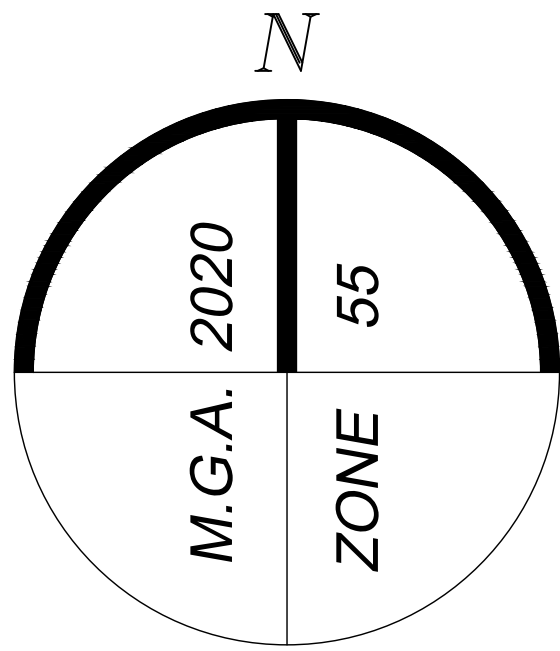




**No.2
Westpeak Residential
Services**

neighbouring dwelling
single storey
tiled gable roof
brick veneer

No.6
neighbouring dwelling
single storey
tiled hip roof
brick veneer

No.1/4
neighbouring dwelling
single storey
tiled hip roof
brick veneer

No.2/4
neighbouring dwelling
single storey
tiled hip roof
brick veneer

UNIT DEVELOPMENT

**FELIX
STREET**

No.3
neighbouring dwelling
single storey
tiled hip roof
brick veneer

No.1
neighbouring dwelling
single storey
tiled hip roof
brick veneer

No.1/1
neighbouring dwelling
single storey
zincalume hip roof
brick veneer

No.269
neighbouring dwelling
single storey
zincalume hip roof
weatherboard

Existing Site Plan

REFER SITE PLAN AND SITE CONTEXT PLAN FOR ALL FURTHER DETAIL AND DIMENSION

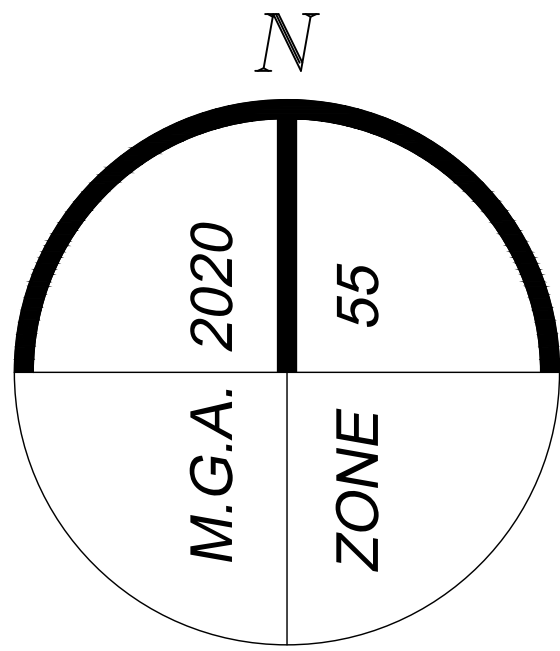
LEGEND

- TREE
- SIGN
- TS
- TSP
- TSC
- E.PIT
- EARTH
- EM
- EP
- ELP
- LP
- T.PIT
- J.PIT
- G.PIT
- S.E.P.
- SMH
- GM
- WM
- NAIL
- PSM
- RIVET
- EXISTING DWELLING
- EXISTING GARAGE

TORQUAY ROAD

RESERVE ROAD

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: EXISTING SITE PLAN	DATE: 15/05/2026	AMMENDMENT: COUNCIL RPT / CHANGES	Bellarine Building Design and Drafting	
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	FOR: 	SCALES: 1:200	CHECKED: JW	DATE: 01-02-2026	JOB No.
267 TORQUAY RD, GROVEDALE, VICTORIA	JOB No.	SOIL CLASS:	SHEET No. 1 OF 14	www.IdeasToReality.com.au	



No.2
Westpeak Residential
Services
neighbouring dwelling
single storey
tiled gable roof
brick veneer

No.6
neighbouring dwelling
single storey
tiled hip roof
brick veneer

No.1/4
neighbouring dwelling
single storey
tiled hip roof
brick veneer

No.2/4
neighbouring dwelling
single storey
tiled hip roof
brick veneer

UNIT DEVELOPMENT

COMMERCIAL USE PROPERTY

ADJOINING CARPARK
(15+ CARPARKS)

No.267

TORQUAY ROAD

FELIX STREET

RESERVE ROAD

Proposed Site Plan

REFER SITE PLAN AND SITE CONTEXT PLAN FOR ALL FURTHER DETAIL AND DIMENSION

LEGEND

- TREE
- SIGN
- TS TRAFFIC SIGNAL
- TSP TRAFFIC SIGNAL PIT
- TSC TRAFFIC SIGNAL CONTROLLER
- E.PIT ELECTRICITY PIT
- EARTH EARTH ROD
- EM ELECTRICITY METER
- EP ELECTRICITY POLE ONLY
- ELP ELECTRICITY POLE WITH LIGHT
- LP LIGHTPOLE
- T.PIT TELECOM PIT
- J.PIT JUNCTION PIT
- G.PIT GRATED PIT
- S.E.P. SIDE ENTRY PIT
- SMH SEWER MANHOLE
- GM GAS METER
- WM WATER METER
- NAIL SURVEY NAIL
- PSM PERMANENT SURVEY MARK
- RIVET RIVET (SURVEY MARK)
- EXISTING DWELLING
- EXISTING GARAGE
- PROPOSED DWELLING

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: PROPOSED SITE PLAN	DATE: 15/05/2026	AMENDMENT: COUNCIL RFI / CHANGES	A1 SHEET SIZE	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: [REDACTED]		DATE: 03/07/2026	TRAFFIC ENGINEER AND AUDIT		
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:200	CHECKED: JW	DATE: 01-02-2026		
	JOB No.	SOIL CLASS:	SHEET No. 2 OF 14		

EXISTING EASEMENT

DRIVEWAY
WESTPEAK SUPPORT SERVICES OFFICES
CARPARKING ACCESS LANEWAY

30.93M (97°31'50")

23.53M (6°26'20")

32.44M (277°28'20")

6.41M (51°59')

No. 267
EXISTING LOT TOTAL 859 SQM

PROPOSED DWELLING 1

PROPOSED DWELLING 2

PROPOSED DWELLING 3

PROPOSED DWELLING 4

GARAGE

VERANDAH

PROPOSED DRIVEWAY
exclusive use driveway of resident

PROPOSED 2.5M EASEMENT

4.9M GARAGE SETBACK

3M SETBACK

3.6M PORCH

4.4M GARAGE SETBACK

3M SETBACK

4.5M VERANDAH

6M FRONT SETBACK

4.4 VERANDAH

7.41M LONG BOUNDARY WALL

2.83M LONG BOUNDARY WALL

10.24M LONG BOUNDARY WALL

0.018M

0.2M

0.14M

1.42M

0.2M

3.06M

3.05M

3.05M

3.04M

4.4M

8.4M GARAGE SETBACK

1.1M

1.1M

1.2M

2.01M

1M

2.01M

FORWARDS ENTRY AND EXIT TO/FROM TRANSPORT ZONE

FELIX STREET

REFER SITE CONTEXT PLAN FOR ALL DEVELOPMENT DETAIL

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: SITE PLAN DETAIL			DATE: 15/05/2026	AMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	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: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT			
				07/07/2026	REMOVE BOUNDARY WALL NOTE			
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 3 OF 14					

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Felix Streetscape



Torquay Rd Streetscape

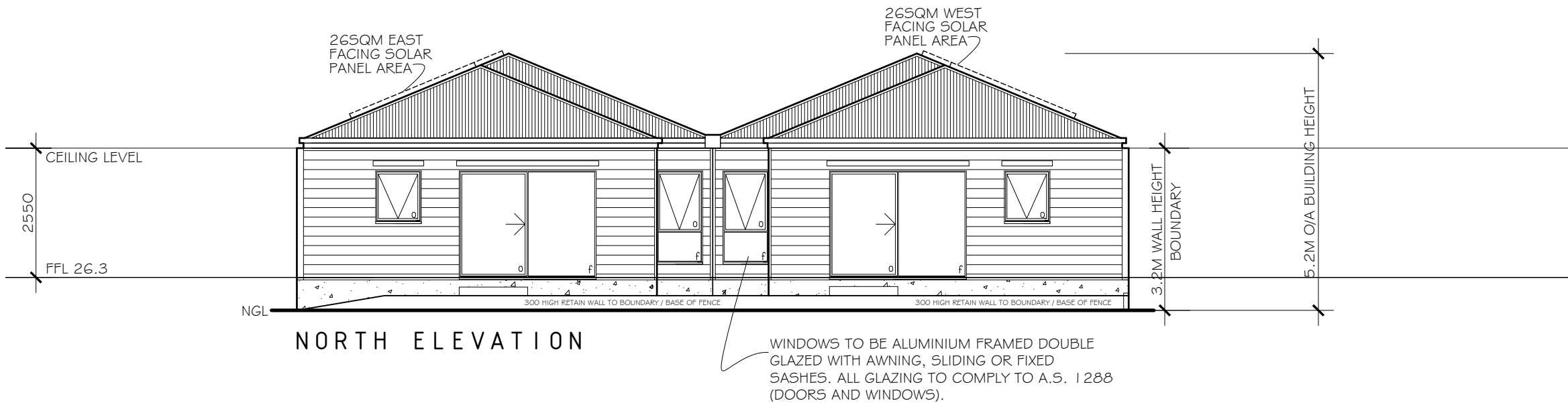
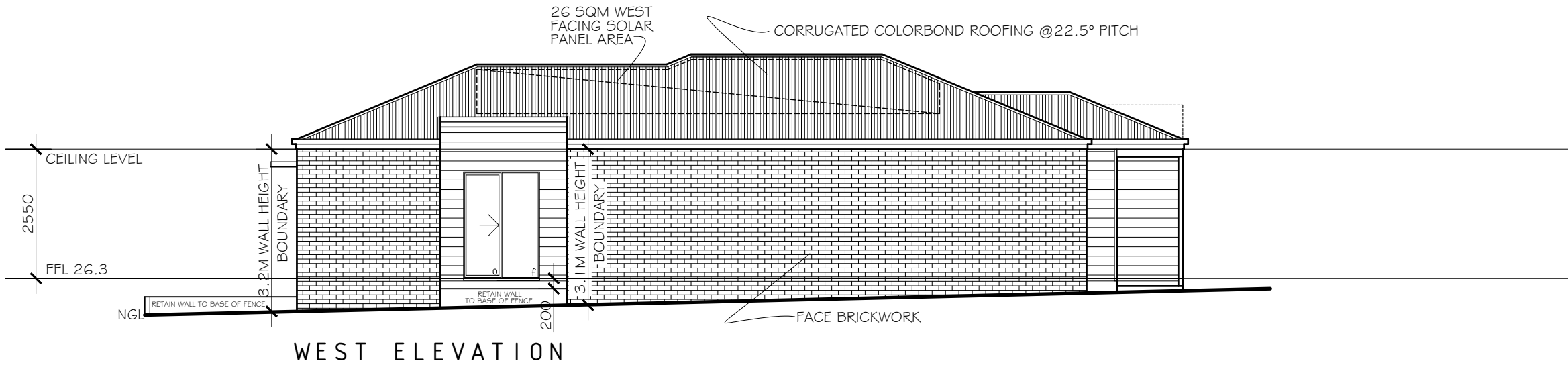
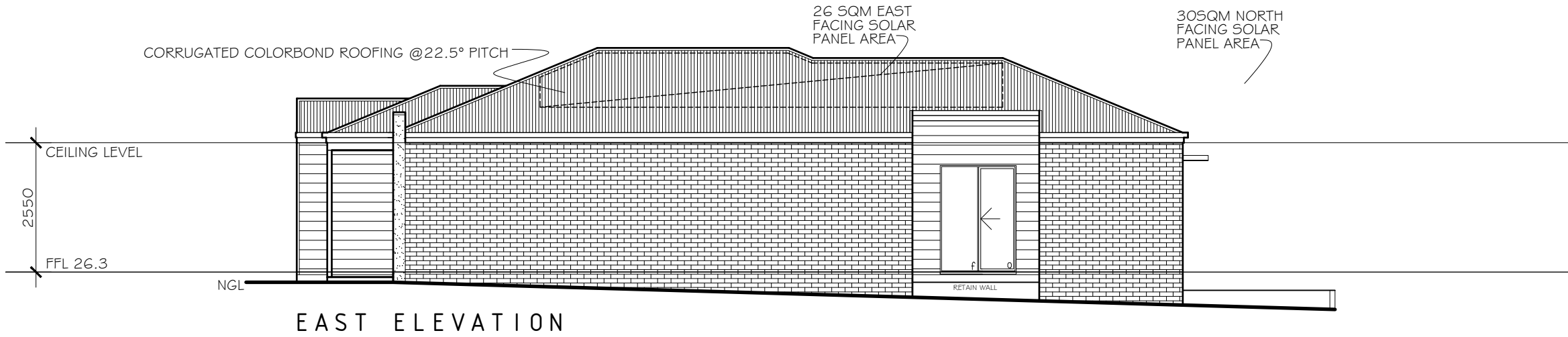
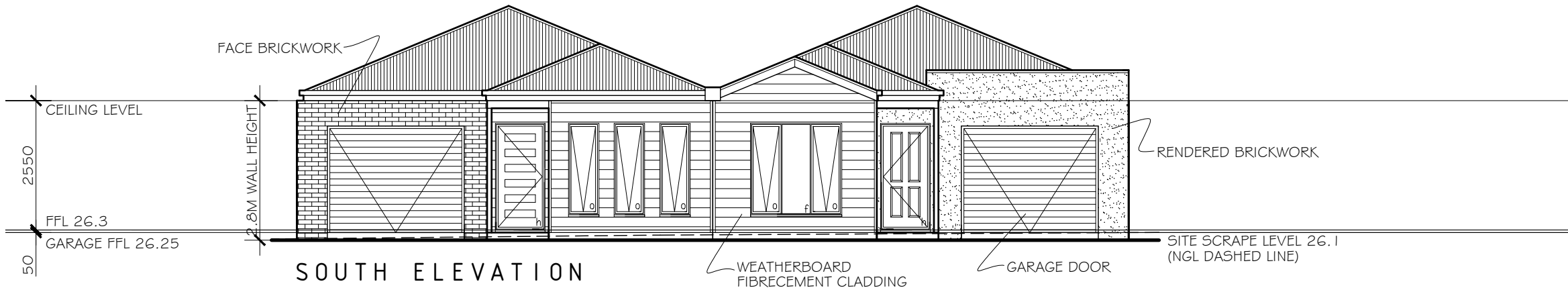
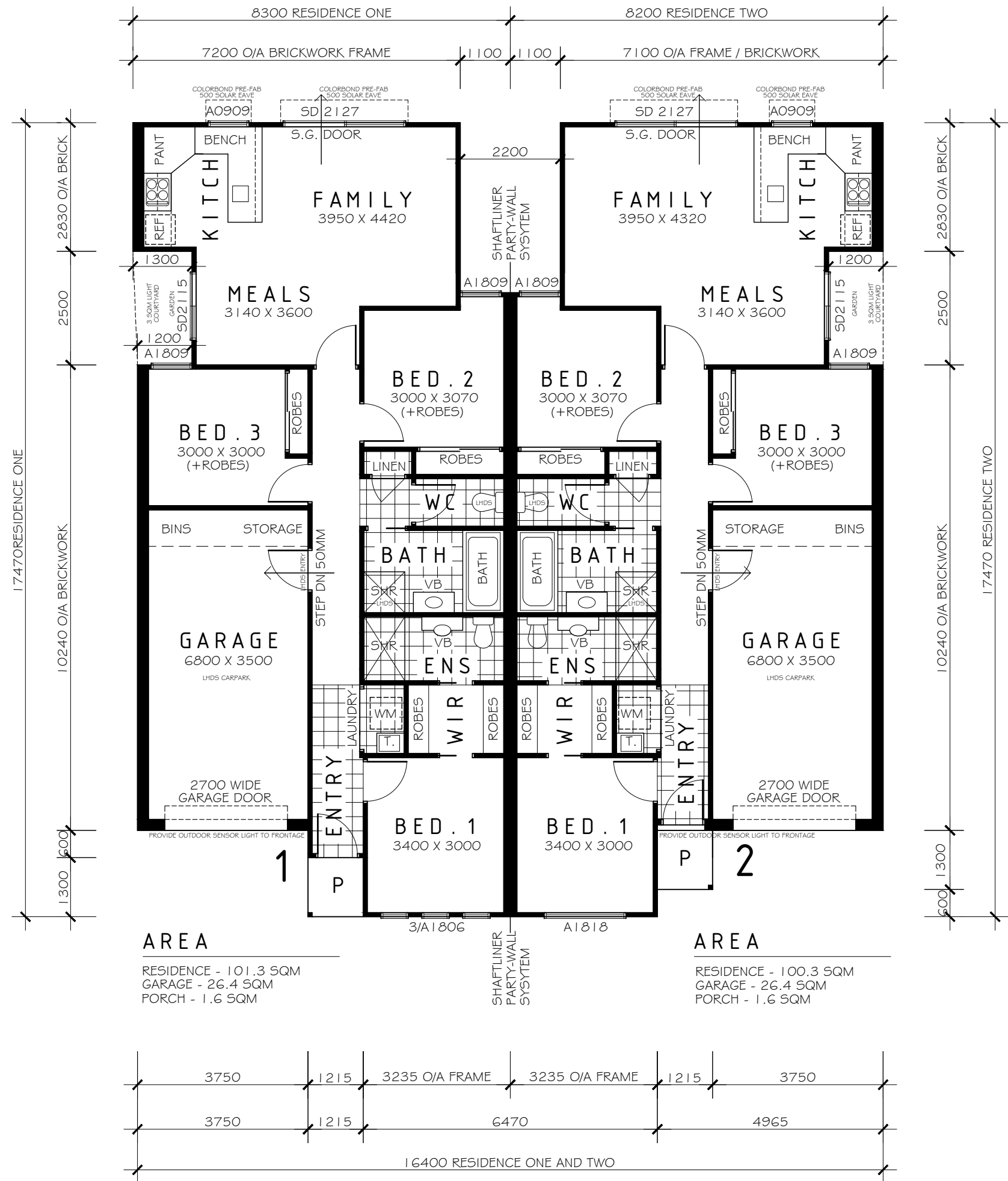


North Site Elevation

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: STREETScape ELEVATIONS			DATE:	AMMENDMENT:	A2 SHEET SIZE	Bellarine Building Design and Drafting	
	FOR: [REDACTED]			15/05/2026	COUNCIL RFI / CHANGES		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	
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES:	CHECKED:	DATE:					
	1:100	JW	01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No.					
			5 OF 14				www.IdeasToReality.com.au	

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Residence One (1) & Two (2)

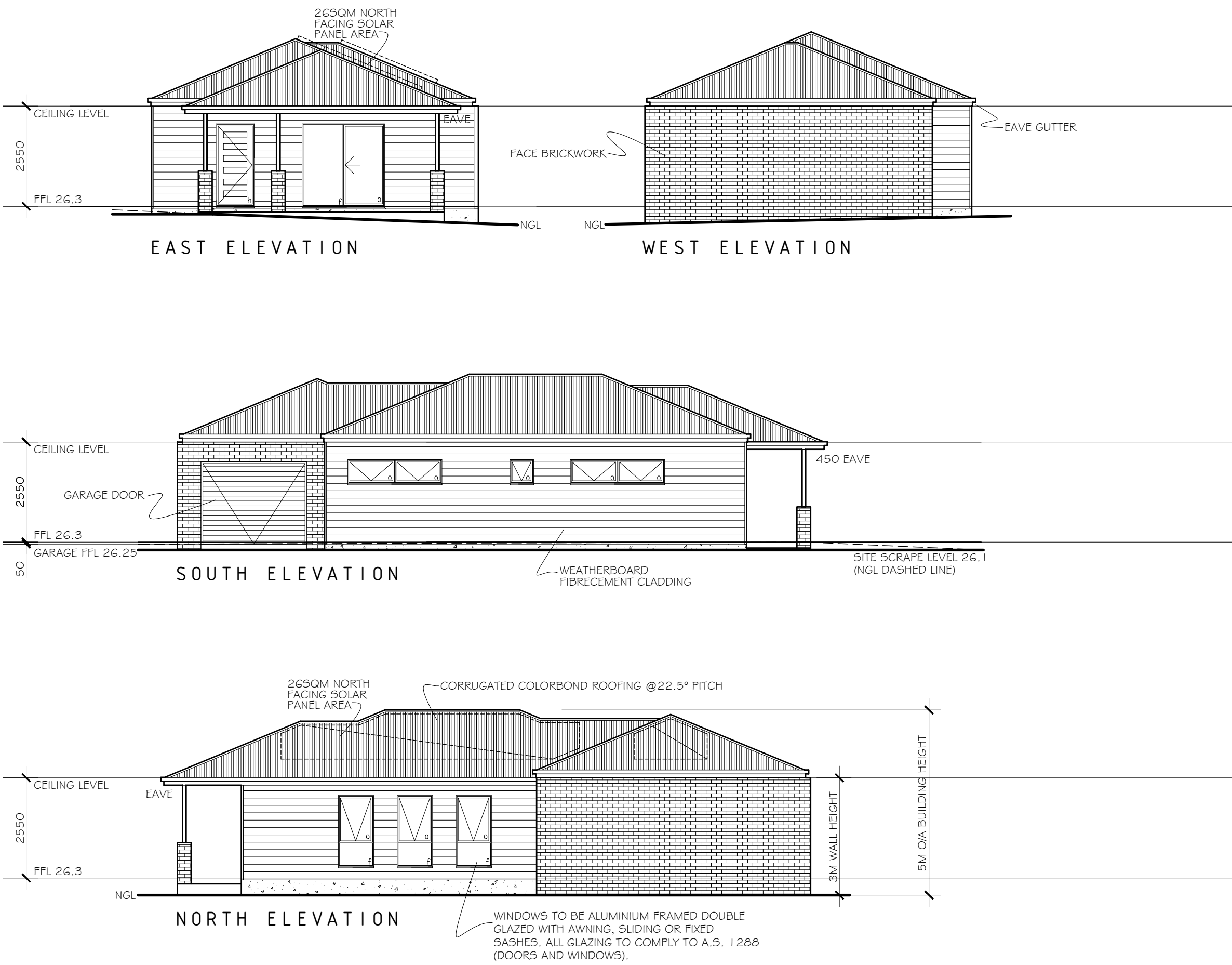
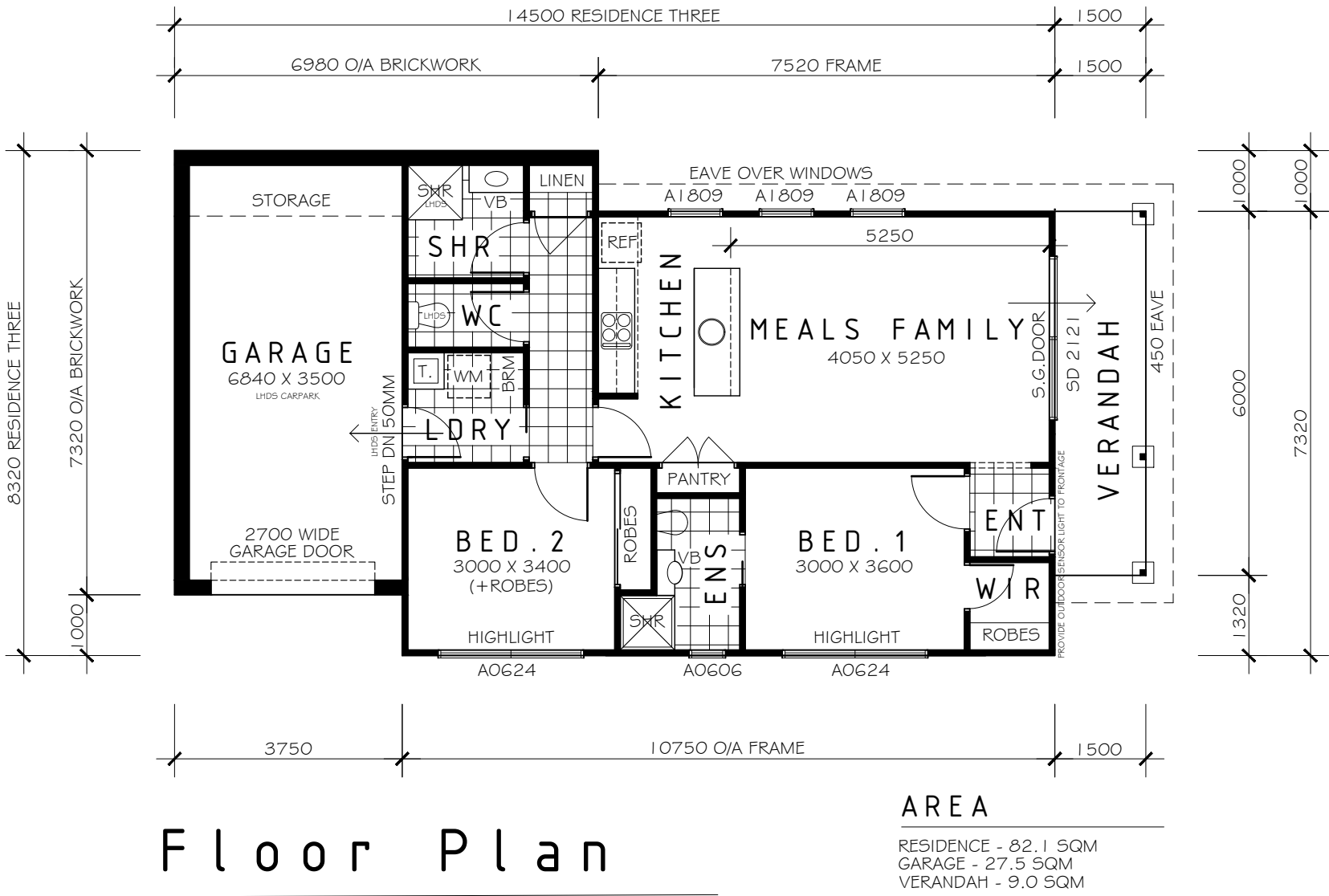
FLOOR PLANS AND ELEVATIONS

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: RESIDENCE ONE & TWO			DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / 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: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT	
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026			
	JOB No.	SOIL CLASS:	SHEET No. 6 OF 14			

1 & 2

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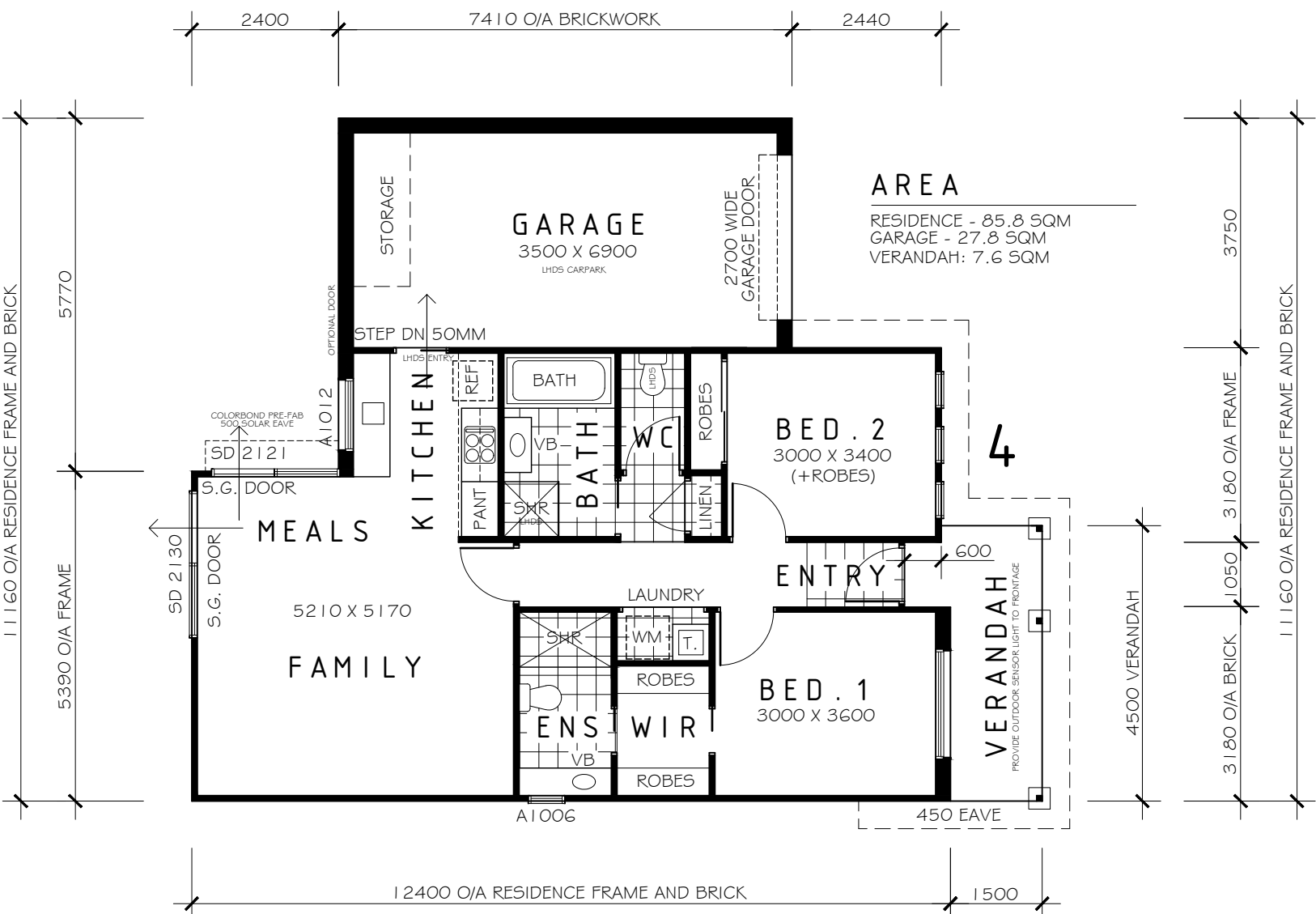
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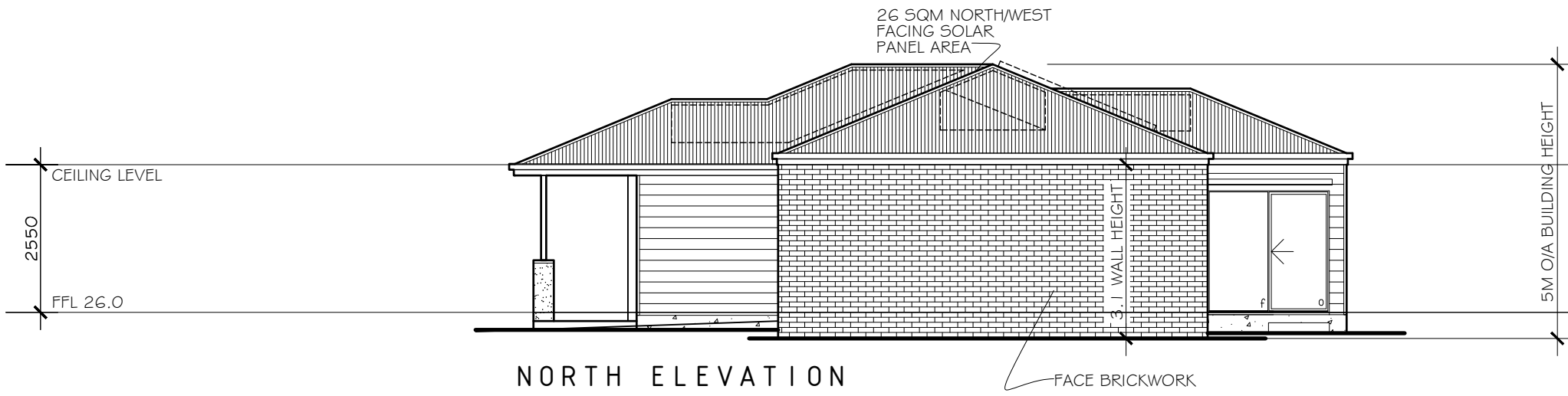
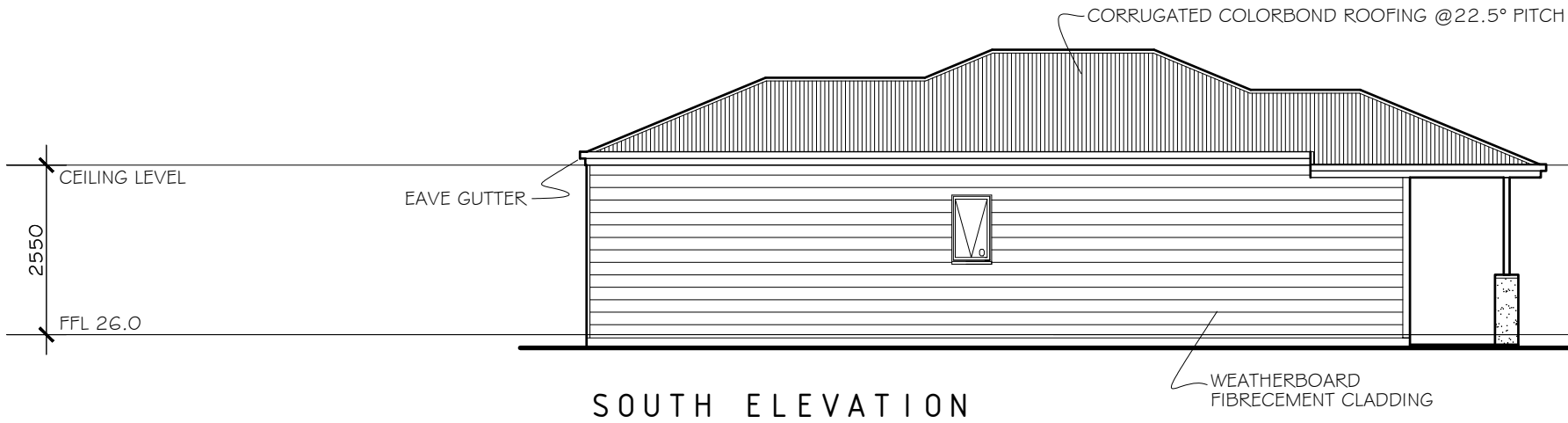
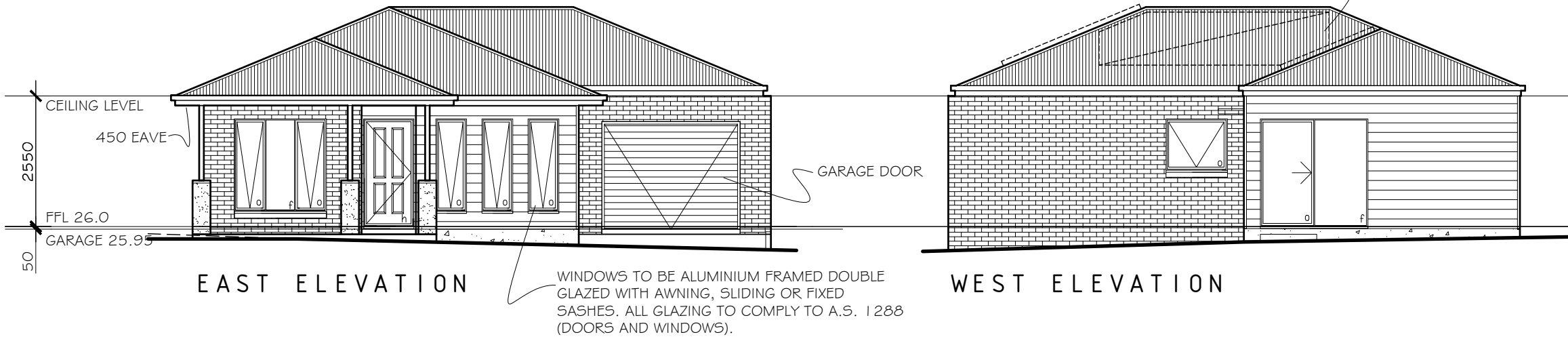
Elevations

Residence Three (3)

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: RESIDENCE THREE			DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	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: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT			
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 7 OF 14					



Floor Plan

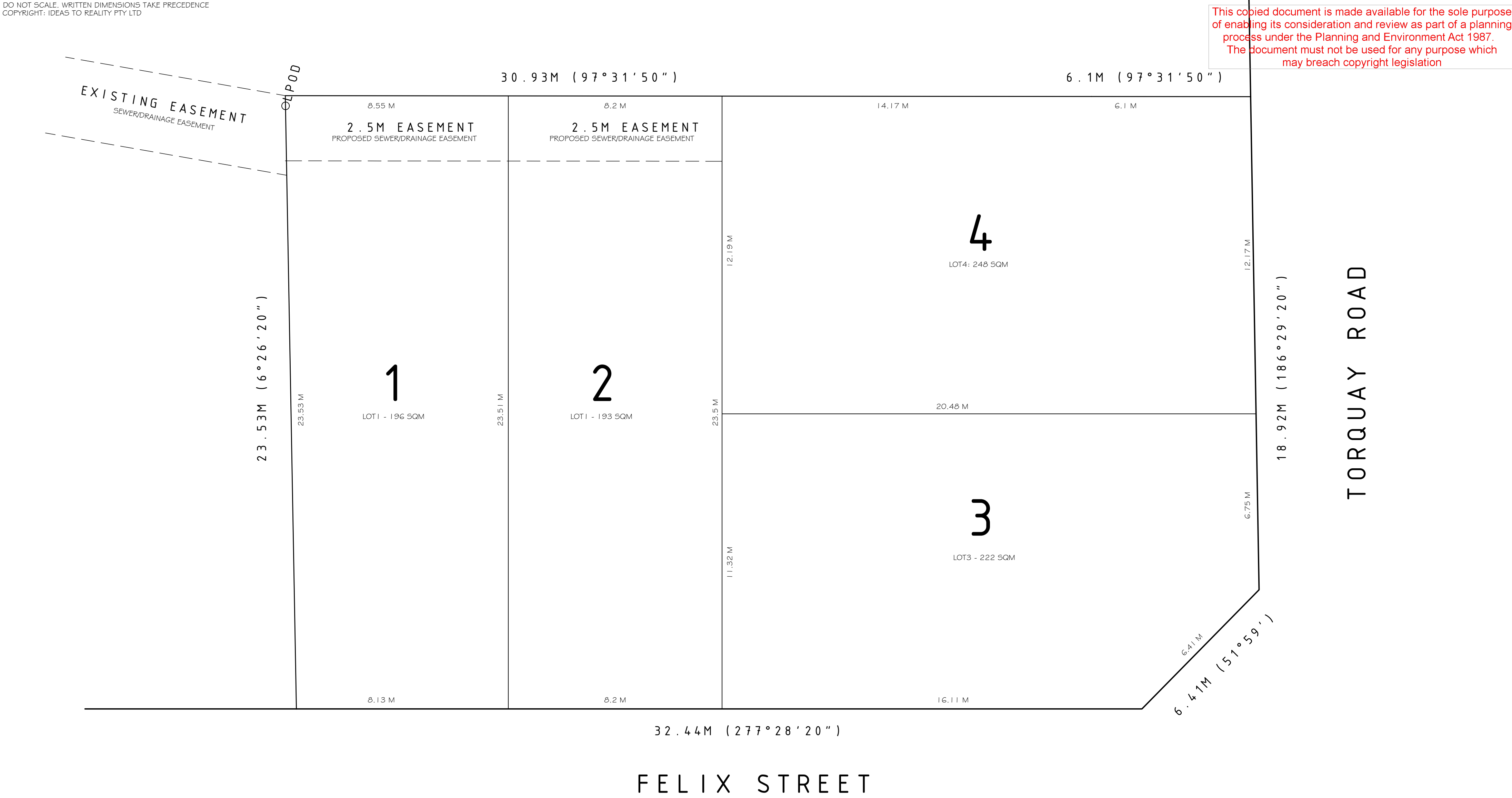


Elevations

Residence Four (4)

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: RESIDENCE FOUR			DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	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: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT			
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 8 OF 14					

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Proposed Subdivision Plan

REFER SITE CONTEXT PLAN FOR ALL DEVELOPMENT DETAIL

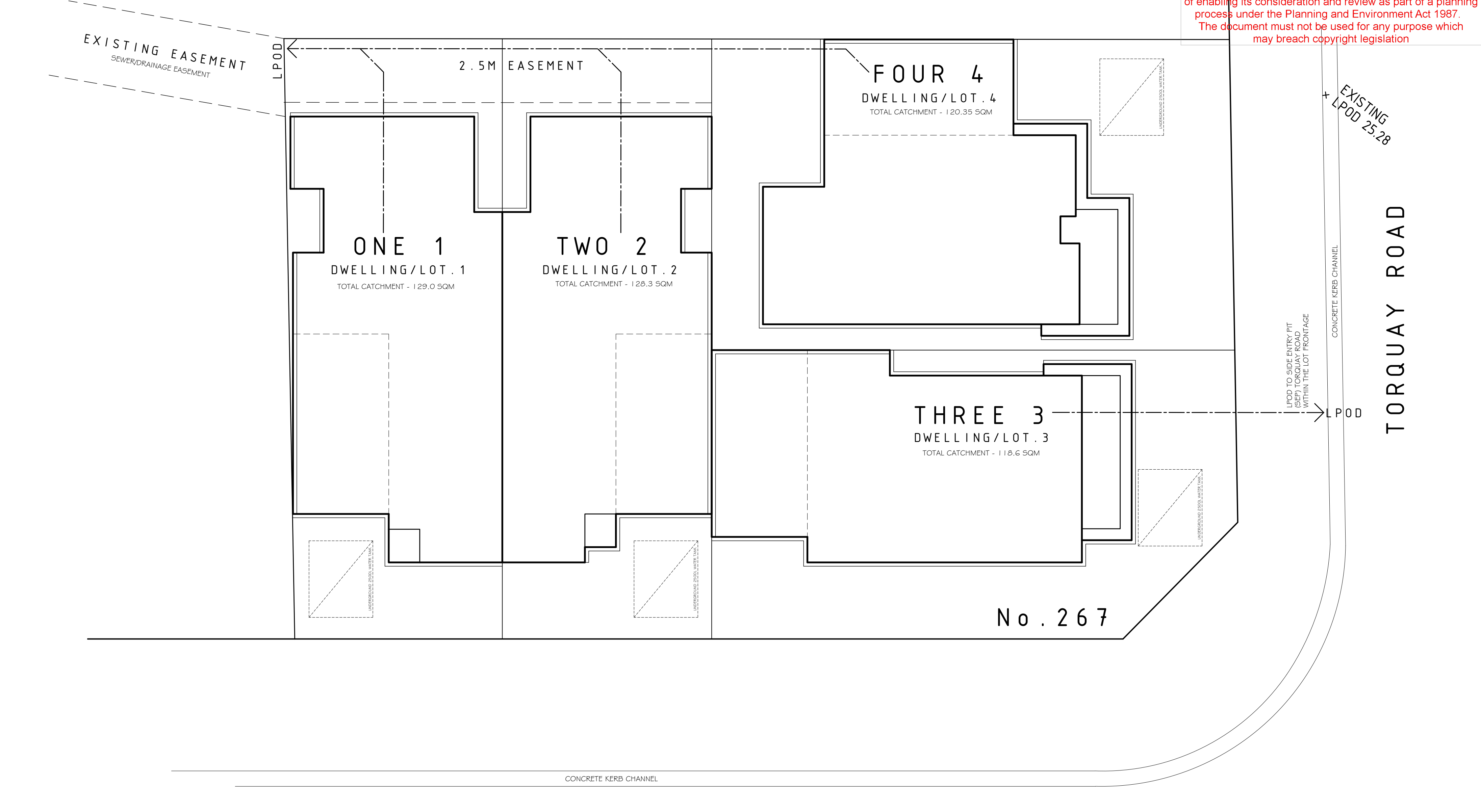
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: PROPOSED SUBDIVISION PLAN			DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	Bellarine Building Design and Drafting	
	FOR: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT		IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 AREA METER	
	AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026				
JOB No.		SOIL CLASS:	SHEET No. 9 OF 14					
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AREA
TOTAL SITE AREA- 859 SQM

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City of Greater Geelong, Statutory Planning - Date Received 10.07.2026

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Catchments Plan

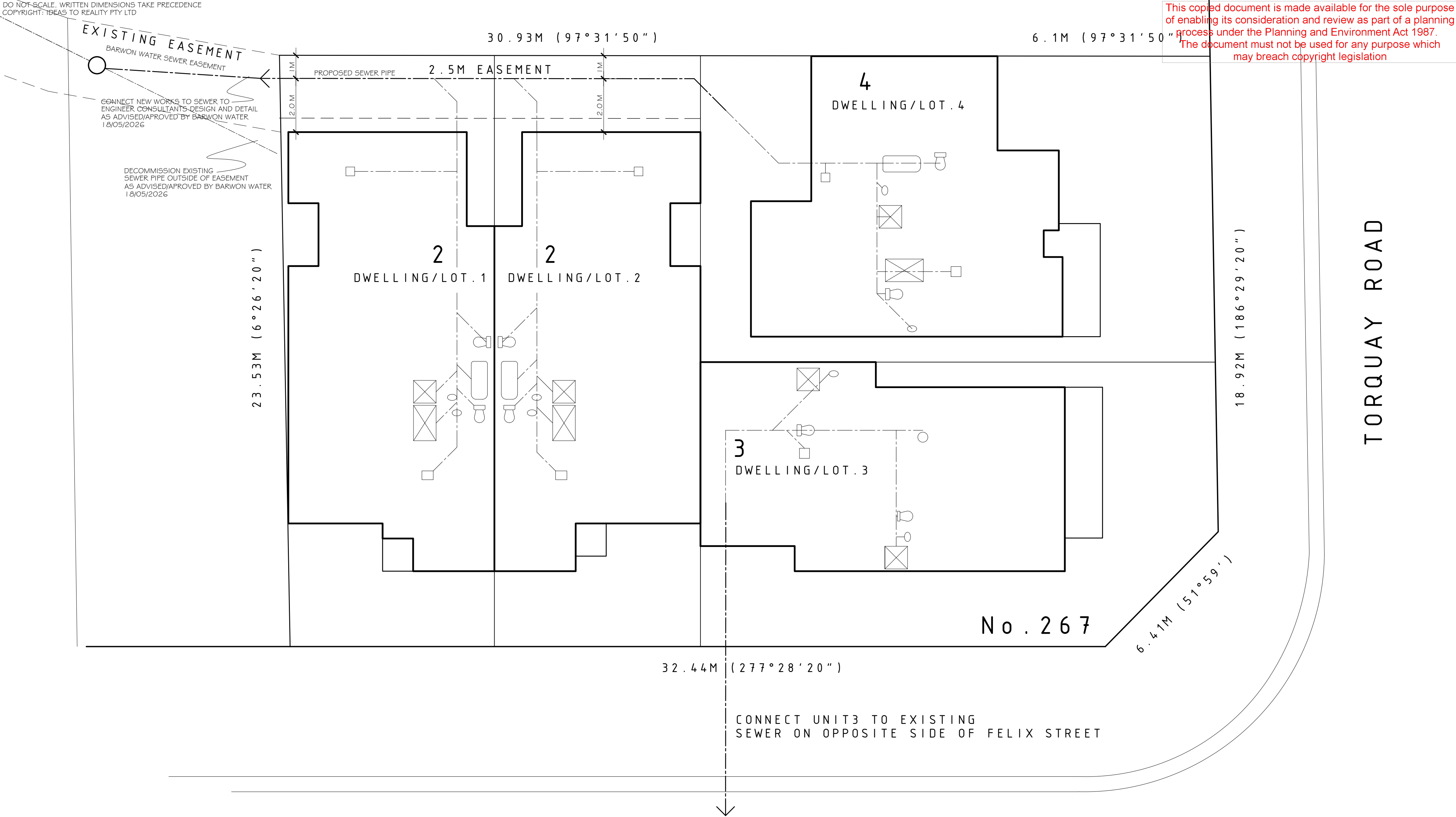
REFER SITE CONTEXT PLAN FOR ALL DEVELOPMENT DETAIL

FELIX STREET

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: CATCHMENTS PLAN			DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	Bellarine Building Design and Drafting	
	FOR: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT		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	
	AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026				
JOB No.		SOIL CLASS:	SHEET No. 10 OF 14					
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Sewer Services Plan

REFER SITE CONTEXT PLAN FOR ALL DEVELOPMENT DETAIL

REFER MAKER CS ENGINEERING PLANS FOR ALL PROPOSED SEWER DESIGN AND DETAIL

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: SEWER SERVICES PLAN			DATE: 08/05/2026	AMMENDMENT: BARWON WATER REQUESTED CHANGES RFI	A2 SHEET SIZE	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: [REDACTED]			15/05/2026	COUNCIL RFI / CHANGES			
				06/07/2026	TRAFFIC ENGINEER AND AUDIT			
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 11 OF 14					

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT		SHEET: LANDSCAPE PLAN		DATE: 15/05/2026	AMENDMENT: COUNCIL RFI / CHANGES	AI SHEET SIZE	Bellarine Building Design and Drafting	
FOR: [REDACTED]				26/07/2026	TRAFFIC ENGINEER AND AUDIT		IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RFP OF AD 28346 PHONE 0407 35 33 56	
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 12 OF 14			www.IdeasToReality.com.au		

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD
1	18	Lomandra	Lomandra longifolia	0.8 m	0.6 m
2	15	Astartea	Astartea 'Winter Pink'	0.8 m	0.6 m
3	15	Oz Dwarf Wattle	Acacia acinacea	0.7 m	0.7 m
4	08	Cycad	Cycad	1.5 m	1.5 m
5	15	Poa Grass Mix	-Poa labillardieri -Poa sieberiana -Poa poiformis	1 m	0.6 m
6	15	Kangaroo Paw	Anigozanthos flavidus red	1 m	0.3 m
7	02	One sided net bush	Calothamnus quadrifidus	2.5m	2m
8	24	Crassula 'Golden Shade'	(4 per meter)	0.3m	0.3m
Canopy Tree	Canopy Tree	Canopy Tree	Canopy Tree	Canopy Tree	Canopy Tree
9	06	Kanooka/Water Gum (Canopy Tree)	Tristaniopsis laurina (Canopy Tree)	6-15m	5+ m

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

RECOMMENDED DESIGN FOR A TYPICAL INDIVIDUAL TREE PIT OR PLANTING HOLE.

- Excavate a sloping, shallow planting hole, 2 to 3 times the width of the root ball.
- Leave a space between mulch and trunk.
- 75mm high berm to form a watering basin.
- Top of the root ball flush with finished planting hole level.
- 75mm depth mulch, beyond the edge of the hole.
- Backfill with site soil, firming progressively.
- Planting hole depth no deeper than the height of root ball or 0.8m depth of planter soil for canopy trees

NTS

GARDEN LEGEND:

CONCRETE PAVING:

PERMEABLE TURFGRID PAVERS:

SELECTED LAWN AREA:

FEATURE GRAVEL/TOPPING:

DECKING AREA:

[illegible]

FELIX STREET

LANDSCAPE PLAN

EXISTING EASEMENT
SEWER AND STORMWATER EASEMENT

23.53M (6°26'20")

No. 267

NATURESTRIP

FELIX STREET

DEEP SOIL AREA

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: CANOPY TREE PLAN DETAIL			DATE: 15/05/2026	AMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	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: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT			
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 13 of 14					

The floor plan illustrates a symmetrical two-story residential building. Each unit features a living zone (15.5 sqm) at the rear, a central breezeway (14.5m), and a bedroom (3.1 sqm) at the front. The plan includes detailed room dimensions, area calculations, and structural notes such as '8300 RESIDENCE ONE' and '8200 RESIDENCE TWO'.

Overall Dimensions:

- Top: 8300 RESIDENCE ONE, 8200 RESIDENCE TWO
- Top Section: 7200 O/A BRICKWORK FRAME, 1100, 1100, 7100 O/A FRAME / BRICKWORK
- Left Side: 17470 RESIDENCE ONE, 2500, 2830 O/A BRICK, 10240 O/A BRICKWORK, 1300, 200
- Right Side: 2500, 2830 O/A BRICK, 10240 O/A BRICKWORK, 1300, 200, 17470 RESIDENCE TWO

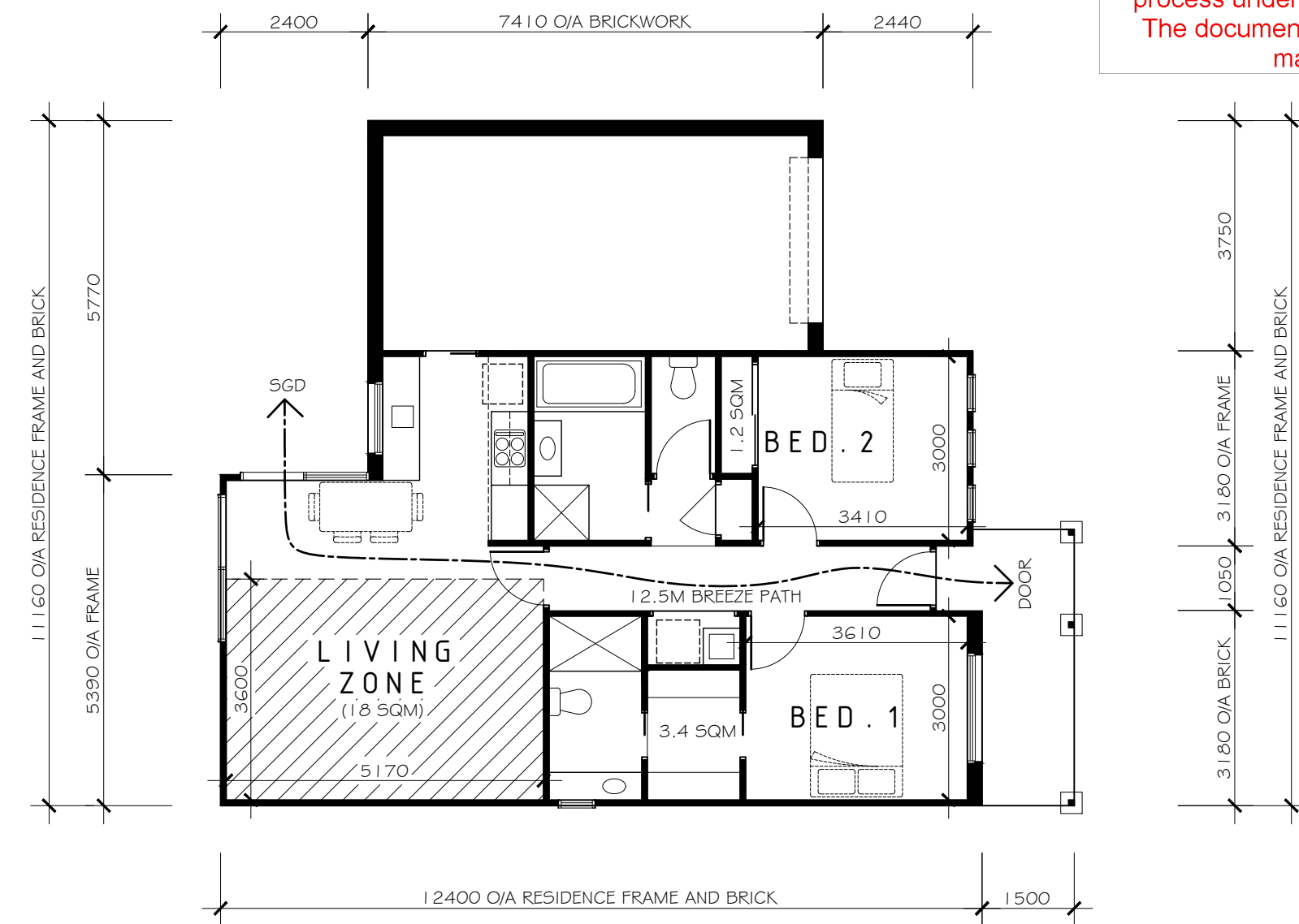
Room Dimensions and Areas:

- Living Zone:** 4420 x 3600 (15.5 SQM) and 4320 x 3600 (15.5 SQM)
- Bedrooms:** 3070 x 3010 (BED. 2), 3410 x 3000 (BED. 1), 3010 x 3010 (BED. 2), 3010 x 3010 (BED. 2)
- Bathrooms:** 1.2 SQM, 3.1 SQM, 0.98 SQM
- Central Breezeway:** 14.5M BREEZE PATH
- Other Areas:** 5GD, 5GD, 5GD, 5GD, 5GD, 5GD

3750 1215 3235 O/A FRAME 3235 O/A FRAME 1215 3750

3750 1215 6470 4965

16400 RESIDENCE ONE AND TWO

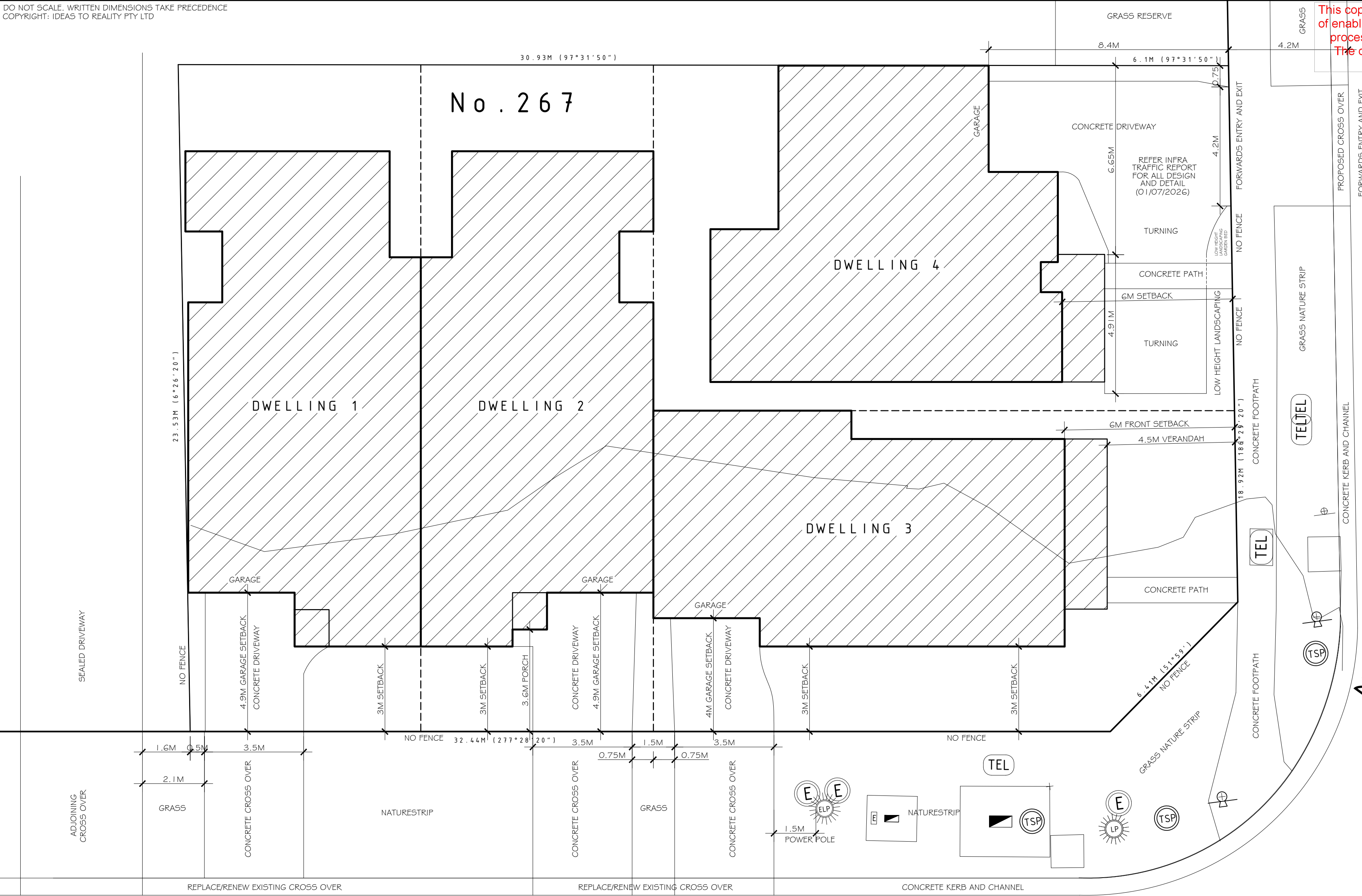


The floor plan for the 14500 Residence Three is a rectangular structure with the following dimensions and layout:

- Overall Dimensions:**
 - Width: 14500 (14500 RESIDENCE THREE)
 - Depth: 8320 (8320 RESIDENCE THREE)
- Room Layout and Dimensions:**
 - LIVING ZONE:** 4050 x 3700 (LIVING 15.5 SQM). Includes a dining table and chairs. A 7M BREEZE PATH runs through it.
 - BED 1:** 3610 x 3000 (2.1 SQM). Includes a bed and a small table.
 - BED 2:** 3410 x 3000 (1.2 SQM). Includes a bed and a small table.
 - Bathroom:** Located between the two bedrooms, containing a toilet and a sink.
 - Entrance:** A door leads into the living zone from the right side.
- Other Features:**
 - AWNING:** Indicated by a dashed line and arrow pointing to the living zone.
 - Dimensions:**
 - Top: 6980 O/A BRICKWORK, 7520 FRAME, 1500.
 - Right: 1000, 1000, 6000, 7320.
 - Bottom: 3750, 10750 O/A FRAME, 1500.
 - Left: 1000, 7320 O/A BRICKWORK.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: CLAUSE 55.03-7 & 55.03-10		DATE: 15/05/2026	AMENDMENT: COUNCIL RFI / 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: [REDACTED]		06/07/2026	TRAFFIC ENGINEER AND AUDIT	
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026		
	JOB No.	SOIL CLASS:	SHEET No. 14 OF 14		

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TORQUAY ROAD

26.00

Access Site Plan

REFER INFRA TRAFFIC REPORT FOR SWEEP PATHS AND SIGHT LINE ASSESSMENT AND DETAIL
REFER RED SQUARE TRAFFIC AUDIT REPORT FOR ALL SITE ASSESSMENT DETAIL

FELIX STREET

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: ACCESS/TRAFFIC REPORT SITE PLAN			DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	Bellarine Building Design and Drafting	
	FOR: [REDACTED]			06/07/2026	TRAFFIC ENGINEER AND AUDIT		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	
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026					
	JOB No.	SOIL CLASS:	SHEET No. 1 OF 1					
							www.IdeasToReality.com.au	