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Planning Application 22.06.2026

95 Murradoc Highway - Drysdale

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Contents

Site Analysis

- Local Context
- Existing Streetscape

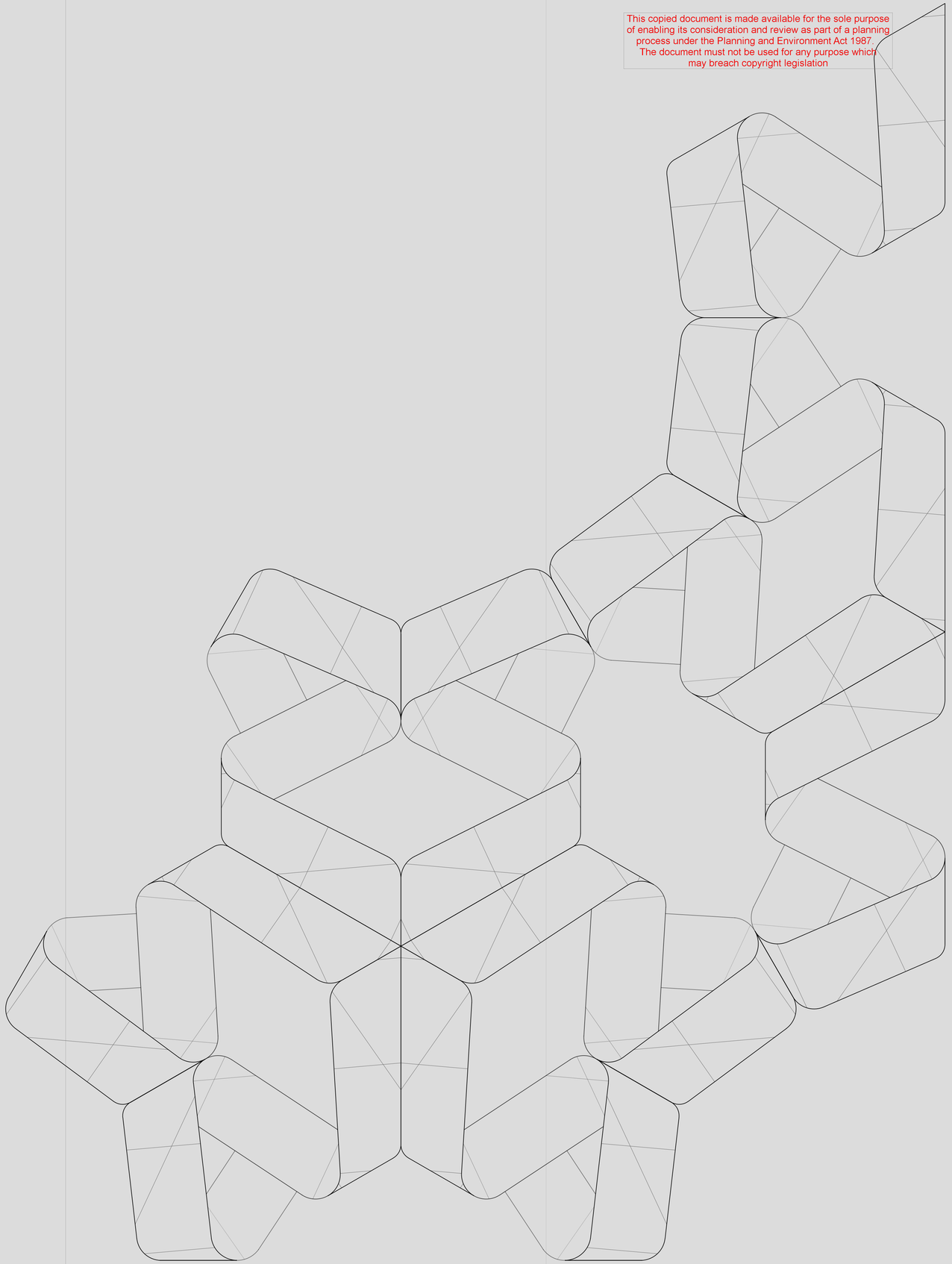
Architectural Drawings

- Land Survey
- Site Plan
- Demo Plan
- Design Response
- Floor Plan
- Roof Plan
- Elevations
- Materials Schedule

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Site Analysis

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TP01

N

Town Planning Set

95 Murradoc Road - Drysdale

Local Context

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22.06.2026

1:500 @ A1

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RESIDENTIAL | Retail | Warehouses | COMMERCIAL | SUBJECT SITE | COUNCIL/PUBLIC

TP01

N

Town Planning Set
95 Murradoc Road - Drysdale

Surrounding Uses

22.06.2026

1:100 @ A1

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OPPOSITE ROADSIDE
84 Murradoc Rd -Drysdale



OPPOSITE ROADSIDE
88-90 Murradoc Rd -Drysdale

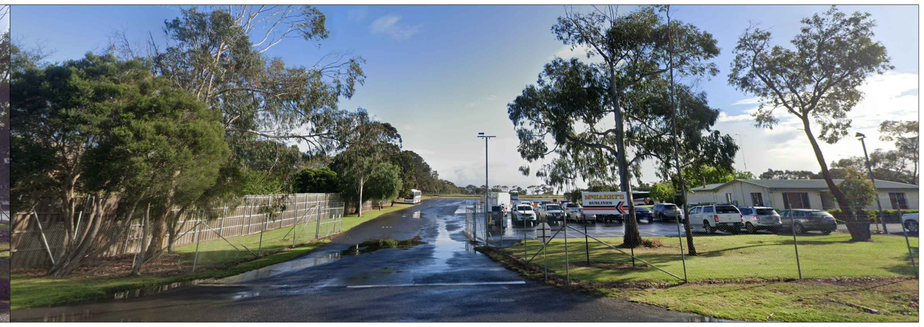


NEIGHBOURING SITE
93 Murradoc Rd - Drysdale

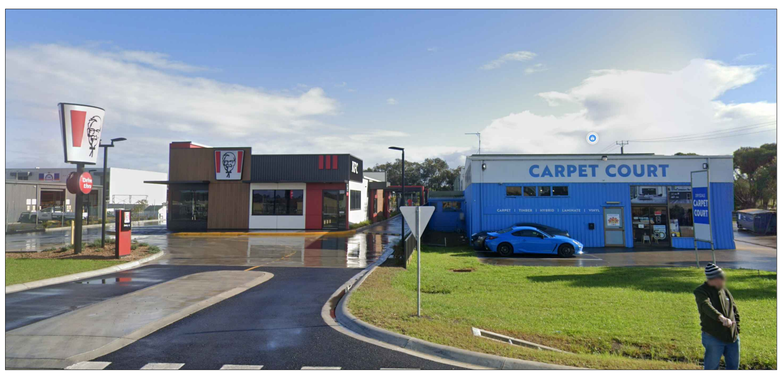




SUBJECT SITE
95 Murradoc Rd - Drysdale



NEIGHBOURING SITE
97 Murradoc Rd - Drysdale



67,69 Murradoc Rd - Drysdale



40-42 Murradoc Rd - Drysdale

TP02
Town Planning Set
95 Murradoc Road - Drysdale

Existing Streetscape

22.06.2026

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WHERE TITLE BOUNDARIES DO NOT ACCORD WITH EXISTING FENCES ADVERSE POSSESSORY RIGHTS MAY EXIST, ESPECIALLY IF THE FENCES HAVE BEEN IN THE SAME POSITION FOR OVER 15 YEARS. CONSULTATION WITH ADJOINING OWNERS IS ADVISED PRIOR TO REMOVING FENCES OR CARRYING OUT DESIGN OR BUILDING WORKS.

No.95
existing dwelling
double storey
colorbond gable roof
brick veneer

PRINCIPAL
TIMBERLY YOUNG
RIDGE
LPG
GM
GUTTER
CONCRETE
GUT
D.STEP
NAIL
wood shed
ROCK WATER FOUNTAIN

all general surveying pty. ltd.
4A Ormond Road, East Geelong, Vic 3219
Ph.(03)52212057, Fax(03)52215807, Mob.0438419833
●Geelong ●Werribee ACN.109525244

CLARENDON ROAD
MURRADOC ROAD
ROAD
EDGE OF FORMATION
carport
concrete driveway
1.1m post & wire (+30yrs)
not fenced
bitumen bus parking
T.PIT
L.BOX
GM 81.00
NAIL
RM ROD
225mmRCP
ELP
T.B.M.RIVET IN CONCRETE R.L.80.64
RIVET R.L.80.65
PSM
ROCK WATER FOUNTAIN
TUMEN
INGS
GS
ERB
TERB
top of bank
TEL

(7°34'50" 27.96)
1.95m palings (5yrs)
(27°58'50" 31.74)
(7°23'50" 17.08)
(30°34' (0.88m)
concrete tilt panel wall
1.95 c/bond panels (5yrs)
(7°07'50" 131.37)
1.1m post & wire mesh (+20yrs)
(96°52'15" 35.02)
(187°31'20" 160.70)
1.8m capped palings (10yrs)
(187°30' 16.58)
(97°35' (0.37)
VACANT FARMING LAND
concrete carparking
80.00
81.00
82.00
83.00
84.00
85.00
86.00

No.93(x16)
neighbouring factories double storey concrete tilt panel

No.95
lot 1 on TP871865M
616m²

M.G.A.94 ZONE 55

LEGEND

TREE	
SIGN	
STREET SIGN	
E.PIT	ELECTRICITY PIT
EP	ELECTRICITY POLE ONLY
ELP	ELECTRICITY POLE WITH LIGHT
T.PIT	TELECOM PIT
CL	CLOTHESLINE
L.BOX	LETTERBOX
REF	REFLECTIVE MARKER
DU/C	DRAINAGE UNCLASSIFIED
SU/C	SEWER UNCLASSIFIED
GM	GAS METER
WM	WATER METER
TAP	WATER TAP
NAIL	SURVEY NAIL
PSM	PERMANENT SURVEY MARK
RM ROD	STEEL ROD (SURVEY MARK)
RIVET	RIVET (SURVEY MARK)
	WINDOWS (GROUND)
	WINDOWS (FIRST FL)

WHERE TITLE BOUNDARIES DO NOT ACCORD WITH EXISTING FENCES ADVERSE POSSESSORY RIGHTS MAY EXIST, ESPECIALLY IF THE FENCES HAVE BEEN IN THE SAME POSITION FOR OVER 15 YEARS. CONSULTATION WITH ADJOINING OWNERS IS ADVISED PRIOR TO REMOVING FENCES OR CARRYING OUT DESIGN OR BUILDING WORKS.

CERTIFICATE BY LICENSED SURVEYOR

I, RICHARD DAVID HOCKLEY, of 4A ORMOND ROAD, EAST GEELONG, 3219, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on ....20/11/2014..... that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7 of the Surveying (Cadastral Surveys) Regulations 2025.

Date .....03/12/2014.....

Licensed Surveyor
Surveying Act 2004

PLAN OF SITE ANALYSIS SURVEY
95 MURRADOC ROAD, DRYSDALE
LOT 1 ON TP871865M

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ORIGINAL SHEET SIZE	A2		
SURVEY REF.	4111-01		
DRAWN	S.H./R.N.P	DATUM	A.H.D.
CHECKED	R.D.H	SCALE	1:500
DATE	17/07/25	MELWAYS REF.	N/A
DRAWING No.	4111-01reSS1.DWG	VERS.No.	01
		SHEET No.	1 of 1

DRAWING No.	VERS.No.	SHEET No.
4111-01reSS1.DWG	01	1 of 1

DRAWING No.	VERS.No.	SHEET No.
4111-01reSS1.DWG	01	1 of 1

ORIGINAL SHEET SIZE A2

TP03
Town Planning Set
95 Murradoc Rd - Drysdale

Land Survey

22.06.2026
NTS

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TP04

N

Town Planning Set

95 Murradoc Rd - Drysdale

Existing Site Plan

22.06.2026

1:150 @ A1

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SEWER MAIN HAS BEEN PLOTTED USING INFORMATION OBTAINED FROM BARWON WATER PROFILE PLANS

MURRADOC ROAD

No.95
existing dwelling
double storey
colorbond gable roof
brick veneer

No.93(x16)
neighbouring factories
double storey
steel deck flat roof
concrete tilt panel

No.93(x16)
neighbouring factories
double storey
steel deck flat roof
concrete tilt panel

No.95
lot 1 on TP871865M

McHARRYS DRYSDALE DEPOT

VACANT FARMING LAND

VACANT FARMING

1.95m palings (5yrs)
concrete tilt panel wall
1.95 c/bond panels (5yrs)
1.1m post & wire mesh (+20yrs)
1.1m post & wire (+30yrs)
1.8m capped palings (10yrs)
concrete driveway
concrete carparking
not fenced
bitumen bus parking

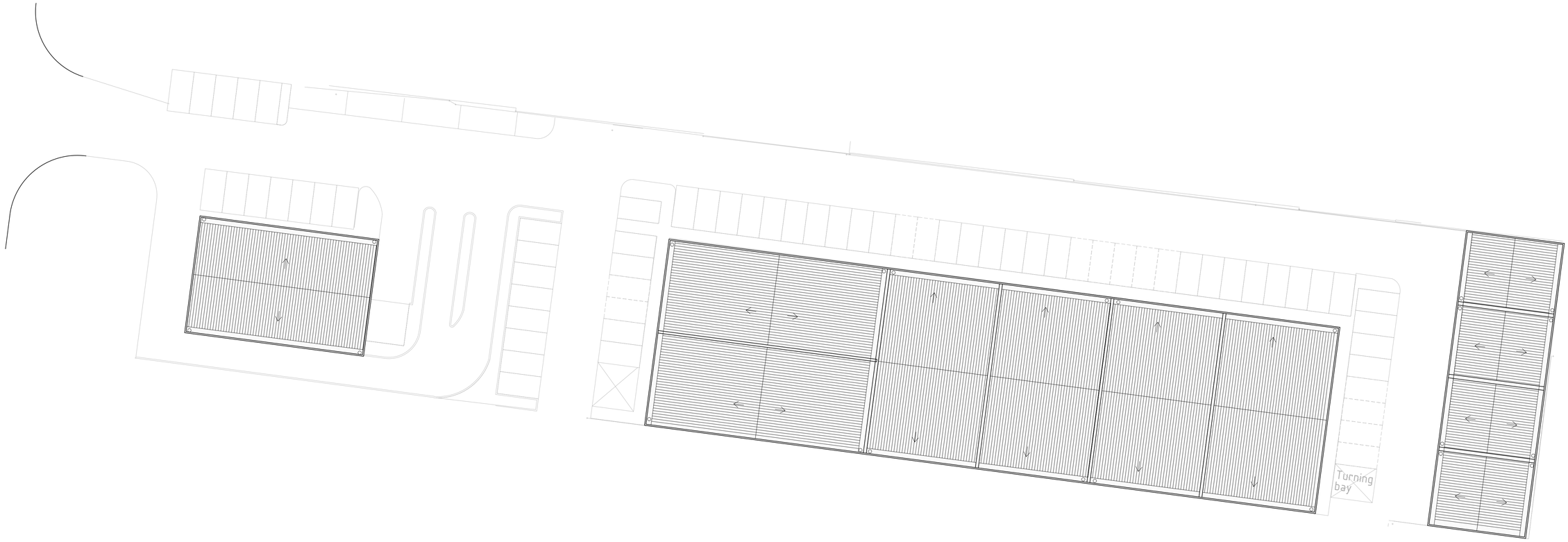
TP05
Town Planning Set
95 Murradoc Rd - Drysdale

Demolition Plan

22.06.2026
1:100 @ A1

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TP06

N

Town Planning Set

95 Murradoc Rd - Drysdale

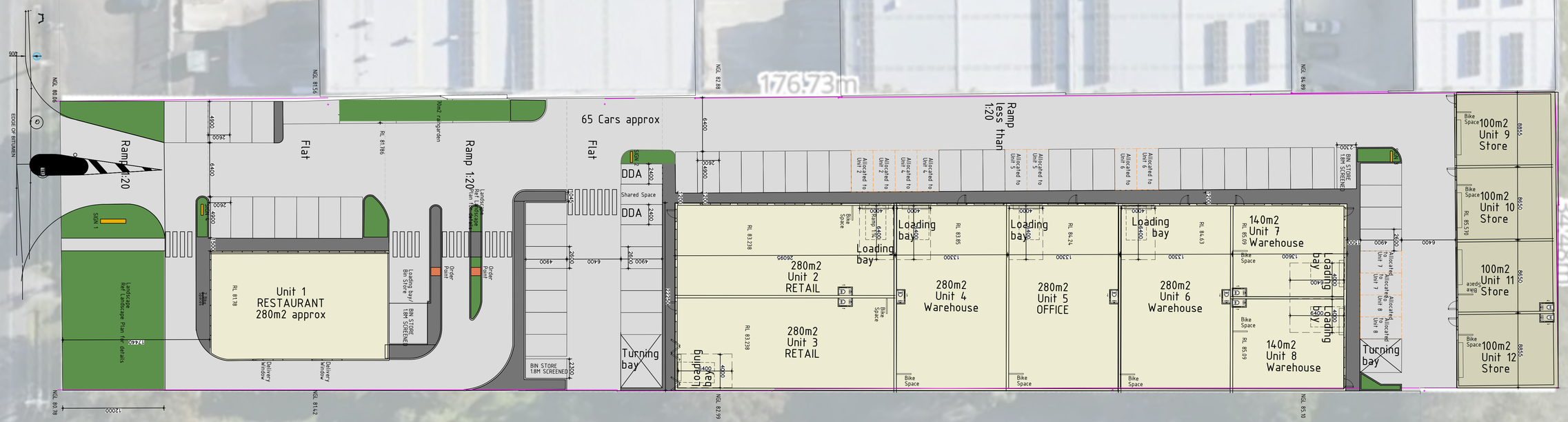
Proposed Site Plan

22.06.2026

1:200 @ A1

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Proposed Areas:	
Site Area:	6164m2
Site Coverage:	(40%) 2466m2

TP07

Town Planning Set

95 Murradoc Rd - Drysdale

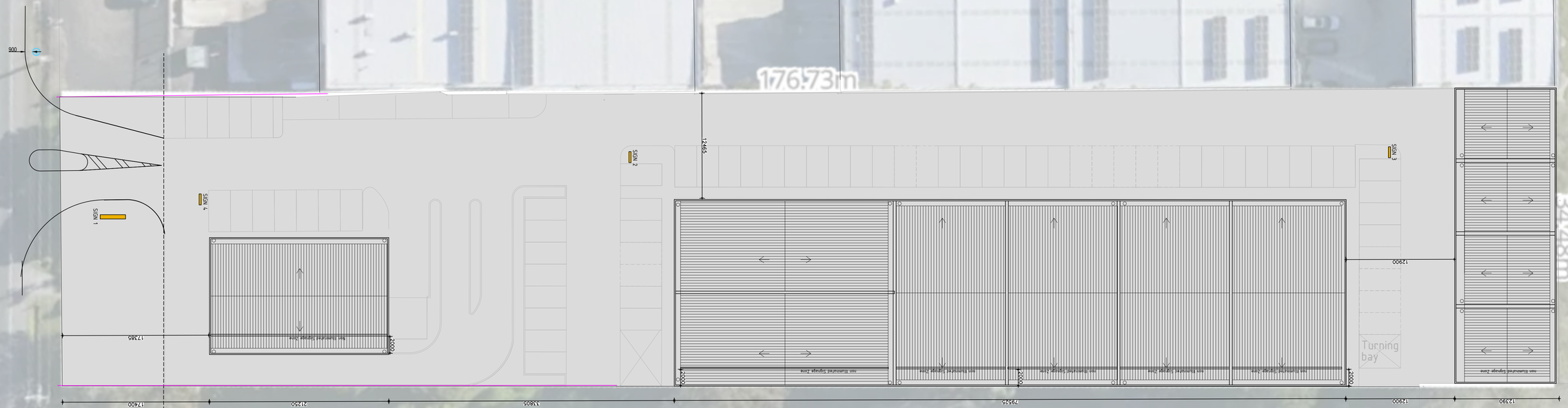
Ground Floor

22.06.2026

1:250 @ A1

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Roof Plan

TP08

Town Planning Set

95 Murradoc Rd - Drysdale

22.06.2026

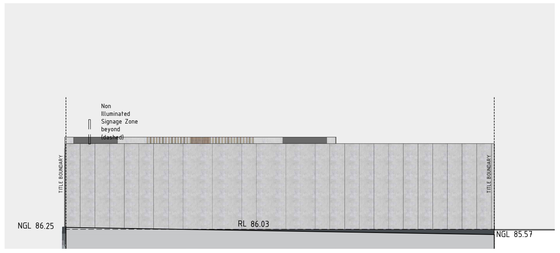
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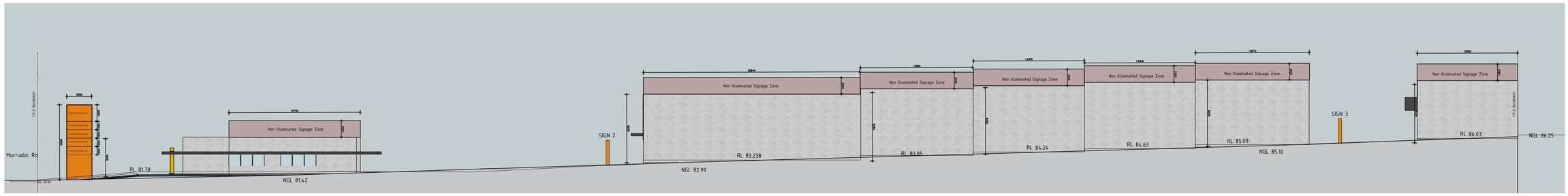
South Elevation



North Elevation



Inner South Elevation



East Elevation



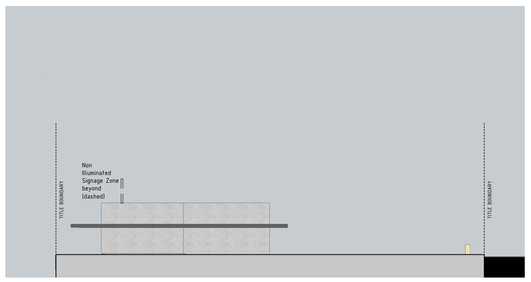
West Elevation



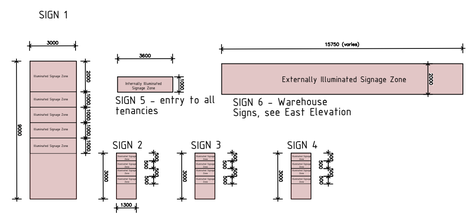
South Elevation 2



North Elevation 2



North Elevation 3



Signage

TP9

Town Planning Set

95 Murradoc Rd - Drysdale

Elevations

22.06.2026

1:200 @ A1

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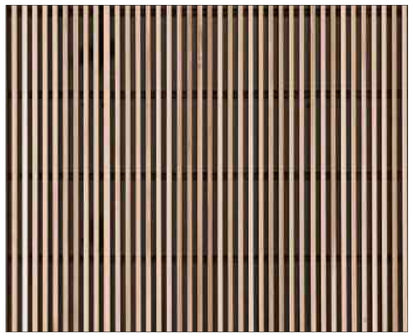
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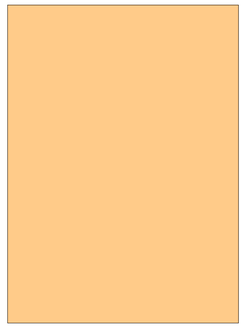
F-1
Expressed Joint Dark Grey



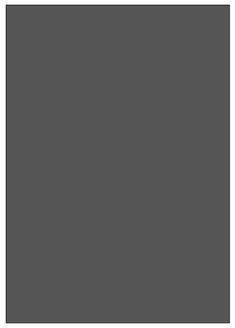
F-2
Expressed Joint Light Grey



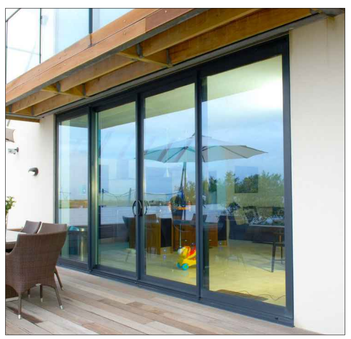
Ti-1
Timber Look Cladding



C-1
Colour Accent
Orange



C-2
Colour Accent
Grey



GL-1
Metal Framed Glass



L-1
Carpark Bollard Light

TP10
Town Planning Set
95 Murradoc Rd - Drysdale

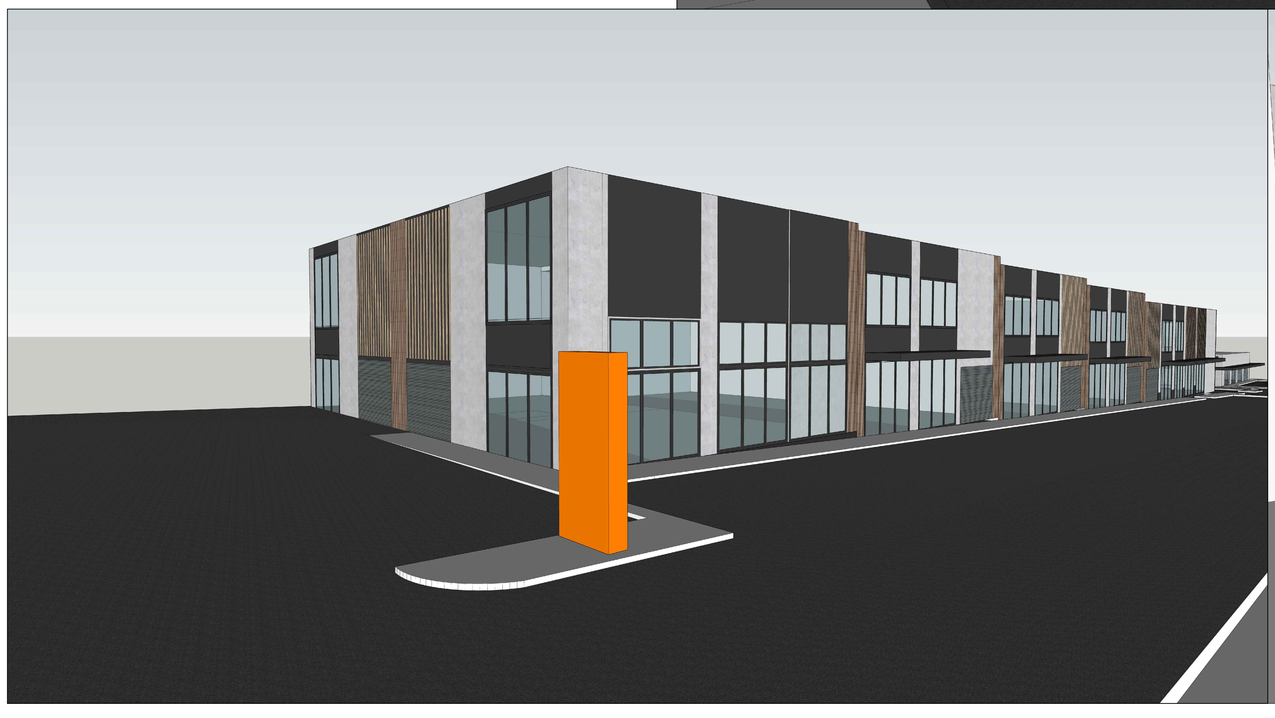
Materials Schedule

22.06.2026

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TP11

Town Planning Set

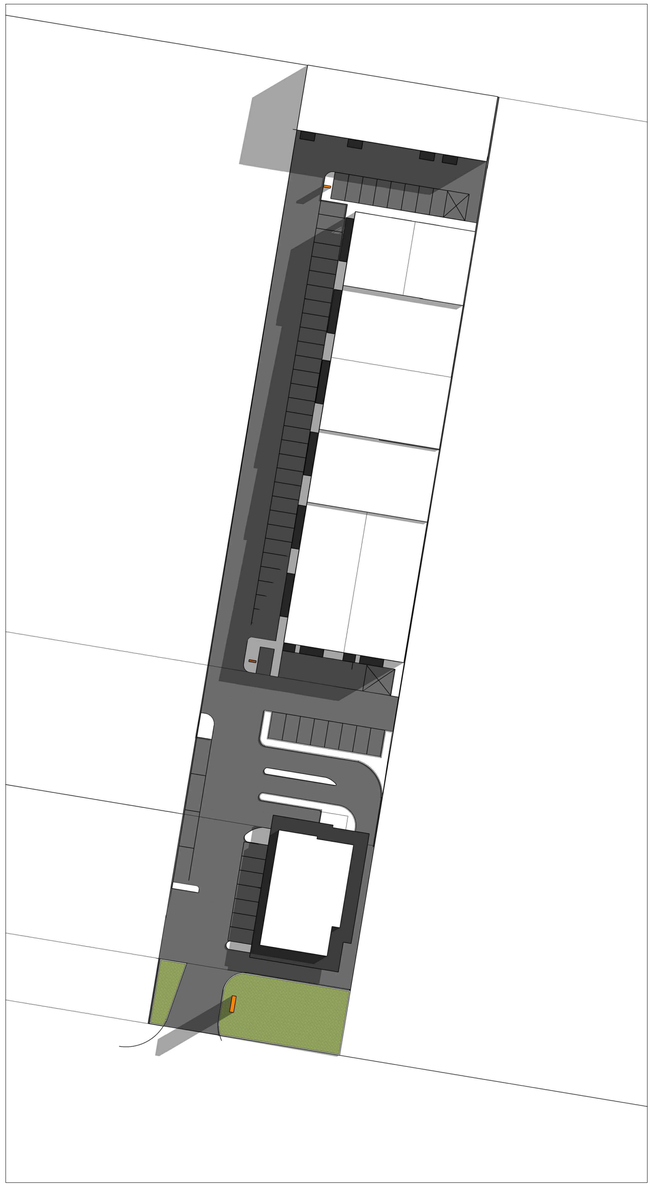
95 Murradoc Rd - Drysdale

Artist's Impressions

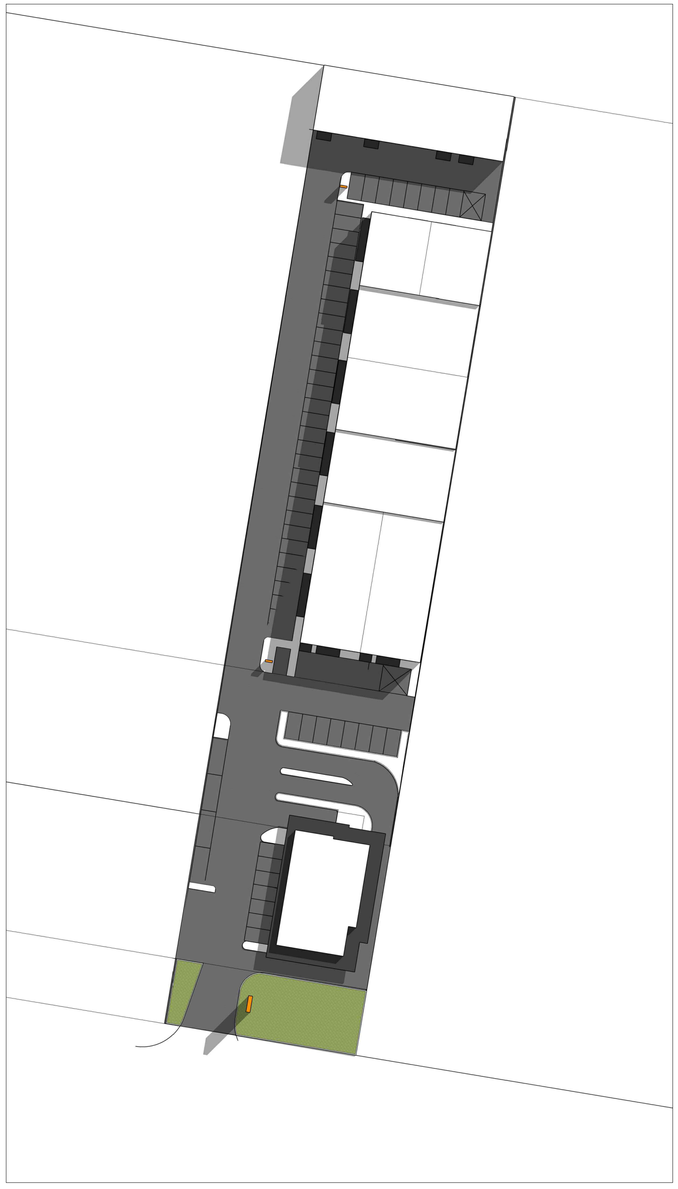
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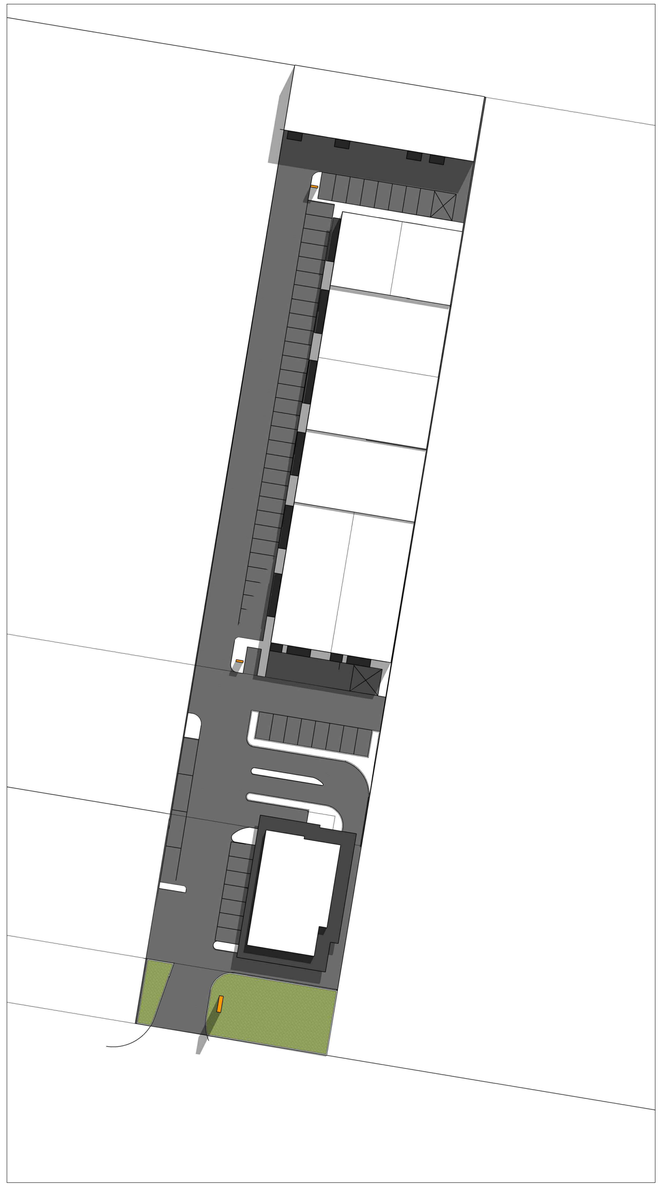
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Shadows - 9am - 22nd September



Shadows - 10am - 22nd September



Shadows - 11am - 22nd September

TP10

Town Planning Set

95 Murradoc Rd - Drysdale

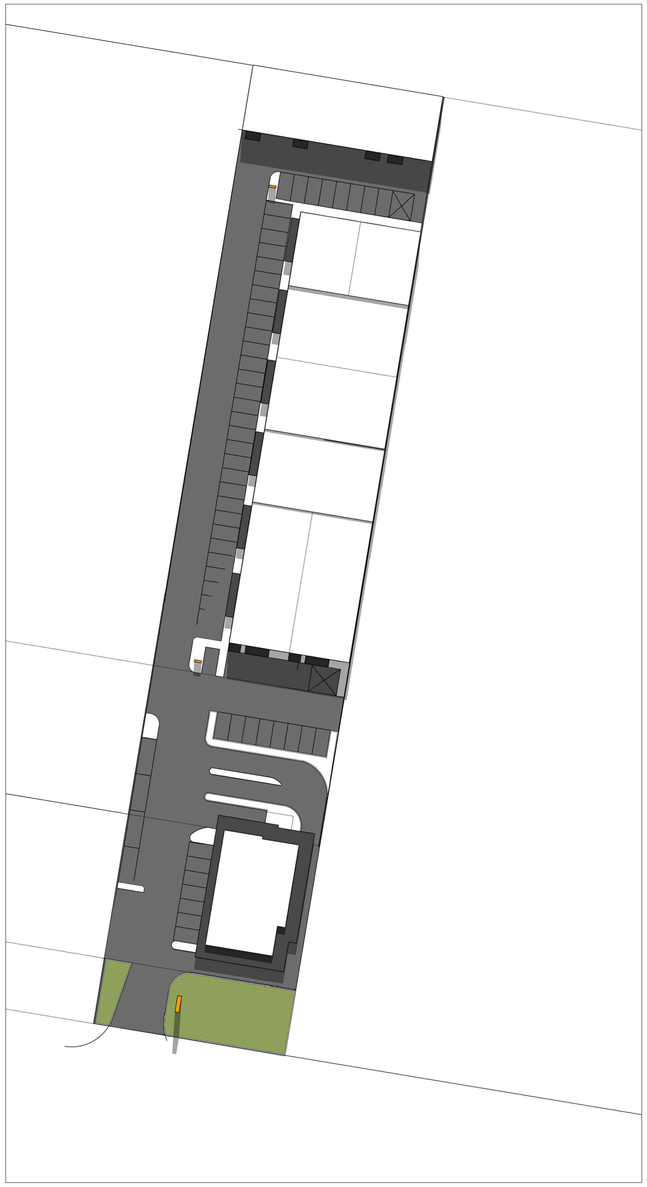
Shadows

22.06.2026

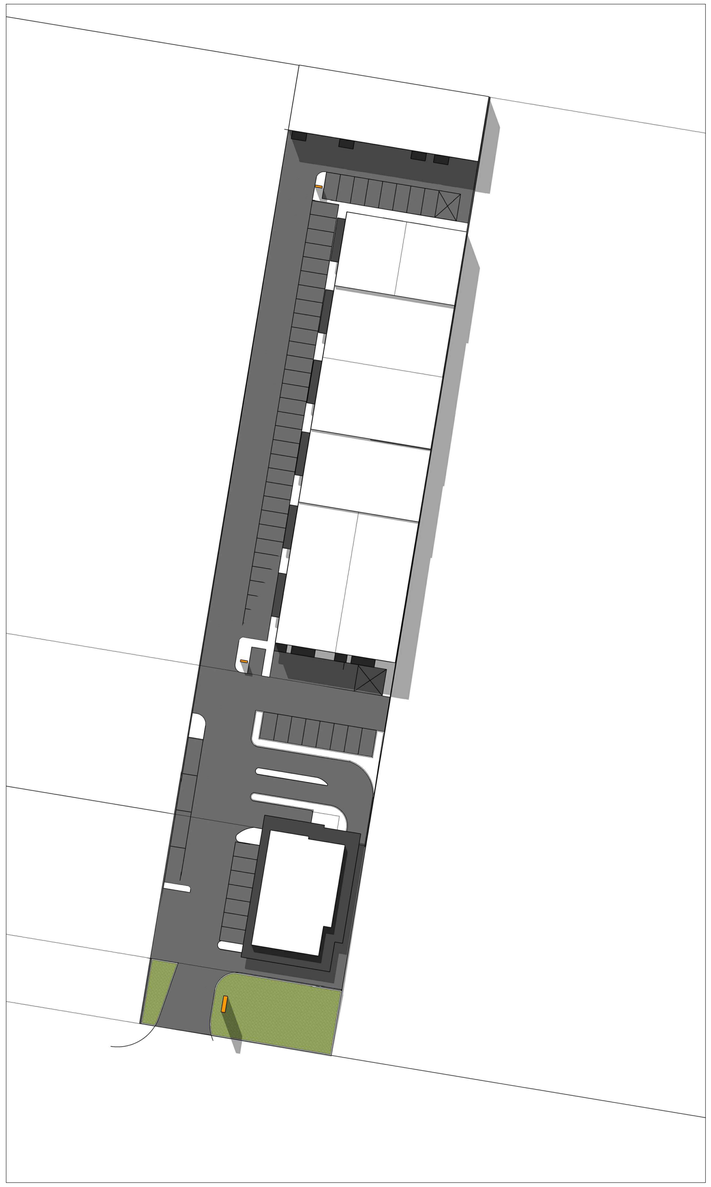
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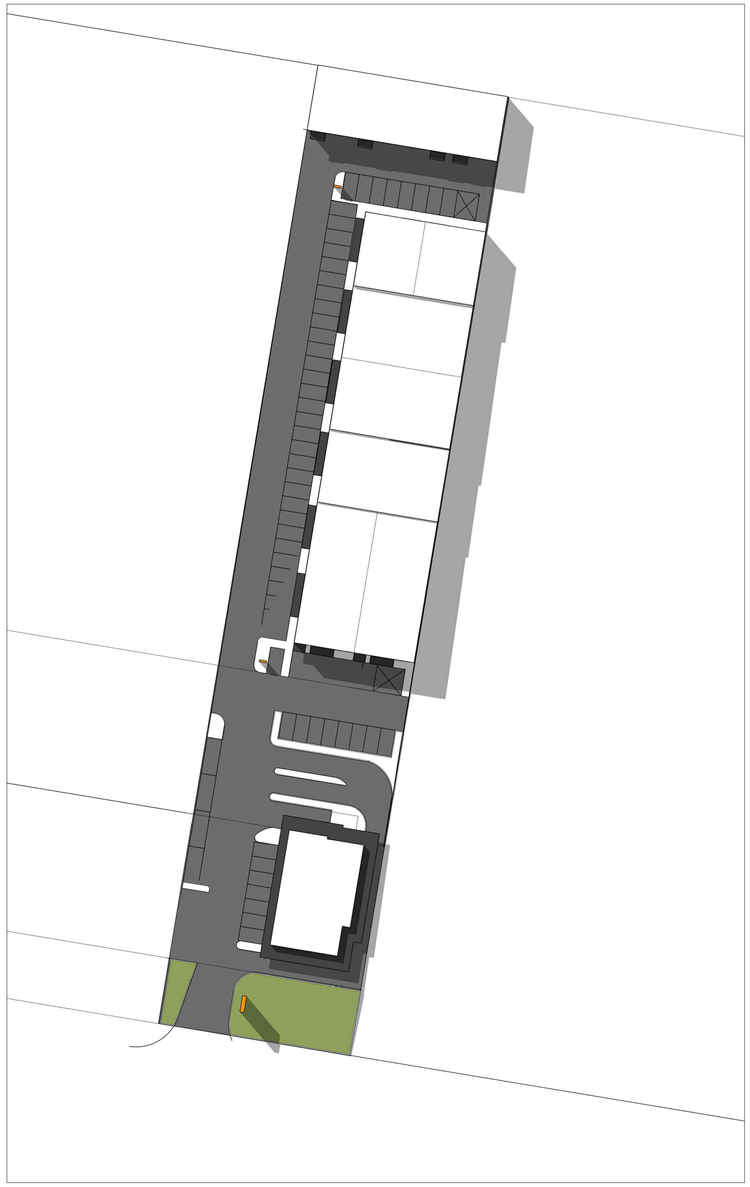
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Shadows - 12pm - 22nd September



Shadows - 1pm - 22nd September



Shadows - 2pm - 22nd September

TP11

Town Planning Set

95 Murradoc Rd - Drysdale

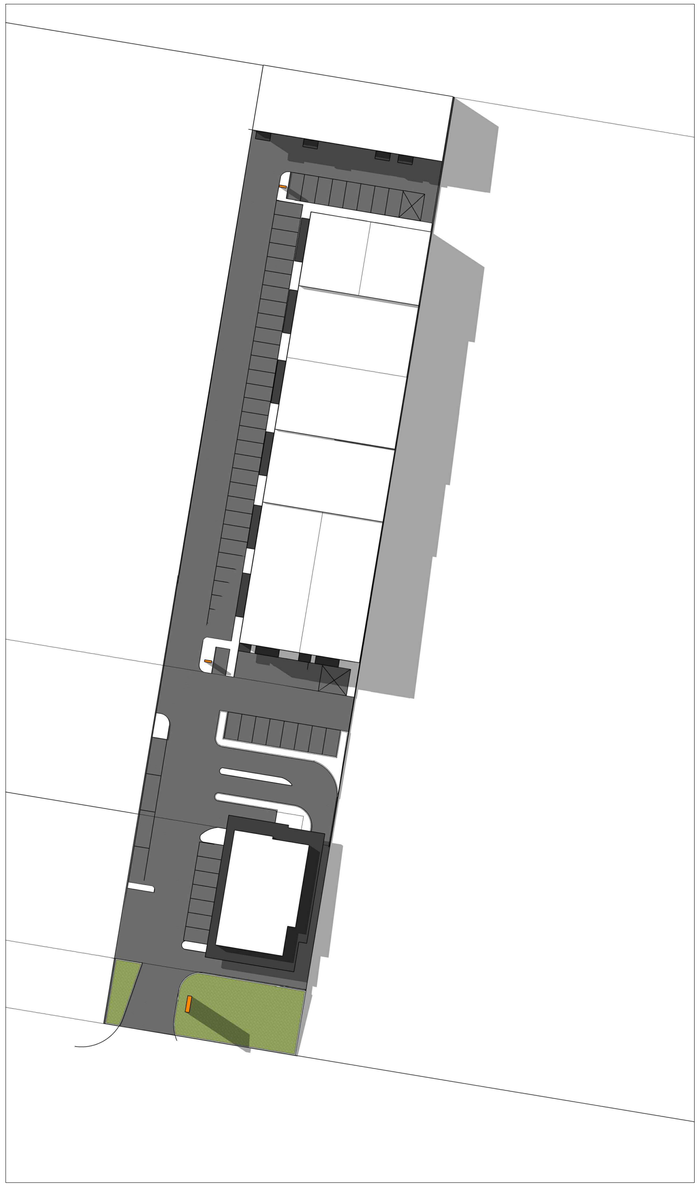
Shadows

22.06.2026

1:250

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Shadows - 3pm - 22nd September

TP12

Town Planning Set

95 Murradoc Rd - Drysdale

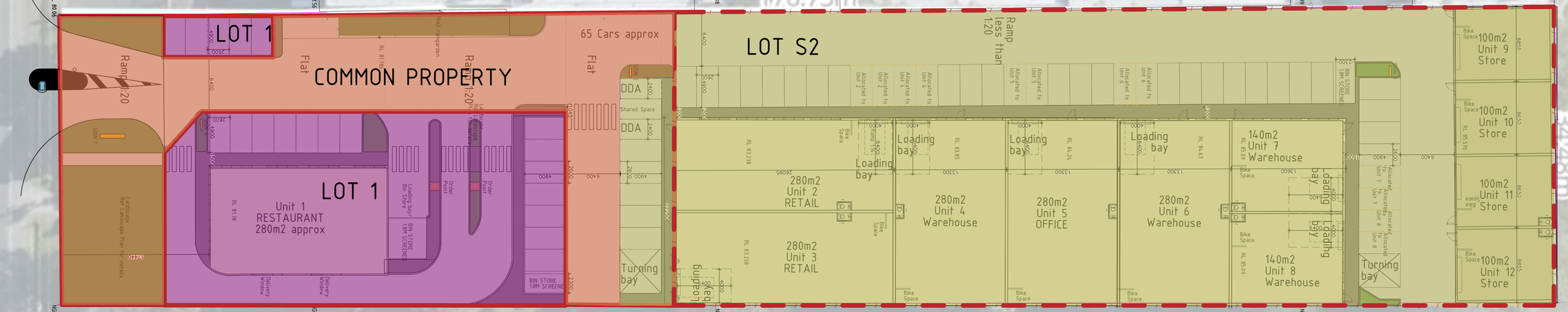
Shadows

22.06.2026

1:250

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Proposed Areas:	
Site Area:	6164m2
Site Coverage:	(40%) 2466m2

TP07a

Town Planning Set

95 Murradoc Rd - Drysdale

Indicative Subdivision Lots

22.06.2026

1:250 @ A1