

SHEET LIST:

TP100	COVER SHEET
TP101	SITE LOCALITY PLAN
TP102	EXISTING CONDITIONS & DEMOLITION PLAN
TP103	SITE ANALYSIS & PLAN
TP104	LOWER GROUND FLOOR PLAN
TP105	GROUND FLOOR PLAN
TP106	LEVEL 01 FLOOR PLAN
TP107	LEVEL 02 FLOOR PLAN
TP108	ROOF PLAN
TP109	SNOW MANAGEMENT PLAN
TP110	ELEVATIONS
TP111	SECTIONS
TP113	3D VIEWS
TP114	EXTERNAL FINISHES



ARTISTS IMPRESSION ONLY
SCALE : NTS

HOTHAM HEIGHTS LODGES - LOT 27
PART OF CROWN ALLOTMENT 8A
HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741



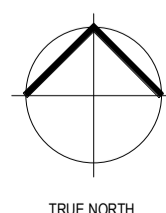
No.	DATE	REVISION	BY:	CHK:
PT	03.11.2023	PRELIMINARY ISSUE- REDESIGN	MW	BP
D	27.11.2023	ISSUED FOR COUNCIL - REVISED DRAWINGS	SC	BP
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
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:	TP101
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.

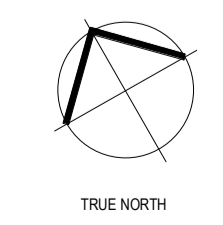
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
 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:	TP102
REVISION:	E





DEVELOPMENT ANALYSIS

LOT 27	
SITE	
TOTAL LOT AREA	233m ²
BUILDING FOOTPRINT	97.6m ²
SITE COVERAGE	41.9%
LOWER GROUND FLOOR AREA	
GROUND FLOOR AREA	80m ²
LEVEL 1 FLOOR AREA	76m ²
LEVEL 2 FLOOR AREA (EXCL. BALCONY)	76m ²
TOTAL BUILDING AREA	312m ²

LEGEND

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

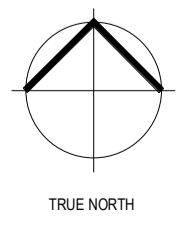
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
SITE ANALYSIS & PLAN

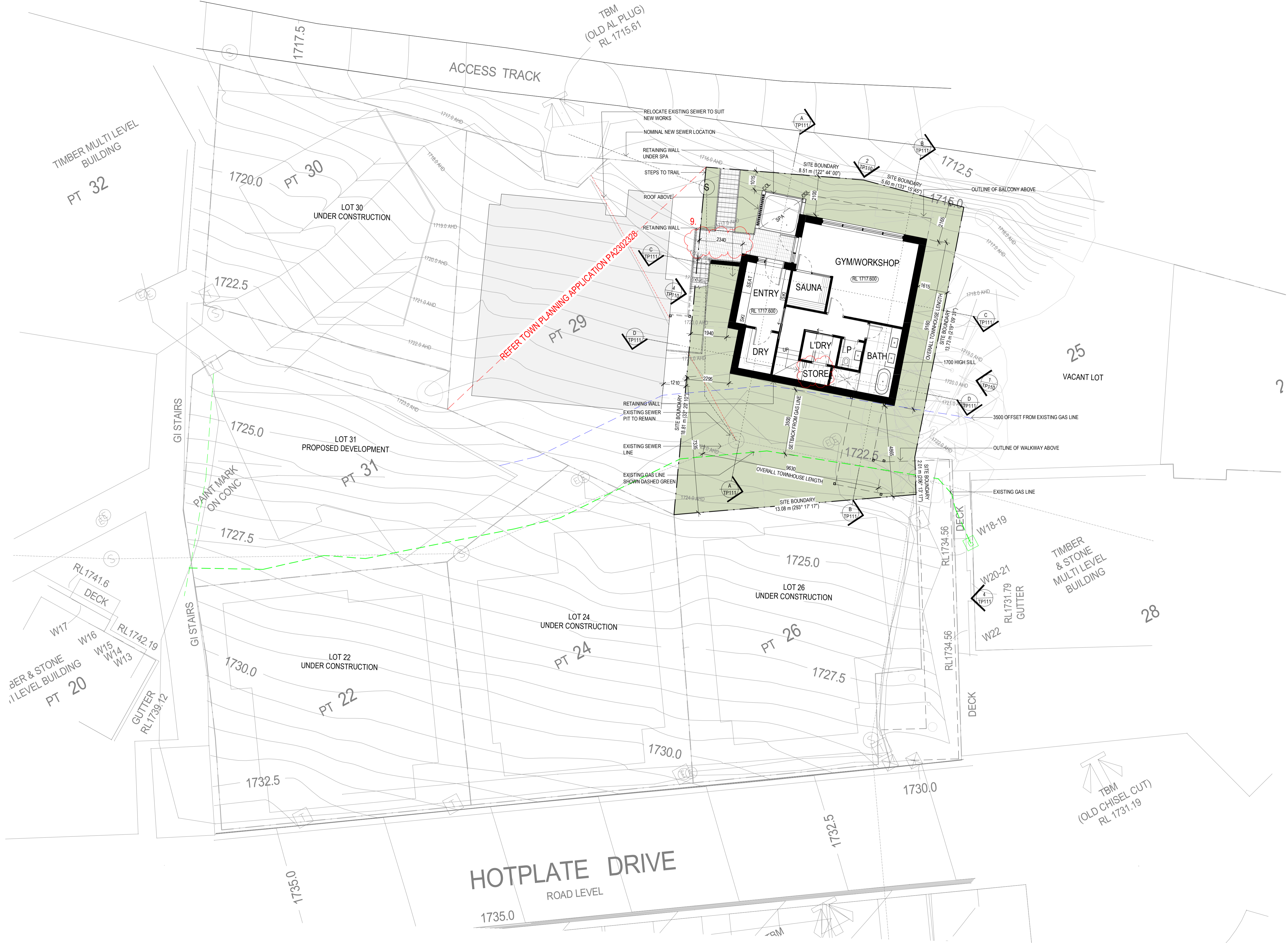


CLIENT:
M. FLODEN & G. DRAGOVITCH

DATE: MARCH, 2023
 DRAWN BY: MW
 SCALE: 1: 200 @ A1
 SCALE: 1: 400 @ A3

JOB NO:	23030
DRAWING NO:	TP103
REVISION:	E





REFER TOWN PLANNING APPLICATION PA22002228

AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED.
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02.
5. ROOF PITCH CHANGED FROM 22° TO 9°.
6. ROOF PITCH CHANGED FROM 18° TO 9°.
7. EXTENT OF GROUND FLOOR STONE WALL HAS DECREASED BY 10%.
8. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY.
9. SETBACK TO BOUNDARY HAS REDUCED.

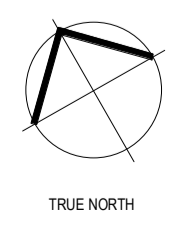
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
 LOWER GROUND FLOOR PLAN

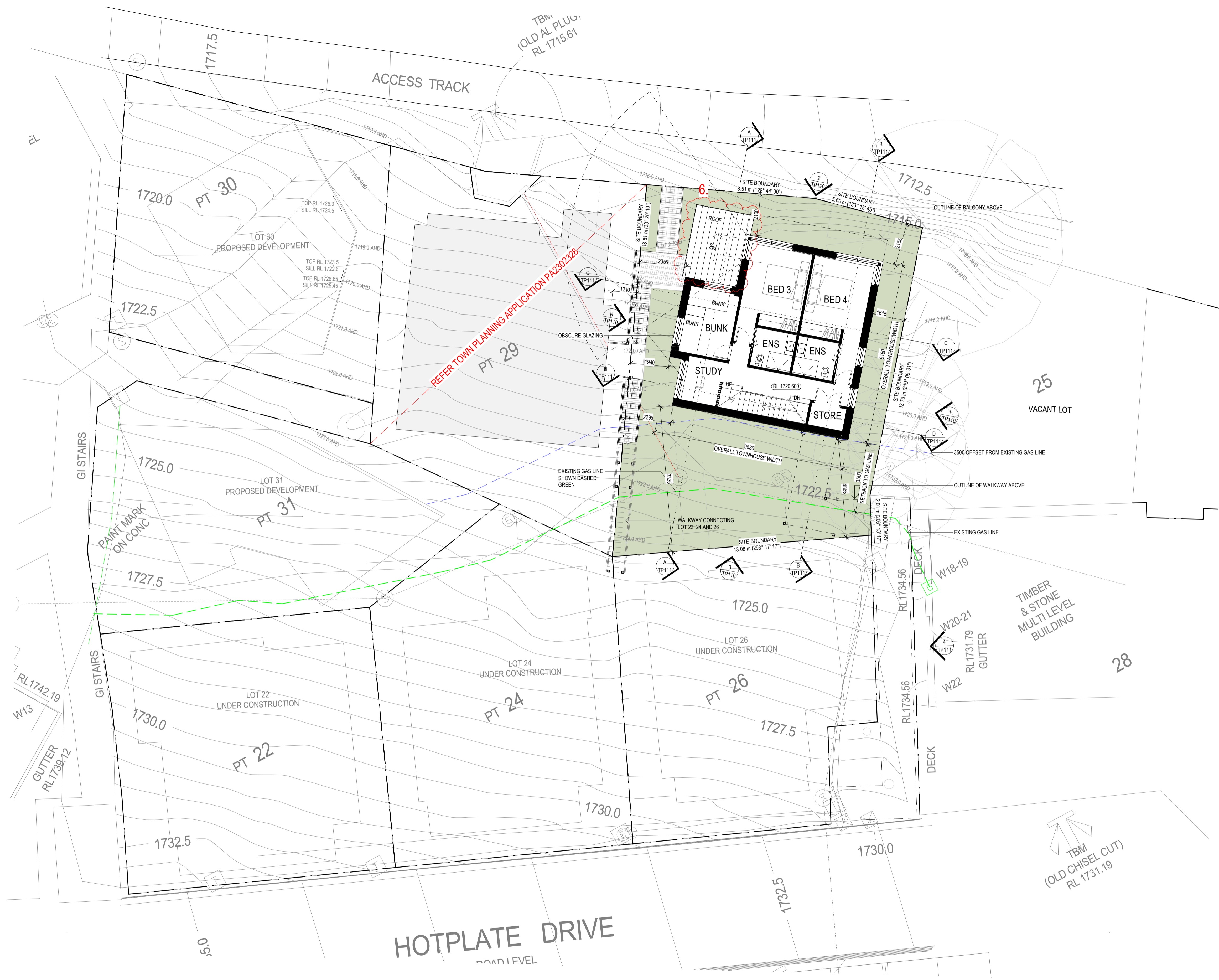


CLIENT:
M. FLODEN & G. DRAGOVITCH

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

JOB NO:	23030
DRAWING NO:	TP104
REVISION:	E





REFER TOWN PLANNING APPLICATION P A2302228

AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHAROCAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02
5. ROOF PITCH CHANGED FROM 22° TO 9°
6. ROOF PITCH CHANGED FROM 18° TO 9°
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8. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY.
9. SETBACK TO BOUNDARY HAS REDUCED

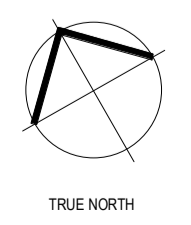
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
GROUND FLOOR PLAN

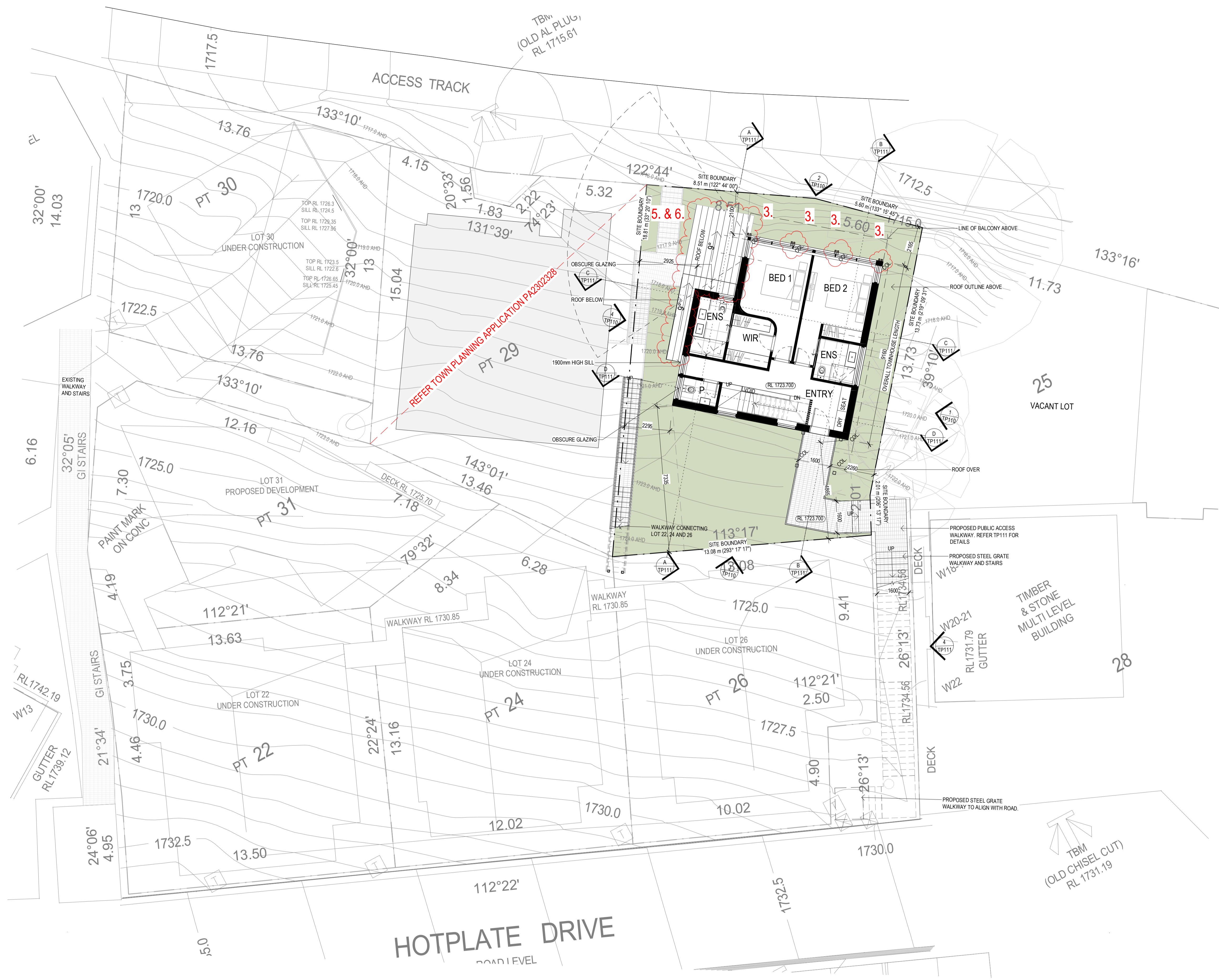


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M. FLODEN & G. DRAGOVITCH

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

JOB NO:	23030
DRAWING NO:	TP105
REVISION:	E





AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY. FACADE MATERIAL HAS CHANGED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
2. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02
3. ROOF PITCH CHANGED FROM 22° TO 9°
4. ROOF PITCH CHANGED FROM 18° TO 9°
5. EXTENT OF GROUND FLOOR STONE WALL HAS DECREASED BY 10%
6. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY. SETBACK TO BOUNDARY HAS REDUCED
- 7.
- 8.
- 9.

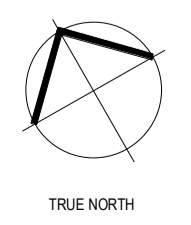
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
LEVEL 01 FLOOR PLAN

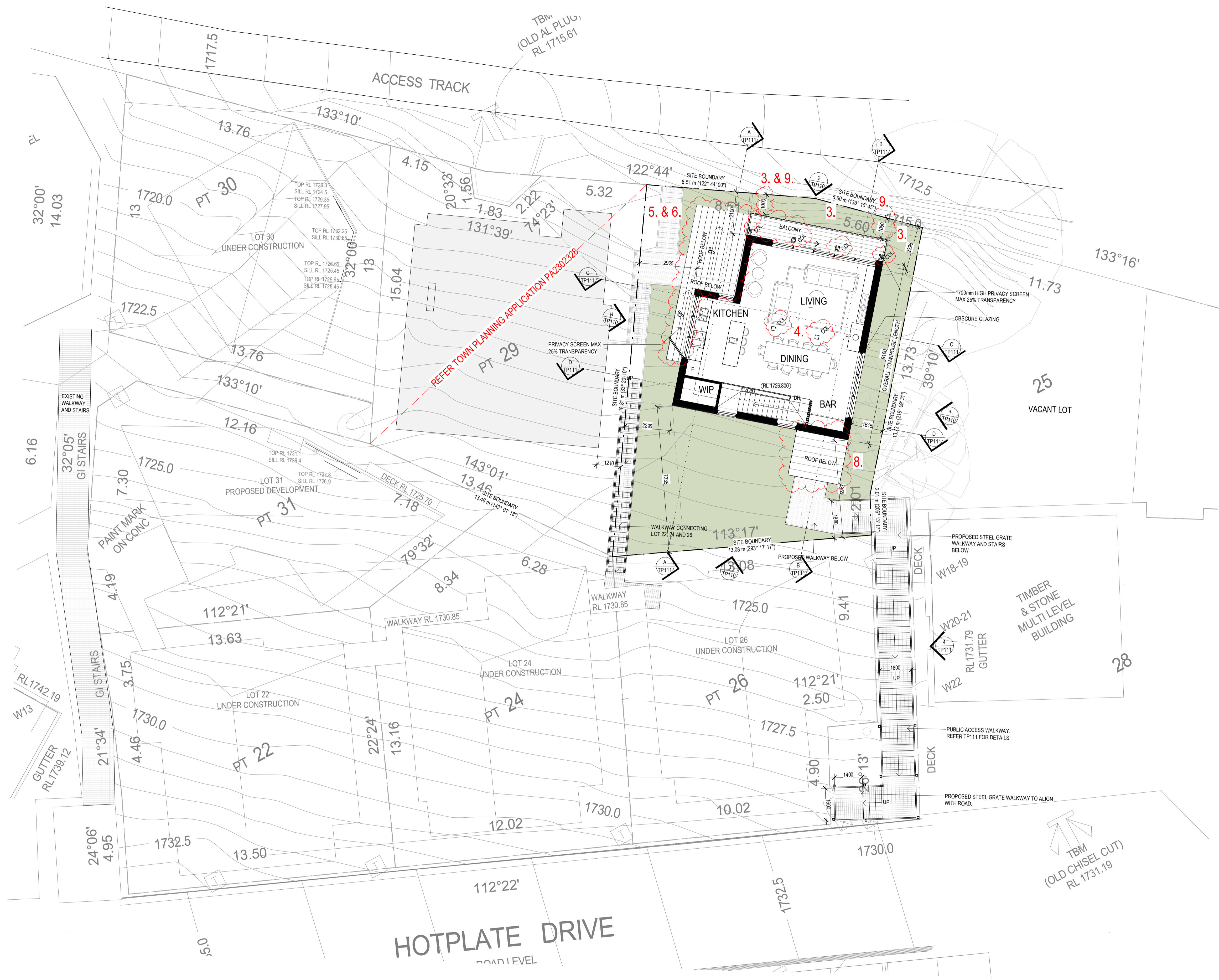


CLIENT:
M. FLODEN & G. DRAGOVITCH

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

JOB NO:	23030
DRAWING NO:	TP106
REVISION:	E





AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHAROCAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02
5. ROOF PITCH CHANGED FROM 22° TO 9°
6. ROOF PITCH CHANGED FROM 18° TO 9°
7. EXTENT OF GROUND FLOOR STONE WALL HAS DECREASED BY 10%
8. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY.
9. SETBACK TO BOUNDARY HAS REDUCED

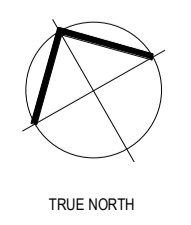
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
LEVEL 02 FLOOR PLAN

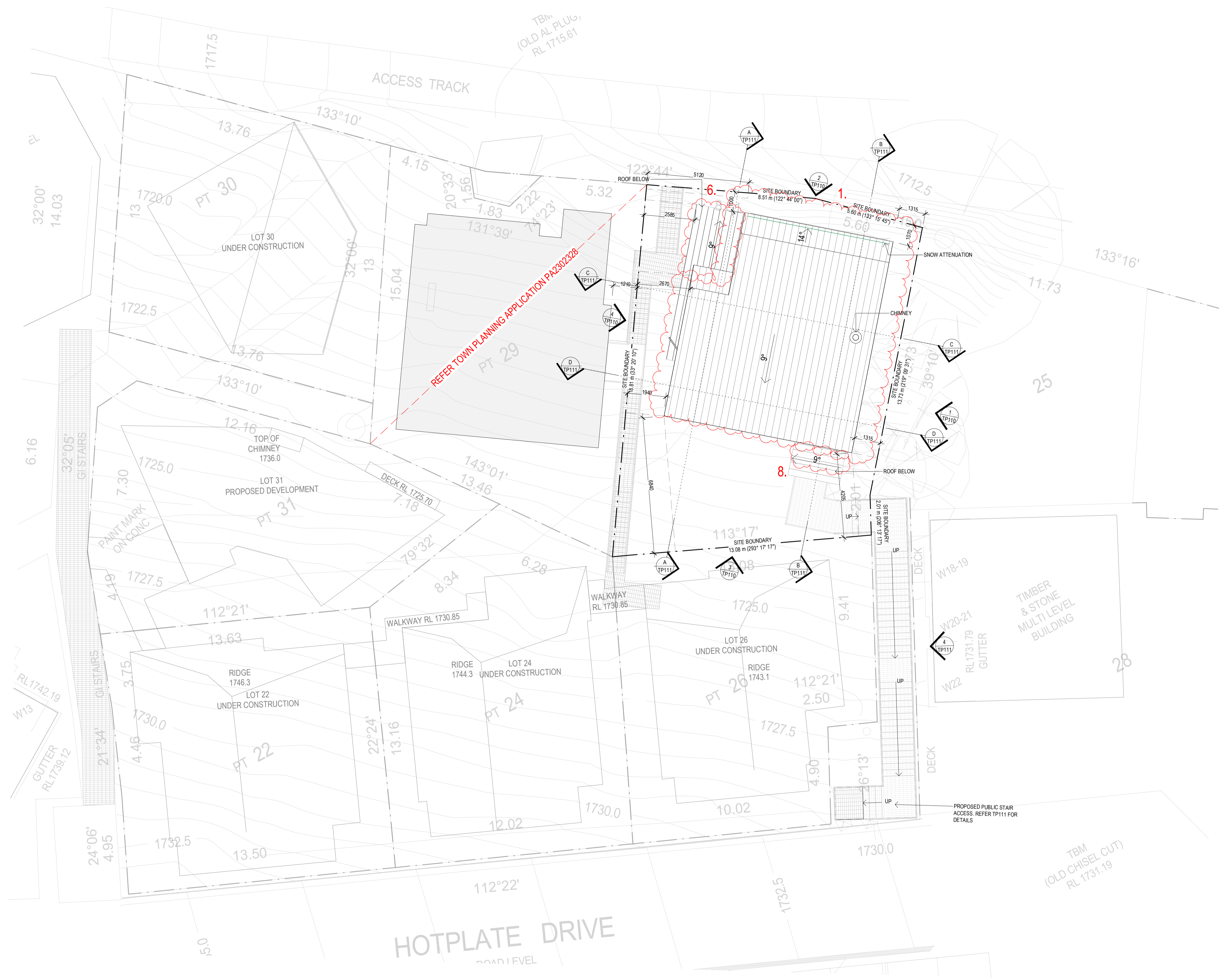


CLIENT:
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DATE: MARCH, 2023
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 SCALE: As indicated @ A1
 SCALE: 1 : 200 @ A3

JOB NO:	23030
DRAWING NO:	TP107
REVISION:	E





REFER TOWN PLANNING APPLICATION P A2302528

AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED.
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02.
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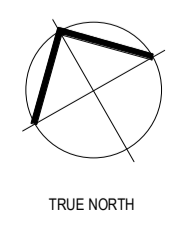
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
ROOF PLAN

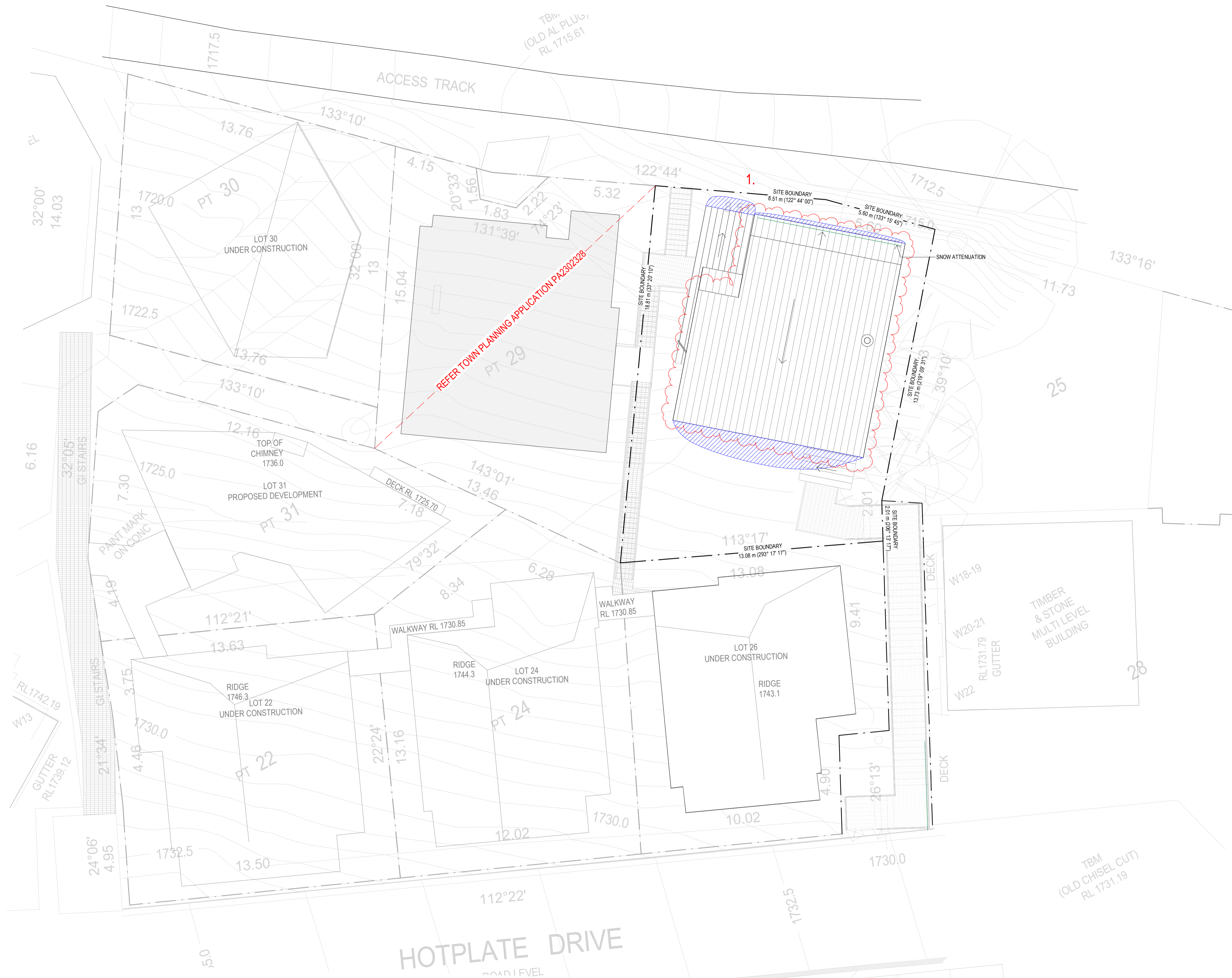


CLIENT:
M. FLODEN & G. DRAGOVITCH

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 SCALE: As indicated @ A1
 SCALE: 1: 200 @ A3

JOB NO:	23030
DRAWING NO:	TP108
REVISION:	E





AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHAROCAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED.
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02.
5. ROOF PITCH CHANGED FROM 22° TO 9°.
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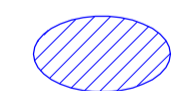

NOTES

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 MFRM).

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

-  SNOW DUMP AREA (APPROX.)
-  SNOW ATTENUATION ROOF SNOW RETENTION BAR

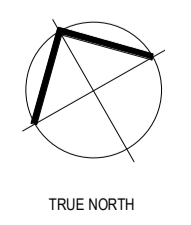
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PROJECT:
HOTHAM HEIGHTS LODGES
 PART OF CROWN ALLOTMENT 8A
 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
SNOW MANAGEMENT PLAN

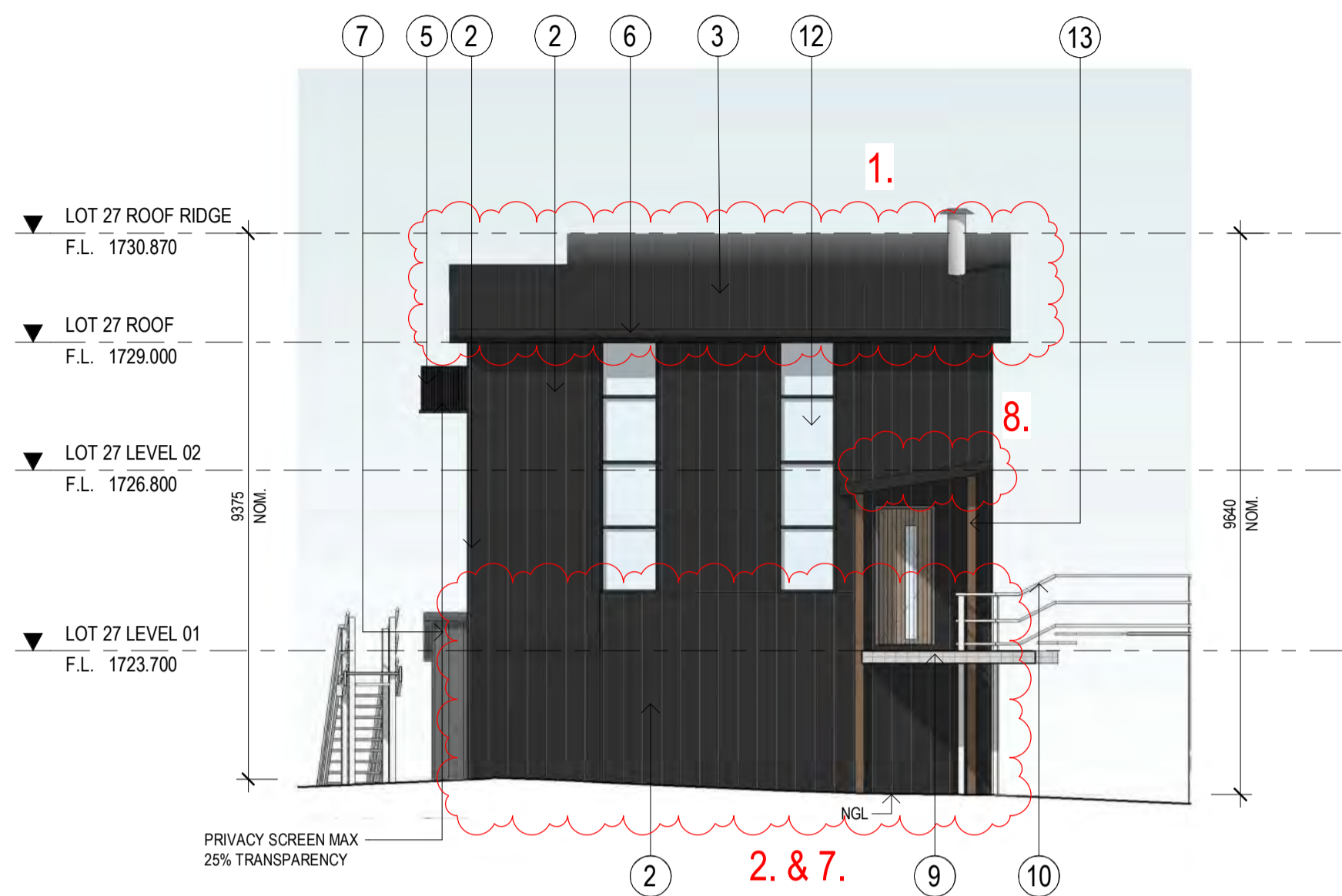


CLIENT:
M. FLODEN & G. DRAGOVITCH

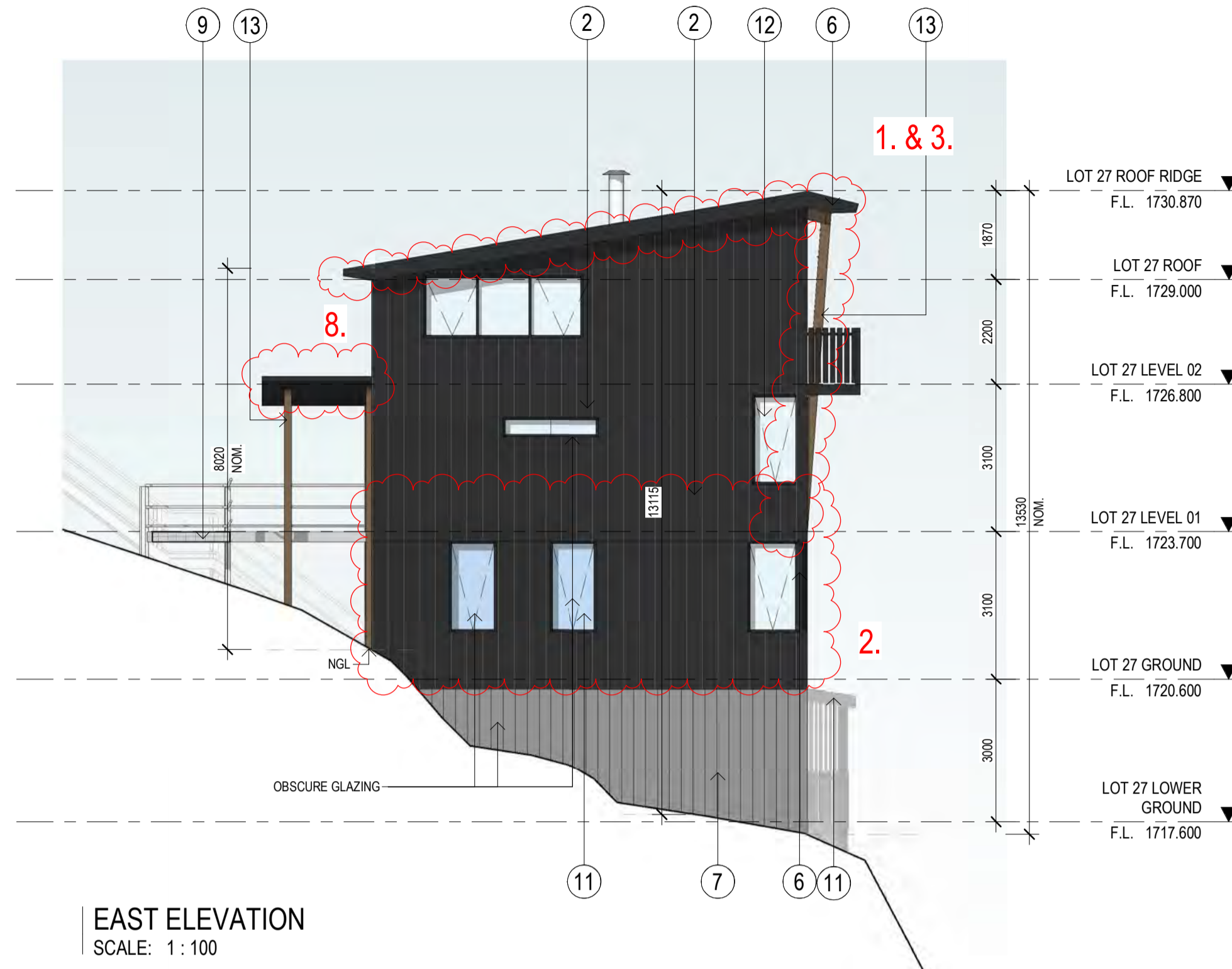
DATE: MARCH, 2023
 DRAWN BY: MW
 SCALE: 1: 100 @ A1
 SCALE: 1: 200 @ A3

JOB NO:	23030
DRAWING NO:	TP109
REVISION:	E

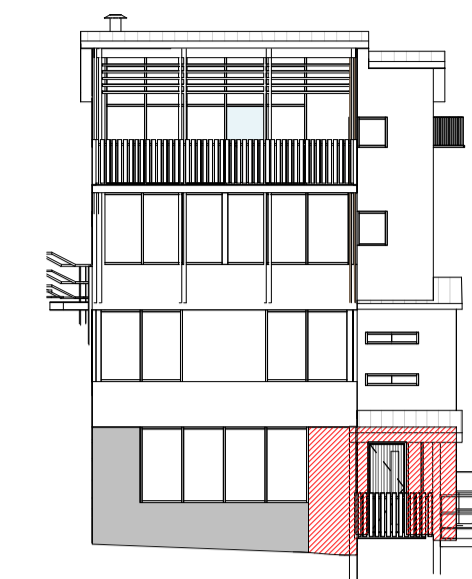




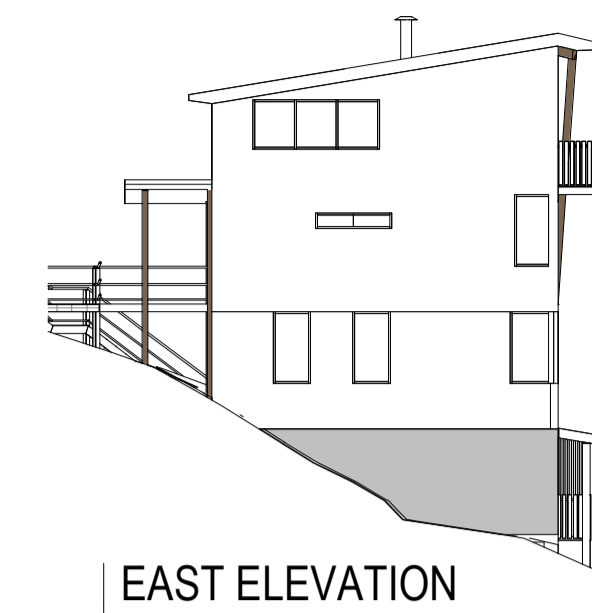
SOUTH ELEVATION
SCALE: 1:100



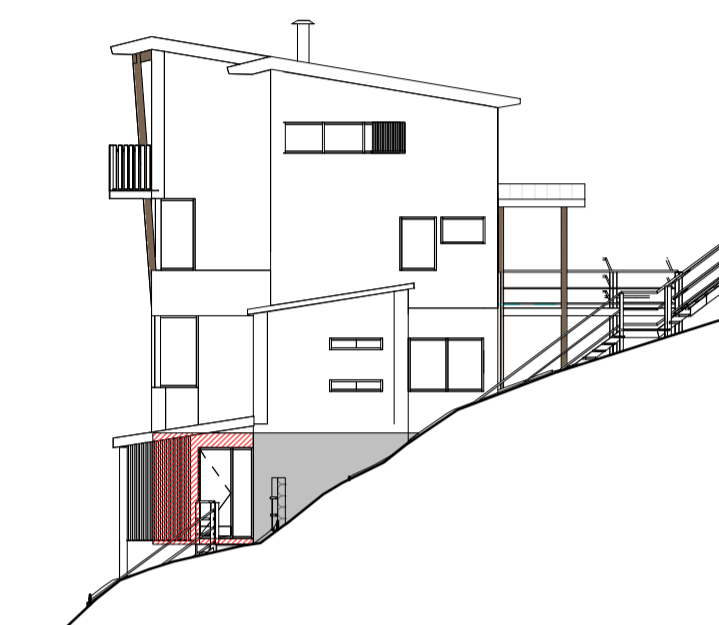
EAST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:200

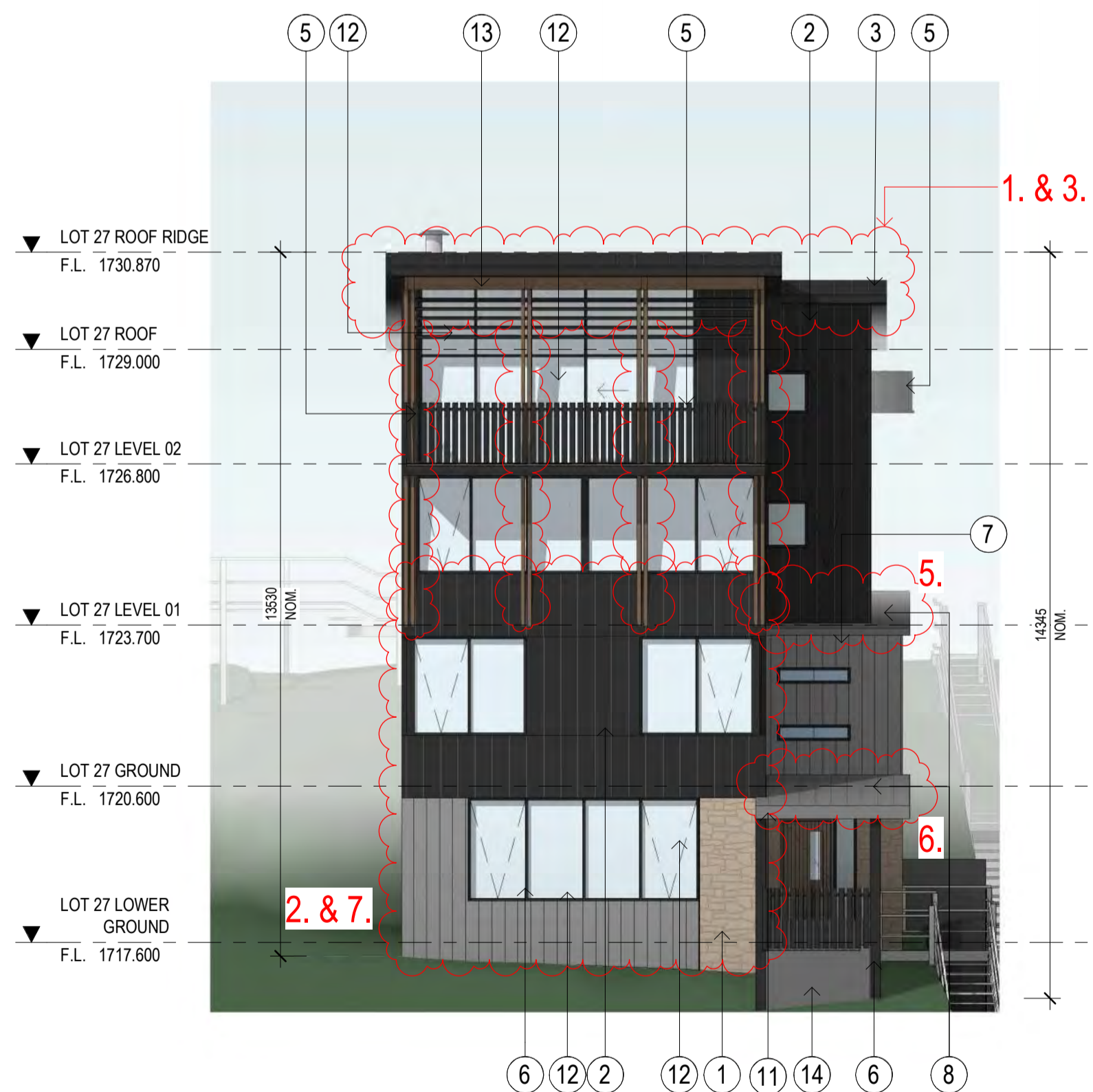


EAST ELEVATION
SCALE: 1:200

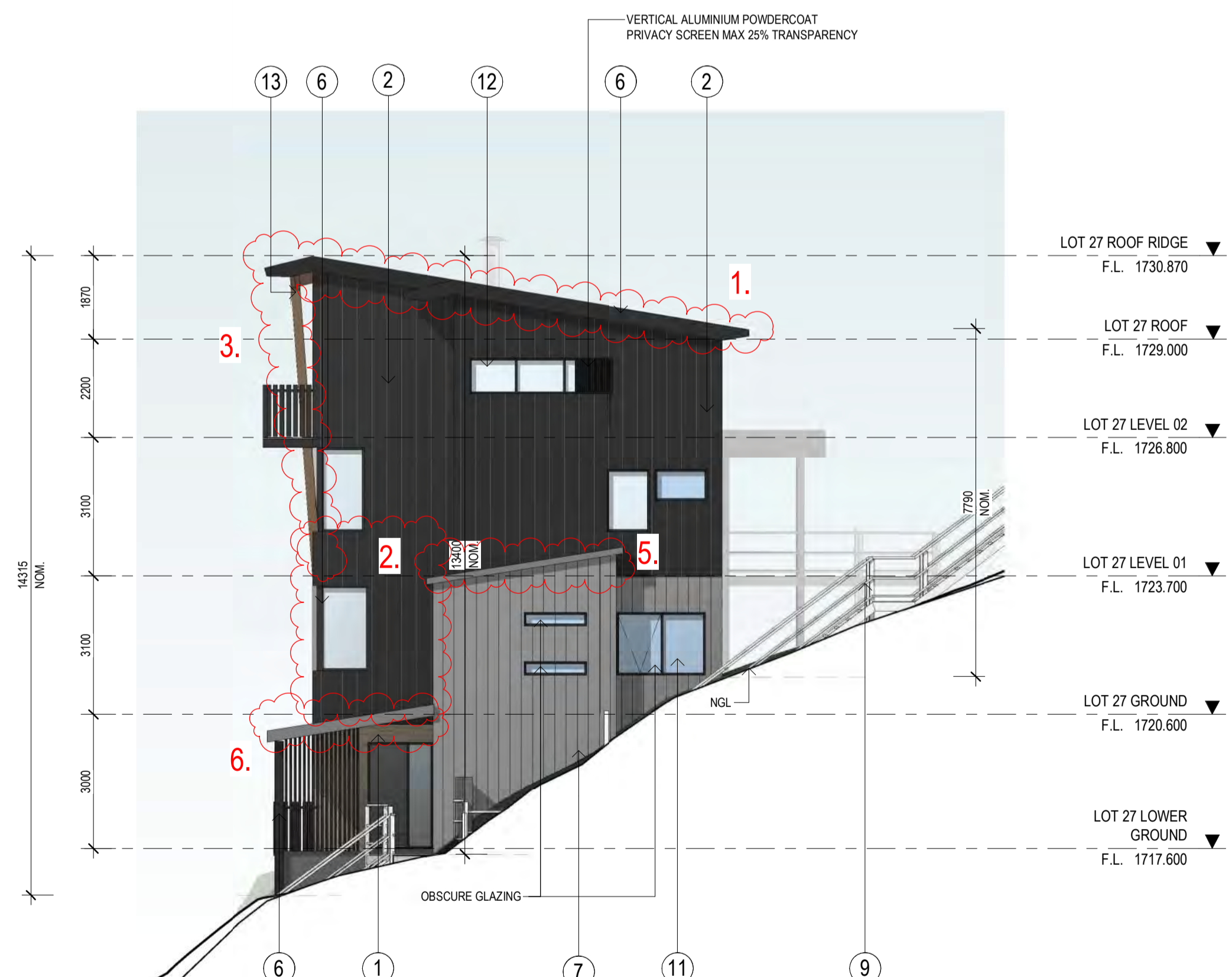


WEST ELEVATION
SCALE: 1:200

TOTAL GROUND WALL AREA APPROX. 45.5m²
 STONE GROUND WALL AREA APPROX. 13.9m² / 31%



NORTH ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHARCOAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02
5. ROOF PITCH CHANGED FROM 22° TO 9°
6. ROOF PITCH CHANGED FROM 18° TO 9°
7. EXTENT OF GROUND FLOOR STONE WALL HAS DECREASED BY 10%
8. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY. SETBACK TO BOUNDARY HAS REDUCED
- 9.

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 | |

No.	DATE	REVISION	BY	CHK
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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

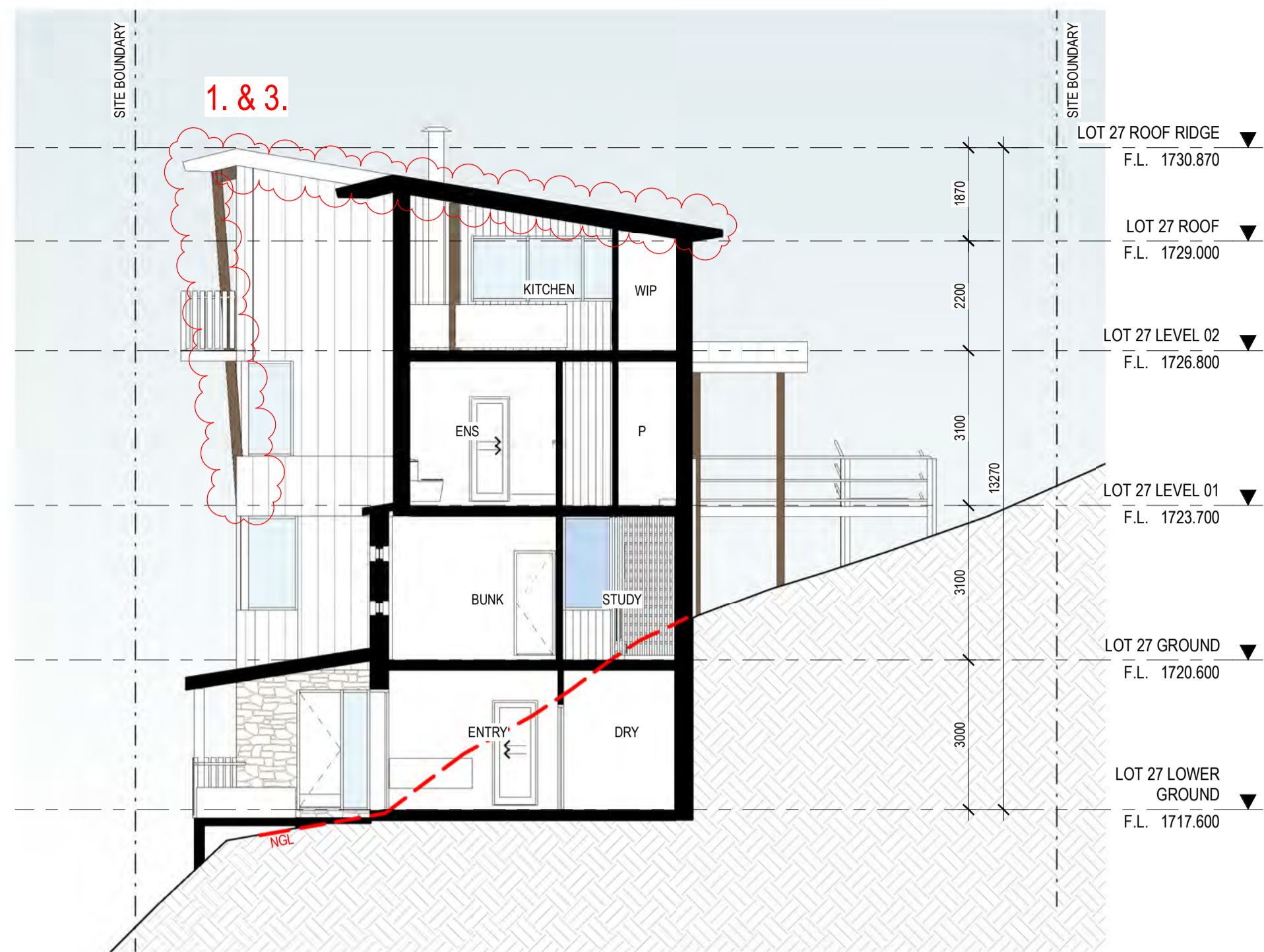
TITLE:
**LOT 27
ELEVATIONS**

CLIENT:
M. FLODEN & G. DRAGOVITCH

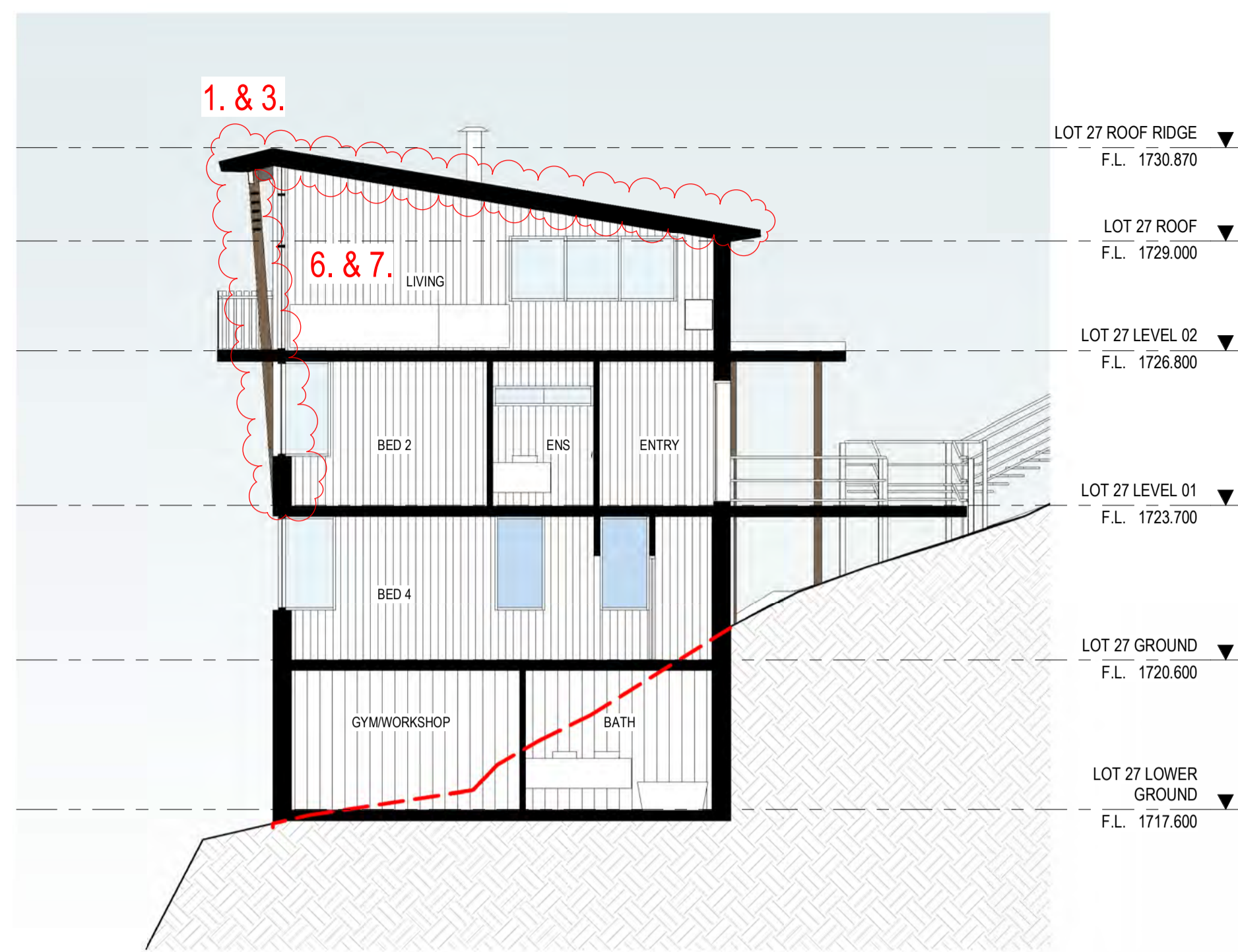
DATE: MARCH, 2023
DRAWN BY: MW
SCALE: 1:100 @ A1
SCALE: 1:200 @ A3

JOB NO:	23030
DRAWING NO:	TP110
REVISION:	E

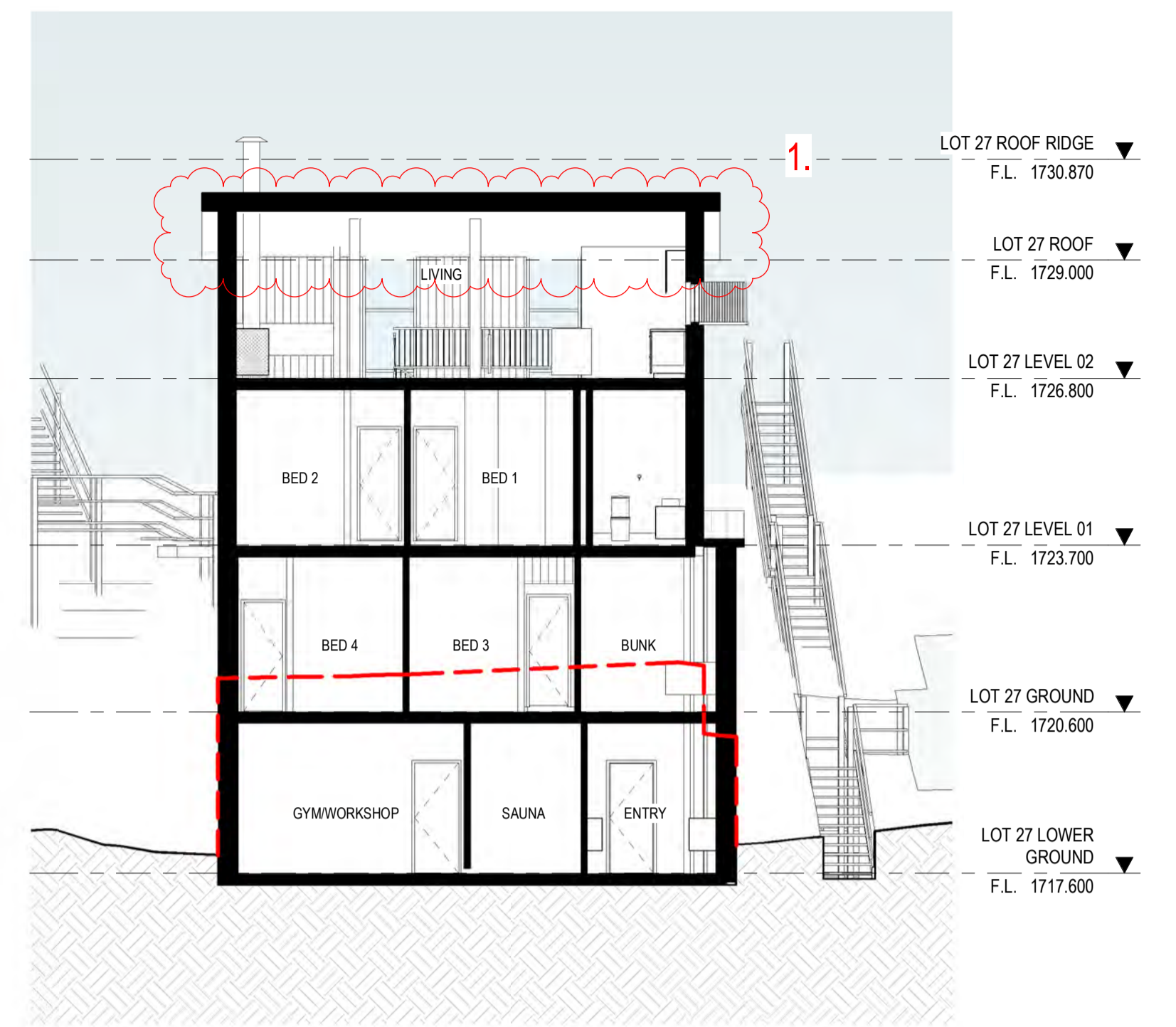




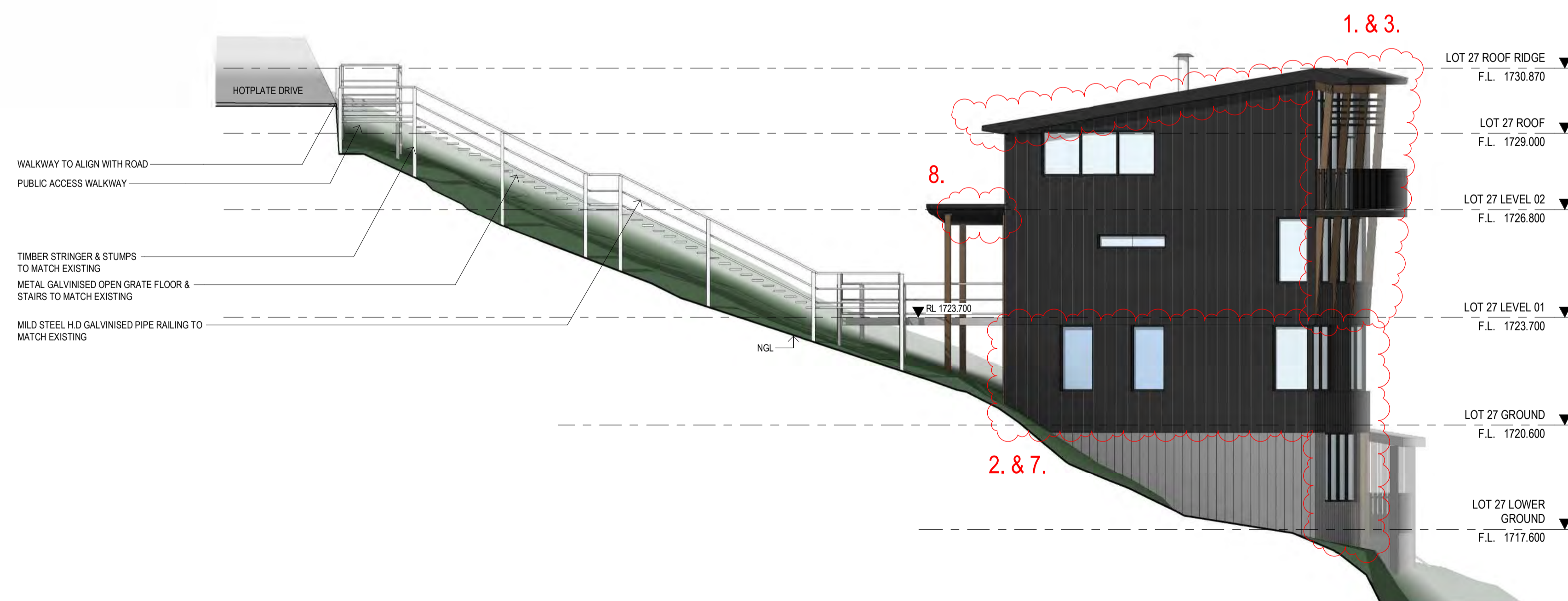
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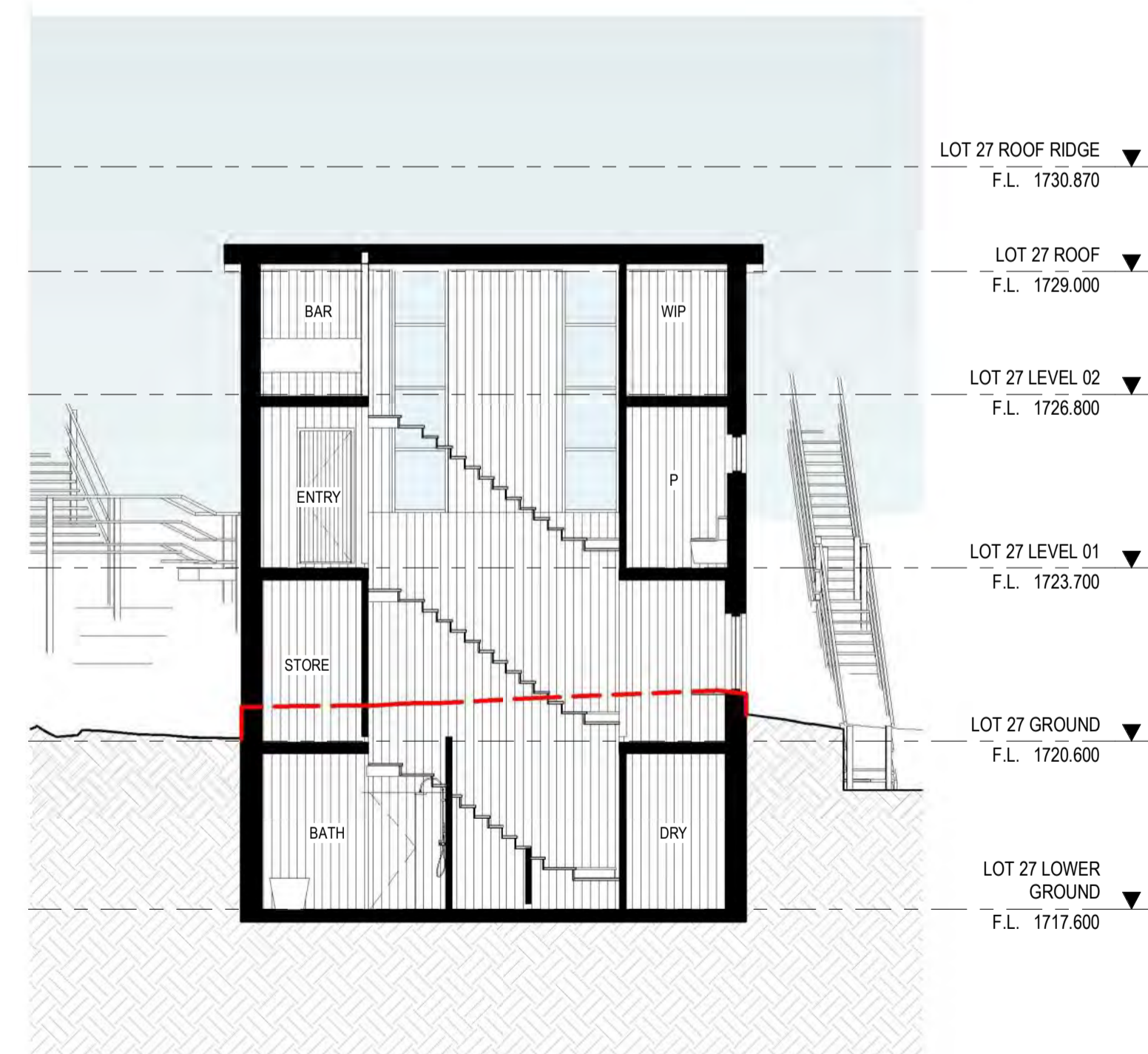
LOT 27 SECTION (B-B)
SCALE: 1 : 100



LOT 27 SECTION (C-C)
SCALE: 1 : 100



4 PUBLIC STAIR ACCESS - EAST ELEVATION
SCALE: 1 : 100



LOT 27 SECTION (D-D)
SCALE: 1 : 100

AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHAROCAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02
5. ROOF PITCH CHANGED FROM 22° TO 9°
6. ROOF PITCH CHANGED FROM 18° TO 9°
7. EXTENT OF GROUND FLOOR STONE WALL HAS DECREASED BY 10%
8. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY. SETBACK TO BOUNDARY HAS REDUCED
- 9.

No.	DATE	REVISION	BY:	CHK:
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 27
SECTIONS**

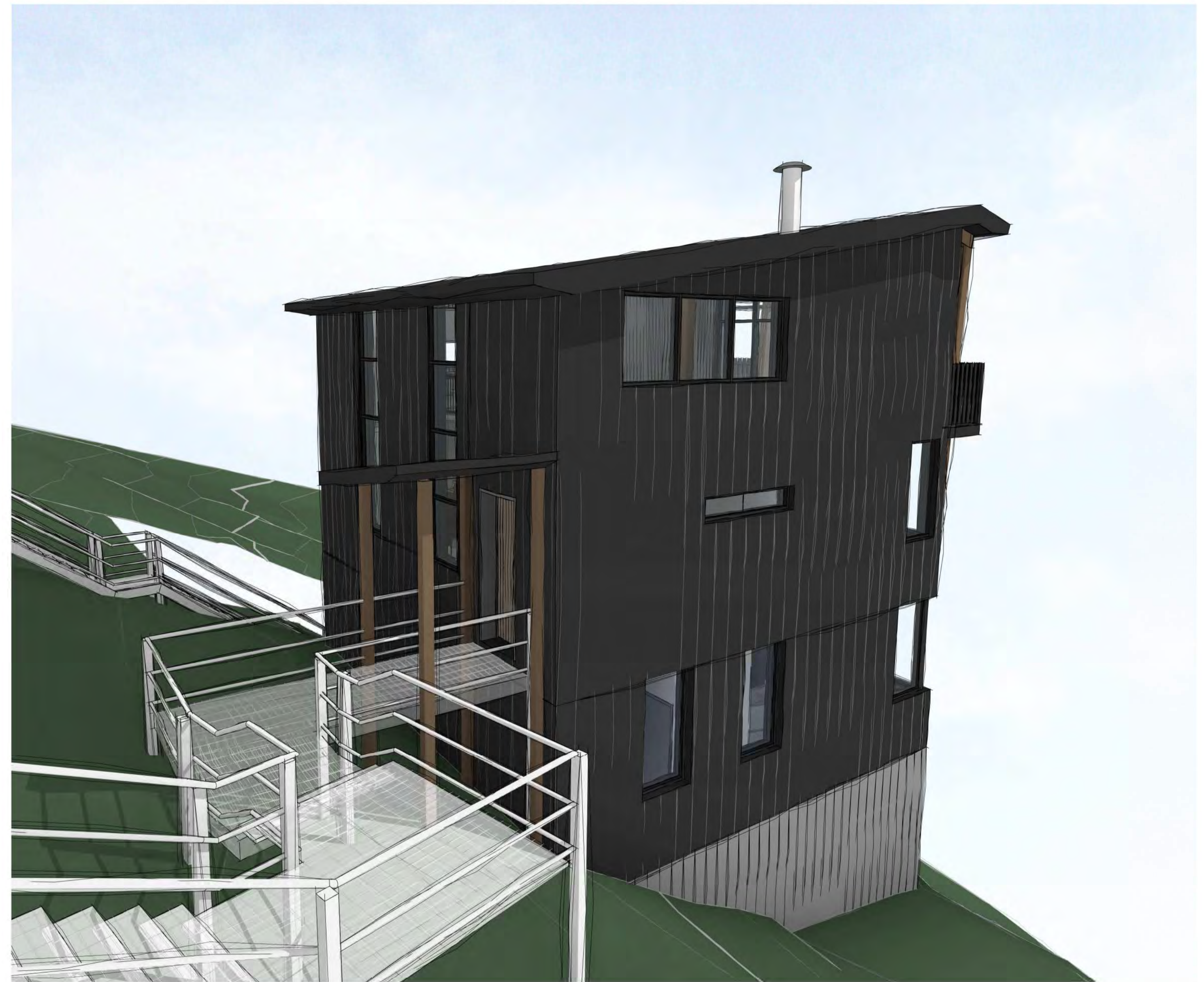
CLIENT:
M. FLODEN & G. DRAGOVITCH

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

JOB NO:	23030
DRAWING NO:	TP111
REVISION:	E



FRONT VIEW - ARTISTS IMPRESSION
SCALE:



REAR VIEW - ARTISTS IMPRESSION
SCALE:

AMENDMENTS LEGEND

1. ROOF DESIGN HAS CHANGED TO CONTAIN ALL SNOW SHEDDING WITHIN PROPERTY.
2. FACADE MATERIAL HAS CHANGED TO CHAROICAL COLOURED METAL CLADDING. EXTENT AS SHOWN.
3. NON-STRUCTURAL TIMBER FRAMING ADDED
4. NOMINAL FEATURE COLUMNS ADDED TO LEVEL 02
5. ROOF PITCH CHANGED FROM 22° TO 9°
6. ROOF PITCH CHANGED FROM 18° TO 9°
7. EXTENT OF GROUND FLOOR STONE WALL HAS DECREASED BY 10%
8. ROOF PROFILE HAS CHANGED FROM 22° SKILLION FALLING TO WESTERN SITE BOUNDARY TO 9° SKILLION FALLING TO EASTERN SITE BOUNDARY. SETBACK TO BOUNDARY HAS REDUCED
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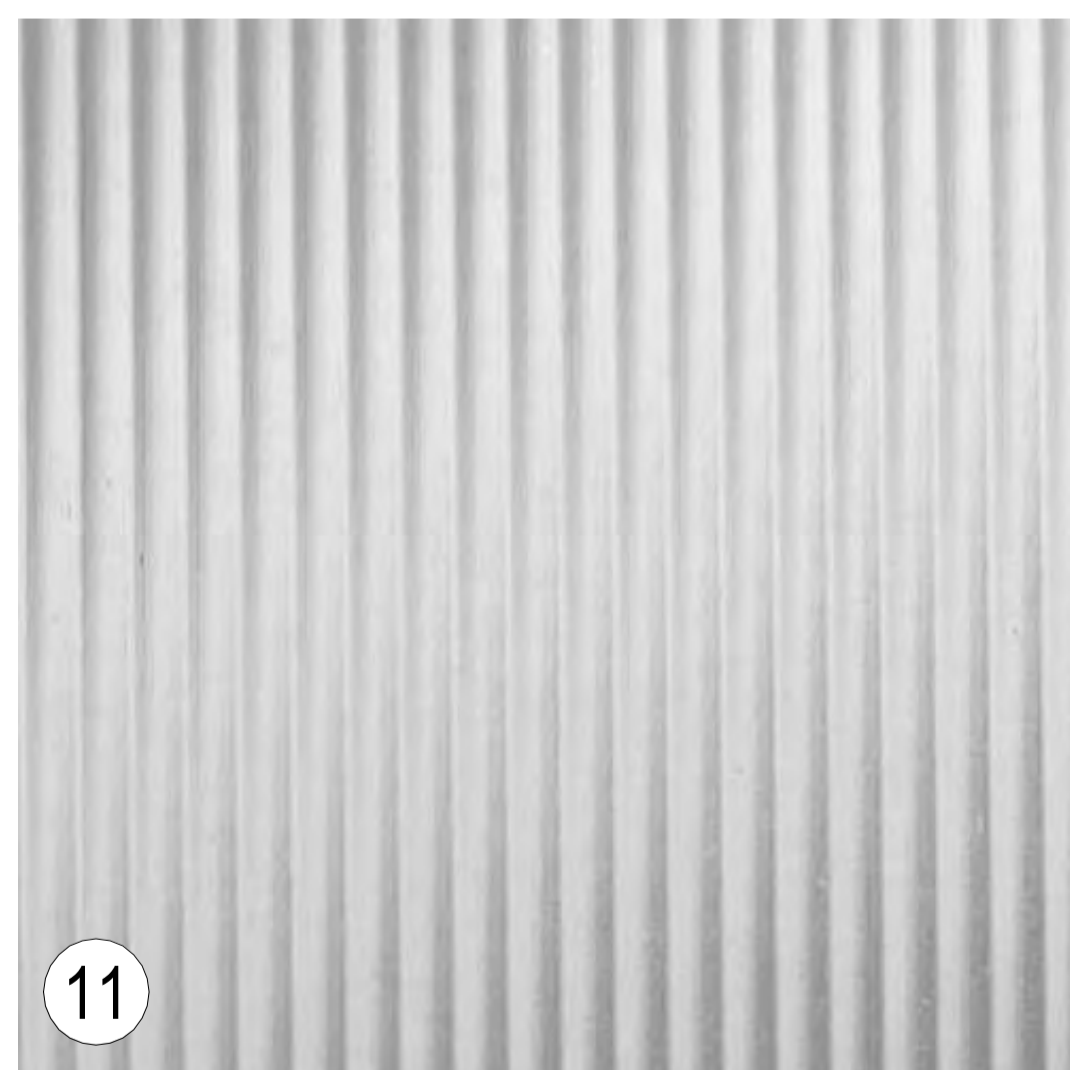
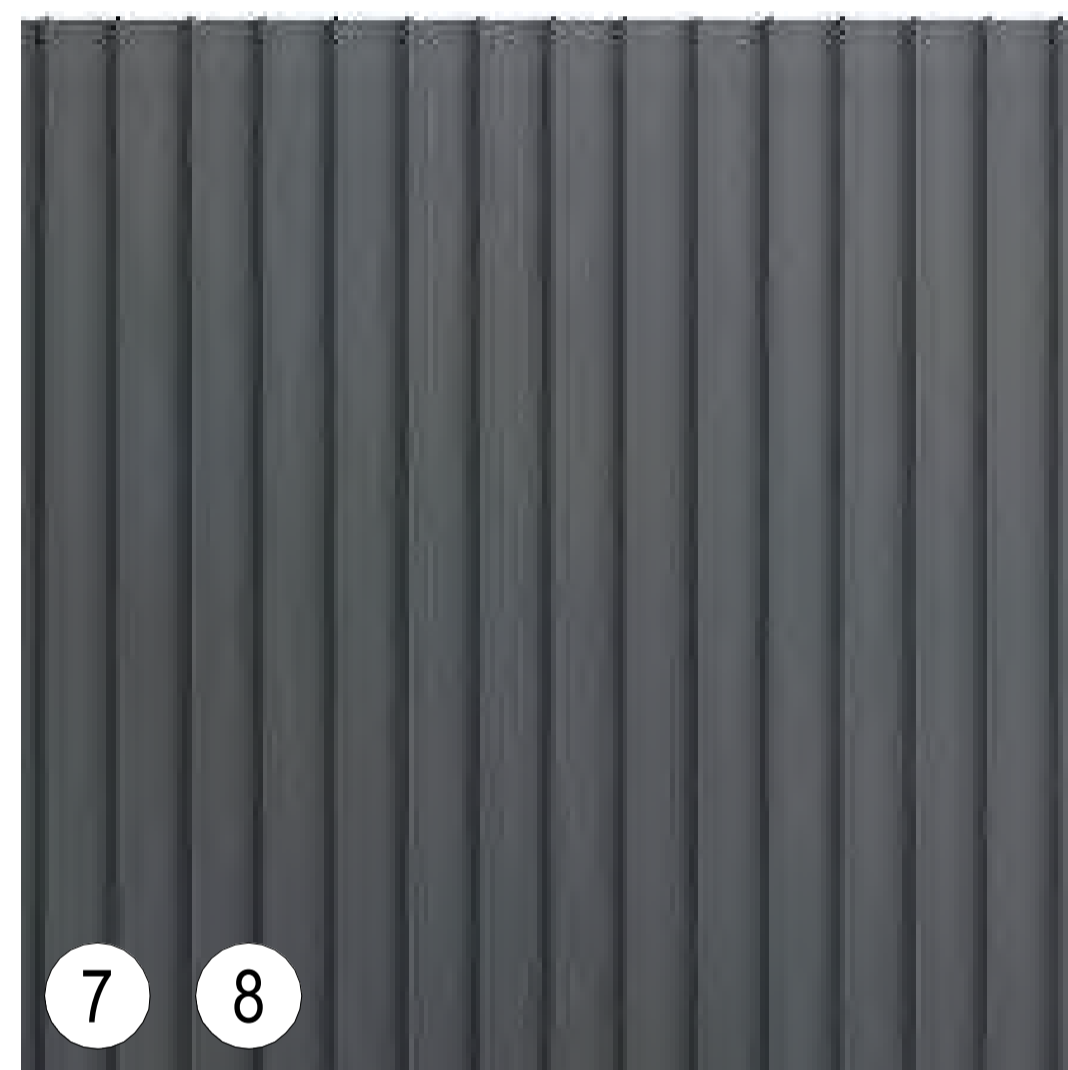
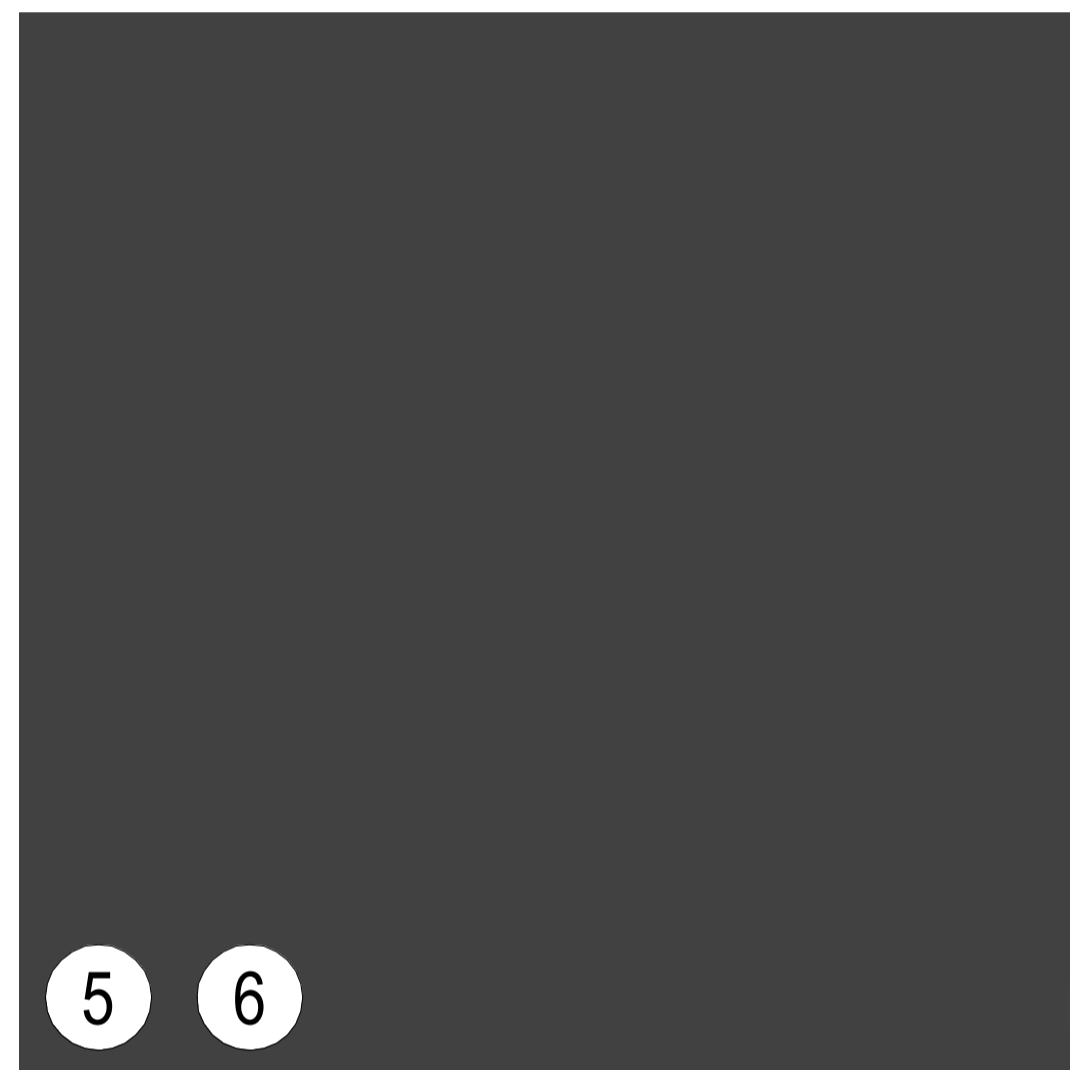
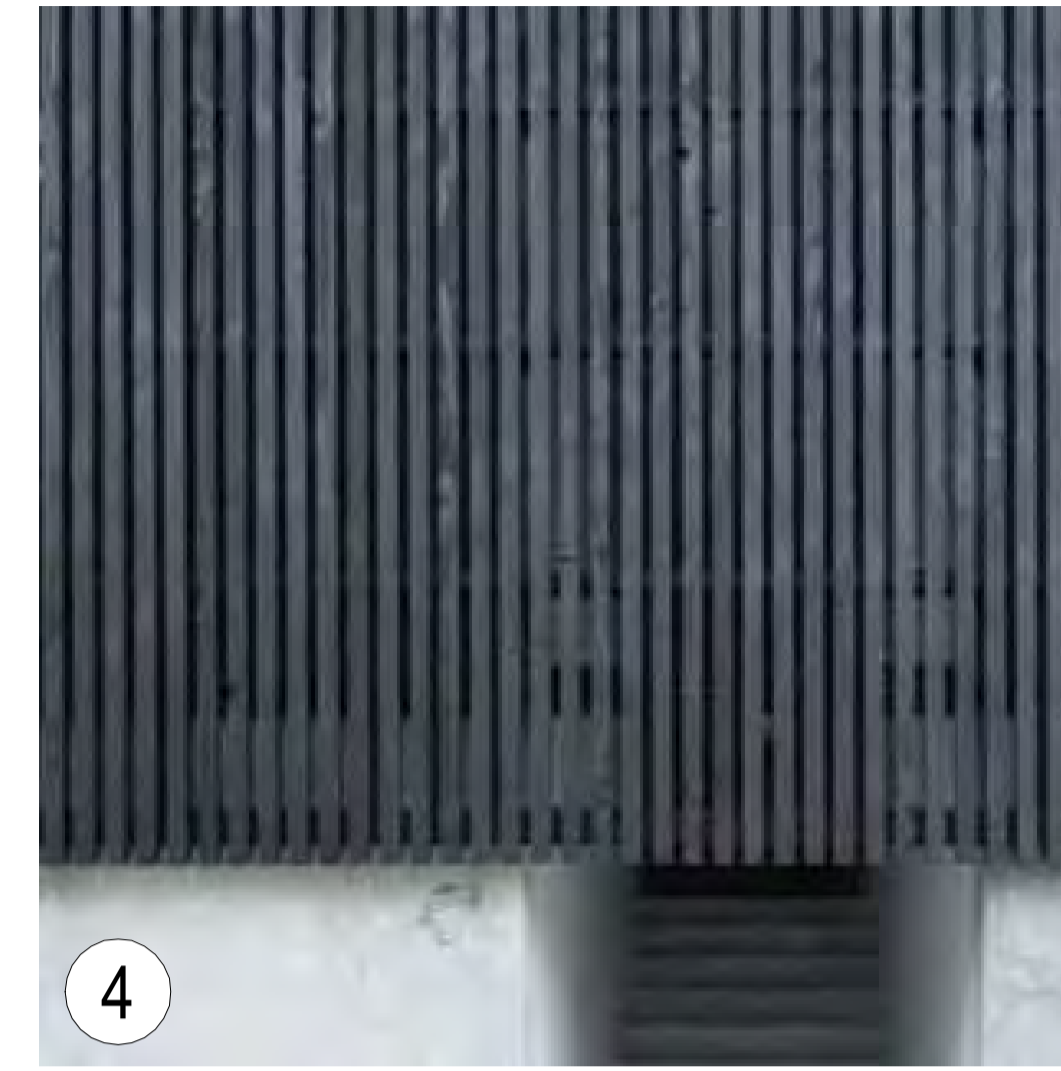
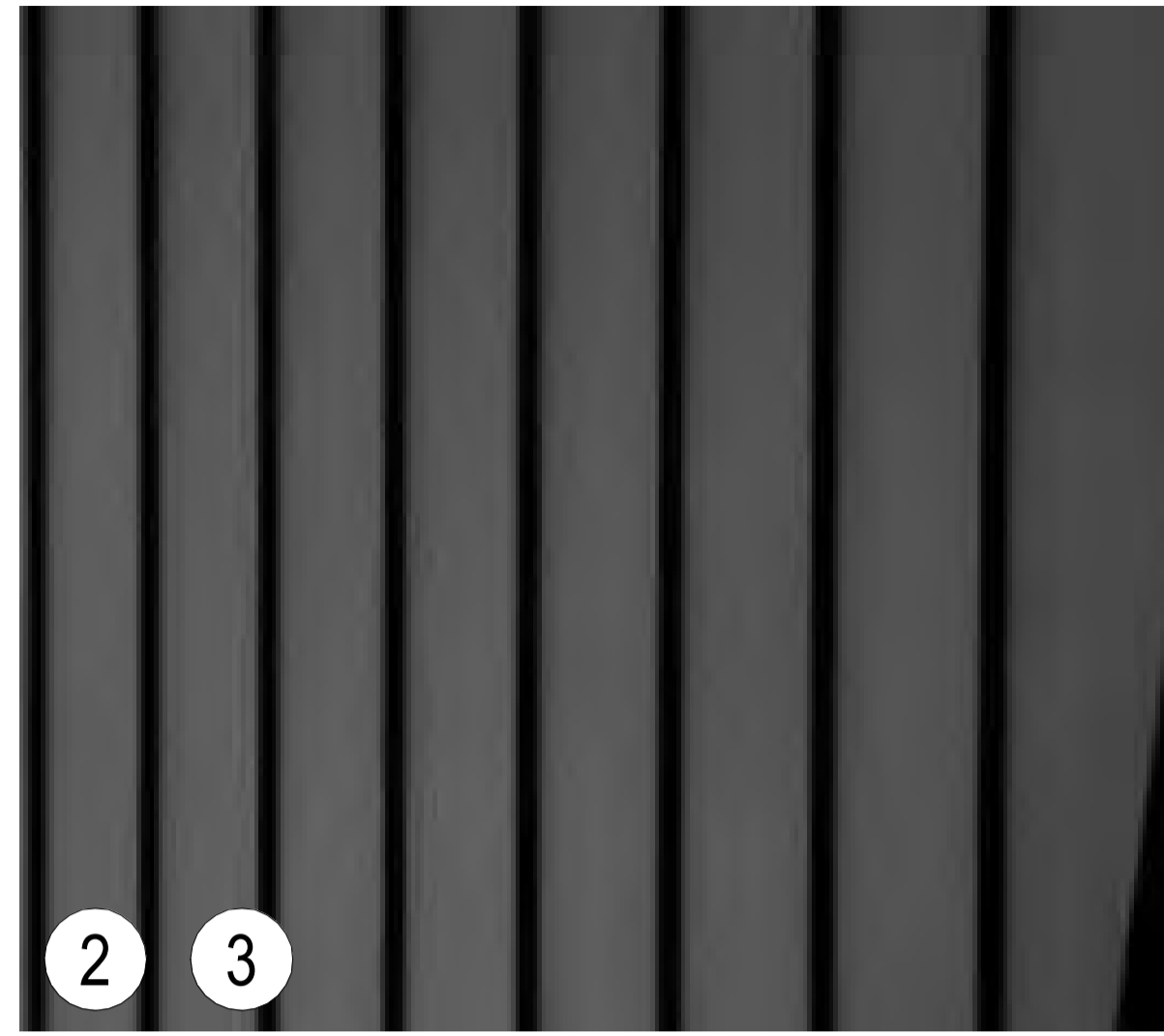
PROJECT:
HOTHAM HEIGHTS LODGES
PART OF CROWN ALLOTMENT 8A
HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
3D VIEWS

CLIENT:
M. FLODEN & G. DRAGOVITCH

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

JOB NO:	23030
DRAWING NO:	TP113
REVISION:	E



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

No.	DATE	REVISION	BY:	CHK:
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PROJECT:
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 HOTPLATE DRIVE, HOTHAM HEIGHTS, VIC 3741

TITLE:
LOT 27
EXTERNAL FINISHES

CLIENT:
M. FLODEN & G. DRAGOVITCH

DATE: MARCH, 2023
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 SCALE:
 SCALE:

JOB NO:	23030
DRAWING NO:	TP114
REVISION:	E

