

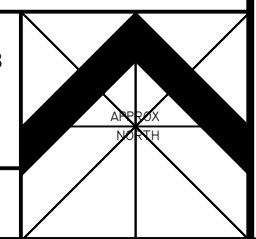
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Existing Site Plan

EXISTING CONDITIONS - BY LICENSED SURVEYOR, AGS REFER SURVEYOR FOR ALL FURTHER SURVEY DETAIL

PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: SITE PLAN EXISTING	DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
FOR: LISA QUINSEE	CHECKED: JW	DATE: 07-10-2024		
AT: 35A BAYSIDE AVENUE, ST LEONARDS	SCALE: 1:200	JOB No.	SHEET No. 1 OF 12	
	SOIL CLASS:			



AI SHEET SIZE FOR SCALE

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**No.32**  
neighbouring dwelling  
single storey  
colourbond gable roof  
fibro

**No.34**  
neighbouring dwelling  
double storey  
tiled hip roof  
brick veneer

**No.36**  
neighbouring dwelling  
single storey  
colourbond gable roof  
fibro

**No.38**  
neighbouring dwelling  
single storey  
colourbond gable roof  
fibro

**No.40**  
neighbouring dwelling  
single storey  
steel deck flat roof  
fibro

**No.42**  
neighbouring dwelling  
single storey  
colourbond gable roof  
weatherboard

**No.41**  
neighbouring dwelling  
double storey  
steel deck flat roof  
brick / fibro

**No.39**  
neighbouring dwelling  
double storey  
steel deck flat roof  
brick / fibro

**No.37**  
neighbouring dwelling  
single storey  
c/bond gable roof  
fibro

**No.35**  
neighbouring dwelling  
single storey  
zincalume gable roof  
sheet metal

**No.33**  
neighbouring dwelling  
single storey  
tiled hip roof  
brick veneer

**No.31(x2)**  
neighbouring dwelling  
single storey  
tiled hip roof  
brick veneer

**No.29**  
neighbouring lot  
vacant

**No.67**  
neighbouring dwelling  
double storey  
zincalume hip/gable roof  
brick veneer

**No.66**  
neighbouring dwelling  
single storey  
tiled hip roof  
brick veneer

**No.65**  
neighbouring dwelling  
single storey  
tiled hip roof  
brick veneer

**No.64**  
neighbouring dwelling  
double storey  
steel deck gable roof  
brick veneer

**No.63**  
neighbouring dwelling  
single storey  
c/bond hip roof  
brick veneer

**No.62**  
neighbouring dwelling  
single storey  
tiled hip roof  
brick veneer

**No.68**  
neighbouring dwelling  
single storey  
steel deck gable roof  
brick veneer

**AVENUE**

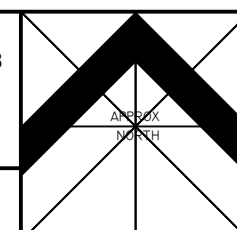
**BAYSIDE**

**BLUFF ROAD**

**Proposed Site Plan**

REFER SITE PLAN AND SITE CONTEXT PLAN FOR ALL FURTHER DETAIL AND DIMENSION  
REFER SHEET 4 CONTEXT SITE PLAN FOR SITE LAYOUT AND AREAS DETAIL  
REFER SHEET 7 SITE PLAN FOR ALL TREE CANOPY AREAS, ROOF TOP SOLAR AREAS, AND CATCHMENTS

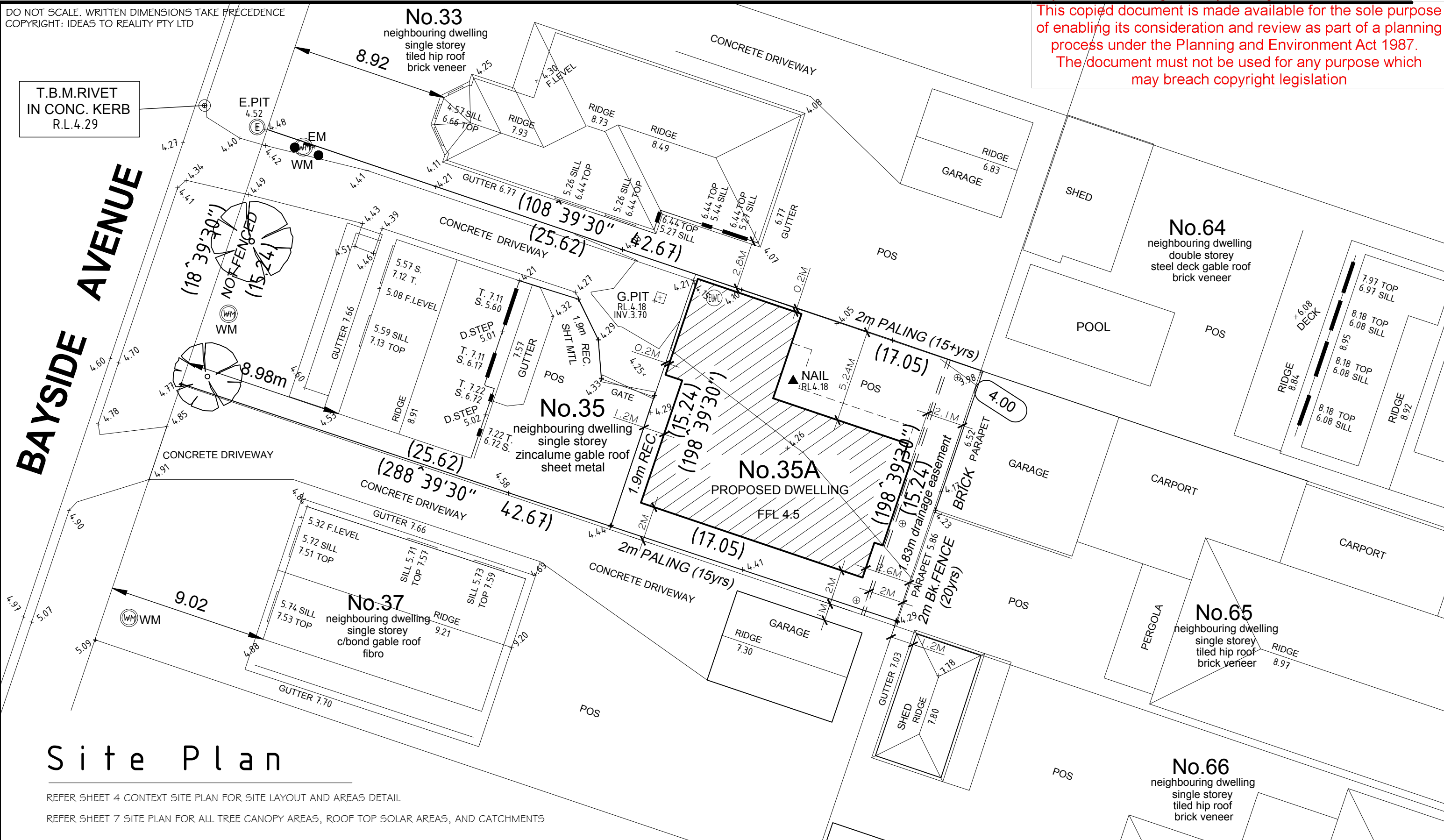
PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: PROPOSED SITE PLAN	DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
FOR: LISA QUINSEE	SCALE: 1:200	CHECKED: JW	DATE: 07-10-2024	
AT: 35A BAYSIDE AVENUE, ST LEONARDS	JOB No.	SOIL CLASS:	SHEET No. 2 OF 12	
AI SHEET SIZE FOR SCALE				



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T.B.M.RIVET  
 IN CONC. KERB  
 R.L.4.29

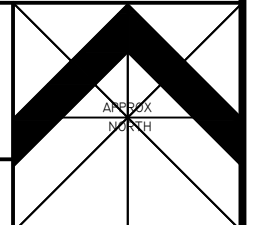
**BAYSIDE AVENUE**



# Site Plan

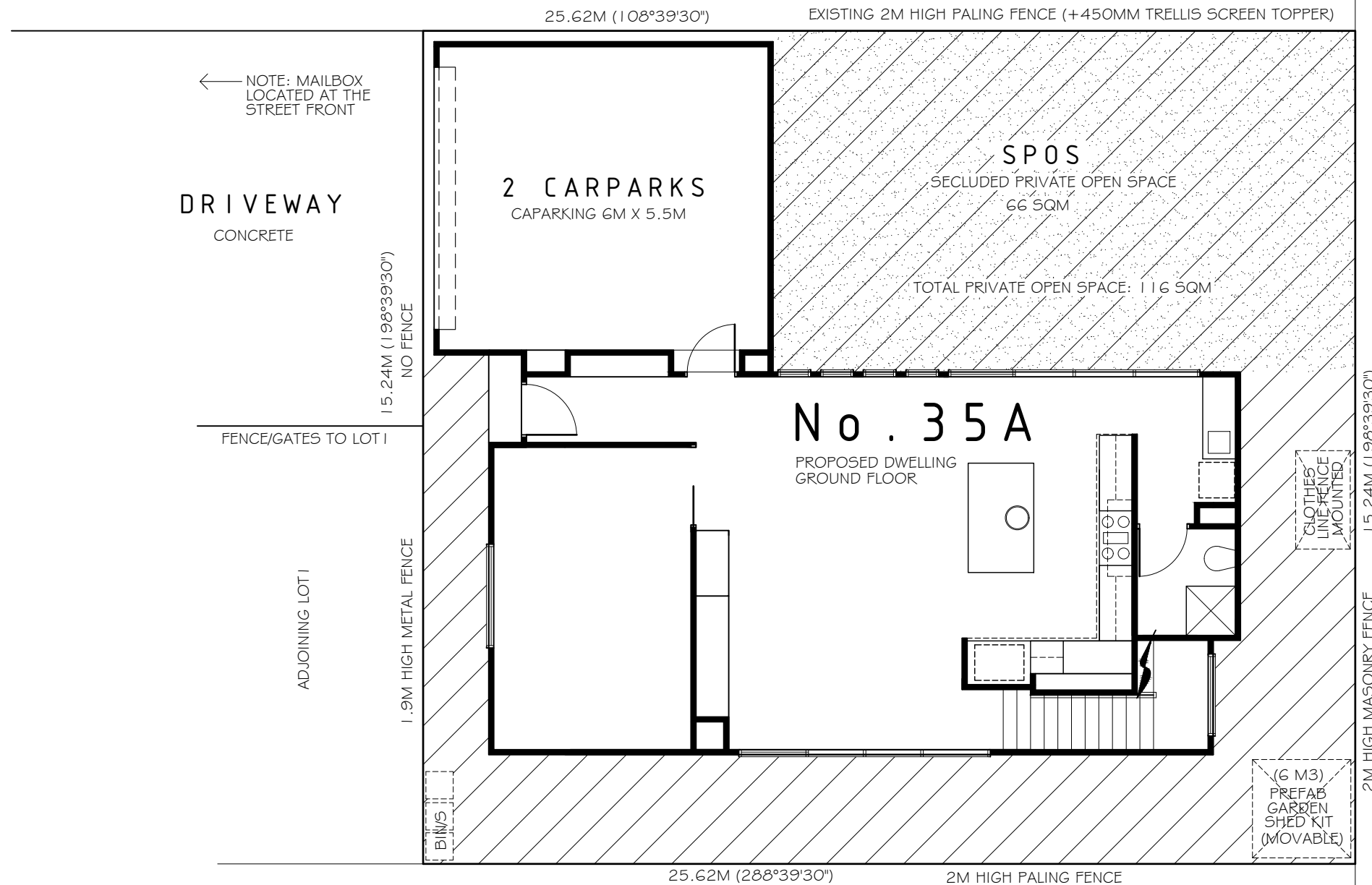
REFER SHEET 4 CONTEXT SITE PLAN FOR SITE LAYOUT AND AREAS DETAIL  
 REFER SHEET 7 SITE PLAN FOR ALL TREE CANOPY AREAS, ROOF TOP SOLAR AREAS, AND CATCHMENTS

PROJECT: PROPOSED DOUBLE STOREY DWELLING		SHEET: SITE PLAN		DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
FOR: LISA QUINSEE		SCALES: 1:200	CHECKED: JW	DATE: 07-10-2024			
AT: 35A BAYSIDE AVENUE, ST LEONARDS	JOB No.	SOIL CLASS:	SHEET No. 3 OF 12				

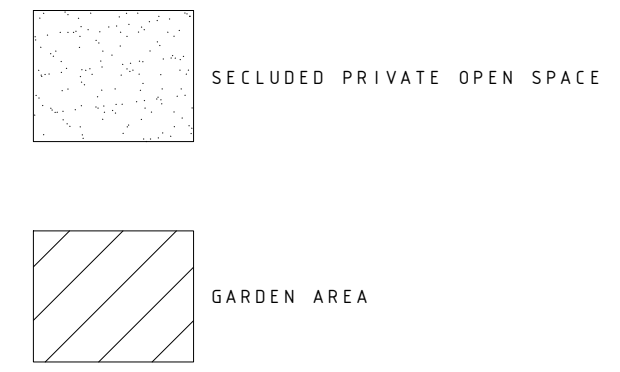


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AREA	
TOTAL SITE AREA:	260 SQM
BUILDING FOOTPRINT:	132.3 SQM
SITE COVERAGE:	51%
PERMEABILITY:	49%
GARDEN AREA:	48% (125 SQM)
SECLUDED PRIVATE OPEN SPACE:	66 SQM
TOTAL PRIVATE OPEN SPACE:	116 SQM



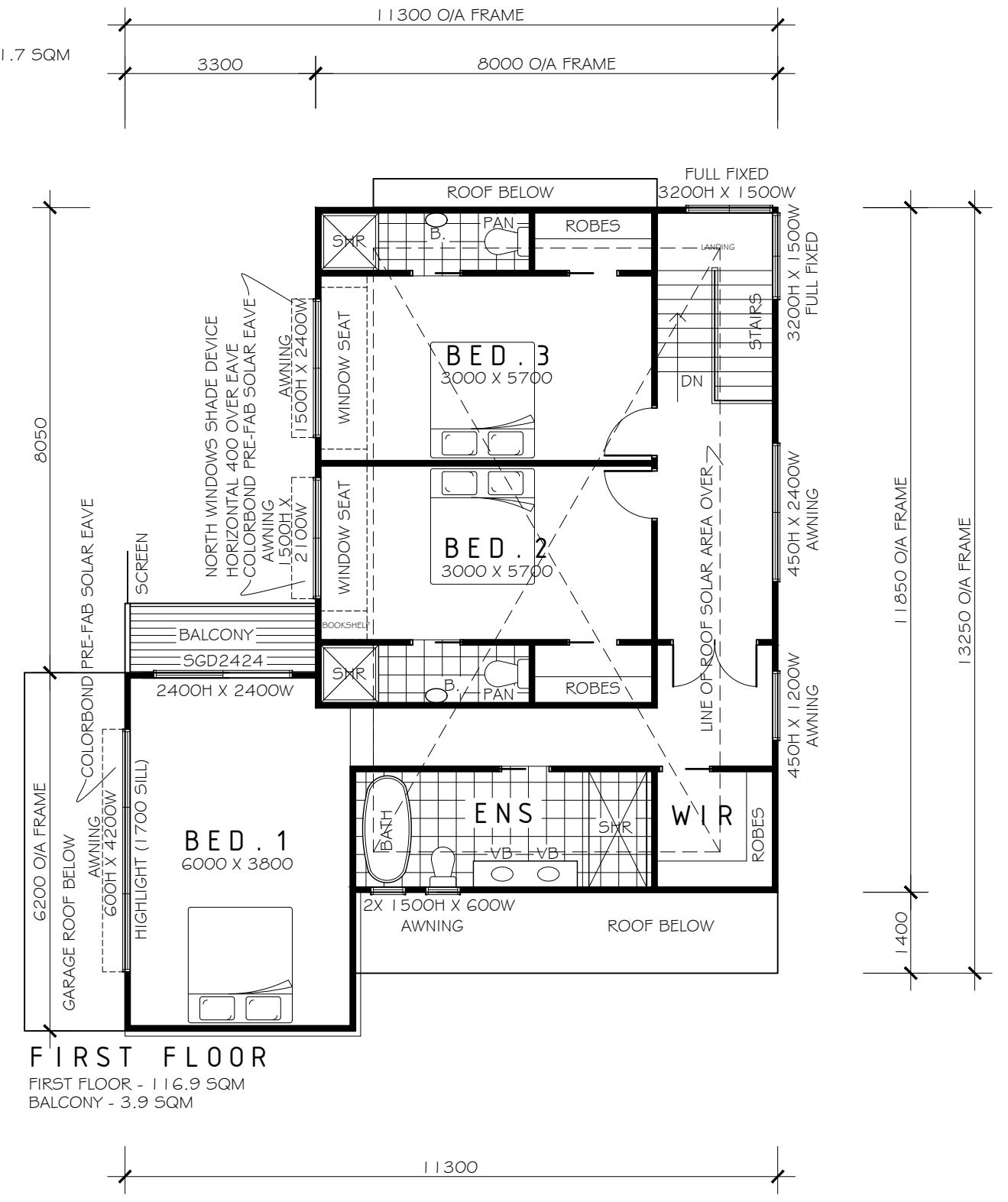
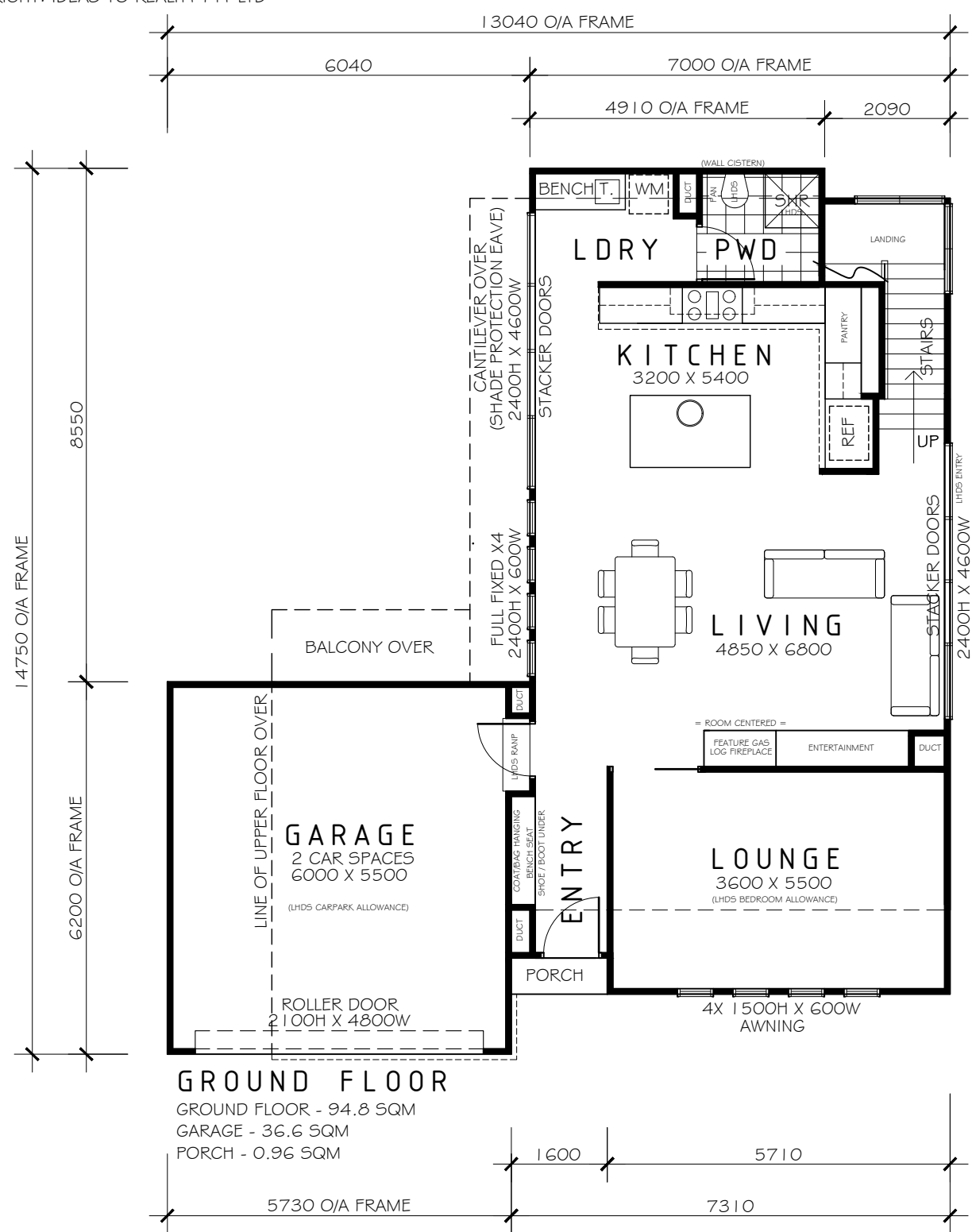
# Site Context Plan

REFER SHEET 7 SITE PLAN FOR ALL TREE CANOPY AREAS, ROOF TOP SOLAR AREAS, AND CATCHMENTS

PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: SITE CONTEXT PLAN			DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 <a href="http://www.IdeasToReality.com.au">www.IdeasToReality.com.au</a>	
	FOR: LISA QUINSEE							
AT: 35A BAYSIDE AVENUE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 07-10-2024					
	JOB No.	SOIL CLASS:	SHEET No. 4 OF 12					

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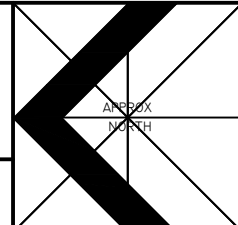
**AREA**  
RESIDENCE AREA - 211.7 SQM  
GARAGE - 36.6 SQM  
PORCH - 0.96 SQM  
BALCONY - 3.9 SQM



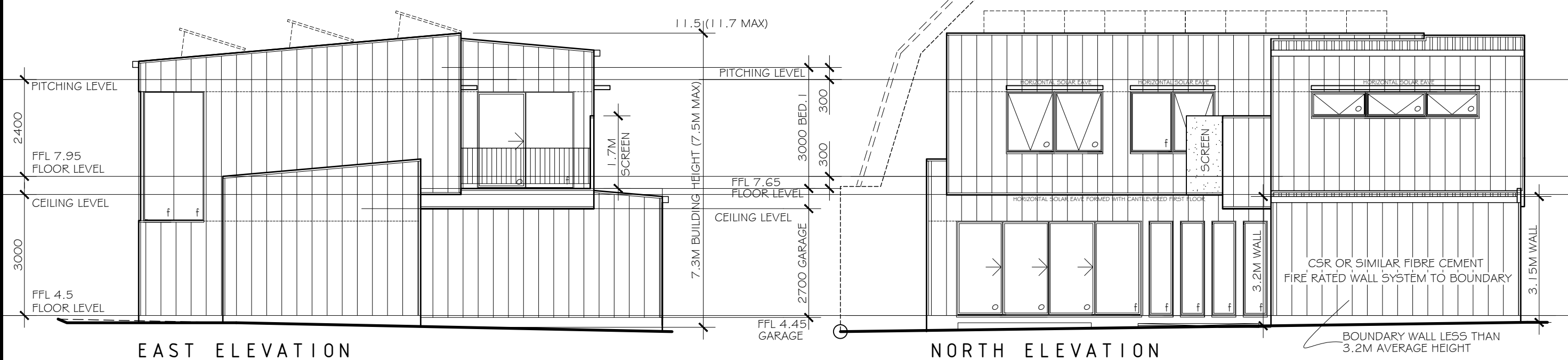
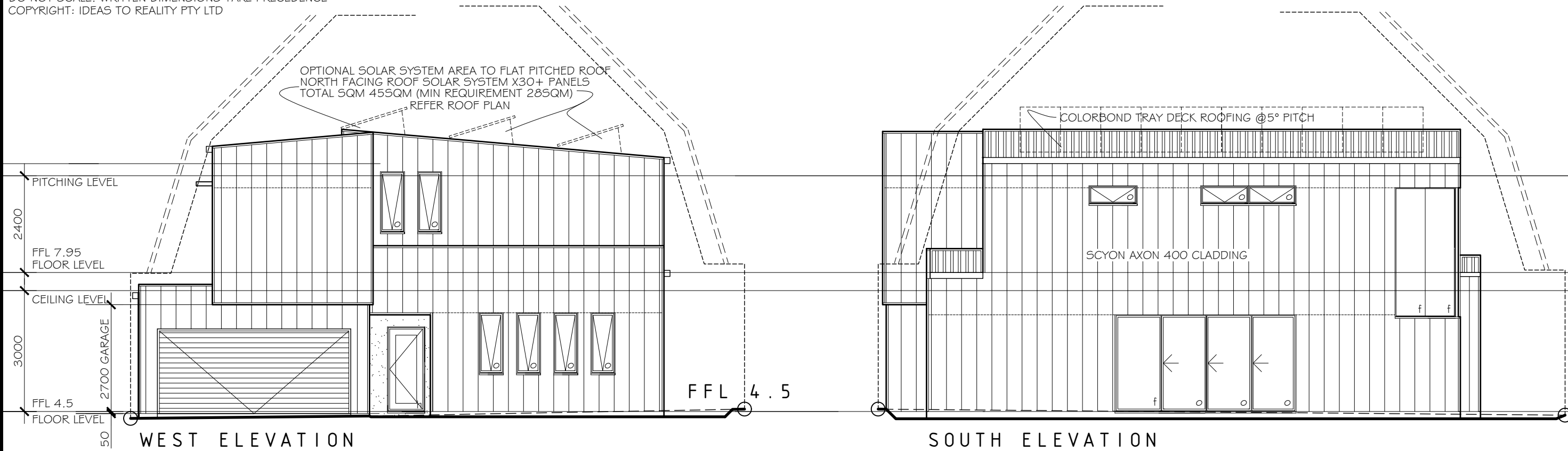
# Floor Plan

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PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: FLOOR PLAN		DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56
	FOR: LISA QUINSEE					
AT: 35A BAYSIDE AVENUE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 07-10-2024			www.IdeasToReality.com.au
	JOB No.	SOIL CLASS:	SHEET No. 5 OF 12			



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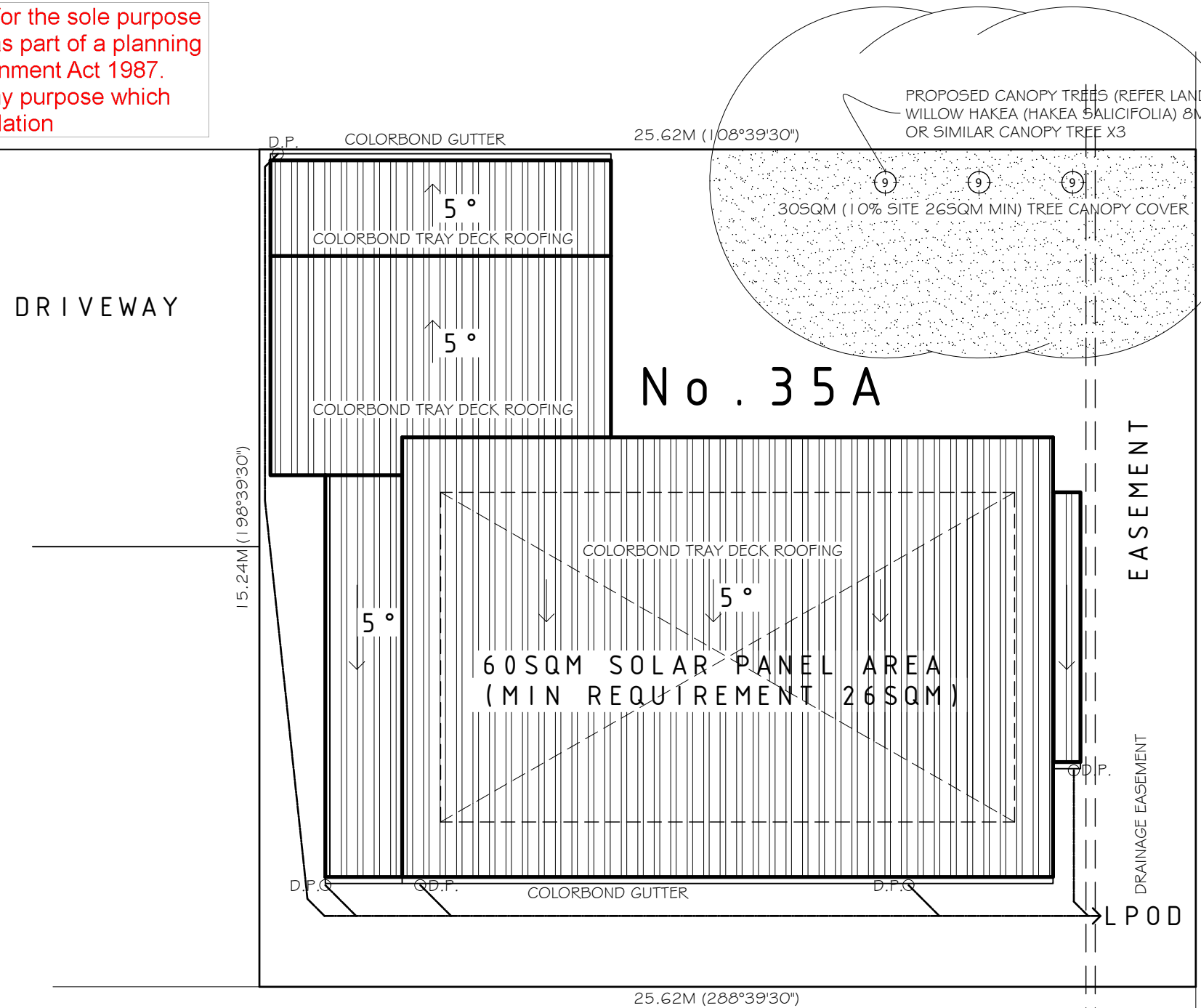
# Elevations

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PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: ELEVATIONS	DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
FOR: LISA QUINSEE	SCALES: 1:100	CHECKED: JW	DATE: 07-10-2024		
AT: 35A BAYSIDE AVENUE, ST LEONARDS	JOB No.	SOIL CLASS:	SHEET No. 6 OF 12		

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**CANOPY TREES**  
 305SQM (10% SITE 265SQM MIN) TREE CANOPY COVER  
 WILLOW HAKEA (HAKEA SALICIFOLIA) 8M HEIGHT X 4M SPREAD  
 OR SIMILAR CANOPY TREE X3

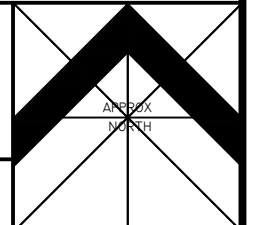
**CATCHMENTS**  
 ALL ROOF AREA IS DIRECTED TO THE LPOD - DRAINAGE EASEMENT

**ROOF TOP SOLAR ENERGY**  
 OPTIONAL SOLAR SYSTEM AREA TO FLAT PITCHED ROOF  
 NORTH/EAST OR WEST FACING ROOF SOLAR SYSTEM OPTION  
 TOTAL 605SQM OPTION SHOWN (MIN REQUIREMENT 265SQM)  
 REFER ELEVATIONS

# Catchments Site Plan, Roof Plan & Canopy Site Plan

REFER SHEET 4 CONTEXT SITE PLAN FOR SITE LAYOUT AND AREAS DETAIL

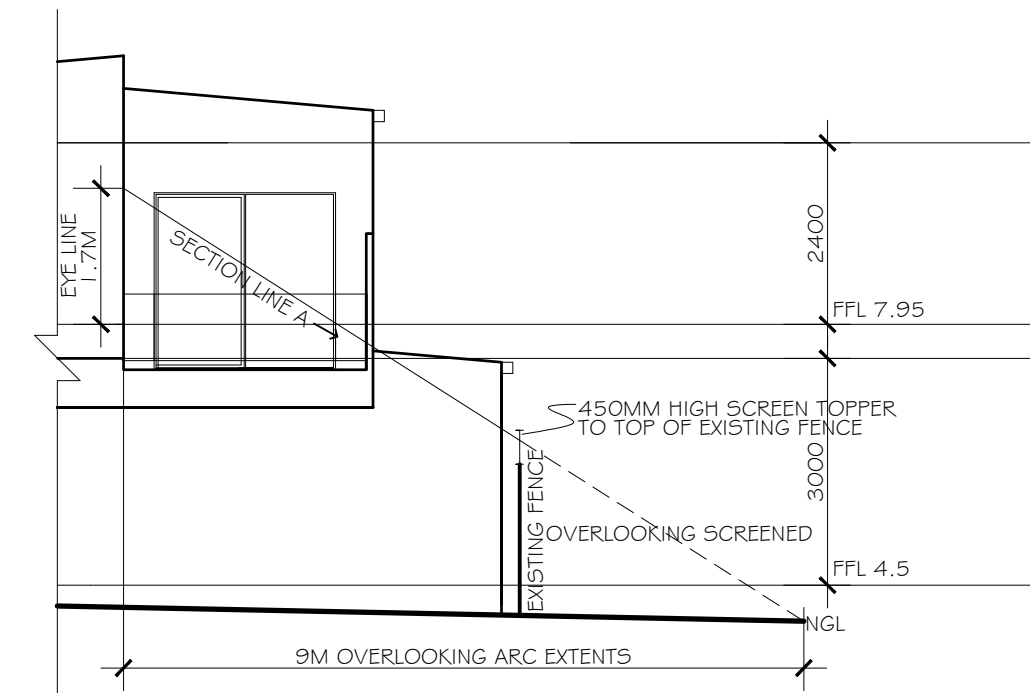
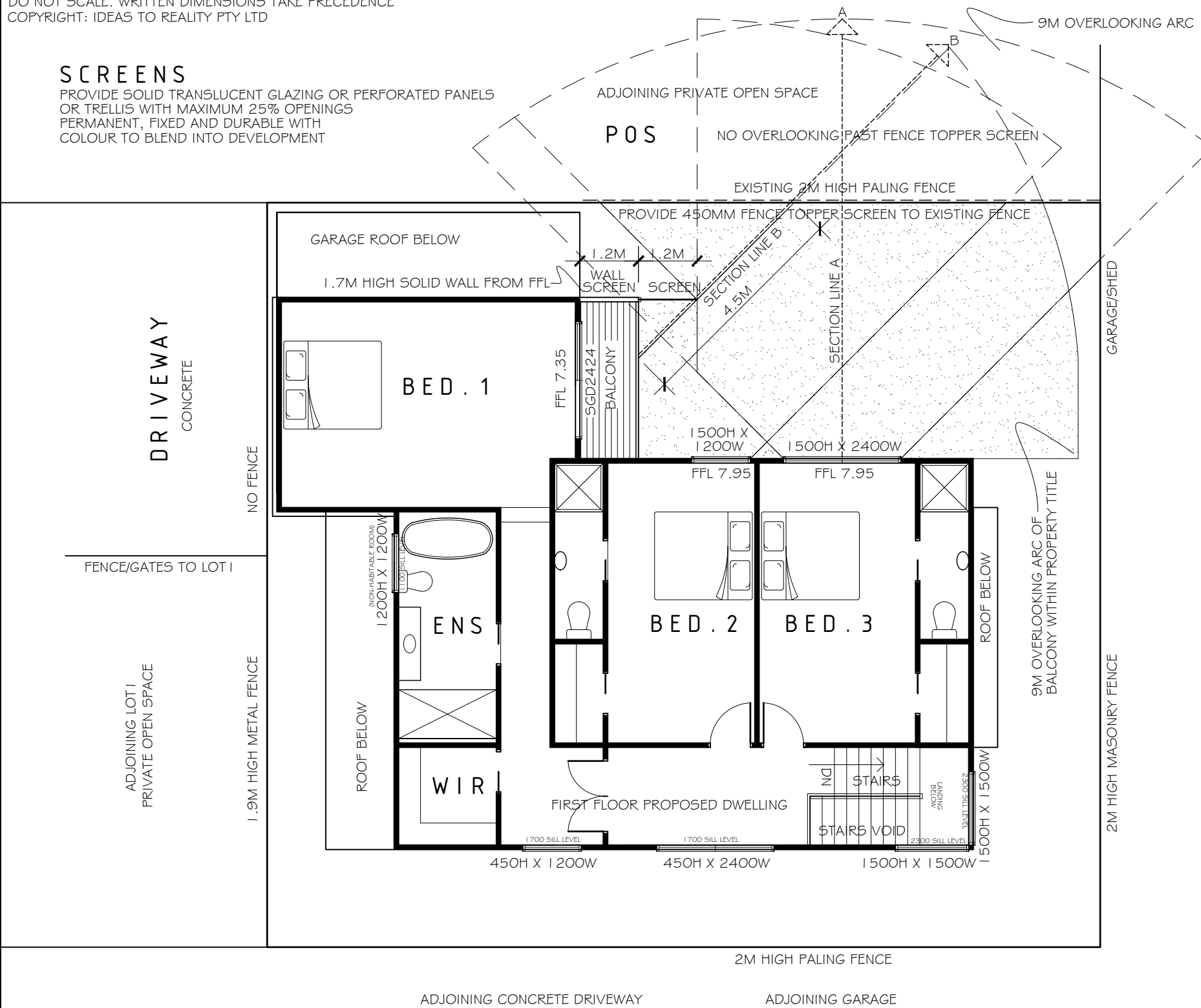
PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: CATCHMENTS/ROOF/CANOPY SITE PLAN		DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56
	FOR: LISA QUINSEE					
AT: 35A BAYSIDE AVENUE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 07-10-2024			www.IdeasToReality.com.au
	JOB No.	SOIL CLASS:	SHEET No. 7 OF 12			



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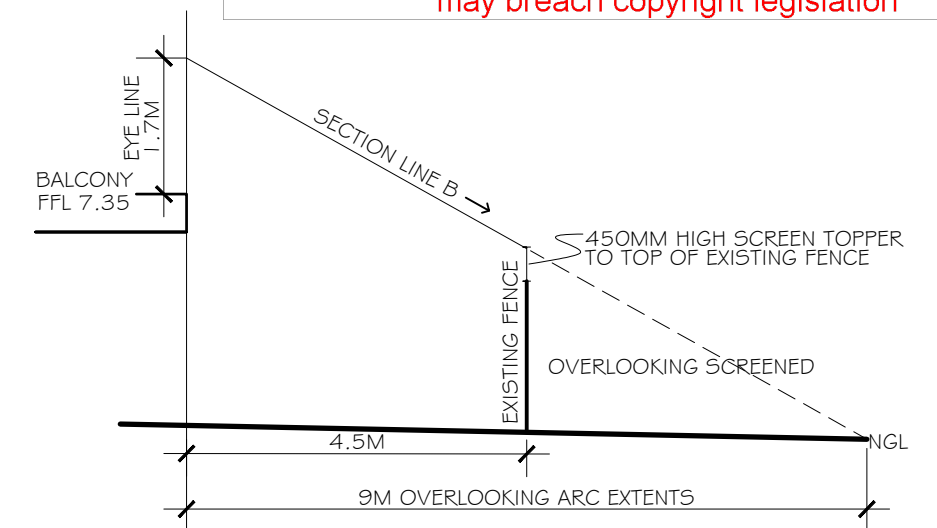
### SCREENS

PROVIDE SOLID TRANSLUCENT GLAZING OR PERFORATED PANELS  
 OR TRELLIS WITH MAXIMUM 25% OPENINGS  
 PERMANENT, FIXED AND DURABLE WITH  
 COLOUR TO BLEND INTO DEVELOPMENT



SECTION LINE A

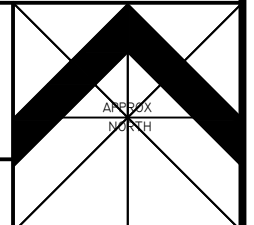
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SECTION LINE B

# Overlooking Plan

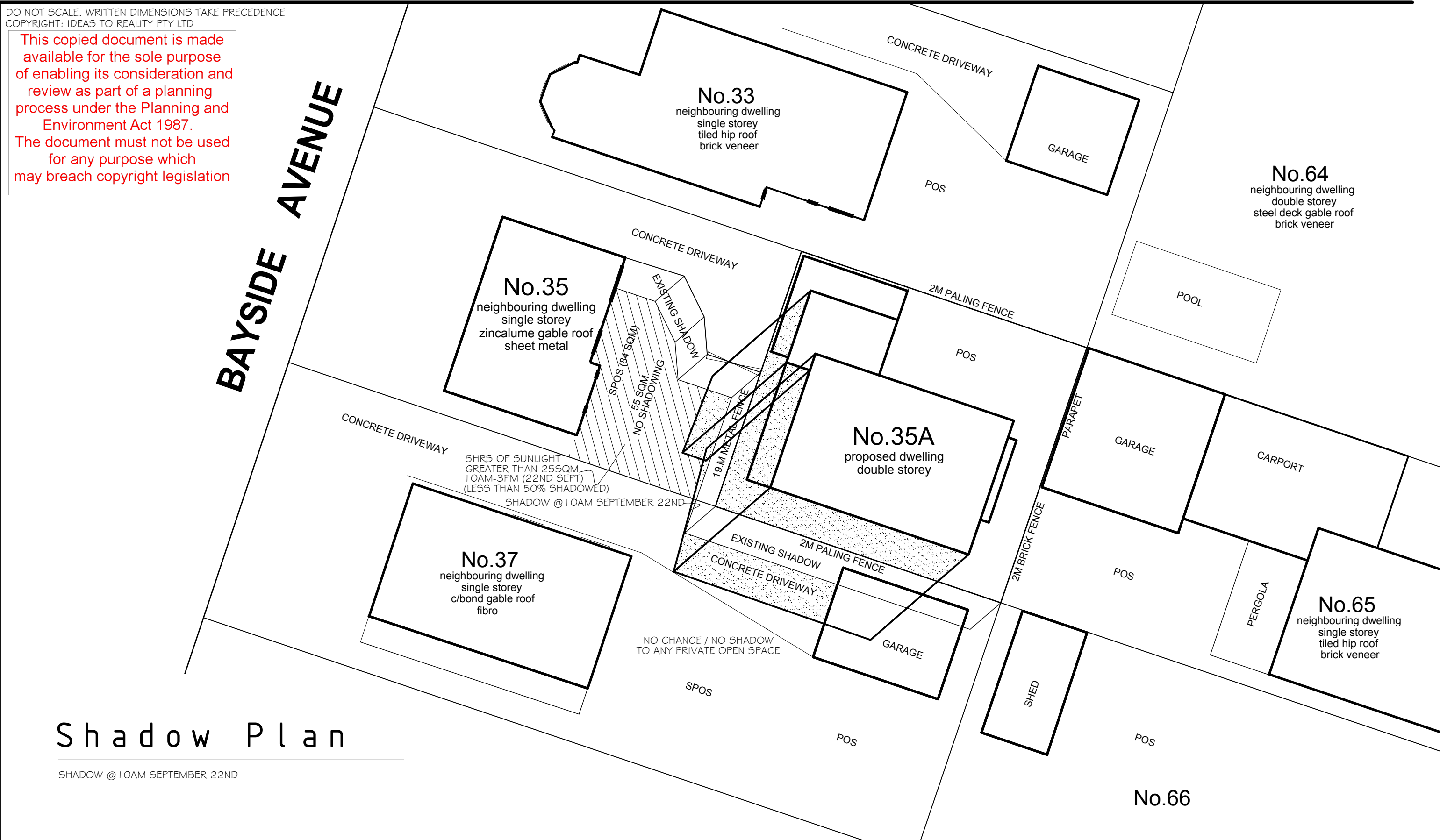
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AT: 35A BAYSIDE AVENUE, ST LEONARDS	FOR: LISA QUINSEE	SCALES: 1:100	CHECKED: JW			DATE: 07-10-2024
		JOB No.	SOIL CLASS:			SHEET No. 8 OF 12



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**BAYSIDE AVENUE**



# Shadow Plan

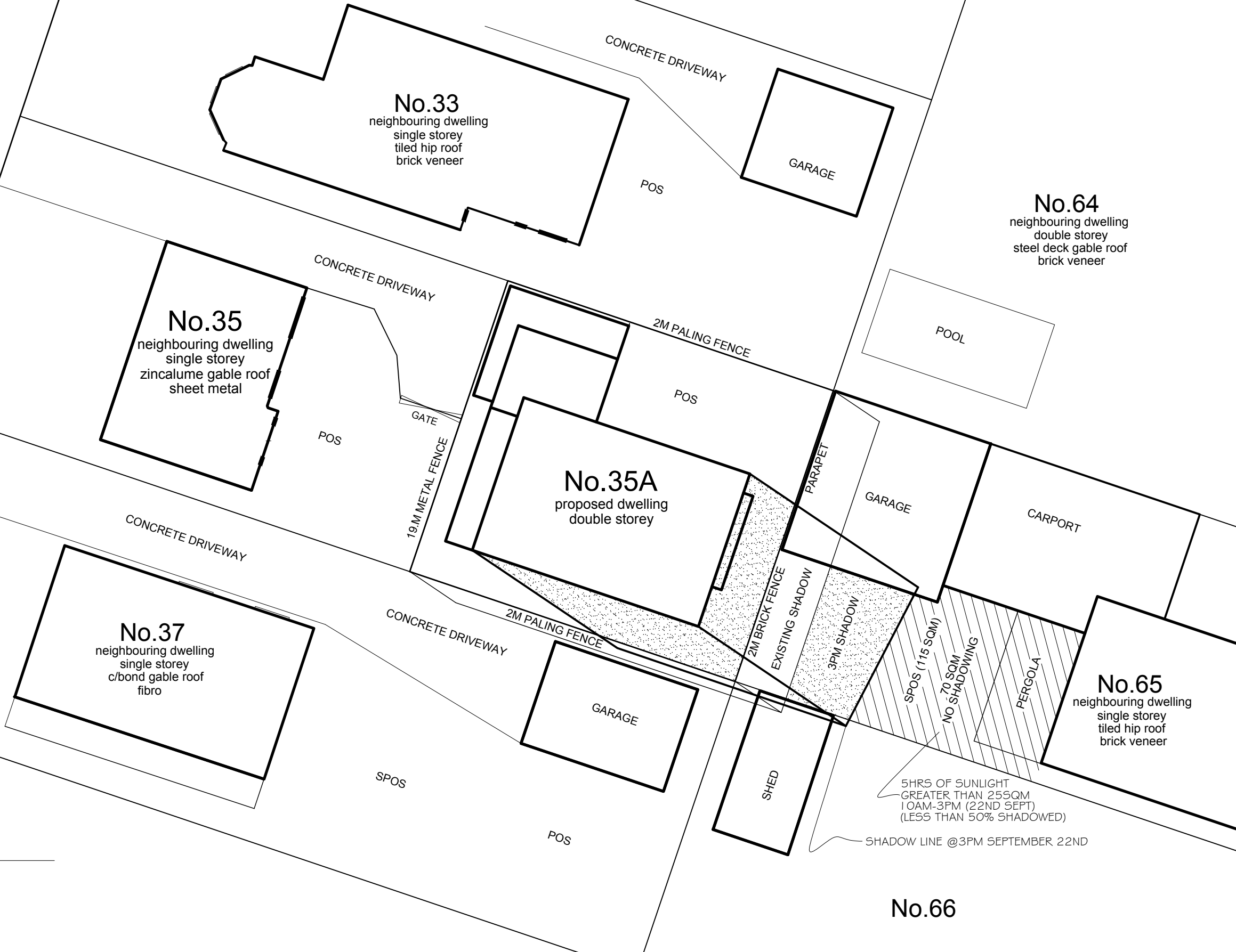
SHADOW @ 10AM SEPTEMBER 22ND

PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: SHADOW PLAN 10AM		DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au	
	FOR: LISA QUINSEE						
AT: 35A BAYSIDE AVENUE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 07-10-2024				
	JOB No.	SOIL CLASS:	SHEET No. 9 OF 12				

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**BAYSIDE AVENUE**



# Shadow Plan

SHADOW @3PM SEPTEMBER 22ND

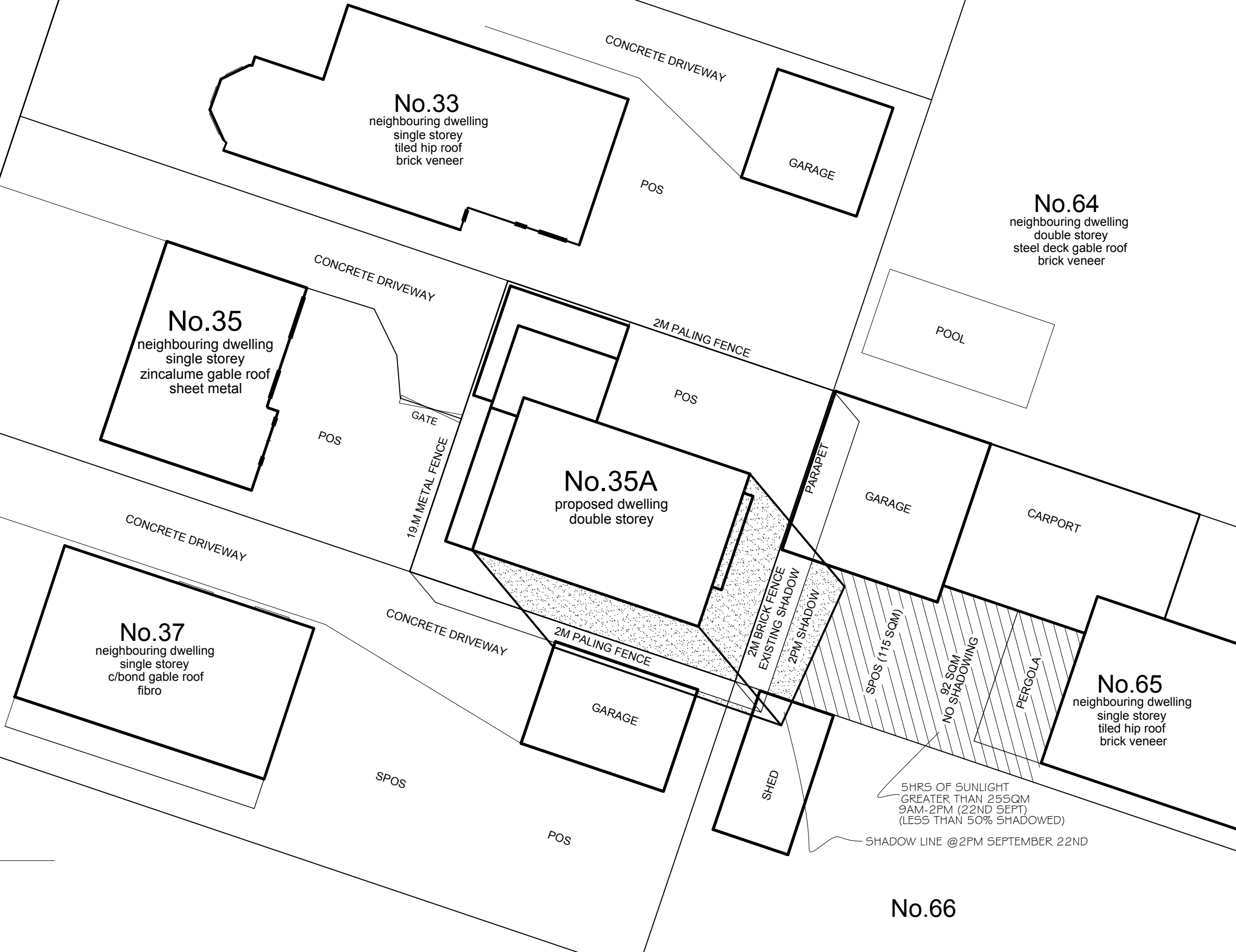
No.66

PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: SHADOW PLAN 3PM		DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	A3 SHEET SIZE FOR SCALE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au	
	FOR: LISA QUINSEE						
AT: 35A BAYSIDE AVENUE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 07-10-2024				
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**BAYSIDE AVENUE**

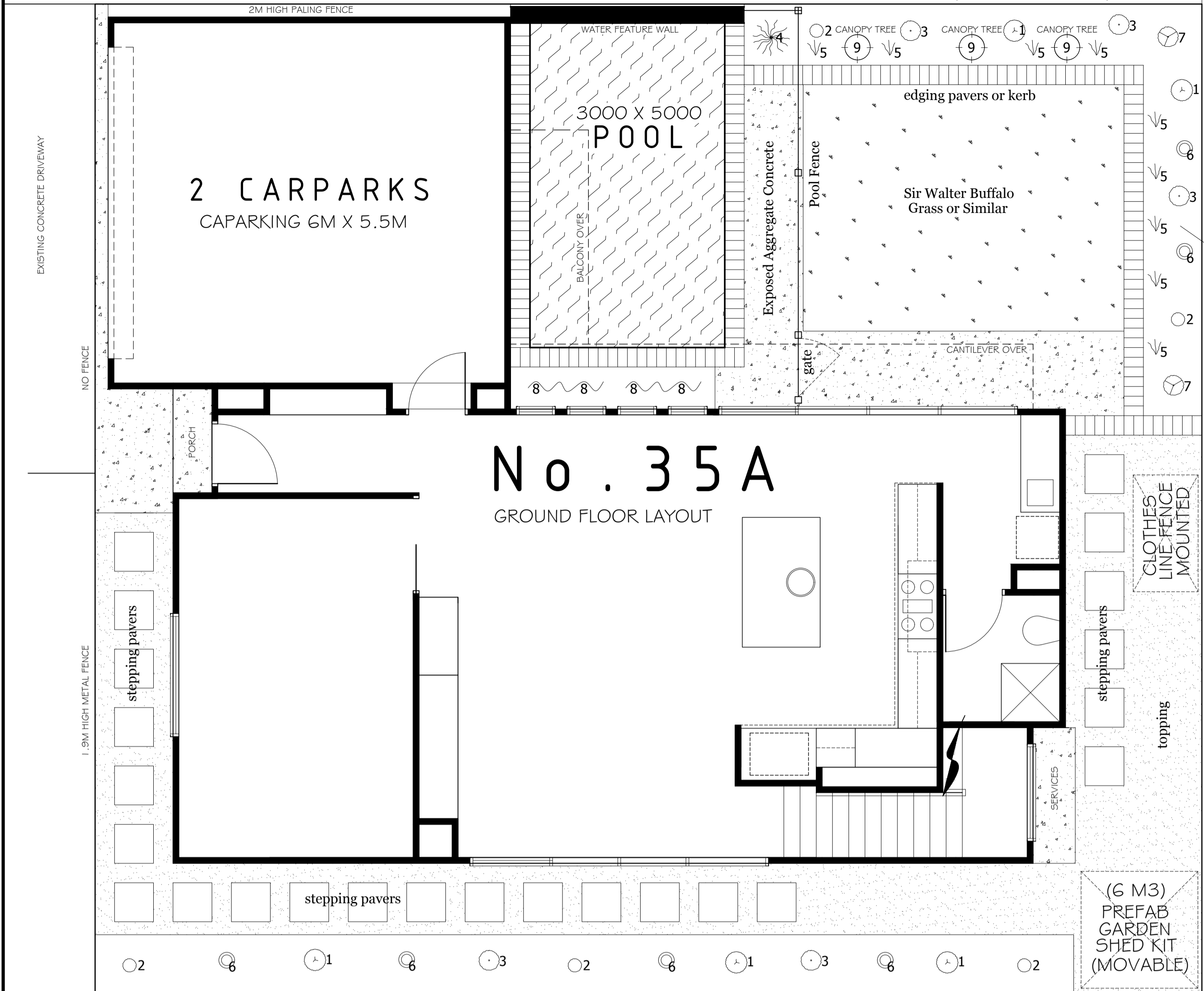


# Shadow Plan

SHADOW @2PM SEPTEMBER 22ND

No.66

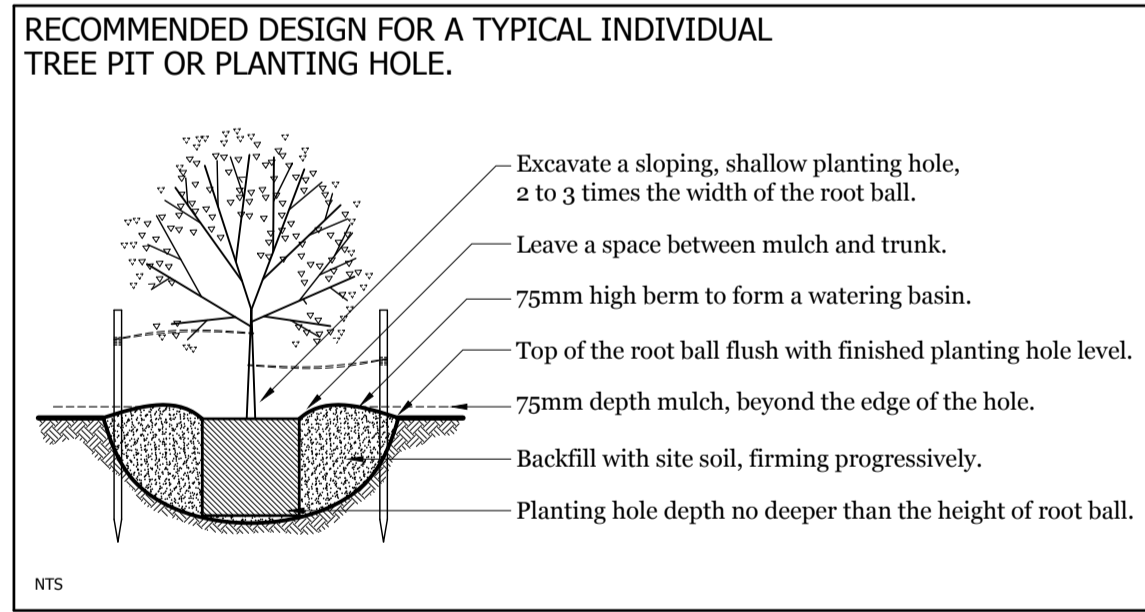
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	JOB No.	SOIL CLASS:	SHEET No. 11 OF 12				



All garden bed areas to be covered using a fine recycled mulch

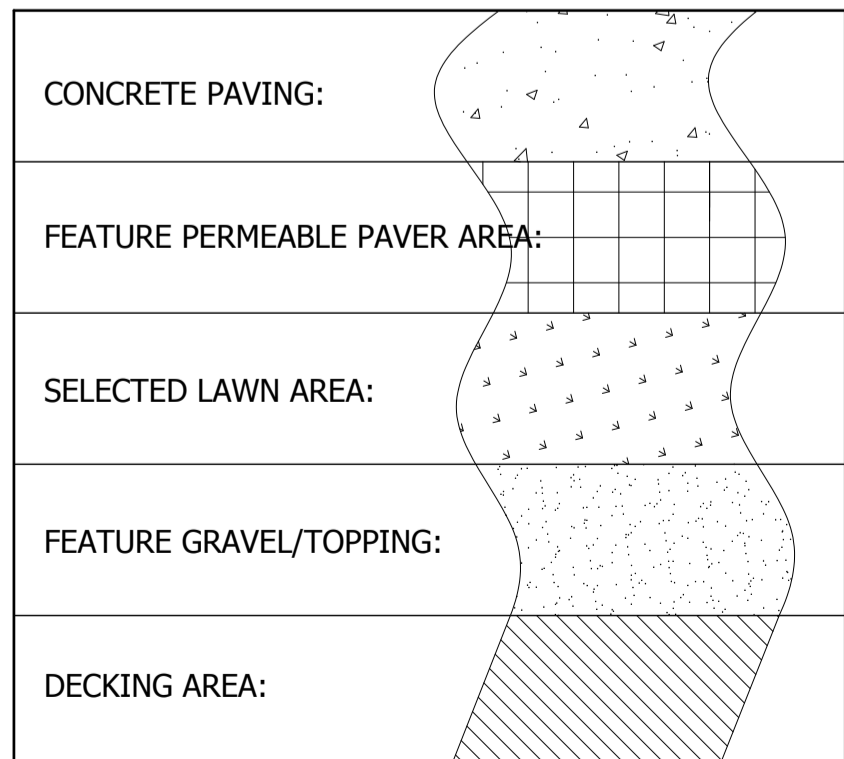
# LANDSCAPE PLAN

## PLANTING DETAIL:



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

## GARDEN LEGEND:



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## GARDEN KEY:

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD
1	05	Lomandra	Lomandra longifolia	0.8 m	0.6 m
2	05	Astartea	Astartea 'Winter Pink'	0.8 m	0.6 m
3	05	Oz Dwarf Wattle	Acacia acinacea	0.7 m	0.7 m
4	01	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	05	Kangaroo Paw	Anigozanthos flavidus red	1 m	0.3 m
7	02	One sided net bush	Calothamnus quadrifidus	2.5m	2m
8	15	Crassula 'Golden Shade'	(4 per meter)	0.3m	0.3m
9	03	Willow Hakea	Hakea Salicifolia	8 m	4 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

THIS PLAN IS FOR DESIGN PURPOSES ONLY. ALL DETAIL TO BE CONFIRMED ON SITE AND TO PLANNING PERMIT CONDITIONS.

PROJECT: PROPOSED DOUBLE STOREY DWELLING	SHEET: LANDSCAPE PLAN	DATE: 28/04/26	AMMENDMENT: COUNCIL RFI MISC CHANGES	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
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	JOB No.	SOIL CLASS:	SHEET No. 12 OF 12	