 Proposed plans	9



LEGEND	
LCA TEST SITES	(NO)
LAND APPLICATION AREA	
DD03	
DD02	
EXTENT OF LANDSCAPE AREA	

OTL Consulting
Group Pty Ltd



RED LINE PLANS VICTORIA

VENUE FLOOR PLANS, PATRON CAPACITY REPORTS, LANDSCAPE PLANS
UNIT 162, 116B INGLIS STREET, BALLAN, VICTORIA - 3342
TEL: (03) 5368 1881 / 43444450
Email: enquiries@otlconsultinggroup.com.au

CONCEPT ONLY

NOTES:

- 1. Drawings shall not be scaled.
- 2. All dimensions are in mm.
- 3. Any discrepancy in drawings and existing conditions should be brought to the notice of the architect prior to proceeding with the item

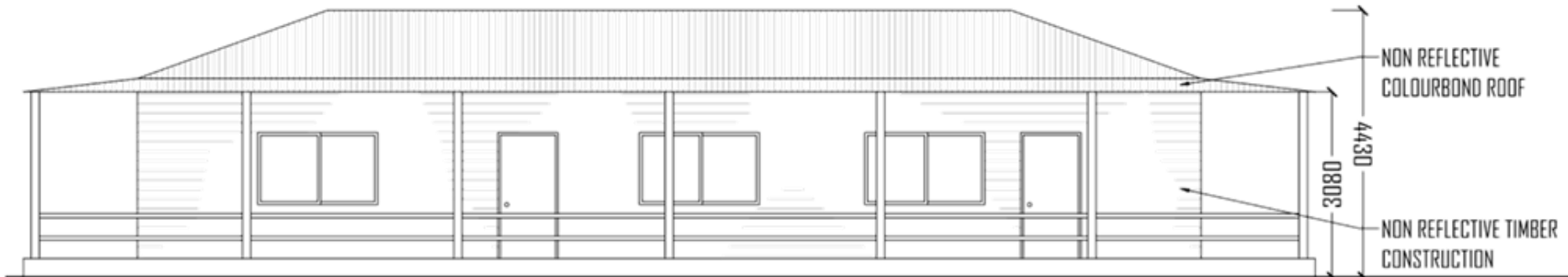
R6	Sketch Design	10/05/2022
R5	Sketch Design	21/04/2022
R4	Sketch Design	16/12/2021
R3	Sketch Design	13/12/2021
R2	Sketch Design	10/12/2021
Rev	Description	Date

RIX, DARREN & MARGIE

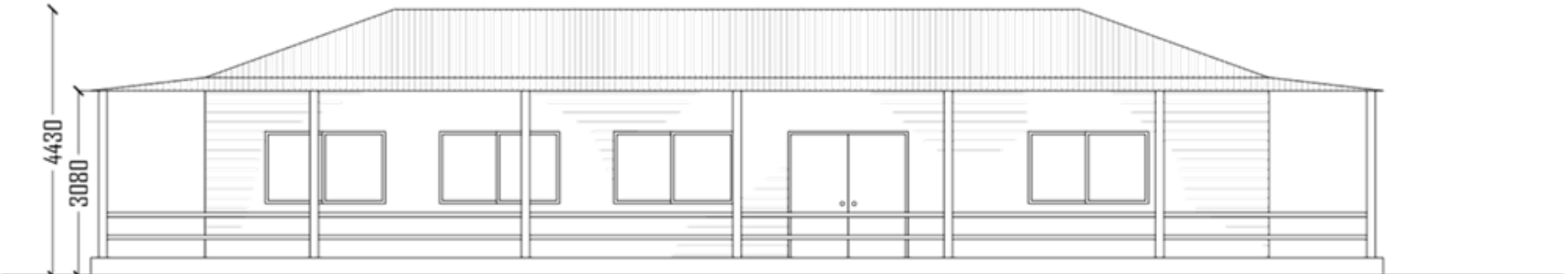
Client ID: 147098216
355 Bungaree Wallace Road, Bungaree,
Victoria - 3352



Drawing Title: SITE PLA
Project Phase: Planning Applicat
Revision: f
Drawing scale @ A3: 1:150
Date Plotted: 10/05/2022
Drawn by: \



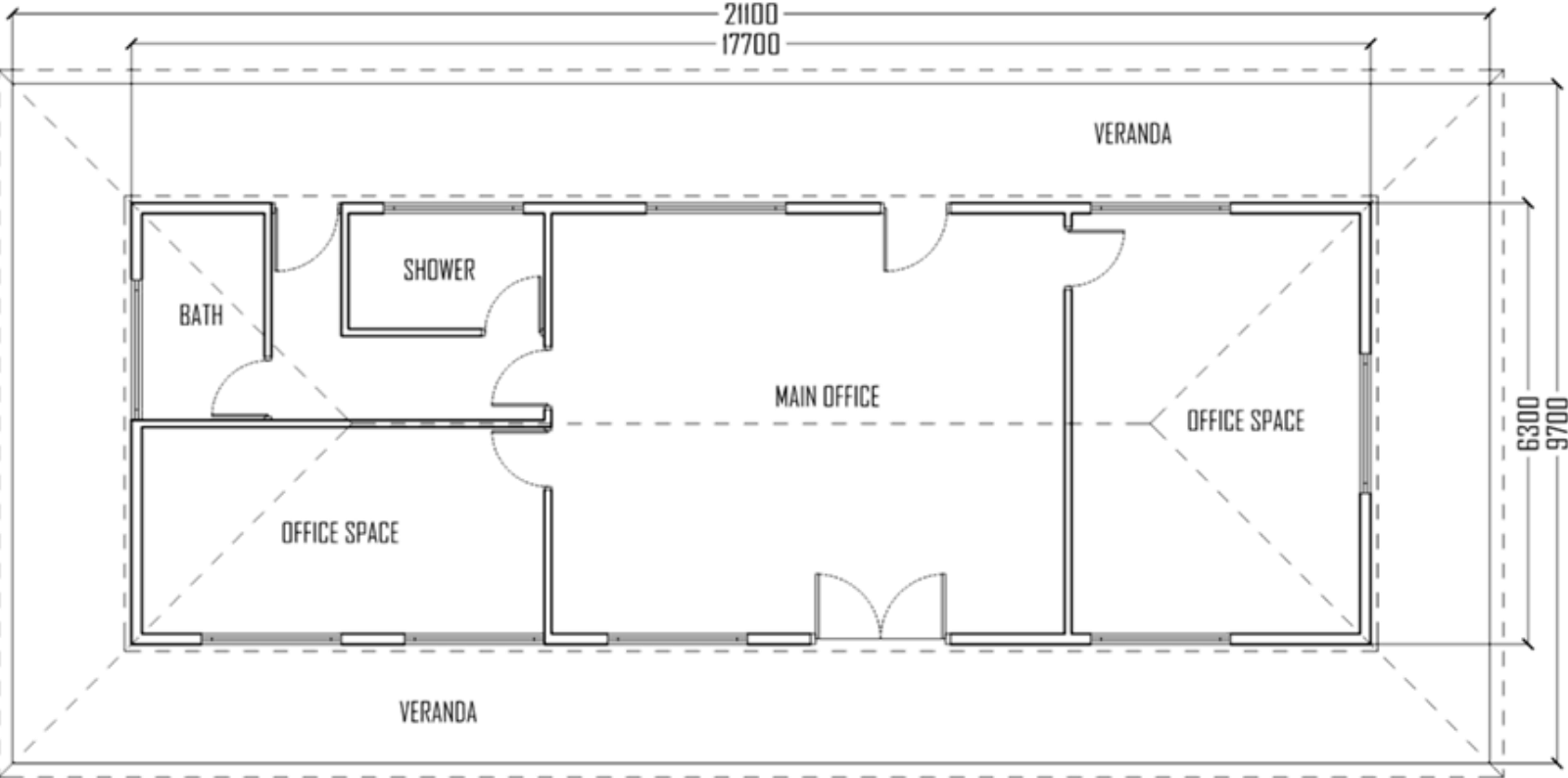
ELEVATION D



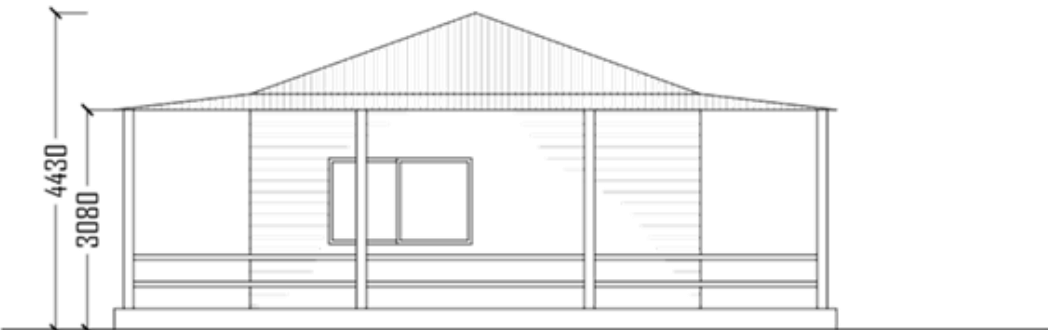
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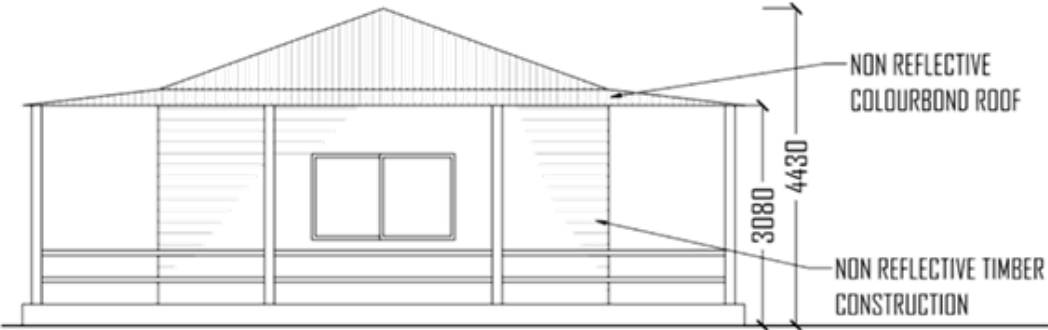
REFERENCE IMAGES OF OFFICE BUILDING



PLAN



ELEVATION C



ELEVATION C

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CONCEPT ONLY

NOT FOR CONSTRUCTION

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2. All dimensions are in mm.

3. Any discrepancy in drawings and existing conditions should be brought to the notice of the architect prior to proceeding with the item

R6

R5

Rev

Sketch Design

Sketch Design

Description

10/05/2022

21/04/2022

Date

RIX, DARREN & MARGIE

Client ID: 147098216

355 Bungaree Wallace Road, Bungaree, Victoria - 3352

Drawing Title: OFFICE BUILDING DRAWING

Project Phase: Planning Application

Revision: 1

Drawing scale @ A3: 1:100

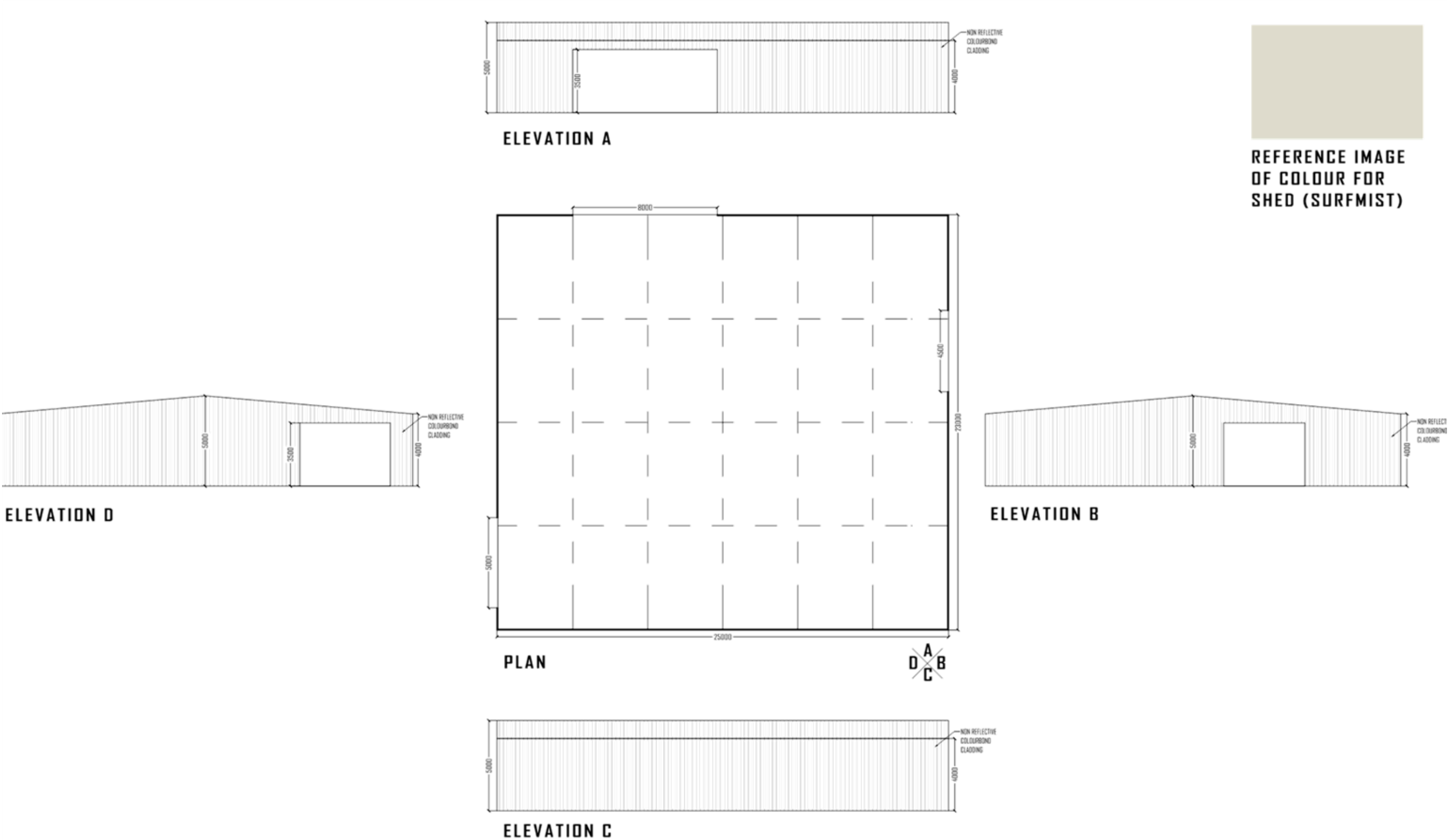
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Item 7.1 - Attachment 1

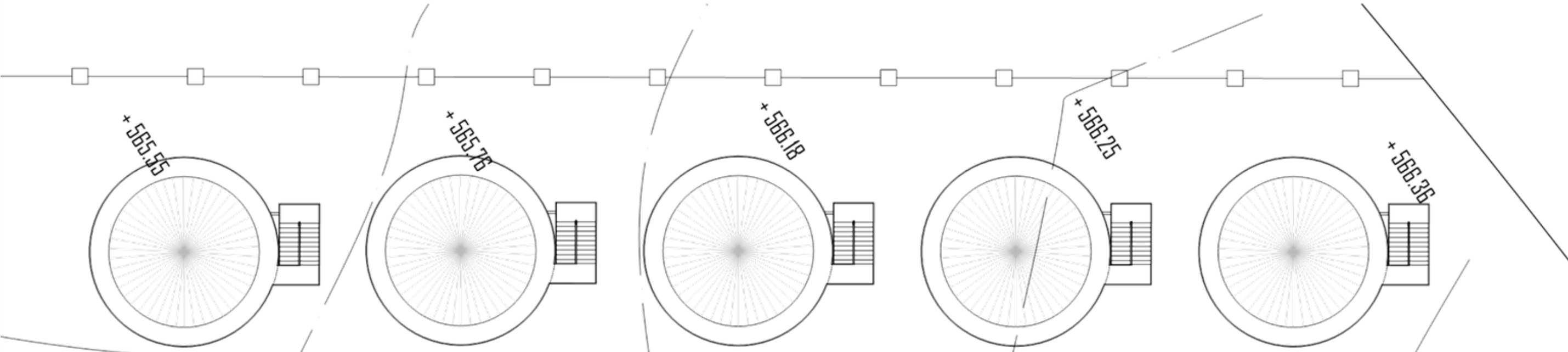
Page 5



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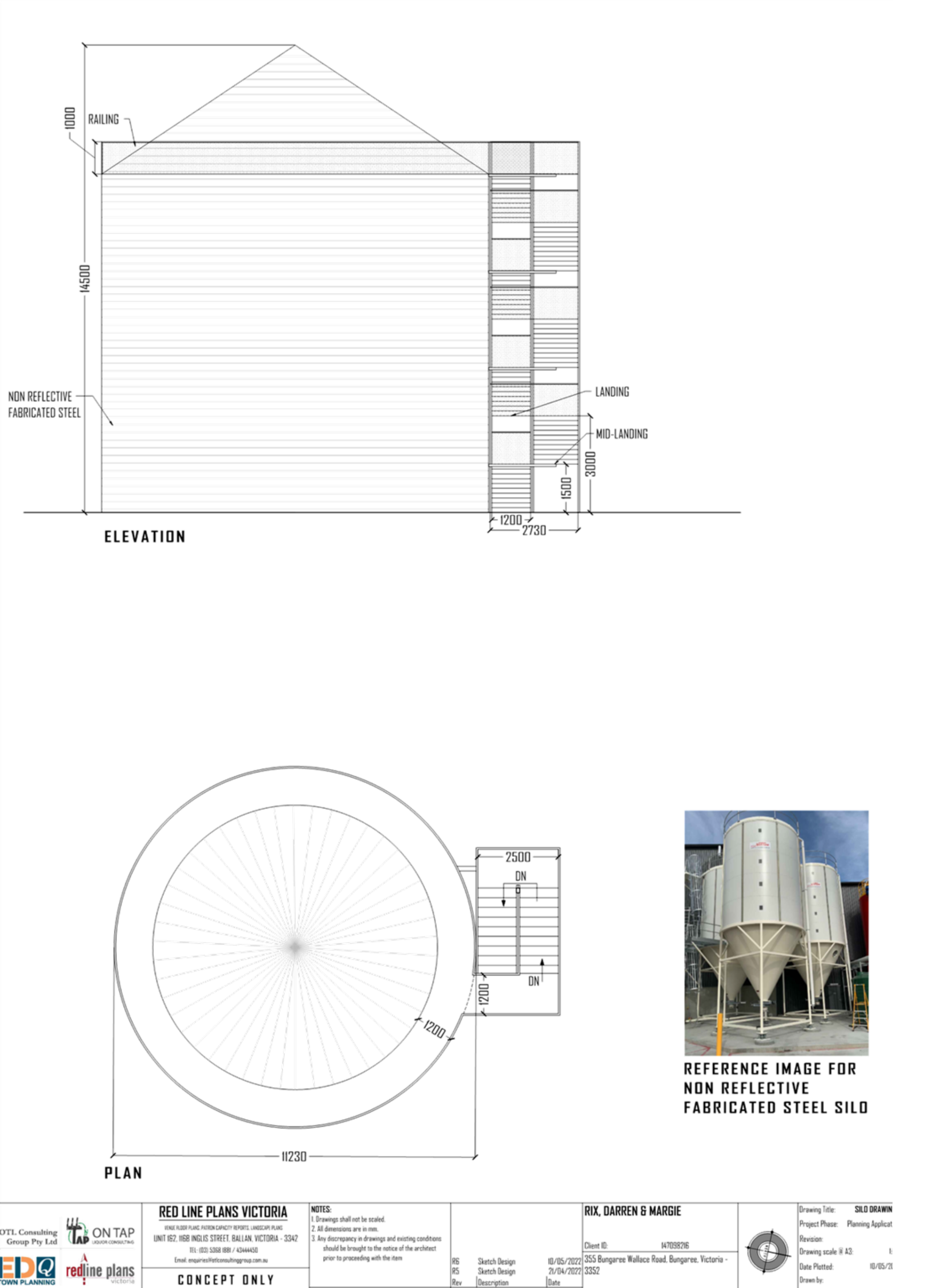
SITE ELEVATION (SHOWING GROUND LEVEL FOR SILOS)



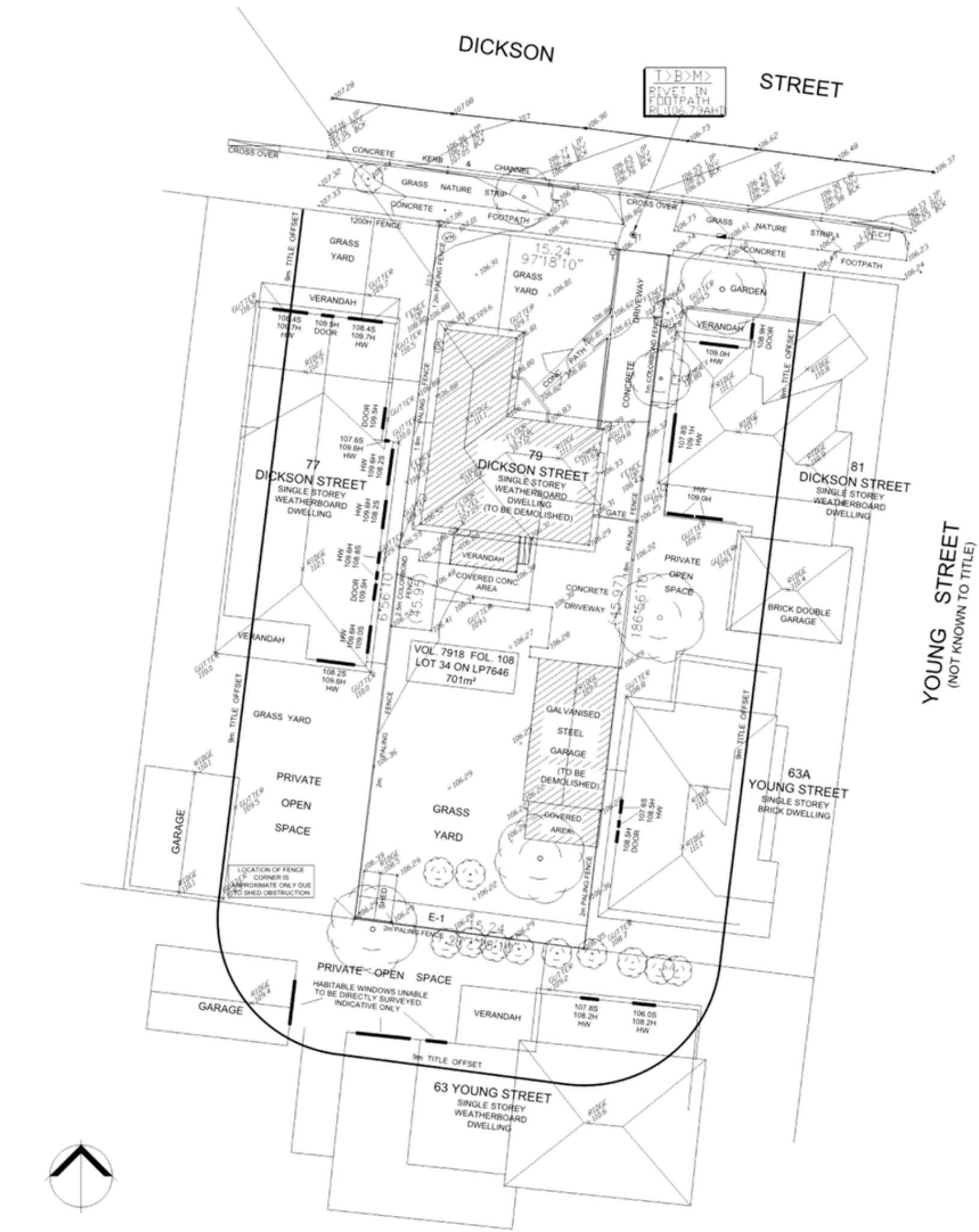
PLAN

ELEVATION

<p>OTL Consulting Group Pty Ltd</p> <p>ON TAP LIQUOR CONSULTING</p> <p>EDQ TOWN PLANNING</p> <p>redline plans victoria</p>	<p>RED LINE PLANS VICTORIA</p> <p>VENUE FLOOR PLANS, PATRON CAPACITY REPORTS, LANDSCAPE PLANS</p> <p>UNIT 162, 116B INGLIS STREET, BALLAN, VICTORIA - 3342</p> <p>TEL: (03) 5368 1881 / 43444450</p> <p>Email: enquiries@otlconsultinggroup.com.au</p> <p>CONCEPT ONLY</p> <p>NOT FOR CONSTRUCTION</p>	<p>NOTES:</p> <p>1. Drawings shall not be scaled.</p> <p>2. All dimensions are in mm.</p> <p>3. Any discrepancy in drawings and existing conditions should be brought to the notice of the architect prior to proceeding with the item</p>	<table border="1"> <tr> <td>R6</td> <td>Sketch Design</td> <td>10/05/2022</td> </tr> <tr> <td>R5</td> <td>Sketch Design</td> <td>21/04/2022</td> </tr> <tr> <td>Rev</td> <td>Description</td> <td>Date</td> </tr> </table>	R6	Sketch Design	10/05/2022	R5	Sketch Design	21/04/2022	Rev	Description	Date	<p>RIX, DARREN & MARGIE</p> <p>Client ID: 147098216</p> <p>355 Bungaree Wallace Road, Bungaree, Victoria - 3352</p>	<p>Drawing Title: SILO DRAWING</p> <p>Project Phase: Planning Application</p> <p>Revision: 1</p> <p>Drawing scale @ A3: 1:25</p> <p>Date Plotted: 10/05/2022</p> <p>Drawn by: [Signature]</p> <p>Checked by: [Signature]</p>
R6	Sketch Design	10/05/2022												
R5	Sketch Design	21/04/2022												
Rev	Description	Date												



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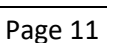
Existing Conditions Plan

EXISTING SITE CONDITIONS LEVELS AND RE-ESTABLISHMENT SURVEY ARE SURVEYED BY LICENCE SURVEYOR

AREAS
TOTAL SITE AREA - 701.50M

PROJECT: PROPOSED DEVELOPMENT	SHEET: EXISTING CONDITIONS SITE PLAN			DATE: 3/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	A 2 = 1 : 2 0 0	www. Ideas To Reality .com.au	
	FOR: T.&L. HARRIS							
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES: 1:200	CHECKED: JW	DATE: 01-07-2021					
	JOB No. 21023	SOIL CLASS:	SHEET No. 1 OF 15					
							Ideas To Reality Pty Ltd	





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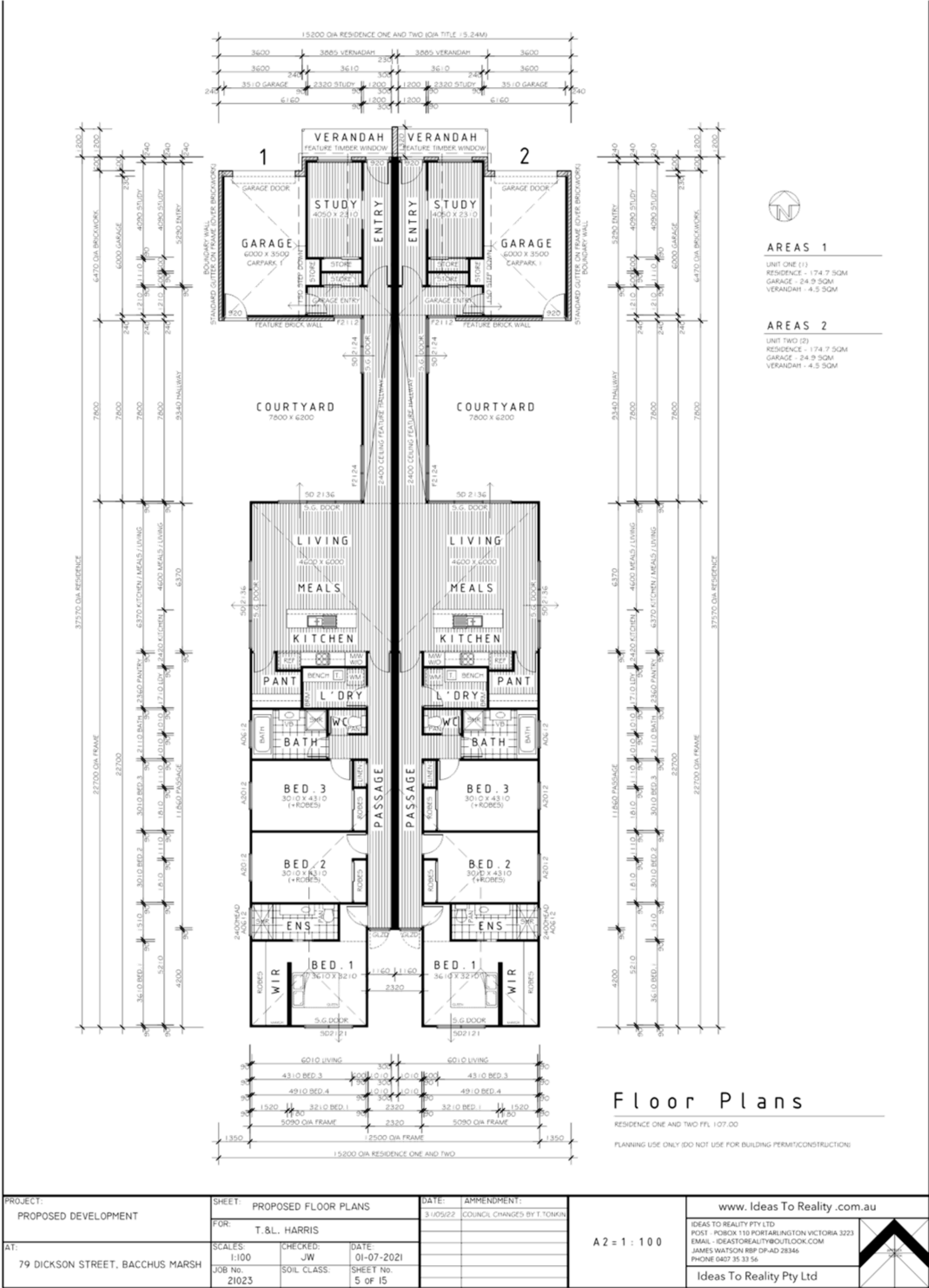


South Streetscape elevation and Proposed Fence elevation



North Dickson Streetscape elevation Opposite proposed

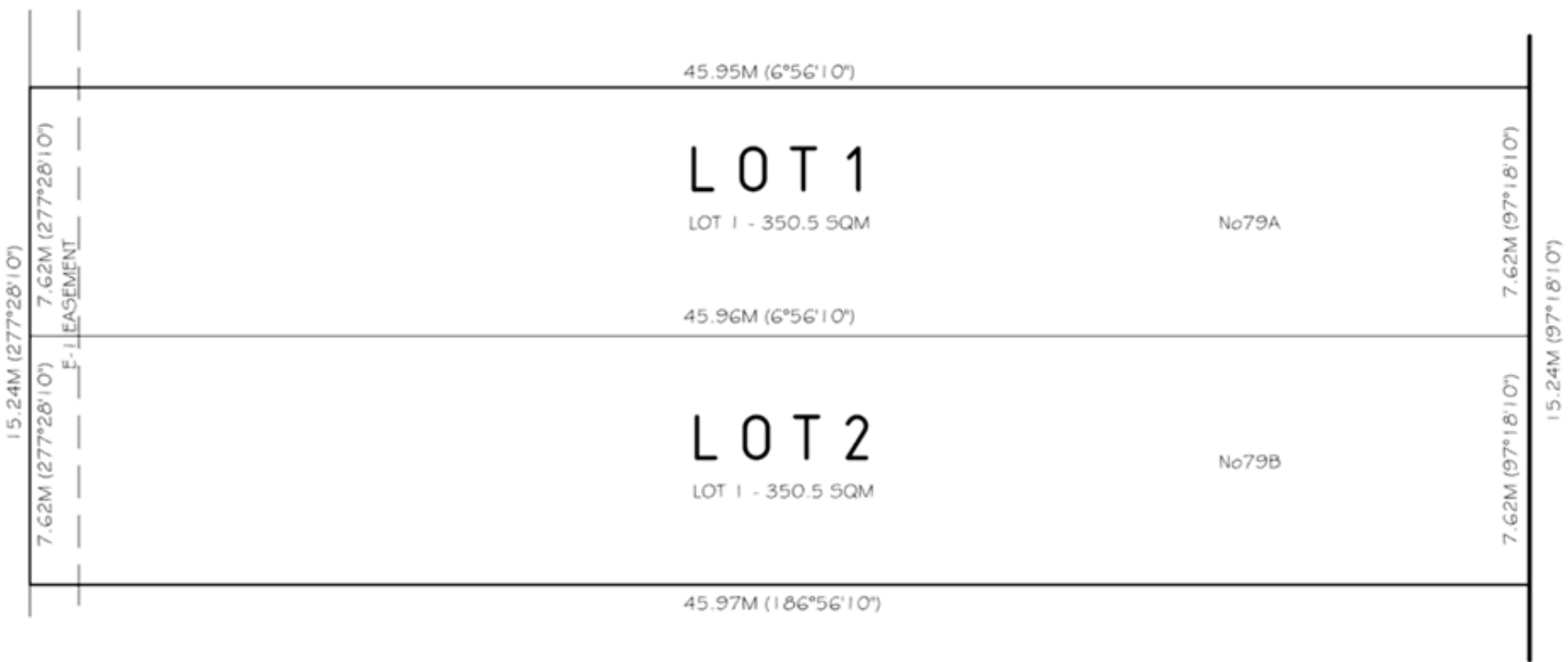
PROJECT: PROPOSED DEVELOPMENT	SHEET: STREETScape / FENCE ELEVATION			DATE: 31/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	www.IdeasToReality.com.au IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 Ideas To Reality Pty Ltd	
	FOR: T.&L. HARRIS						
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES:	CHECKED:	DATE:				
	JOB No.	SOIL CLASS:	SHEET No. 4 OF 15				





PROJECT: PROPOSED DEVELOPMENT	SHEET: PROPOSED ELEVATIONS			DATE: 31/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	A3 = 1 : 100	www.IdeasToReality.com.au IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 Ideas To Reality Pty Ltd	
	FOR: T.&L. HARRIS							
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES: 1:100	CHECKED: JW	DATE: 01-07-2021					
	JOB No. 21023	SOIL CLASS:	SHEET No. 6 OF 15					

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AREAS

LOT ONE (1) No79A
SITE AREA - 350.5 SQM







LOT TWO (2) No79B
SITE AREA - 350.5 SQM

TOTAL SITE AREA (No79) - 701 SQM
(REFER SURVEYOR PLAN)

Proposed Sub-Division Plan

REFER SURVEYOR PLAN FOR ALL SITE DETAIL AND RE-ESTABLISHMENT SURVEY

PROJECT: PROPOSED DEVELOPMENT	SHEET: PROPOSED SUBDIVISION PLAN			DATE: 31/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	A 3 = 1 : 1 0 0	www. Ideas To Reality .com.au	
	FOR: T.&L. HARRIS						IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56	
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES: 1:200	CHECKED: JW	DATE: 01-07-2021				Ideas To Reality Pty Ltd	
	JOB No. 21023	SOIL CLASS:	SHEET No. 7 OF 15					

HATCH	DESCRIPTION
	SUBJECT SITE
	OTHER EXISTING MULTI-RESIDENTIAL/SUBDIVISION
	PARKLAND / RESERVE
DICKSON	PUBLIC STREET
	ORIGINAL RESIDENTIAL LOT
	COMMERCIAL SITE
	INDUSTRIAL SITE

NOTE: ALSO REFER WRITTEN REPORT AND ENLARGEMENT SCALE PLANS



Site Plan

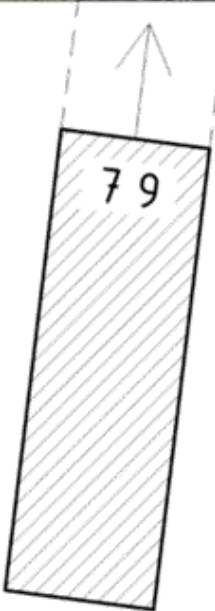
NOTE: REFER WRITTEN REPORT AND ENLARGEMENT SCALE PLANS

PROJECT: PROPOSED DEVELOPMENT	SHEET: SITE DESCRIPTION/RESPONSE PLAN			DATE: 31/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	A2 = 1 : 1000	www. Ideas To Reality .com.au IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 Ideas To Reality Pty Ltd	
	FOR: T.&L. HARRIS	SCALES: 1:1000	CHECKED: JW	DATE: 01-07-2021				
AT: 79 DICKSON STREET, BACCHUS MARSH	JOB No. 21023	SOIL CLASS:	SHEET No. 8 OF 15					



Site Plan

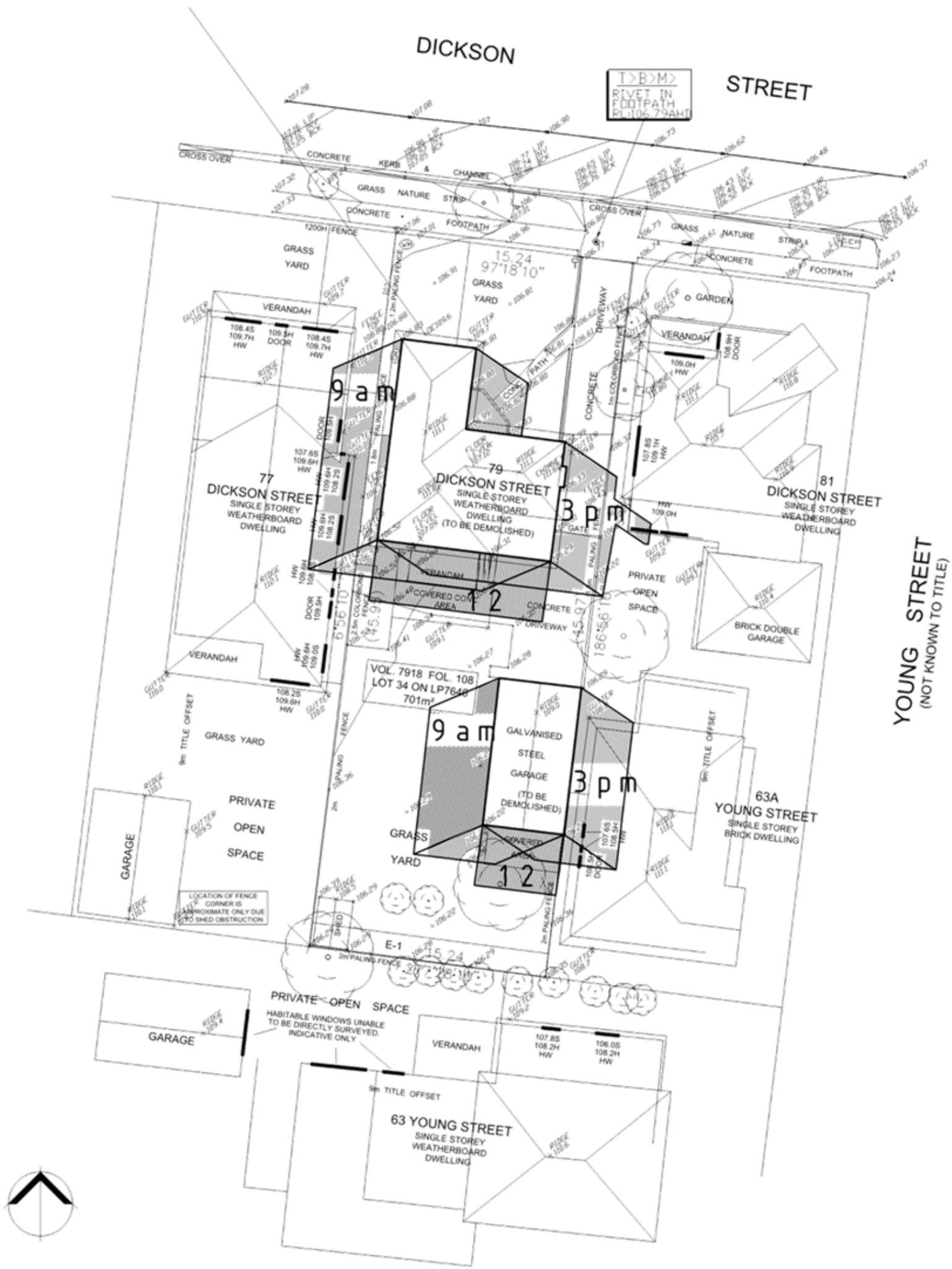
NOTE: REFER WRITTEN REPORT



SUBJECT SITE

79 DICKSON STREET, BACCHUS MARSH
TOTAL SITE AREA - 701 SQM
REFER CONTEXT PLAN FOR FURTHER DETAIL

PROJECT: PROPOSED DEVELOPMENT	SHEET: SITE DESCRIPTION/RESPONSE PLAN			DATE: 31/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	A2 = 1 : 500	www. Ideas To Reality .com.au IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALTY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 Ideas To Reality Pty Ltd	
	FOR: T.&L. HARRIS							
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES: 1:500 APPROX	CHECKED: JW	DATE: 01-07-2021					
	JOB No. 21023	SOIL CLASS:	SHEET No. 9 OF 15					



Existing Shadows

EXISTING BUILDING SHADOW 9AM, 12NOON AND 3PM

EXISTING SHADOW
HATCH DENOTES EXISTING CONDITIONS SHADOW

PROJECT: PROPOSED DEVELOPMENT	SHEET: EXISTING SHADOW PLAN			DATE: 3/05/22	AMMENDMENT: COUNCIL CHANGES BY T.TONKIN	www. Ideas To Reality .com.au	
	FOR: T.&L. HARRIS						
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES: 1:200	CHECKED: JW	DATE: 01-07-2021			A2 = 1 : 200	IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALTY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56
	JOB No. 21023	SOIL CLASS:	SHEET No. 10 OF 15				
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REFER SITE CONTEXT PLAN FOR FURTHER DETAIL

NO CHANGE OR DETRIMENT TO ADJOINING PRIVATE OPEN SPACE OR HABITABLE WINDOWS

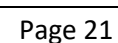


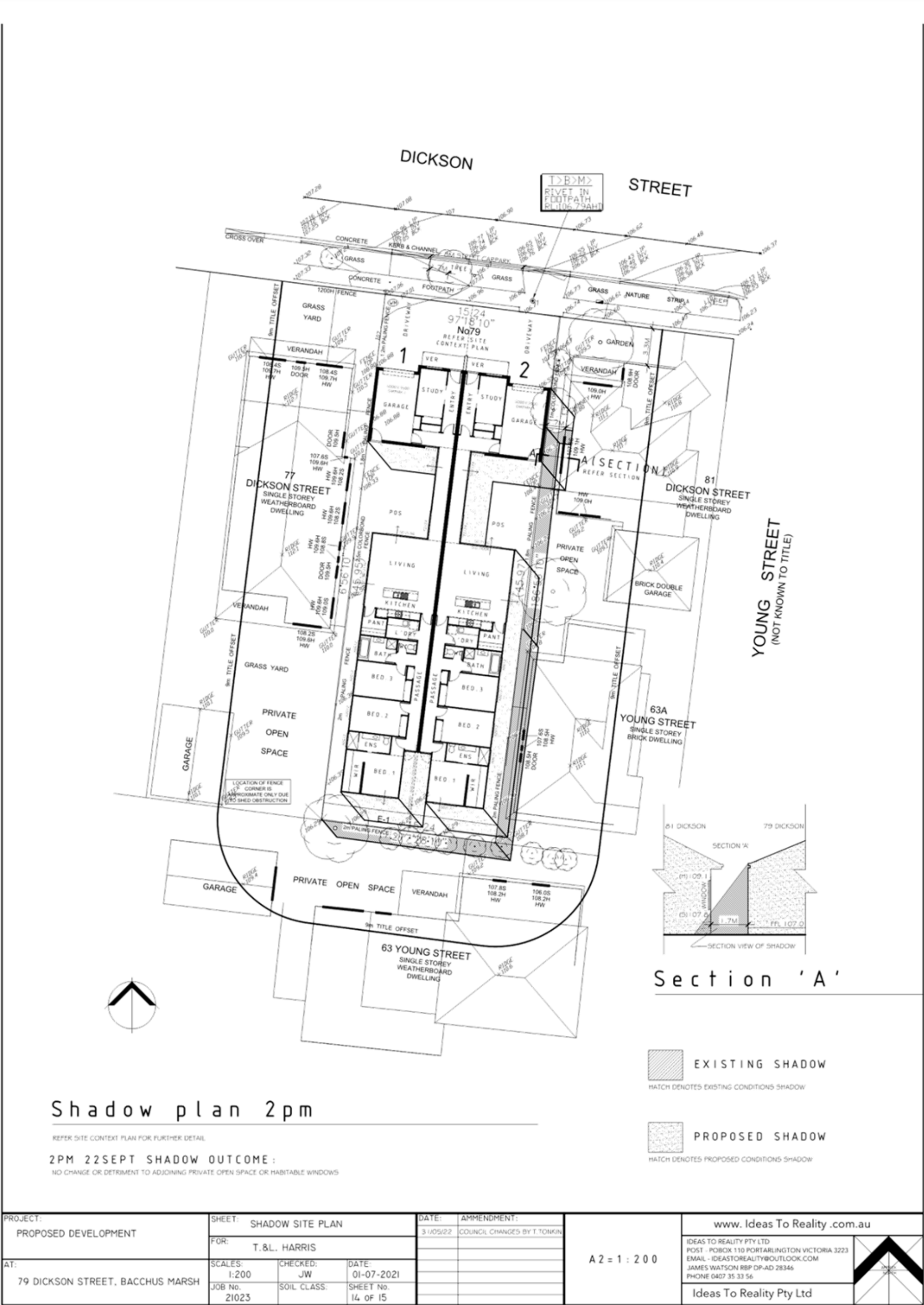
PROPOSED SHADOW

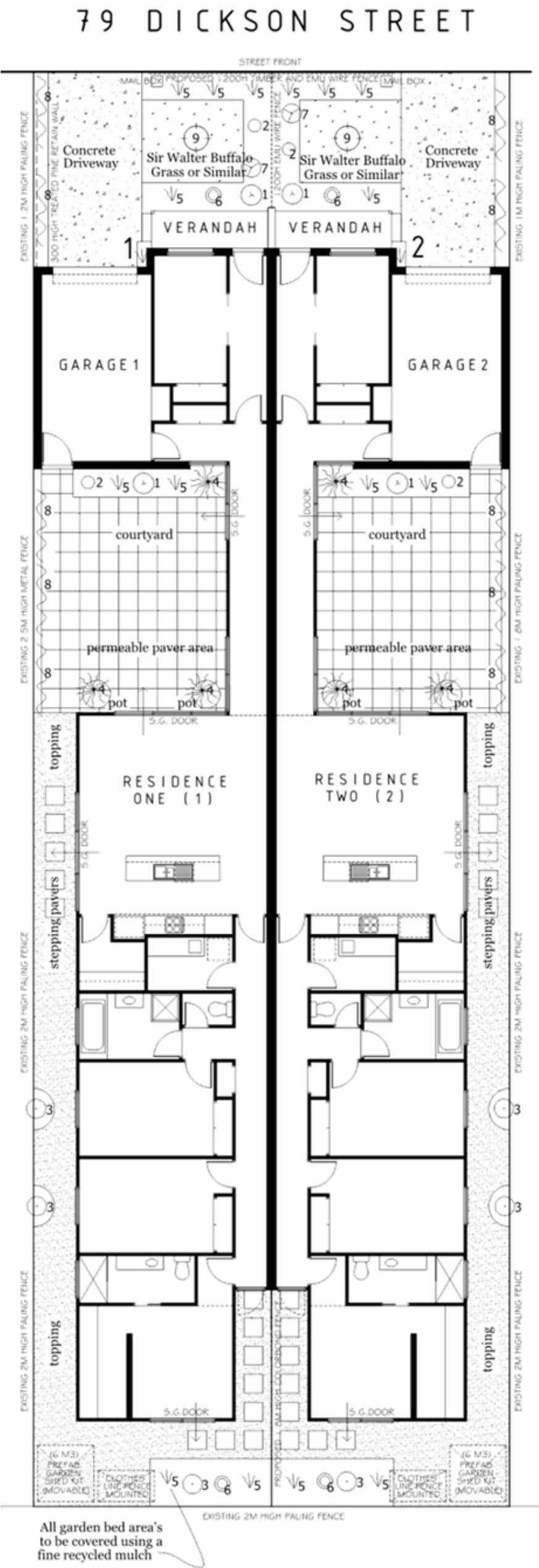
HATCH DENOTES PROPOSED CONDITIONS SHADOW

PROJECT: PROPOSED DEVELOPMENT	SHEET: SHADOW SITE PLAN			DATE: 31/05/22	AMENDMENT: COUNCIL CHANGES BY T.TONKIN	www. Ideas To Reality .com.au	<div>IDEAS TO REALITY PTY LTD POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56</div> <div></div>
	FOR: T.&L. HARRIS						
AT: 79 DICKSON STREET, BACCHUS MARSH	SCALES: 1:200	CHECKED: JW	DATE: 01-07-2021			A 2 = 1 : 2 0 0	<div>Ideas To Reality Pty Ltd</div>
	JOB No. 21023	SOIL CLASS:	SHEET No. 11 OF 15				







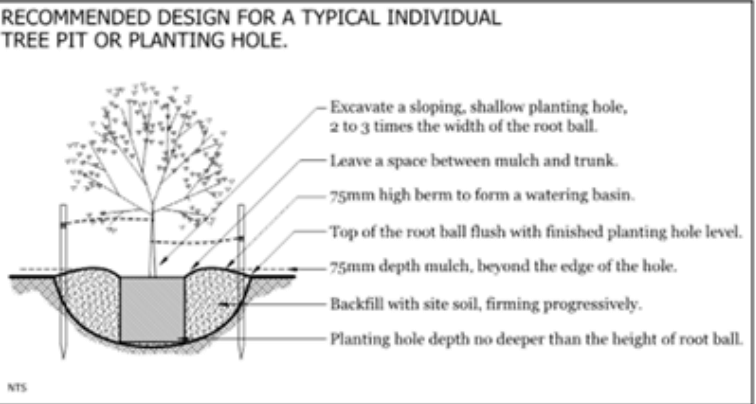


GARDEN KEY:

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD
1	04	Lomandra	Lomandra longifolia	0.8 m	0.6 m
2	02	Astartea	Astartea 'Winter Pink'	0.8 m	0.6 m
3	06	Oz Dwarf Wattle	Acacia acinacea	0.7 m	0.7 m
4	6	Cycad	Cycad	1.5 m	1.5 m
5	18	Poa Grass Mix	-Poa labillardieri -Poa sieberiana -Poa poiformis	1 m	0.6 m
6	04	Kangaroo Paw	Anigozanthos flavidus red	1 m	0.3 m
7	02	One sided net bush	Calothamnus quadrifidus	2.5m	2m
8	20	Crassula 'Golden Shade'	(4 per meter)	0.3m	0.3m
9	02	Willow Hakea	Hakea Salicifolia	9 m	3 m

NOTE: All plants generally available from OZTrees Native Plants Nursery Victoria
NOTE: All sizes are averages and are dependent on growing conditions and care
NOTE: Height/Spread - Prune to suit area

PLANTING DETAIL:



NOTE: Plantings to be confirmed by engineers footing and soil report

GARDEN LEGEND:

CONCRETE PAVING:	
FEATURE PERMEABLE PAVER AREA:	
SELECTED LAWN AREA:	
FEATURE GRAVEL/TOPPING:	
DECKING AREA:	

LANDSCAPE PLAN

NOTE: Concrete Driveways & Carparking as per town planning permit
NOTE: 1800 high internal boundary fencing and gates as per town planning permit

FOR: T&L HARRIS	SCALE: 1:100
AT: 79 DICKSON STREET BACCHUS MARSH	DESIGN: CG DATE: 21/10/21
SHEET NUMBER: 15 OF 15	DRAWN: JW JOB NUMBER:



SHEET TITLE: LANDSCAPING PLAN
RBP CONTRACT DRAFTING SERVICES IDEAS TO REALITY PTY LTD ABN 53 128 251 721 RBP - DPAD 28346 DRAFTING

