

SHEET LIST:

TP00	COVER SHEET
TP01	SITE LOCALITY PLAN
TP02	EXISTING CONDITIONS & DEMOLITION PLAN
TP03	SITE ANALYSIS & PLAN
TP04	LOWER GROUND FLOOR PLAN
TP05	GROUND FLOOR PLAN
TP06	LEVEL 01 FLOOR PLAN
TP07	ROOF PLAN
TP08	SNOW MANAGEMENT PLAN
TP09	ELEVATIONS
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TP11	3D VIEWS
TP12	EXTERNAL FINISHES



ARTISTS IMPRESSION ONLY  
SCALE : NTS

HOTHAM HEIGHTS LODGES - LOT 29  
PART OF CROWN ALLOTMENT 8A  
HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741



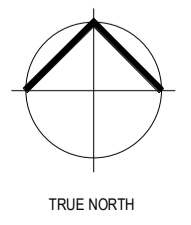
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PT	03.11.2023	PRELIMINARY ISSUE- REDESIGN	MW	BP
D	27.11.2023	ISSUED FOR COUNCIL - REVISED DRAWINGS	SC	BP
E	24.05.2024	AMMENDED PLANNING APPLICATION	SC	BP

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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**SITE LOCALITY PLAN**



CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE: 1 : 1000 @ A1  
 SCALE: 1 : 2000 @ A3

JOB NO:	23030
DRAWING NO:	TP01
REVISION:	E





**LEGEND**

- (S) — SEWER LINE & PIT
- (E) — ELECTRICAL LINE & PIT
- (G) — EXISTING GAS LINE & METER
- EXISTING DEVELOPMENTS

PLEASE REFER TO THE ARBORIST REPORT FOR FURTHER INFORMATION REGARDING EXISTING TREE SPECIES.

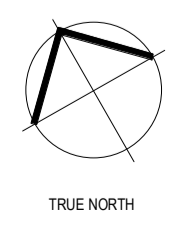
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
 EXISTING CONDITIONS &  
 DEMOLITION PLAN



CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE: 1: 100 @ A1  
 SCALE: 1: 200 @ A3

JOB NO:	23030
DRAWING NO:	TP02
REVISION:	E





**DEVELOPMENT ANALYSIS**

**LOT 29**

SITE	
TOTAL LOT AREA	213m <sup>2</sup>
BUILDING FOOTPRINT	100.9m <sup>2</sup>
SITE COVERAGE	47.4%

LOWER GROUND FLOOR AREA	80m <sup>2</sup>
GROUND FLOOR AREA	80m <sup>2</sup>
LEVEL 1 FLOOR AREA (EXCL. BALCONY)	76m <sup>2</sup>
TOTAL BUILDING AREA	236m <sup>2</sup>

**LEGEND**

- INDICATIVE POSITION OF SUN
- SUN PATH
- MAIN VIEWS
- EXISTING TREES
- PREVAILING WINDS
- PEDESTRIAN SKI ACCESS
- CAR ACCESS

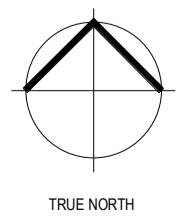
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**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**SITE ANALYSIS & PLAN**

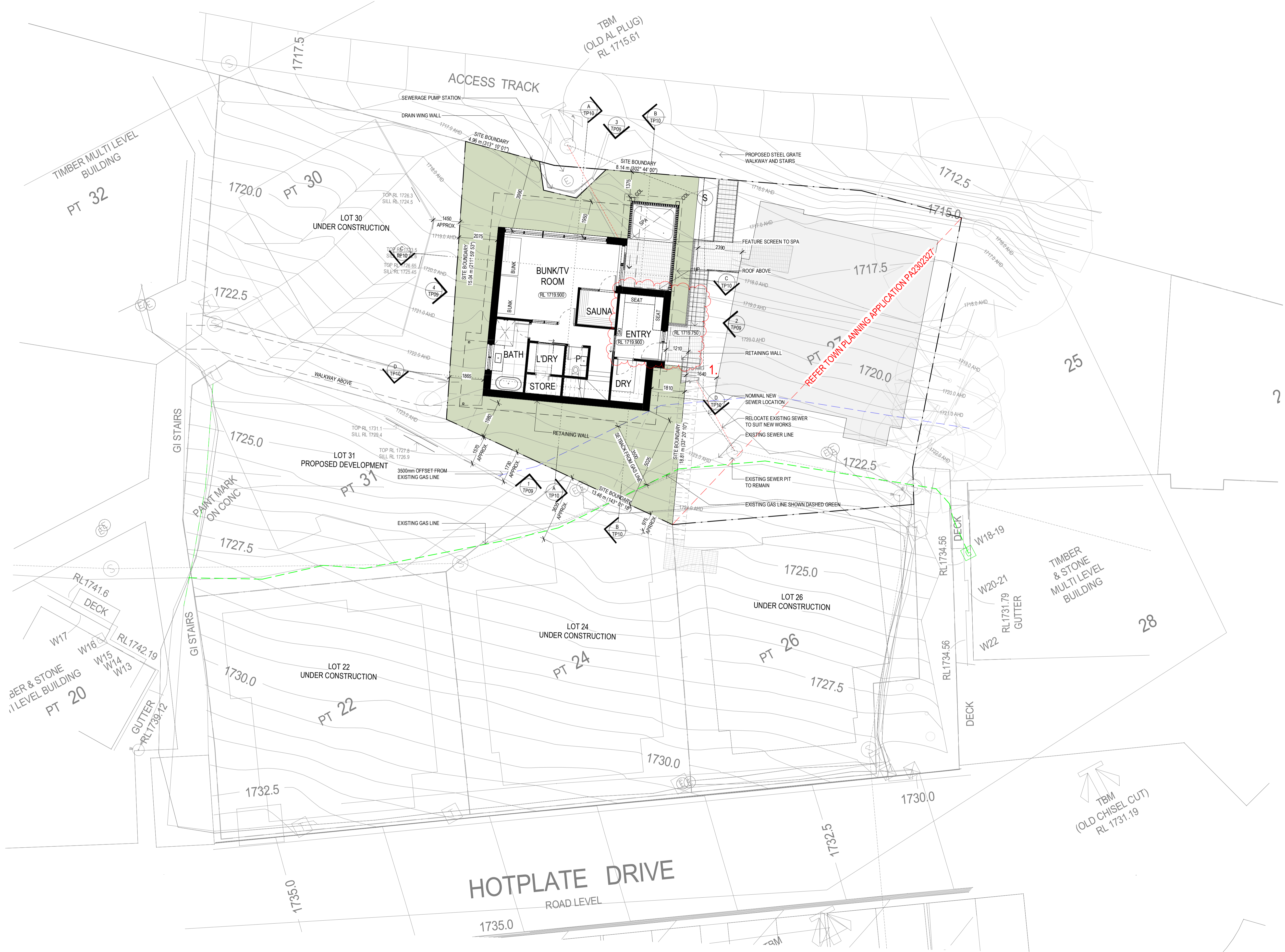


CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
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 SCALE: 1: 400 @ A3

JOB NO:	23030
DRAWING NO:	TP03
REVISION:	E





REFER TO TOWN PLANNING APPLICATION PA2302227

**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED. PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A WC/TILET
4. NON-STRUCTURAL TIMBER FRAMING ADDED
5. FLOOR LEVEL HAS INCREASED BY 1100mm
6. BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR
7. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01
8. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 1550mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm.
9. FACADE MATERIAL HAS DARKENED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
10. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION, AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS.
11. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR

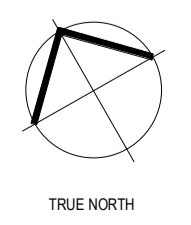
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**LOWER GROUND FLOOR PLAN**

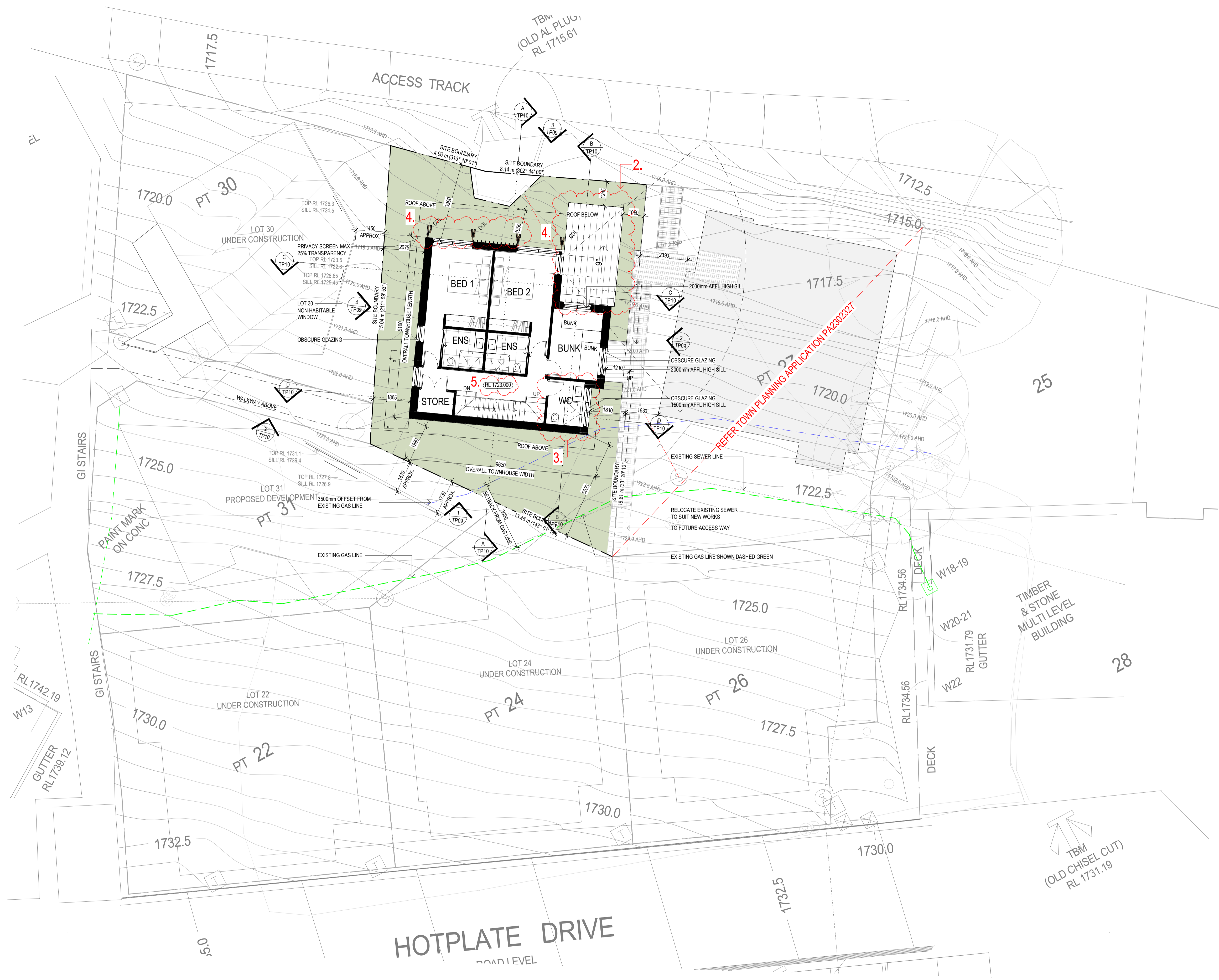


CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE: As indicated @ A1  
 SCALE: 1 : 200 @ A3

JOB NO:	23030
DRAWING NO:	TP04
REVISION:	E





**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED. PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A WC/TILET
4. NON-STRUCTURAL TIMBER FRAMING ADDED
5. FLOOR LEVEL HAS INCREASED BY 1100mm
6. BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR
7. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01
8. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 150mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm.
9. FACADE MATERIAL HAS DARKENED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
10. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION, AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS.
11. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR

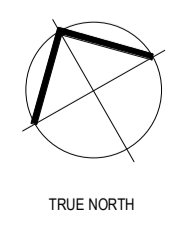
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**GROUND FLOOR PLAN**

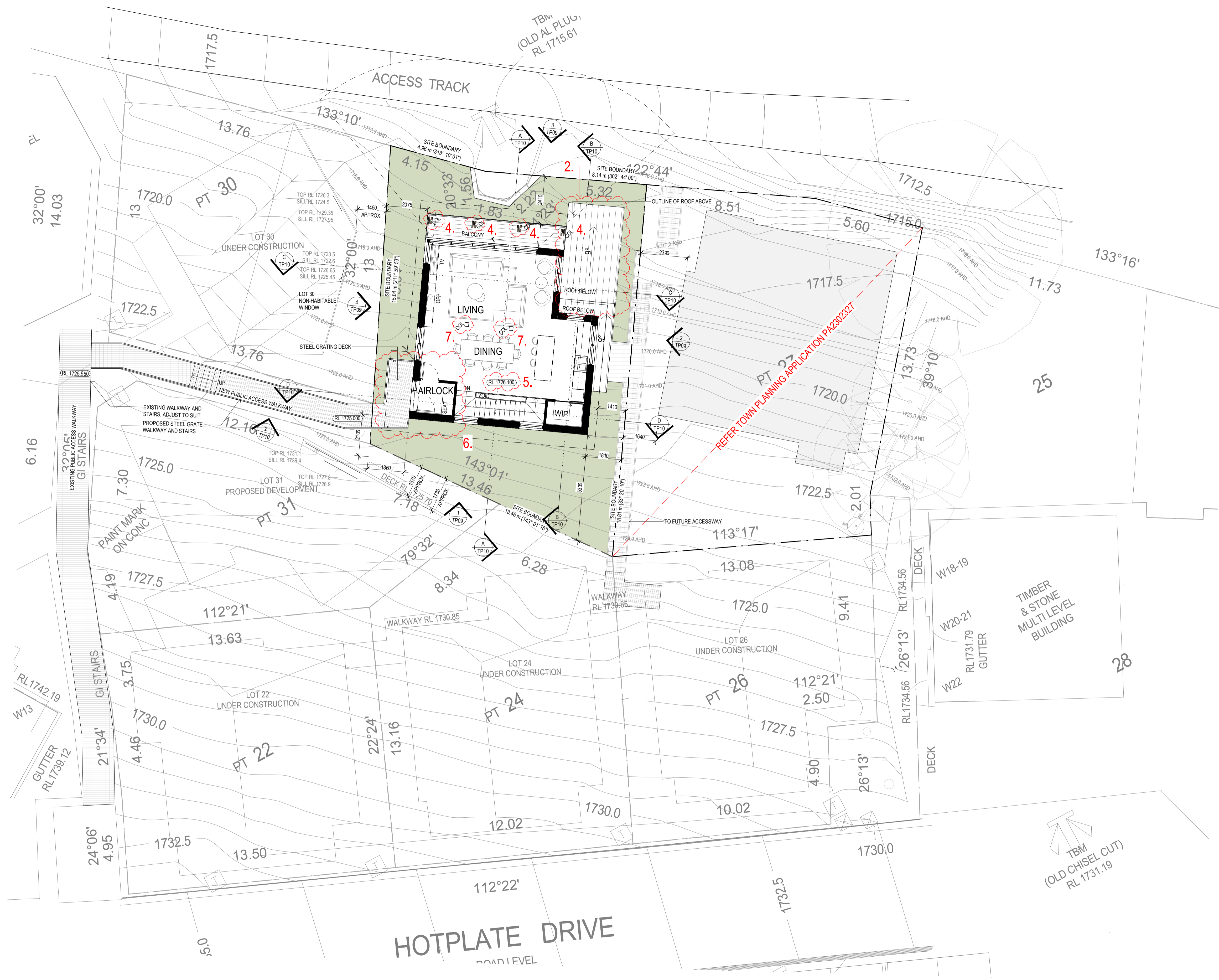


CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE: As indicated @ A1  
 SCALE: 1 : 200 @ A3

JOB NO:	23030
DRAWING NO:	TP05
REVISION:	E





**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED. PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A W/COILET NON-STRUCTURAL TIMBER FRAMING ADDED
4. FLOOR LEVEL HAS INCREASED BY 1100mm BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR
5. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01
6. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 150mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm.
7. FACADE MATERIAL HAS DARKENED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
8. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION, AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR
- 9.
- 10.
- 11.

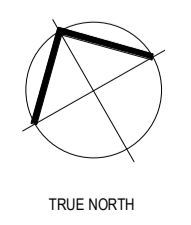
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**LEVEL 01 FLOOR PLAN**

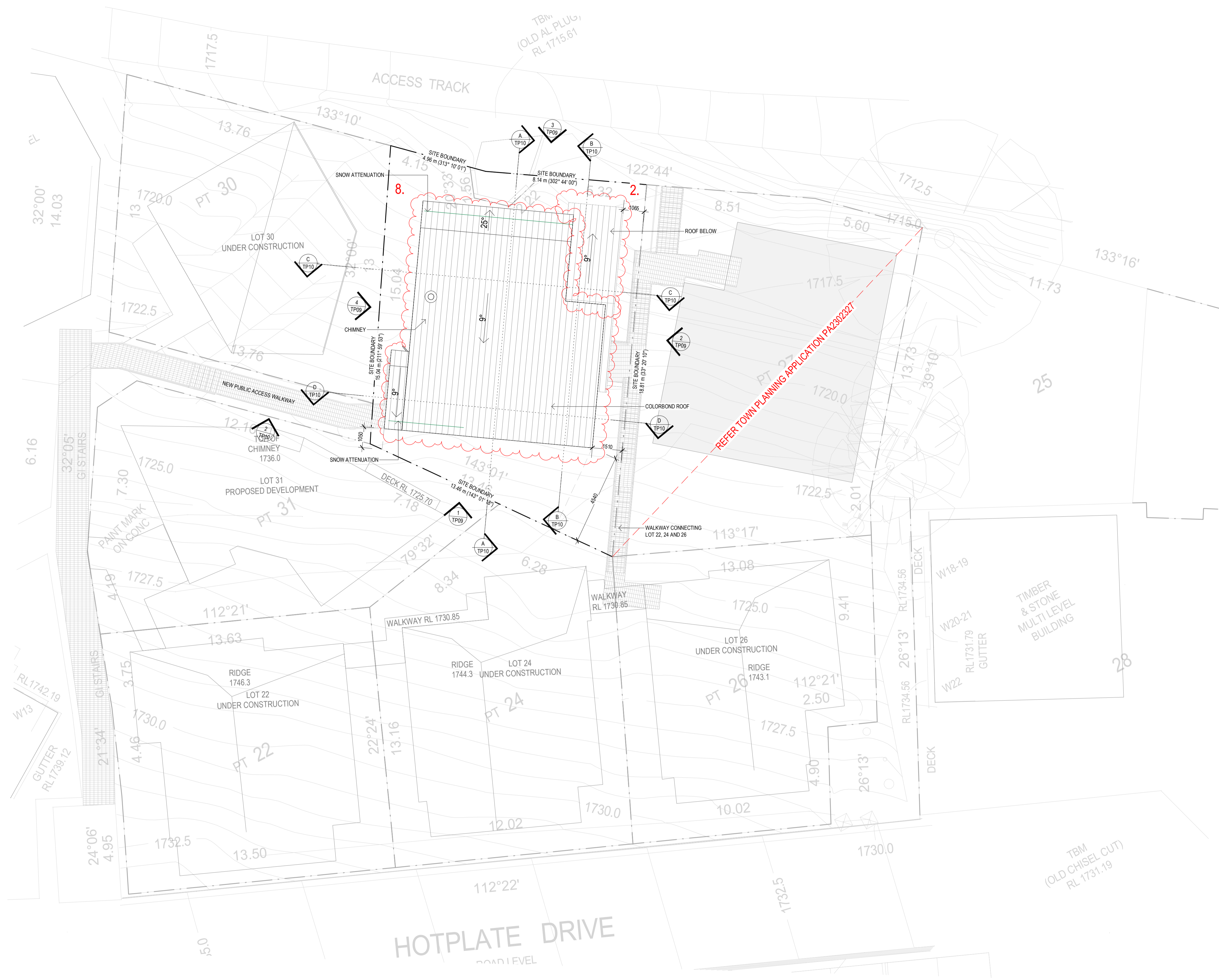


CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE: As indicated @ A1  
 SCALE: 1: 200 @ A3

JOB NO:	23030
DRAWING NO:	TP06
REVISION:	E





**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED. PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A WC/TOILET
4. NON-STRUCTURAL TIMBER FRAMING ADDED
5. FLOOR LEVEL HAS INCREASED BY 1100mm
6. BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR
7. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01
8. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 1500mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm.
9. FACADE MATERIAL HAS DARKENED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
10. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION, AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS.
11. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR

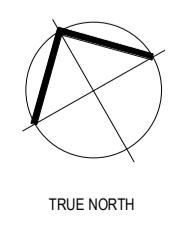
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**ROOF PLAN**



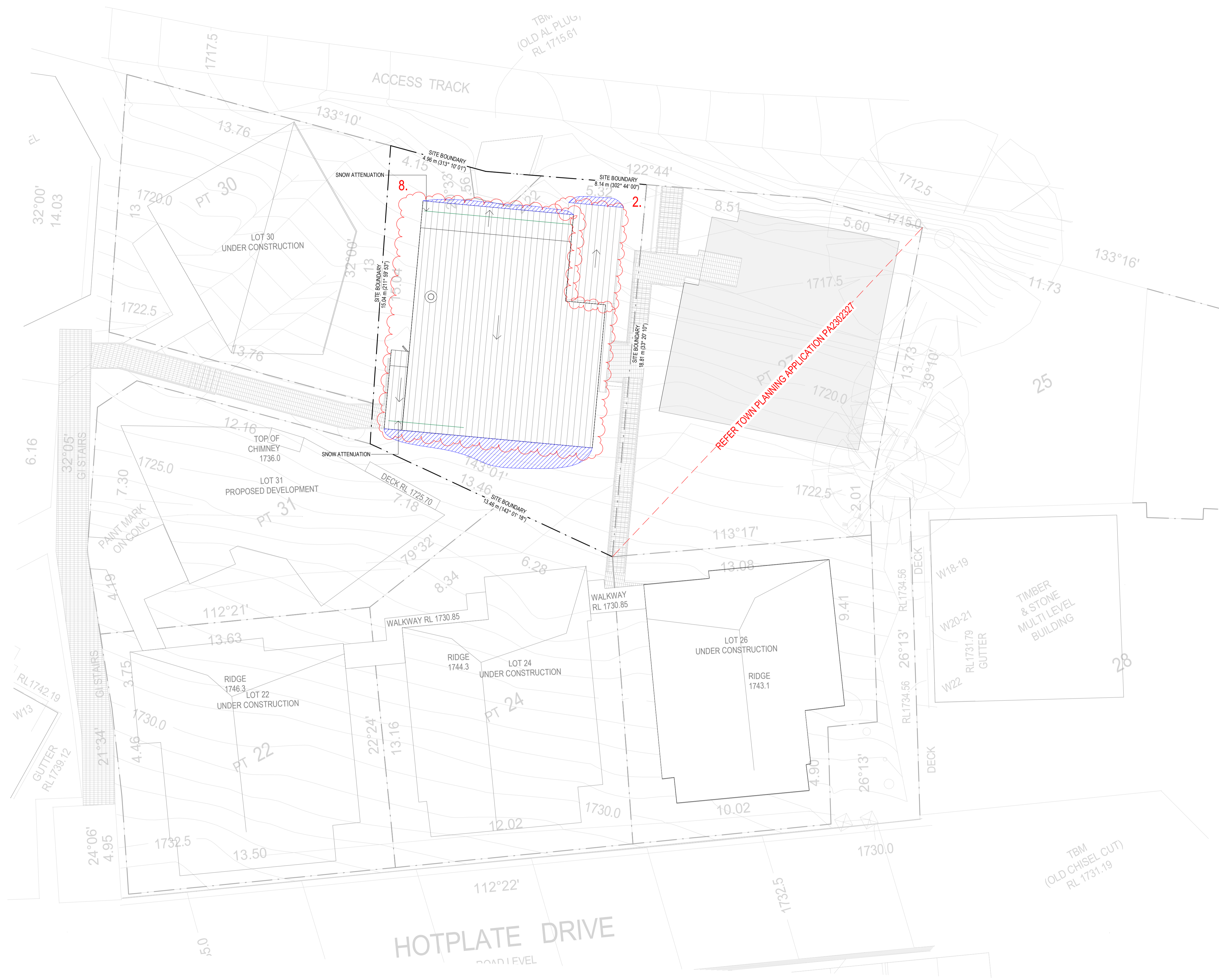
CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE: 1: 100 @ A1  
 SCALE: 1: 200 @ A3

JOB NO:	23030
DRAWING NO:	TP07
REVISION:	E







**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED, PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A WC/TOILET
4. NON-STRUCTURAL TIMBER FRAMING ADDED
5. FLOOR LEVEL HAS INCREASED BY 1100mm
6. BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR
7. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01
8. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 1500mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm
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10. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION, AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS.
11. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR

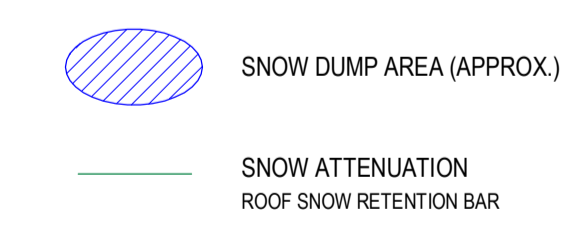
**NOTES**

SNOW SHEDDING HAS BEEN CONSIDERED AND DOCUMENTED ON THE PROPOSED DEVELOPMENT WITH A MINIMUM 1.0M SETBACK FROM ALL TITLE BOUNDARIES.

SNOW ATTENUATORS HAVE ALSO BEEN INDICATED ON THE ROOF PLANS TO HELP MANAGE SNOW GATHERING ON THE ROOF (AS PER MANUFACTURER'S INSTRUCTIONS AND METHODS RECOMMENDED BY MHRM).

THE BUILD UP OF SNOW IS MANAGED VIA LIMITED GLAZING TO LOWER GROUND FLOOR/GROUND FLOOR LEVELS TO ALLOW SNOW TO MELT NATURALLY AROUND THE PROPOSED DWELLINGS. THERE ARE NO PATHWAYS OR ACCESSWAYS TO ANY AREAS OF SNOW BUILD UP.

**LEGEND**



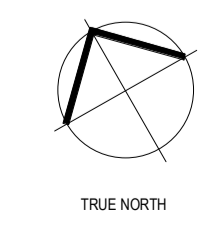
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**SNOW MANAGEMENT PLAN**

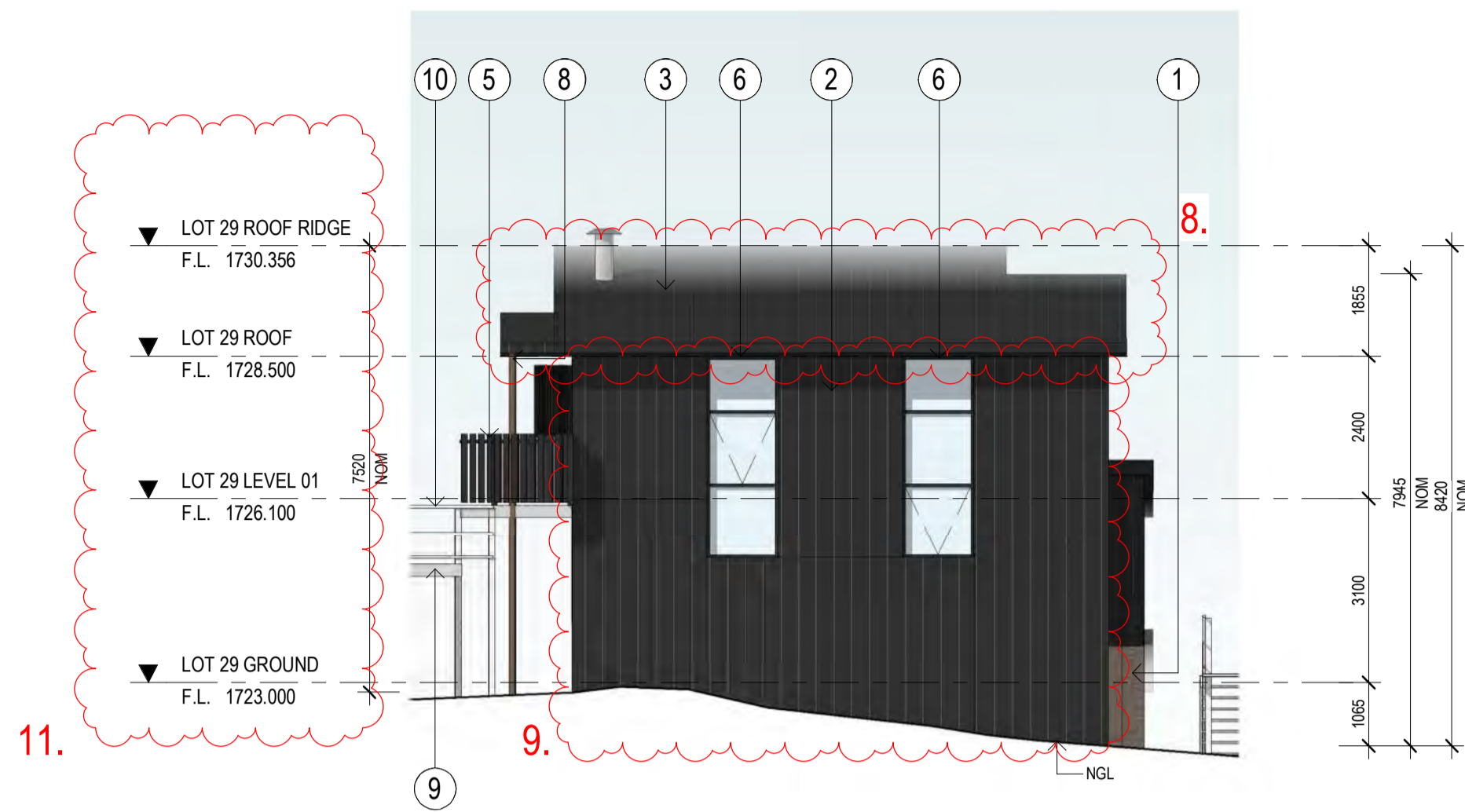


CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

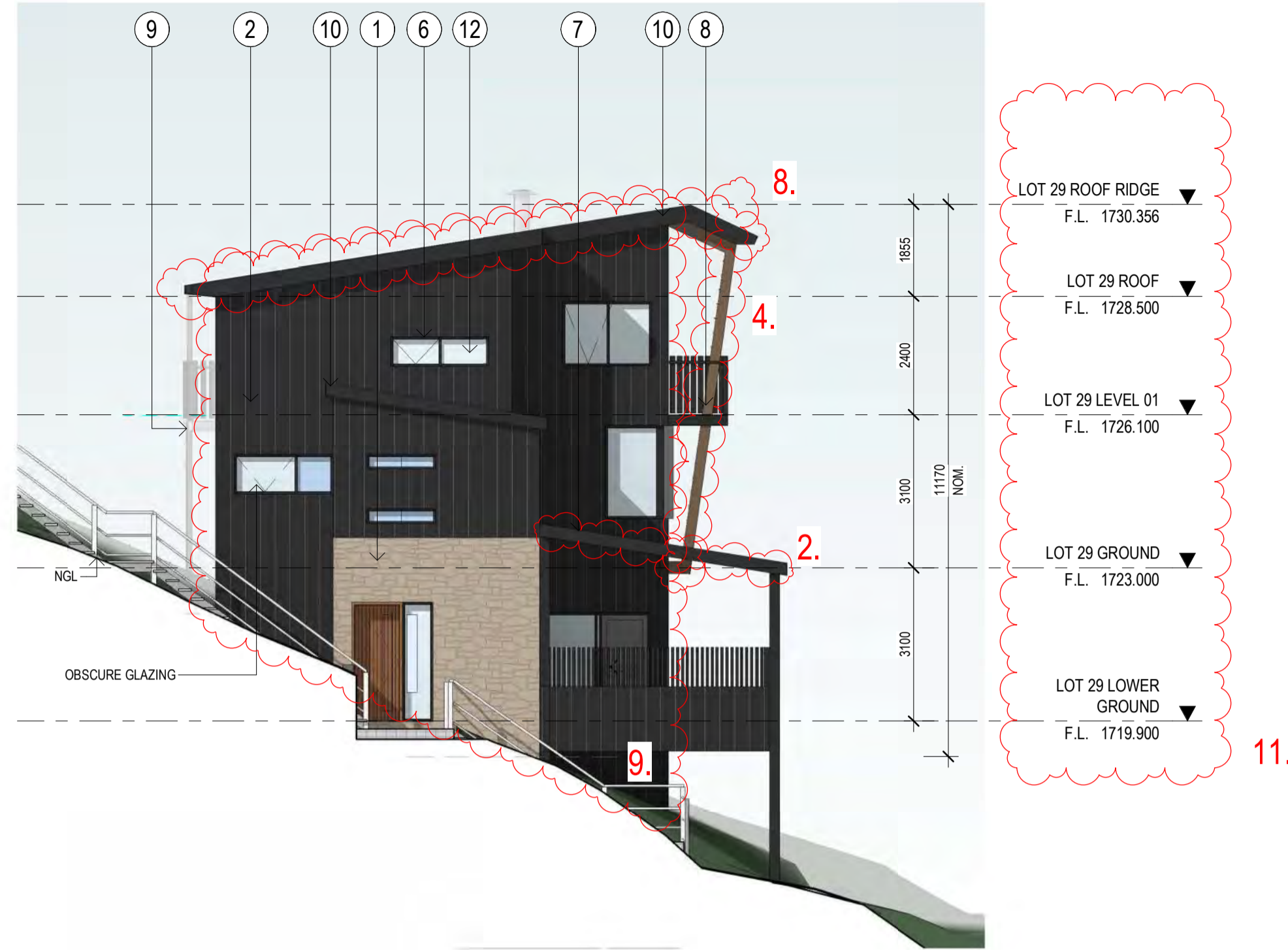
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 SCALE: 1: 100 @ A1  
 SCALE: 1: 200 @ A3

JOB NO:	<b>23030</b>
DRAWING NO:	<b>TP08</b>
REVISION:	<b>E</b>

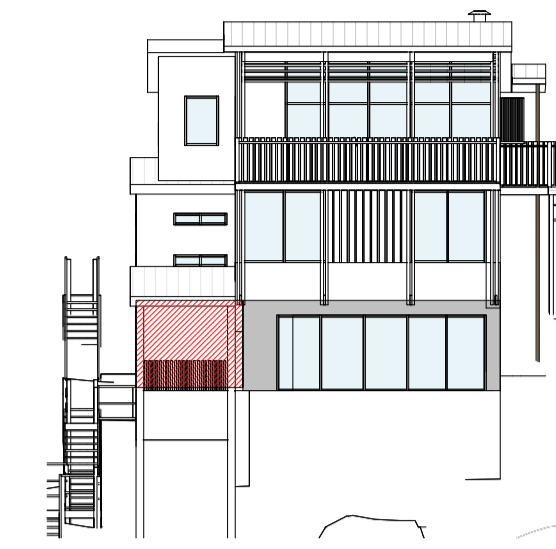




**SOUTH ELEVATION**  
SCALE: 1 : 100



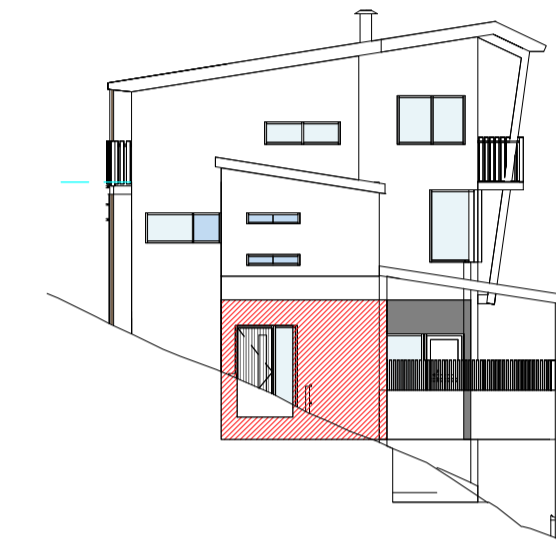
**EAST ELEVATION**  
SCALE: 1 : 100



**NORTH ELEVATION**  
SCALE: 1 : 200



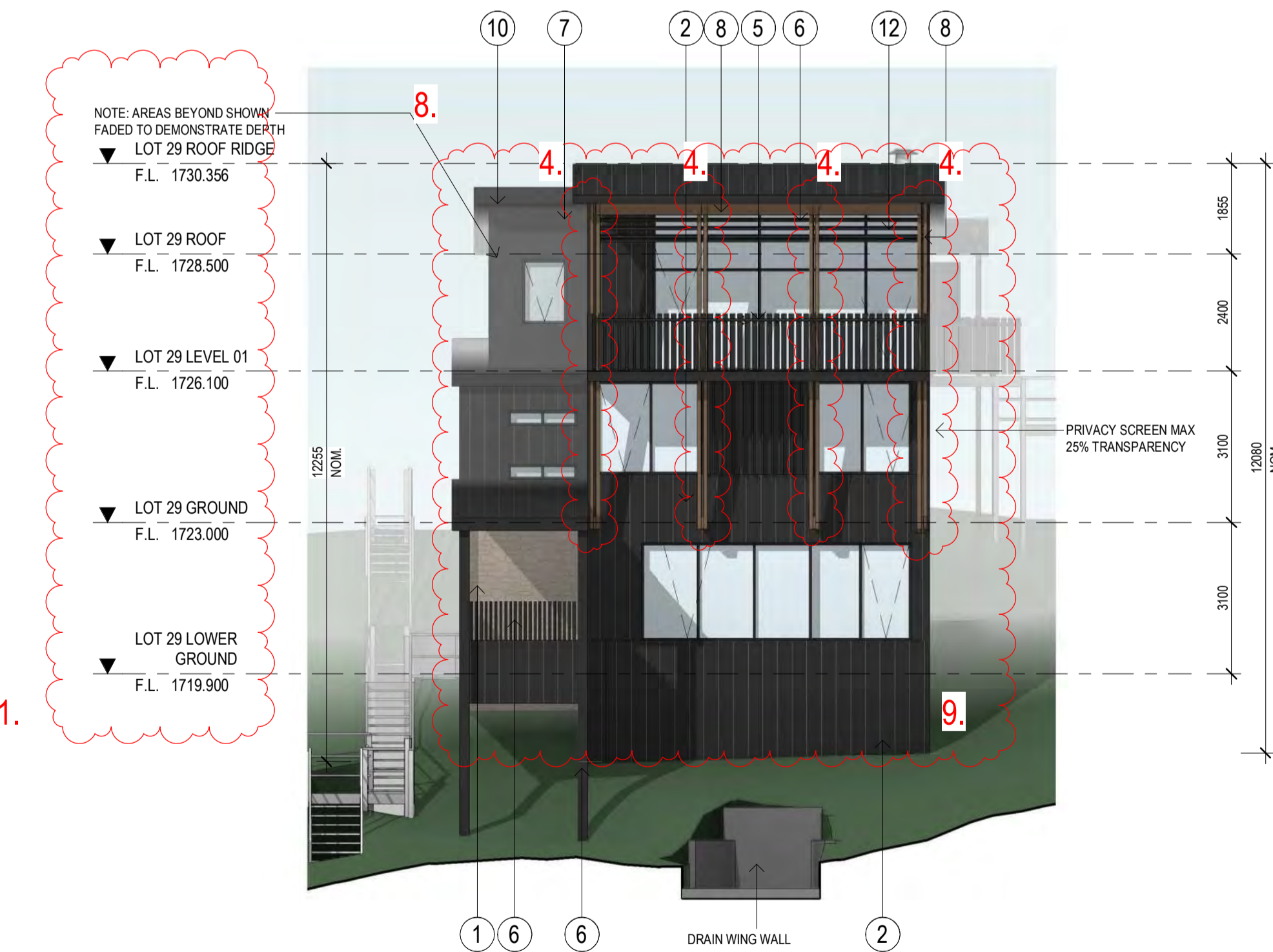
**WEST ELEVATION**  
SCALE: 1 : 200



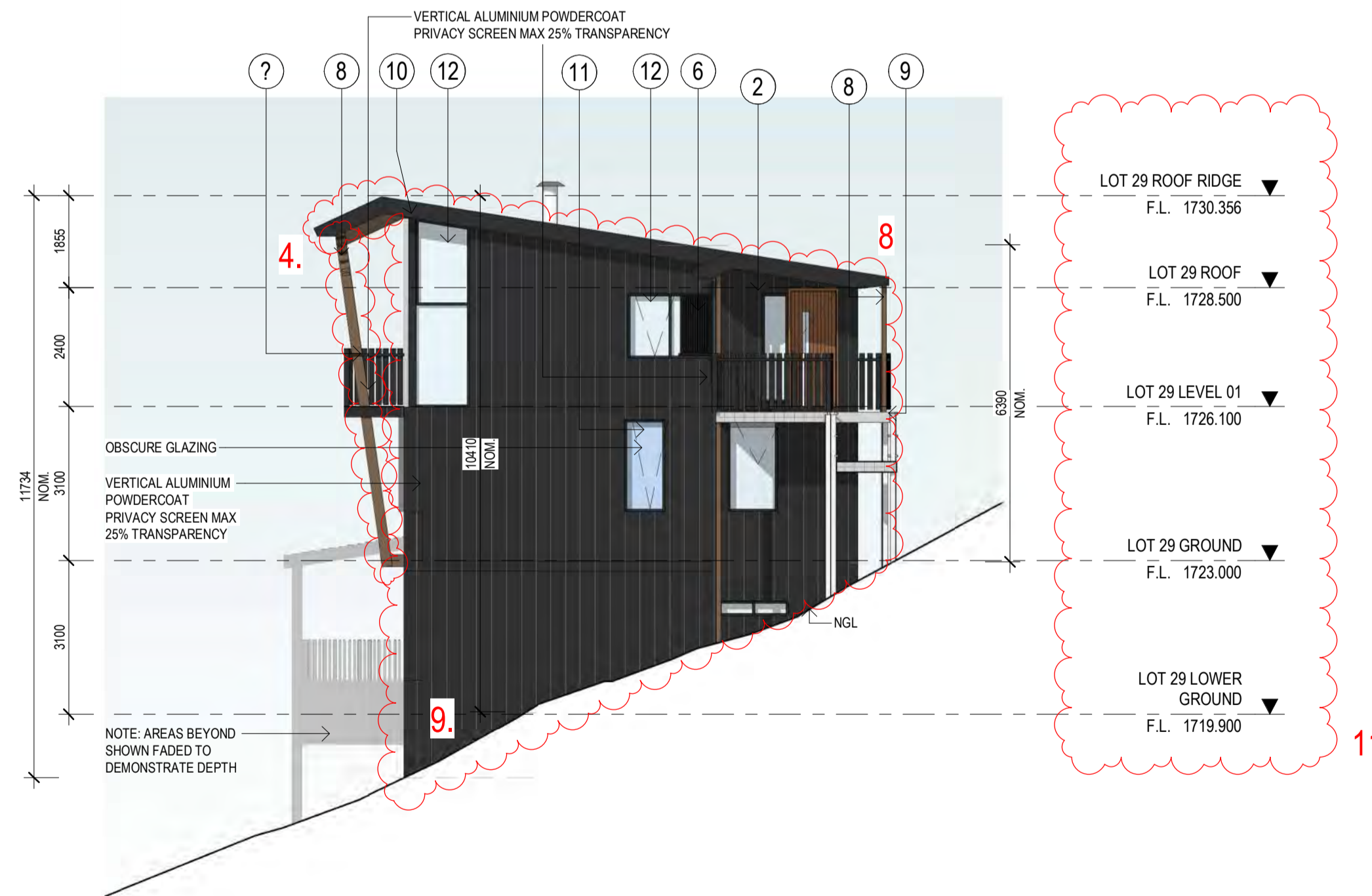
**EAST ELEVATION**  
SCALE: 1 : 200

TOTAL GROUND WALL AREA APPROX. 44.1m<sup>2</sup>  
 STONE GROUND WALL AREA APPROX. 18.8m<sup>2</sup> / 43%

10.



**NORTH ELEVATION**  
SCALE: 1 : 100



**WEST ELEVATION**  
SCALE: 1 : 100

**EXTERNAL FINISHES**

- |   |  |                     |
|---|--|---------------------|
| ① | MT HOTHAM STONE OR SIMILAR LOCAL STONE |                     |
| ② | METAL CLADDING                         | CHARCOAL            |
| ③ | ROOF CLADDING                          | COLORBOND CHARCOAL  |
| ④ | TIMBER LOOK ALUMINIUM BATTENS          | CHARCOAL            |
| ⑤ | METAL BALUSTRADE                       | CHARCOAL            |
| ⑥ | POWDERCOAT FINISH                      | CHARCOAL            |
| ⑦ | METAL CLADDING                         | COLORBOND DARK GREY |
| ⑧ | ROOF CLADDING                          | COLORBOND DARK GREY |
| ⑨ | STEEL GRATING MESH                     |                     |
| ⑩ | STEEL GRATING MESH BALUSTRADE          | GALVANISED          |
| ⑪ | GLAZING                                | OBSCURE             |
| ⑫ | GLAZING                                | CLEAR               |
| ⑬ | TIMBER POSTS AND STRUCTURE             |                     |

**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED. PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A WC/TOILET
4. NON-STRUCTURAL TIMBER FRAMING ADDED
5. FLOOR LEVEL HAS INCREASED BY 1100mm
6. BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR
7. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01
8. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 1550mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm.
9. FACADE MATERIAL HAS DARKENED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
10. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION. AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR
- 11.

No.	DATE	REVISION	BY:	CHK:
P1	03.11.2023	PRELIMINARY ISSUE - REDESIGN	MW	BP
D	27.11.2023	ISSUED FOR COUNCIL - REVISED DRAWINGS	SC	BP
P2	18.04.2024	PRELIMINARY ISSUE TO CLIENT	MW	BP
E	24.05.2024	AMMENDED PLANNING APPLICATION	SC	BP

**NOTE: AREAS BEYOND SHOWN FADED TO DEMONSTRATE DEPTH**

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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
 PART OF CROWN ALLOTMENT 8A  
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

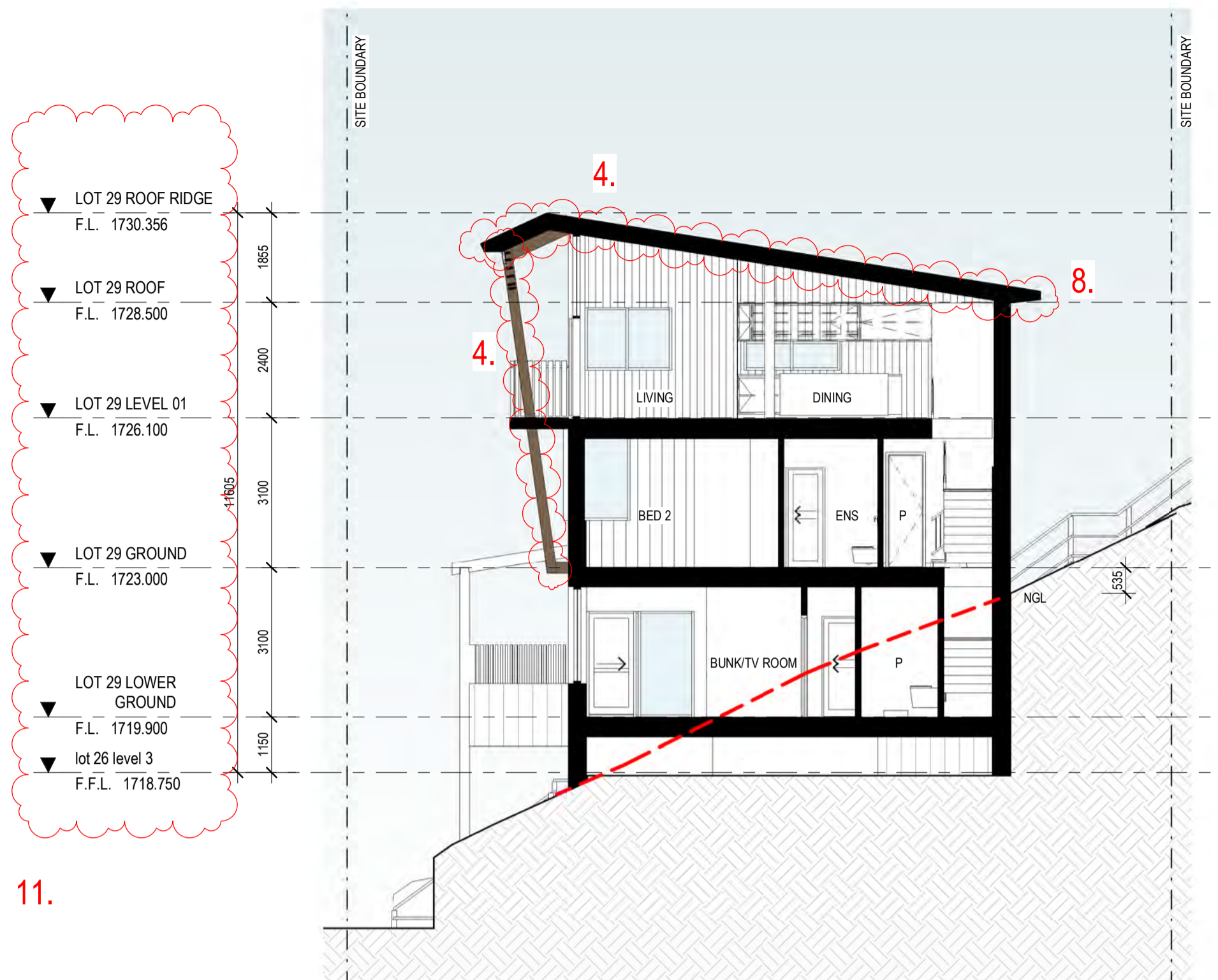
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**LOT 29  
 ELEVATIONS**

CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

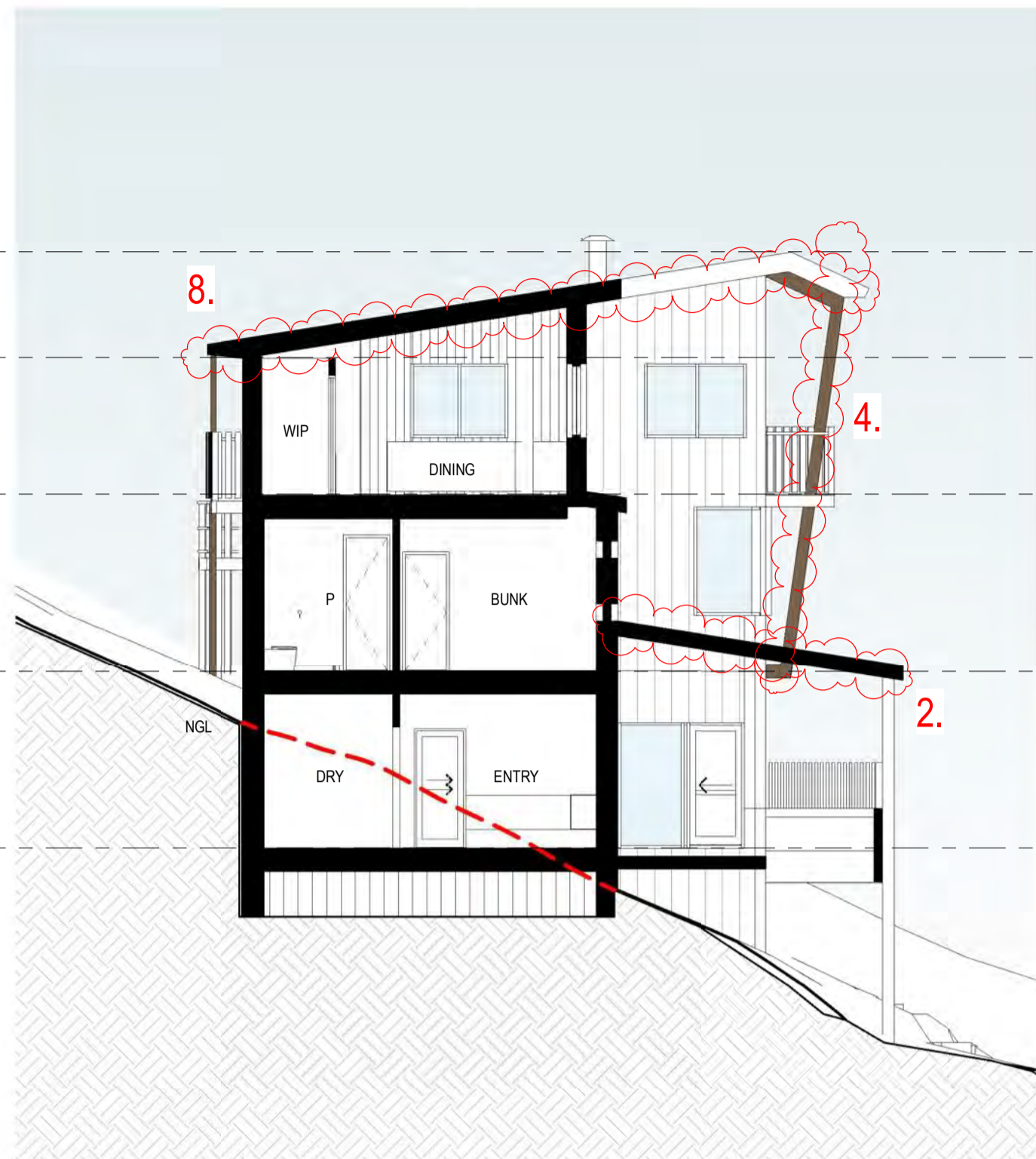
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JOB NO:  
**23030**  
 DRAWING NO:  
**TP09**  
 REVISION:  
**E**

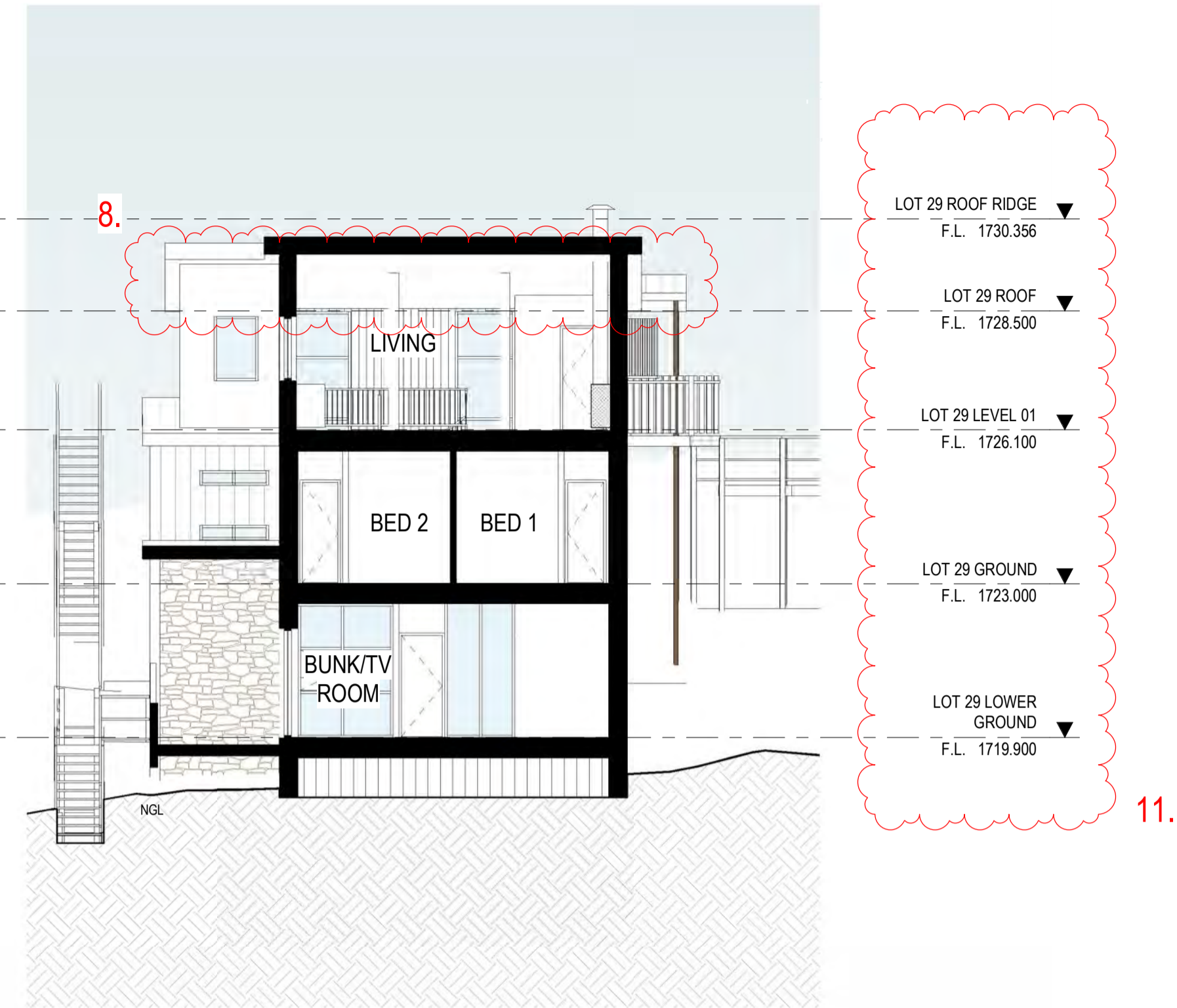




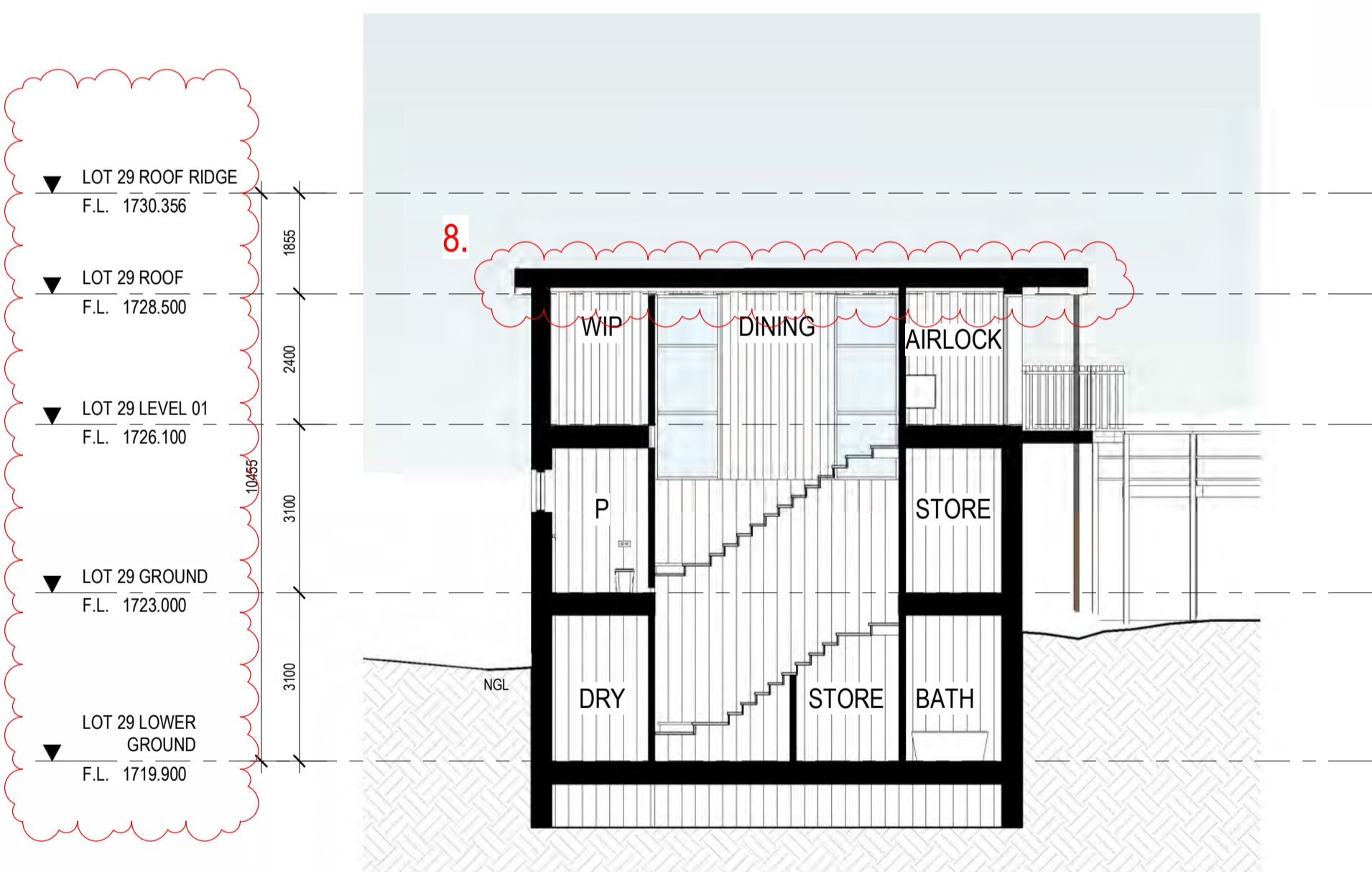
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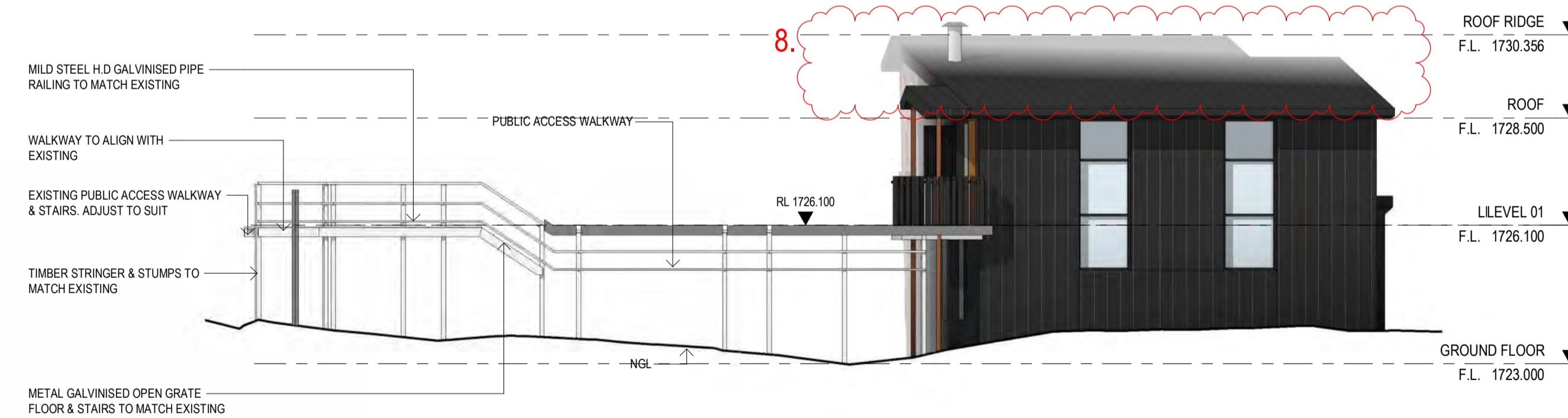
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LOT 29 SECTION (C-C)  
SCALE: 1 : 100



LOT 29 SECTION (D-D)  
SCALE: 1 : 100



2 | LOT 29 WALKWAY - SOUTH ELEVATION  
SCALE: 1 : 100

**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED, PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
3. STUDY HAS BEEN REPLACED WITH A WC/TOILET.
4. NON-STRUCTURAL TIMBER FRAMING ADDED.
5. FLOOR LEVEL HAS INCREASED BY 1100mm.
6. BAR HAS BEEN REPLACED WITH AN AIR LOCK TO ENTRY DOOR.
7. NOMINAL STRUCTURAL COLUMNS ADDED TO LEVEL 01.
8. ROOF PROFILE CHANGED FROM 31° GABLE ROOF TO 9° SKILLION ROOF WITH A 1550mm DECREASE IN SPRINGING HEIGHT. ROOF RIDGE HEIGHT HAS DECREASED BY APPROX. 2532mm.
9. FACADE MATERIAL HAS DARKENED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
10. EXTENT OF GROUND FLOOR STONE WALL CHANGED IN LOCATION, AS SHOWN. PERCENTAGE HAS REMAINED AS PREVIOUS.
11. OVERALL RL'S CHANGED DUE TO DELETION OF 1ST FLOOR.

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PART OF CROWN ALLOTMENT 8A  
HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**SECTIONS**

CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

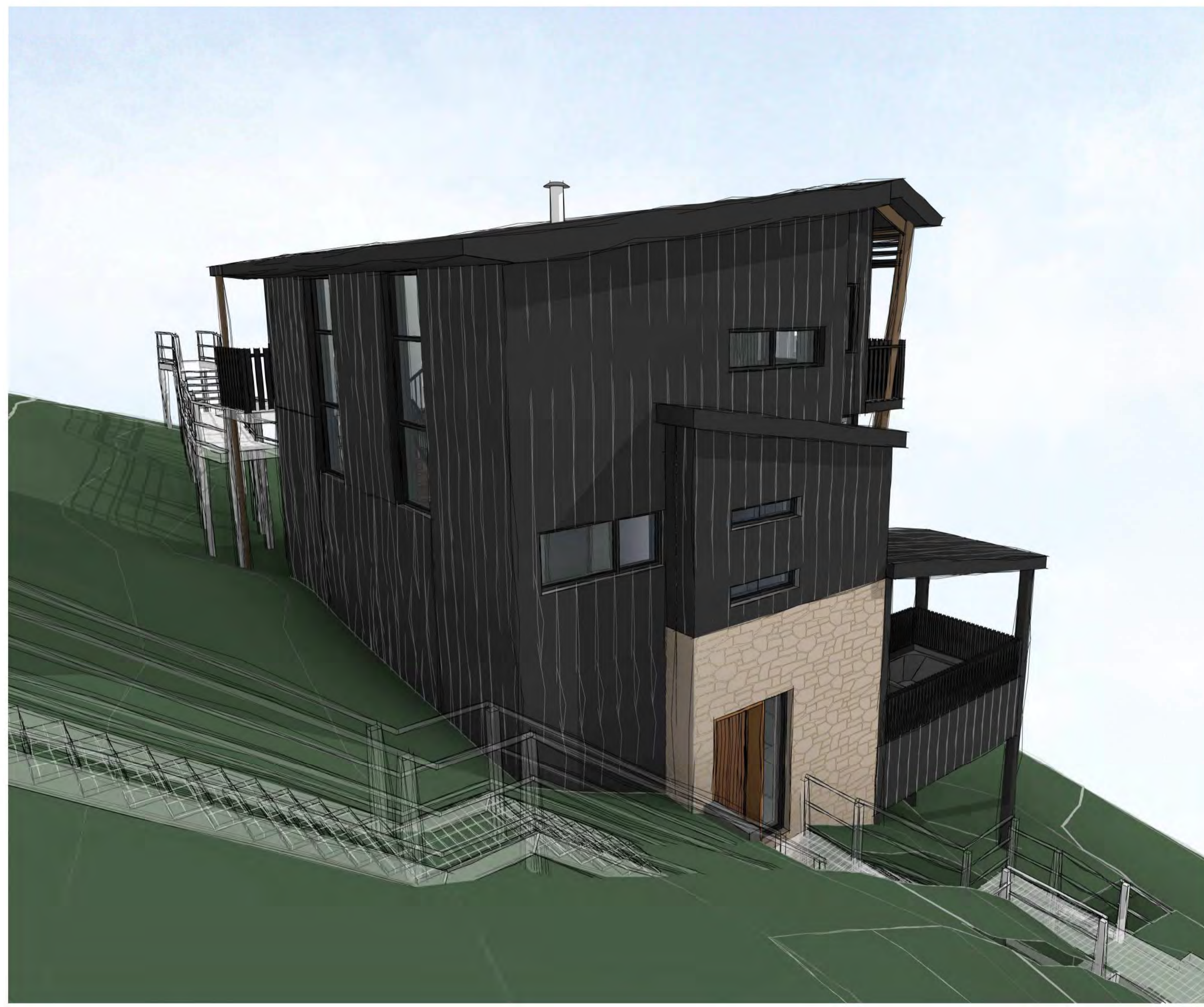
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JOB NO:	<b>23030</b>
DRAWING NO:	<b>TP10</b>
REVISION:	<b>E</b>

**watson young**



FRONT VIEW - ARTISTS IMPRESSION  
SCALE:



REAR VIEW - ARTISTS IMPRESSION  
SCALE:

**AMENDMENTS LEGEND**

1. ENTRY DOOR LOCATION HAS MOVED, PREVIOUSLY NORTH FACING, IS NOW EAST FACING.
2. ROOF PROFILE CHANGED FROM 14° SKILLION ROOF TO 9° SKILLION ROOF. ROOF SHEETING MATERIAL HAS BEEN DARKENED TO CHARCOAL COLOURED.
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PROJECT:  
**HOTHAM HEIGHTS LODGES**  
PART OF CROWN ALLOTMENT 8A  
HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**3D VIEWS**

CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

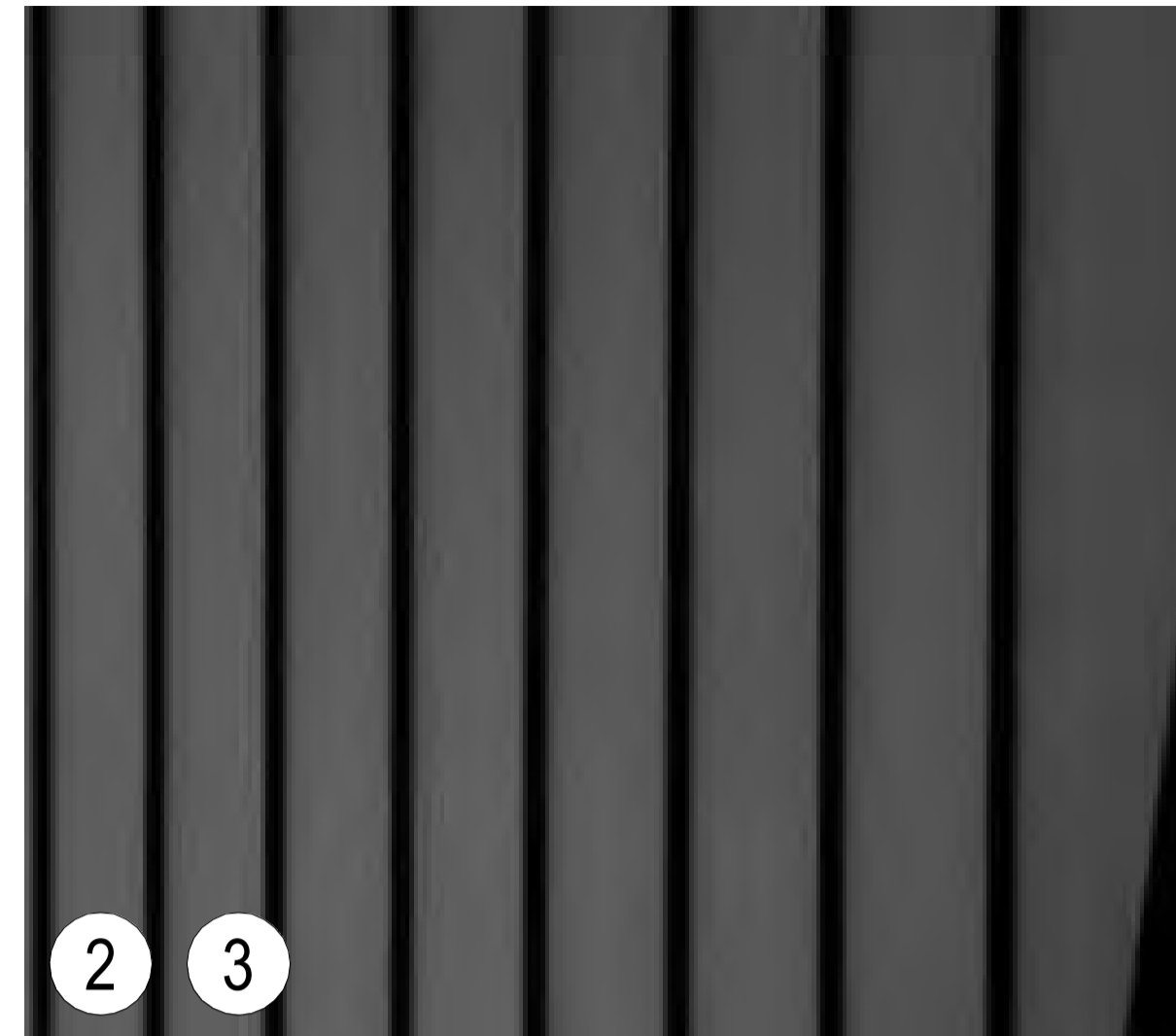
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JOB NO:	<b>23030</b>
DRAWING NO:	<b>TP11</b>
REVISION:	<b>E</b>





1



2

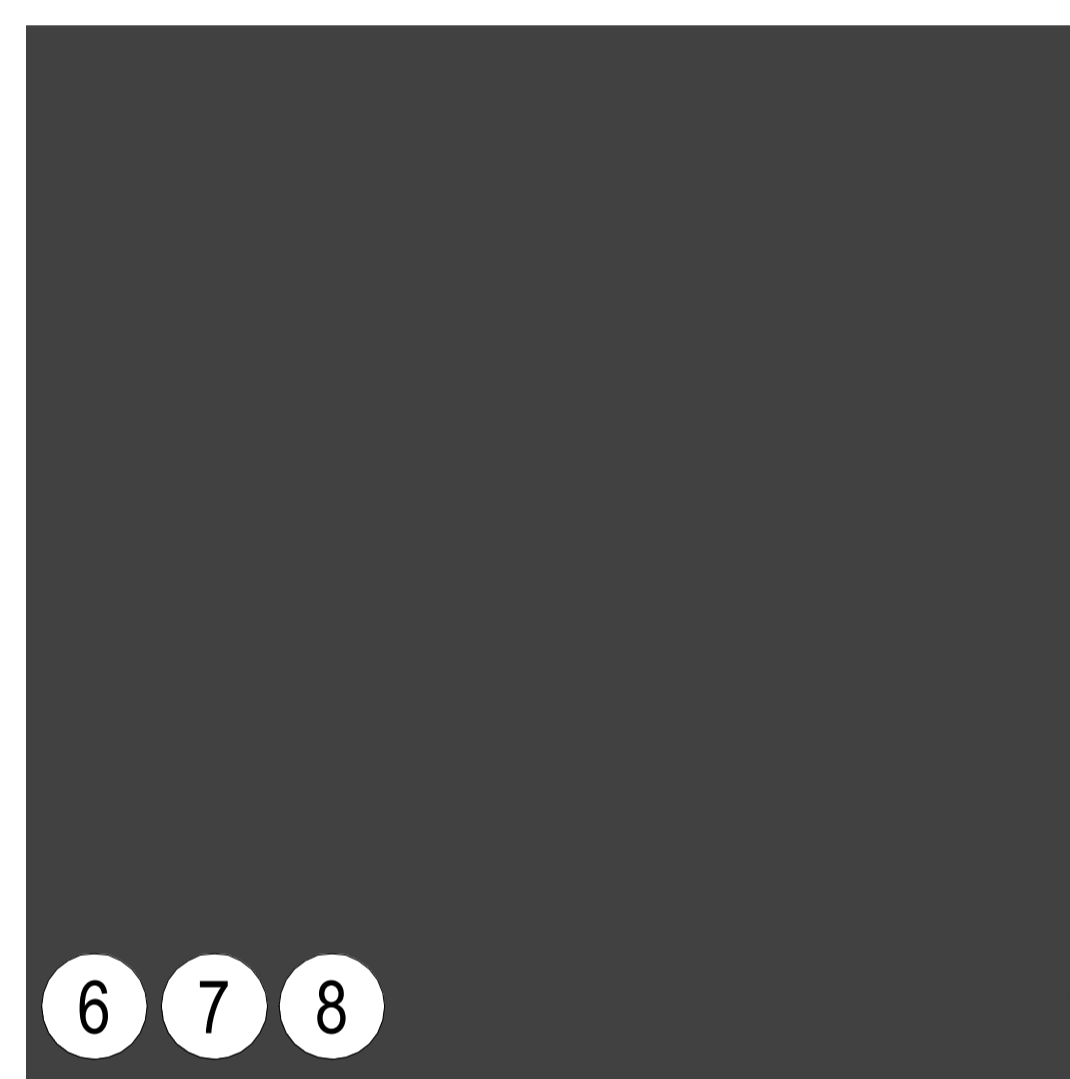
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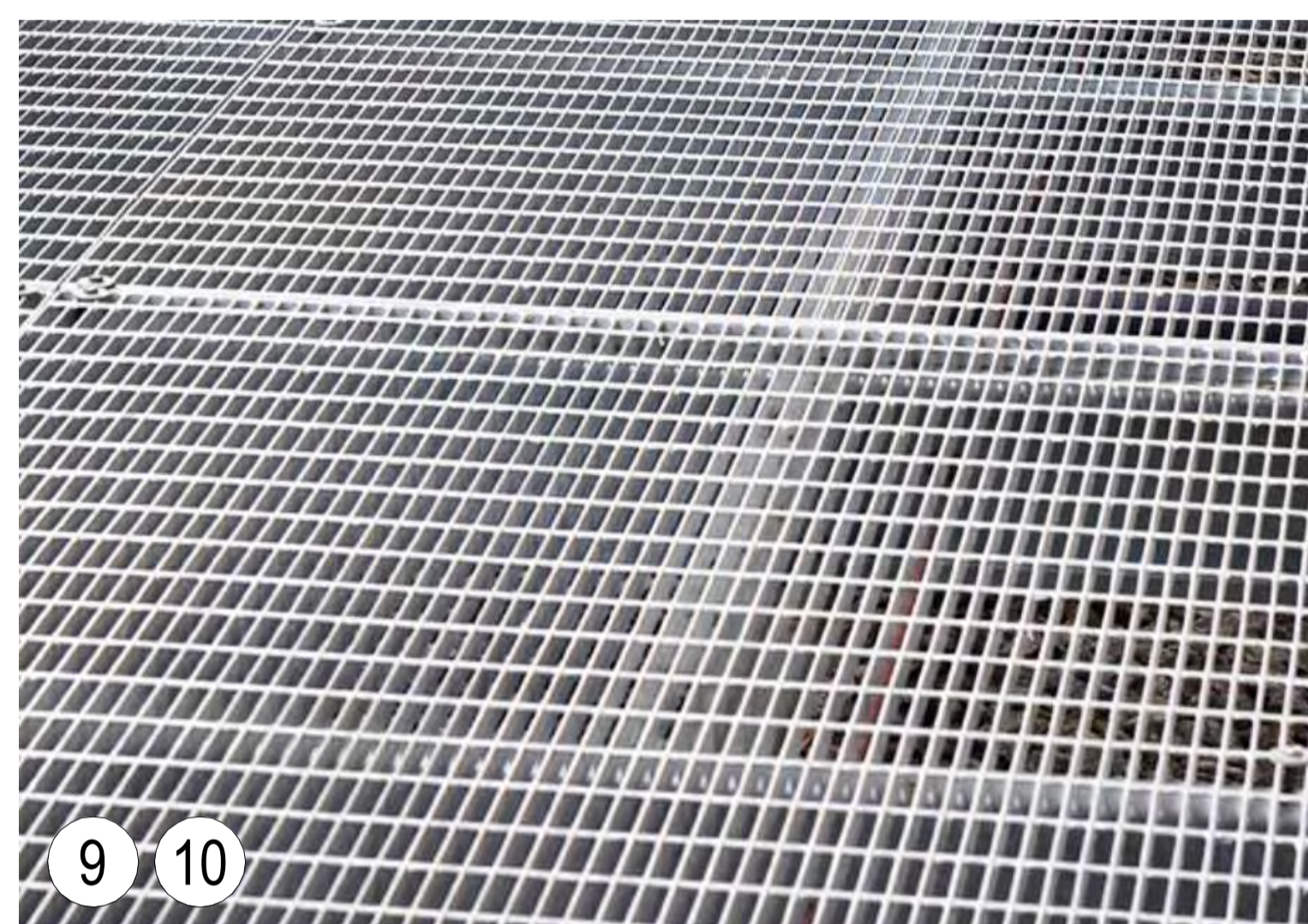
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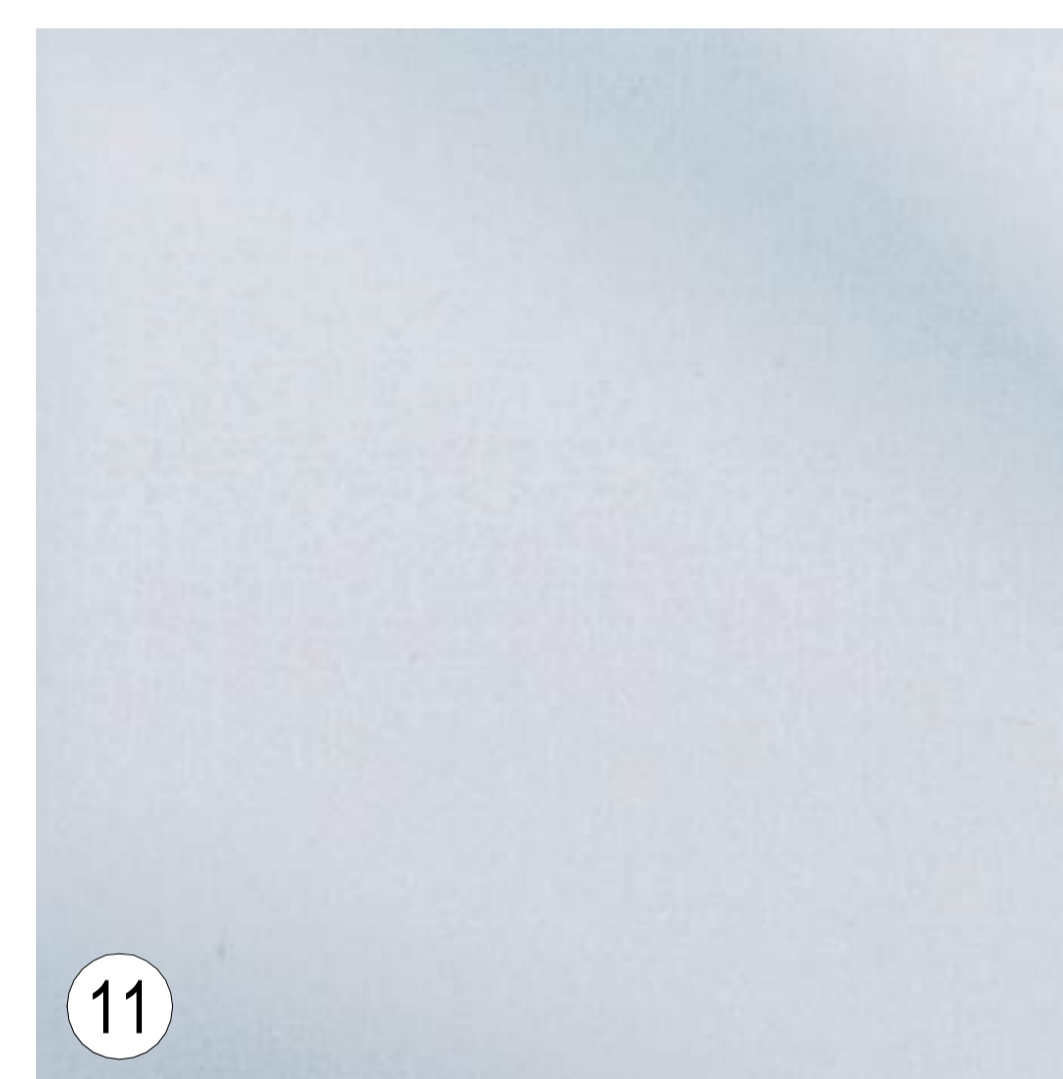
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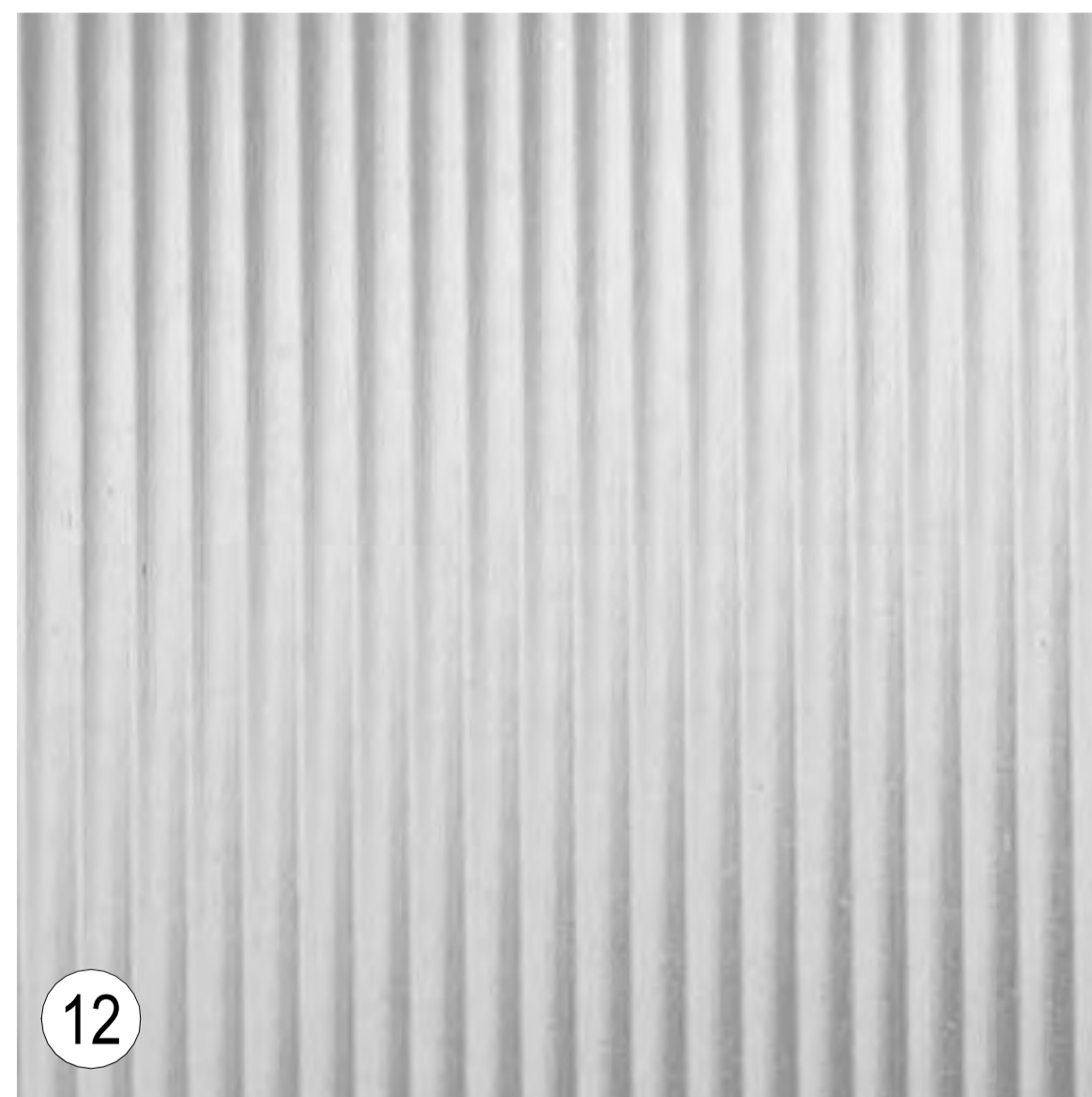


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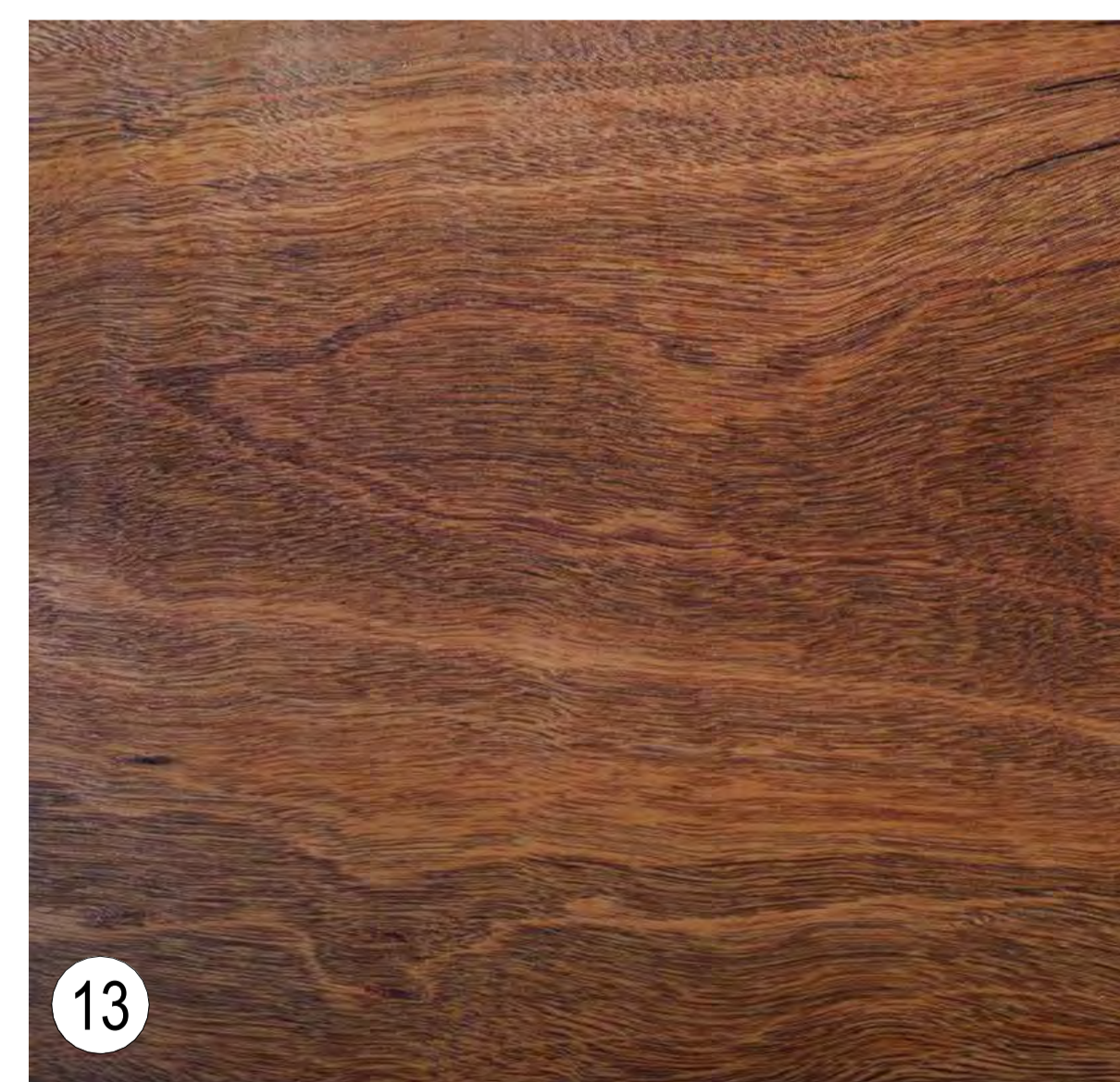
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11



12



13

**EXTERNAL FINISHES**

- ① MT HOTHAM STONE OR SIMILAR LOCAL STONE
- ② METAL CLADDING CHARCOAL
- ③ ROOF CLADDING COLORBOND CHARCOAL
- ④ TIMBER LOOK ALUMINIUM BATTENS CHARCOAL
- ⑤ METAL BALUSTRADE CHARCOAL
- ⑥ POWDERCOAT FINISH CHARCOAL
- ⑦ METAL CLADDING COLORBOND DARK GREY
- ⑧ ROOF CLADDING COLORBOND DARK GREY
- ⑨ STEEL GRATING MESH
- ⑩ STEEL GRATING MESH BALUSTRADE GALVANISED
- ⑪ GLAZING OBSCURE
- ⑫ GLAZING CLEAR
- ⑬ TIMBER POSTS AND STRUCTURE

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 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:  
**LOT 29**  
**EXTERNAL FINISHES**

CLIENT:  
**M. FLODEN & G. DRAGOVITCH**

DATE: MARCH, 2023  
 DRAWN BY: MW  
 SCALE:  
 SCALE:

JOB NO:	23030
DRAWING NO:	TP12
REVISION:	E

