

Planning Committee Meeting

20 December 2011

Item 4.1

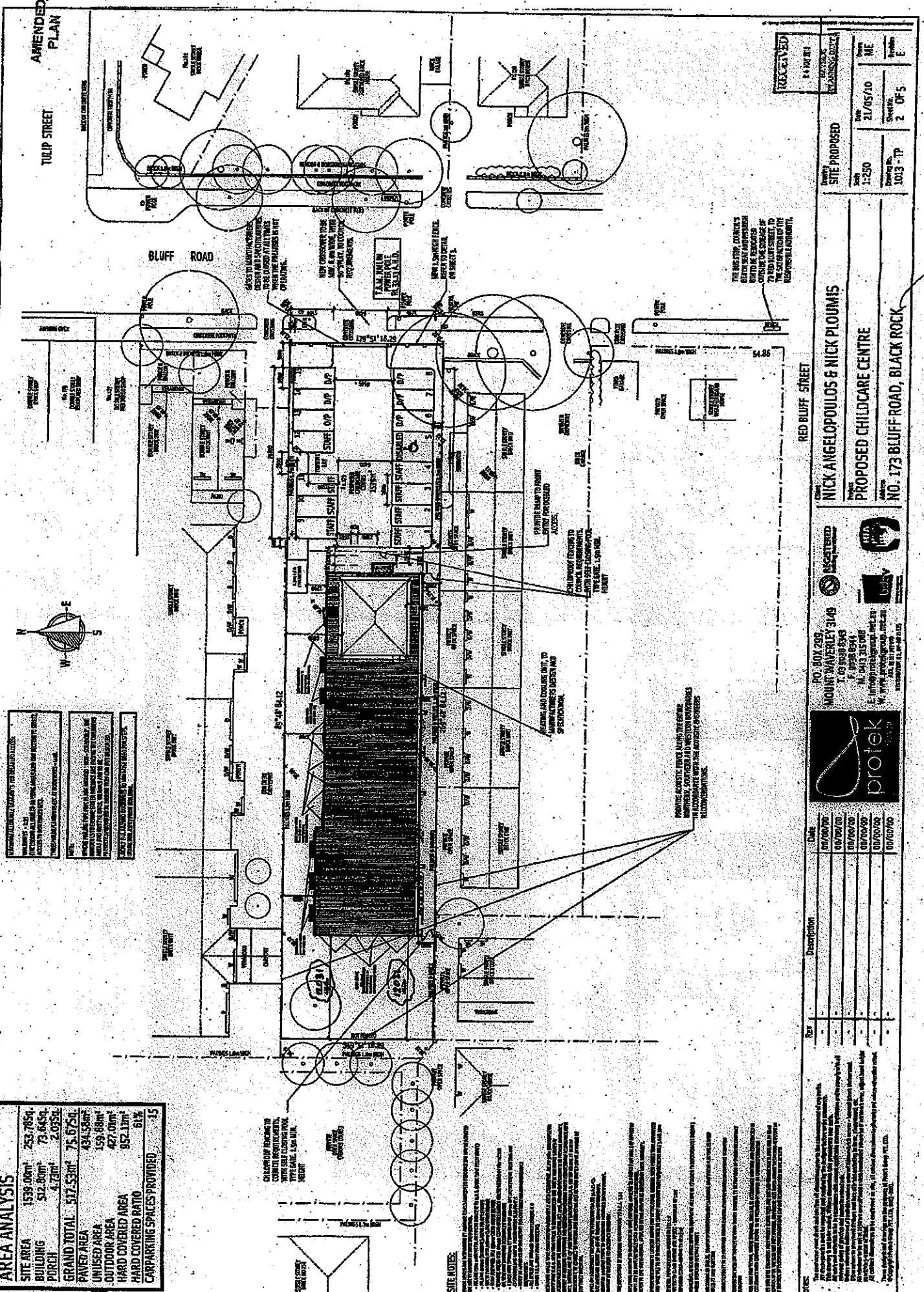
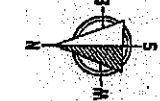
**173 Bluff Road, Black Rock
(Application No. 2008/0046/2– Ward: Central)**

Pages: 7

AREA ANALYSIS

SITE AREA	1539.00m ²	253.7854
BUILDING	512.80m ²	73.6450
PORCH	4.73m ²	2.0350
GRAND TOTAL	517.53m²	75.6754
PAVED AREA	434.58m ²	
UNUSED AREA	159.88m ²	
OUTDOOR AREA	427.00m ²	
HARD COVERED AREA	952.11m ²	
HARD COVERED RATIO		61%
CARPARKING SPACES PROVIDED		15

PROPOSED DEVELOPMENT TO BE CONSIDERED:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
 2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
 3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
 4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
 5. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.



SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
5. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
6. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
7. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
8. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
9. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.
10. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT WAVERLEY LOCAL GOVERNMENT ACT 1994.

Ref	Description	Date
01		00/00/00
02		00/00/00
03		00/00/00
04		00/00/00
05		00/00/00
06		00/00/00
07		00/00/00
08		00/00/00
09		00/00/00
10		00/00/00

PROTEK

PO: 804 2197
 MOUNT WAVERLEY 3149
 T: 09 958 9343
 F: 958 9341
 M: 0413 315 088
 E: info@protek.com.au
 W: www.protek.com.au

REGISTERED
 MOUNT WAVERLEY 3149
 T: 09 958 9343
 F: 958 9341
 M: 0413 315 088
 E: info@protek.com.au
 W: www.protek.com.au

PROPOSED CHILDCARE CENTRE
 NO. 173 BLUFF ROAD, BLACK ROCK

NICK ANGELOPOULOS & NICK PLOUMIS

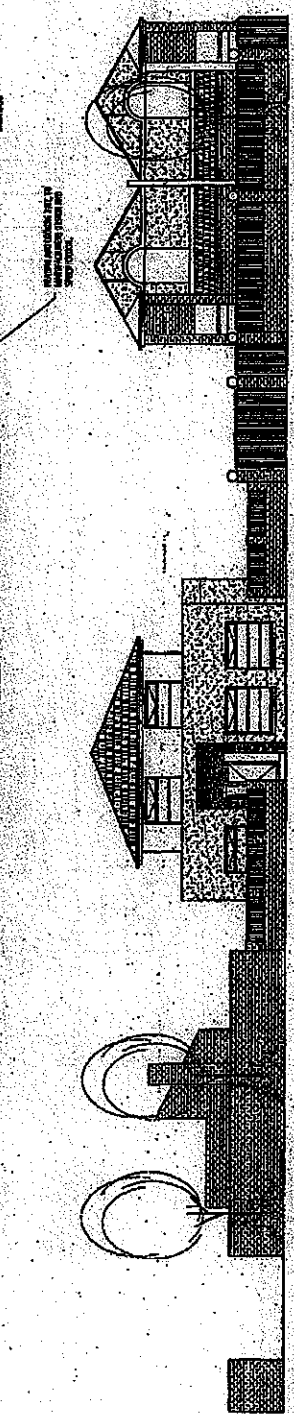
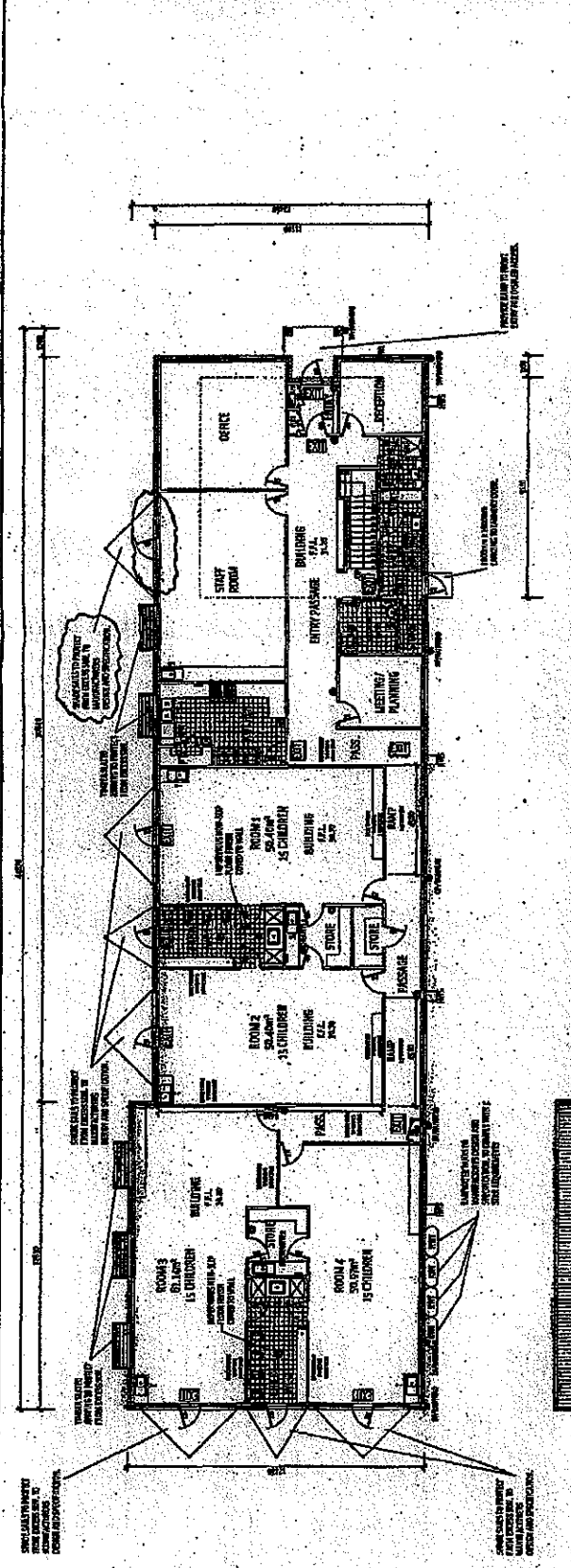
PROFESSIONAL ENGINEERS

PO BOX 173
 BLACK ROCK VIC 3193
 T 03 958 9343
 F 958 9341
 M 0413 315 088
 E info@protek.com.au
 W www.protek.com.au

DATE	27/05/10
BY	1:250
SCALE	1:250
SHEETS	2 OF 5
PROJECT NO.	1003-TP
DATE	27/05/10
BY	1:250
SCALE	1:250
SHEETS	2 OF 5
PROJECT NO.	1003-TP

RECEIVED
 1 MAY 2010
 CLASSING OFFICE

- PLAN**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.



RECEIVED
4.4 PM '10
PLANNING DEPT.

DATE: 21/05/10
DRAWN BY: ME
SCALE: 1:100
PROJECT NO: 1013-TP
SHEET NO: 3 OF 5

FLOOR PLANS

NICK ANGELOPOULOS & NICK PLOUMIS

PROPOSED CHILDCARE CENTRE

NO. 173 BLUFF ROAD, BLACK ROCK

ADJOINING SITE

PO. BOX 209
MOUNT WAVERLEY 3149
T. 03938 8148
F. 03938 8244
M. 043 313 088
E. info@protek.com.au
W. www.protek.com.au
VIC. REG. NO. 24043

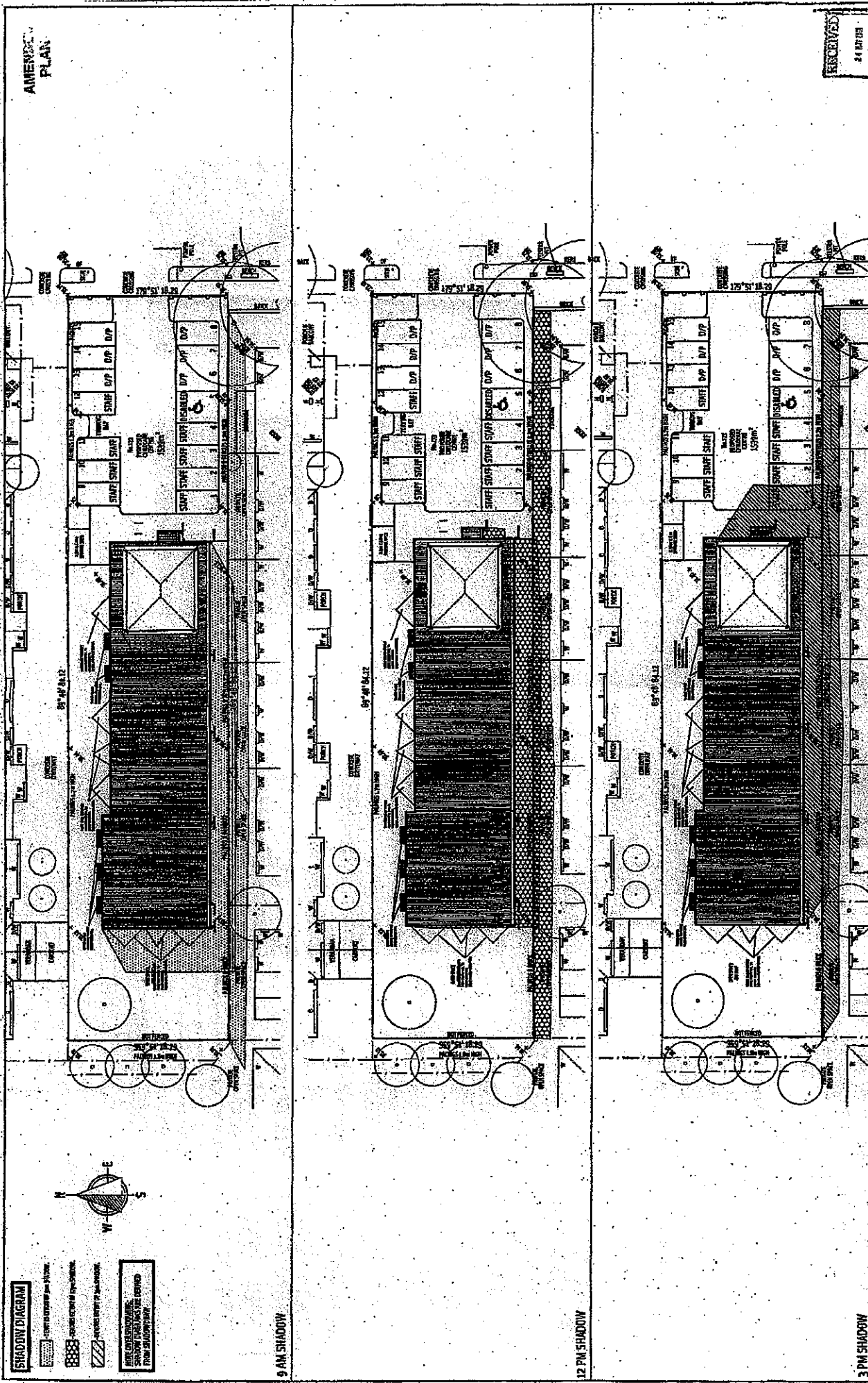


Ref	Description	Date
-	-	00/00/00
-	-	00/00/00
-	-	00/00/00
-	-	00/00/00
-	-	00/00/00

ADJOINING SITE

PROTEK GROUP
173 BLUFF ROAD, BLACK ROCK, VIC. 3193
PH: 03 9388 8148
WWW.PROTEK.COM.AU

AMERESCO
PLAN



SHADOW DIAGRAM
 - indicates window pane position
 - indicates window pane location
 - indicates window pane location
NOTE:
 SHADOW DIAGRAMS ARE BEHIND THEIR RESPECTIVE PLAN

PROTEK
 P.O. BOX 299
 MOUNT WATFELLY 3149
 T. 03 9028 8943
 F. 03 9028 8944
 M. 0413 316 088
 E. info@protek.com.au
 www.protek.com.au

REGISTERED
 ARCHITECT
 MOUNT WATFELLY 3149
 T. 03 9028 8943
 F. 03 9028 8944
 M. 0413 316 088
 E. info@protek.com.au
 www.protek.com.au

DATE
 01/06/07
 01/06/07
 01/06/07
 01/06/07
 01/06/07

DESCRIPTION
 -
 -
 -
 -
 -

REVISIONS
 1. 01/06/07
 2. 01/06/07
 3. 01/06/07
 4. 01/06/07
 5. 01/06/07

9 AM SHADOW
12 PM SHADOW
3 PM SHADOW

RESERVED
 24 OCT 08
 21/09/10
 Scale: 1:200
 Drawing No.: 1013-TP
 5 OF 5
 ME
 ME
 E

NICK ANGELOPOULOS & NICK PLOUMIS
PROPOSED CHILDCARE CENTRE
 NO. 173 BLUFF ROAD, BLACK ROCK

