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**SHEET 1: EXISTING CONDITIONS SITE PLAN**

**SHEET 2: PROPOSED SITE PLAN**

## SHEET 3: UPPER FLOOR PLAN

**SHEET 4: LOWER SITE PLAN**

**SHEET 5: ELEVATIONS**

**SHEET 6: ELEVATIONS**

**SHEET 7: SHED DETAILS**



**DRAWING NOTES:**

- A** : EXISTING OUT BUILDING TO REMAIN
- B** : EXISTING ROOF AREA TO BE REMOVED.
- C** : POSITION OF AN EXISTING STORAGE CONTAINER, TO BE REMOVED ON COMPLETION OF THE DWELLING.
- D** : POSITION OF AN EXISTING POLY WATER TANK TO BE RELOCATED TO THE NEW POSTION INDICATED.
- E** : POSITION OF COLOR BOND CFA WATER TANK WITH MIN. 10 000 L STATIC WATER SUPPLY.

**CONTOURS ARE A 500 MM INCREMENTS.**

**LAND DETAILS:**

**PLAN PC 355095 AREA: 2614 M2**

**MUNICIPALITY:**

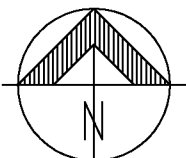
**WELLINGTON SHIRE COUNCIL**  
**PO BOX 506 SALE VIC 3850**  
**PHONE: 1300 366 244**  
**EMAIL: [enquireies@wellington.vic.gov.au](mailto:enquireies@wellington.vic.gov.au)**

**WATER:**

**SOUTHERN RURAL WATER**  
**PHONE: 1300 139 510**  
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## orientation

**SITE PLAN SCALE 1:400 ON A3 PAPER**

**PROPOSED RESIDENCE AND SHED AT 36-42 EDGEWATER DRIVE GOLDEN BEACH**

|                    |                   |              |          |                   |
|--------------------|-------------------|--------------|----------|-------------------|
| <b>PRELIMINARY</b> | <b>21-10-2025</b> | <b>SHEET</b> | <b>1</b> | <b>REF.02 463</b> |
|--------------------|-------------------|--------------|----------|-------------------|



PROJECT NOTES:

GREY TREE OUTLINES ARE THE POSITIONS OF EXISTING TREES THAT SHALL BE REMOVED FOR THE CONSTRUCTION OF THE PROPOSED WORKS.

CONNECT THE PROPOSED DWELLING TO AN APPROVED ALL WASTE EFFLUENT DISPOSAL SYSTEM IN ACCORDANCE WITH THE PERMIT TO BE ISSUED BY THE RESPONSIBLE AUTHORITY.

CONNECT THE PROPOSED RESIDENCE TO MAINS ELECTRICITY SUPPLY IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE SUPPLY AUTHORITY.

BROWN LINES INDICATE NEW AND RE-SHAPED EXTENT OF DRIVEWAY ACCESS TO THE PROPOSED HOME AND SHED.

AREAS:

LAND AREA: 2614.0 M2

HOUSE COVERAGE: 242.7 M2

SHED COVERAGE: 216.0 M2

TOTAL BUILDING COVERAGE: 458.7 M2 OR 17.5 %

HARD SURFACE AREAS: 378.8 M2

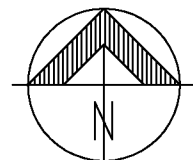
TOTAL IMPERVIOUS AREAS: 837.5 M2

GARDEN AREA: 1776.5 M2 OR 67.9 %

FORM 600 MM HIGH RETAINING WALL TO LEVEL THE AREA OF THE PROPOSED SHED.

REMOVE THE EXISTING TREE AS REQUIRED.

PROVIDE TWO NOM. 32000 L WATER TANKS TO THE POSITION INDICATED, DIRECT THE TANK OVER FLOW TO THE LEGAL POINT OF DISCHARGE.



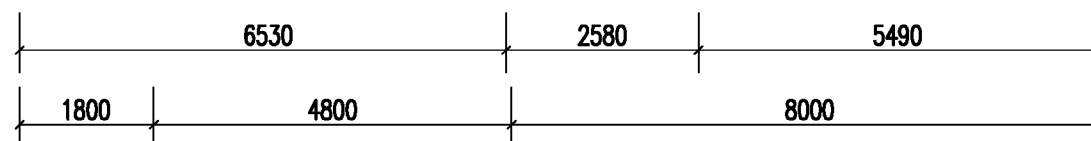
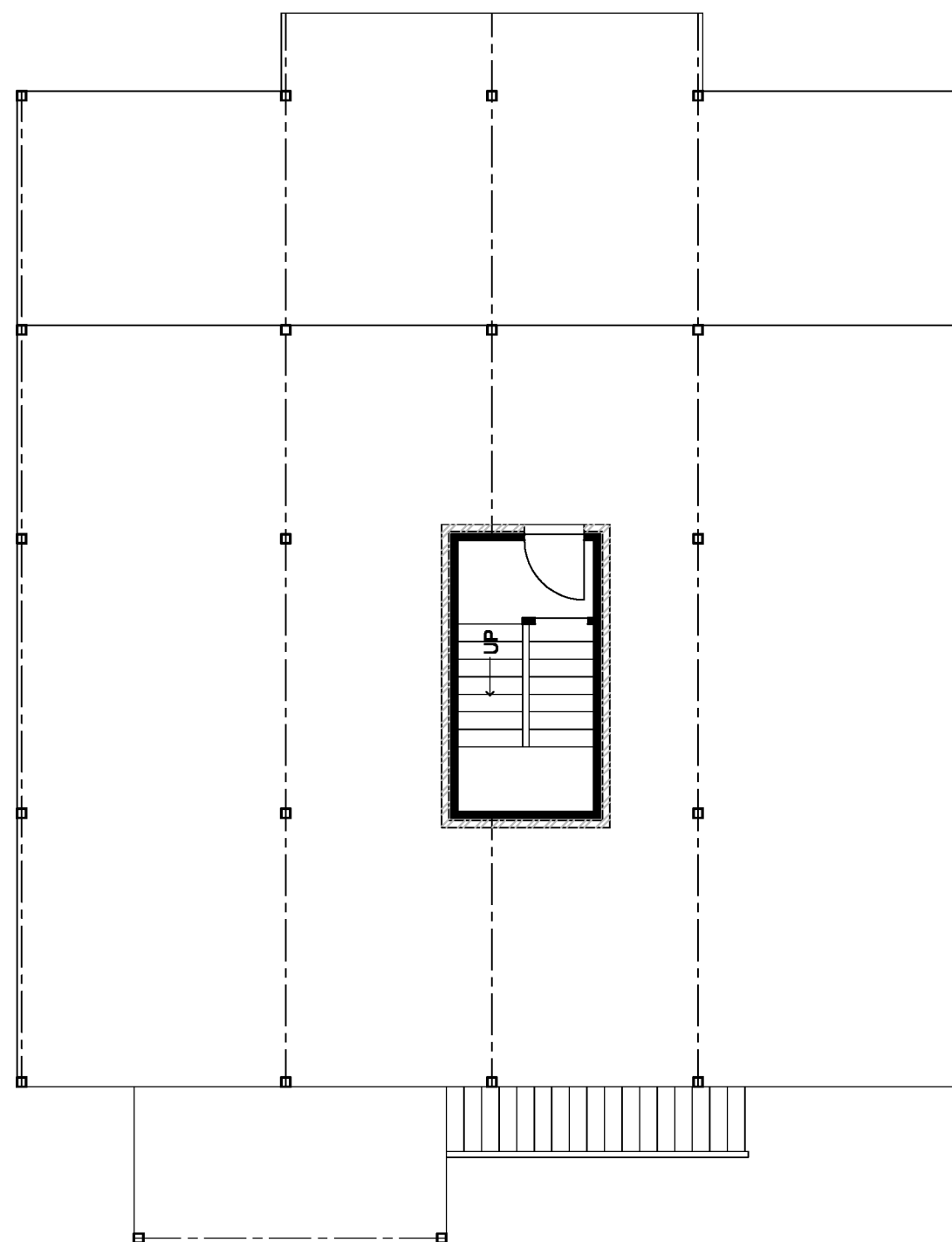
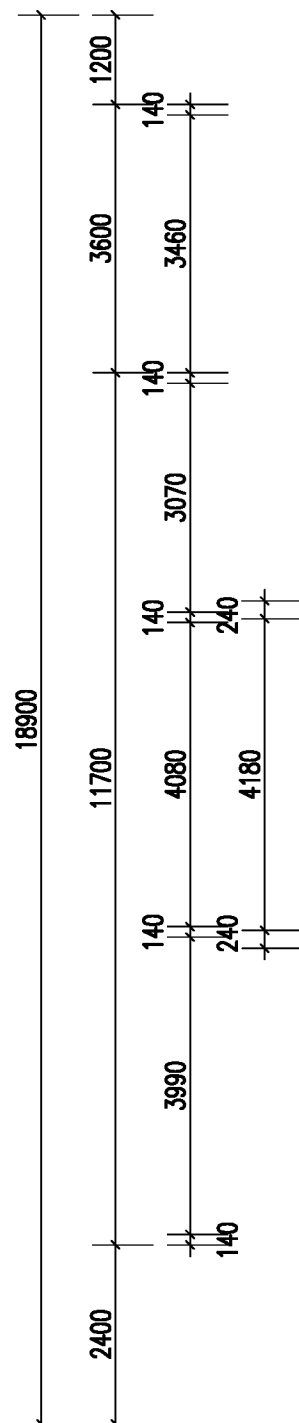
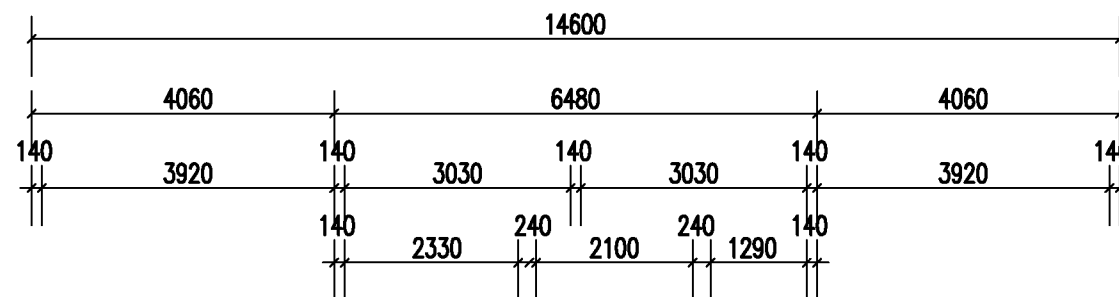
orientation

SITE PLAN SCALE 1:400 ON A3 PAPER

PROPOSED RESIDENCE AND SHED AT 36-42 EDGEWATER DRIVE GOLDEN BEACH

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# AREAS:

FLOOR AREA: 12.02 M2

# WINDOWS CODES:

WINDOW CODES ARE SHOWN HAS HEIGHT BY WIDTH WITH THE FIRST TWO FIGURES BEING HEIGHT AND THE SECOND TWO BEING WIDTH. IE: 0918 INDICATES A WINDOW 900H X 1800W  
ALL WINDOWS HAVE A NOM. 2100 MM HEAD HEIGHT UNLESS NOTED OTHERWISE.

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FLOOR PLAN SCALE 1:100 ON A3 PAPER

PROPOSED RESIDENCE AND SHED AT 36-42 EDGEWATER DRIVE GOLDEN BEACH

PRELIMINARY

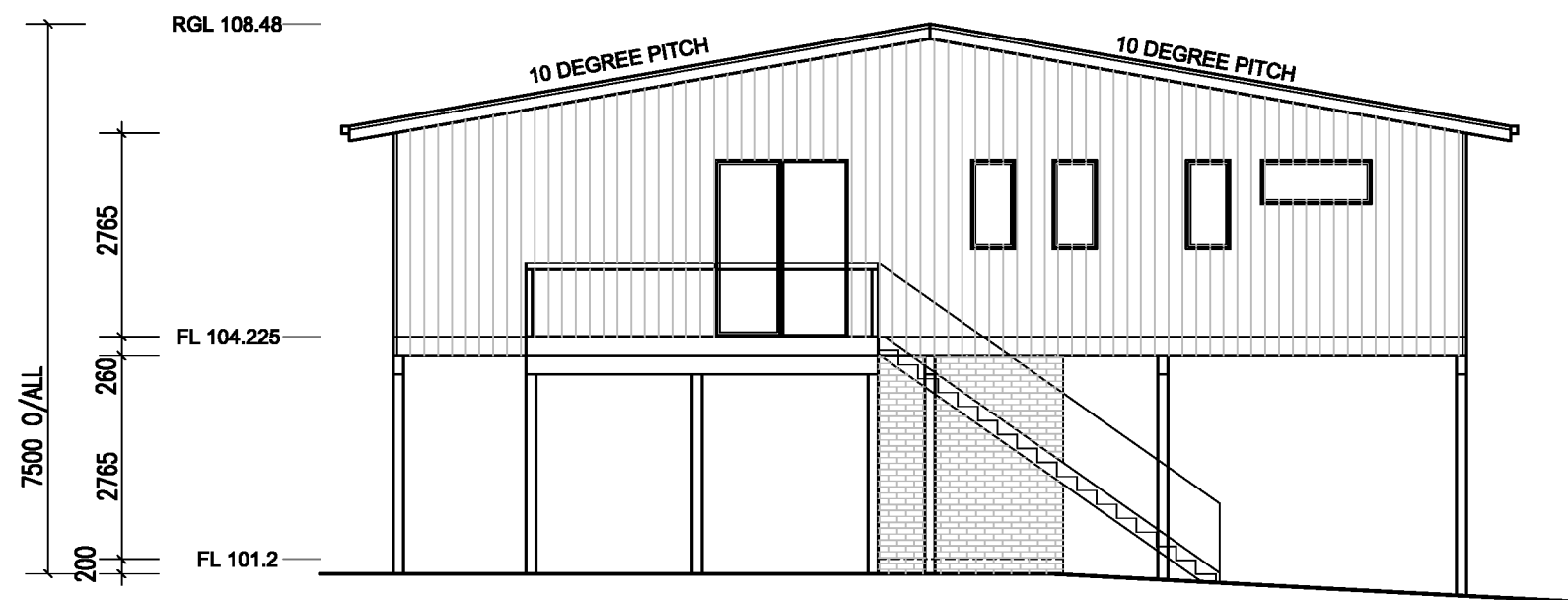
21-10-2025

SHEET

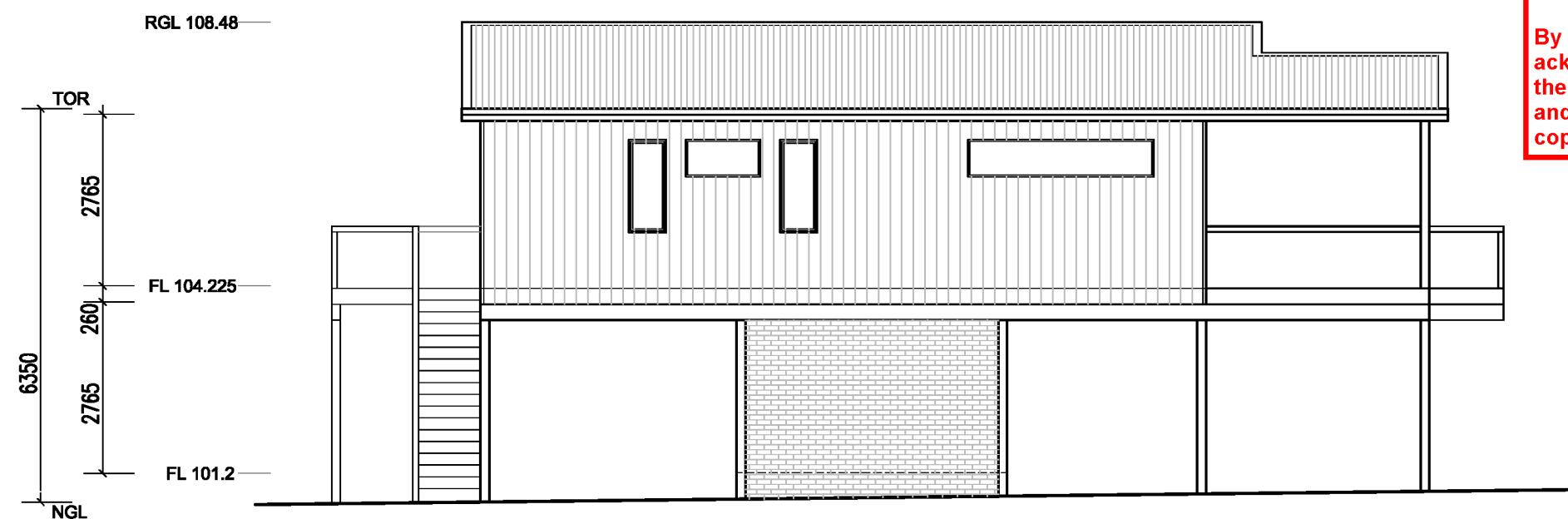
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REF. 02 463





SOUTH (BACK) ELEVATION



EAST (SIDE) ELEVATION

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ELEVATION NOTES:

[Pattern] : INDICATES COLOR BOND CORRUGATED CUSTOM ORB ROOFING AT 10 DEGREE PITCH. ALL ROOFING SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

COLOR: WOODLAND GREY

[Pattern] : INDICATES SELECTED COLOR BOND VERTICAL SEAM CLADDING SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

COLOR: WOODLAND GREY

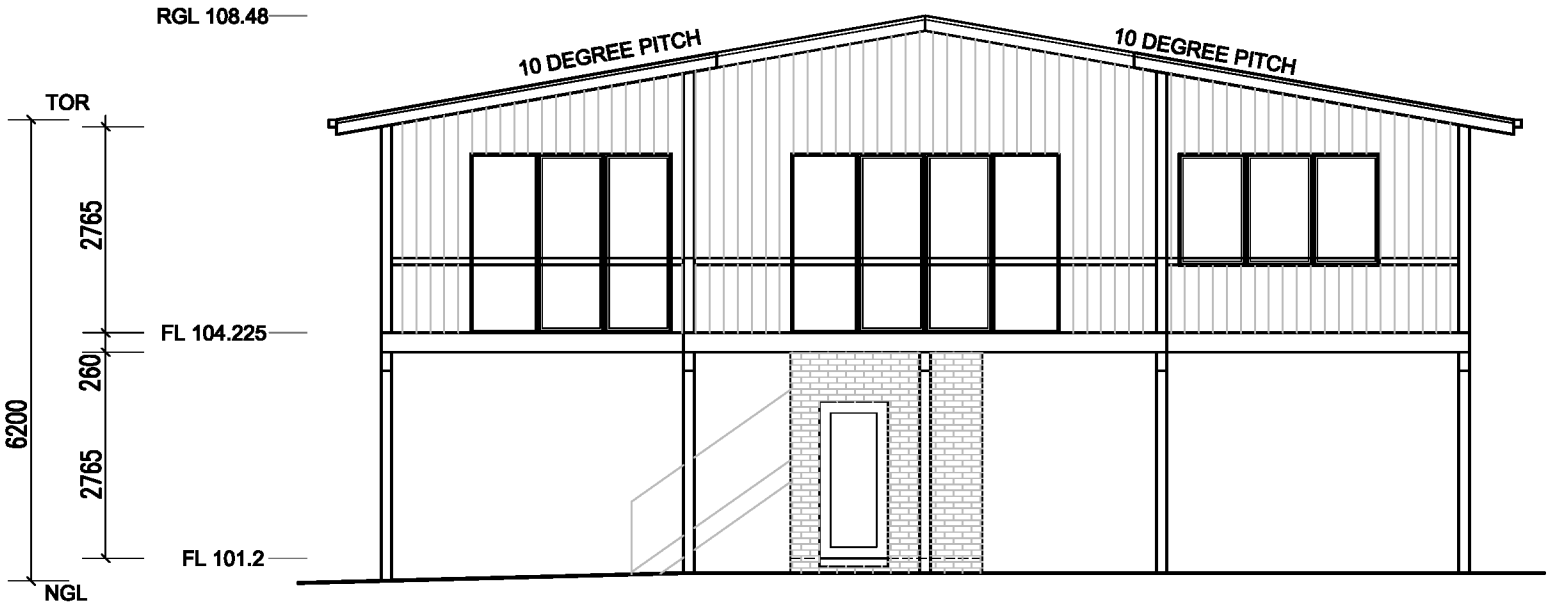
[Pattern] : INDICATES SELECTED FACE BRICKWORK.

COLOR: RED SECONDS

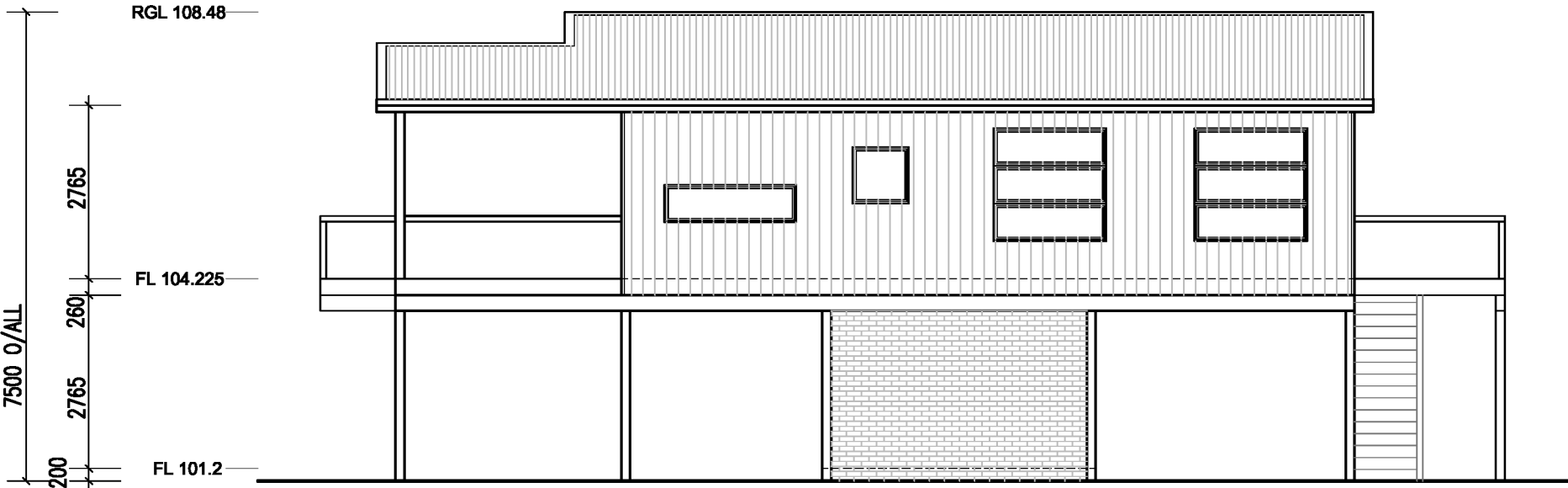
WINDOWS SHALL BE ALUMINIUM FRAMED WITH CLEAR DOUBLE GLAZING.

FRAME COLOR: MONUMENT

EAVE AND VERANDAH LINING SHALL BE MIN. 4.5 MM HARDIFLEX OR SIMILAR WITH SELECTED PAINT FINISH.



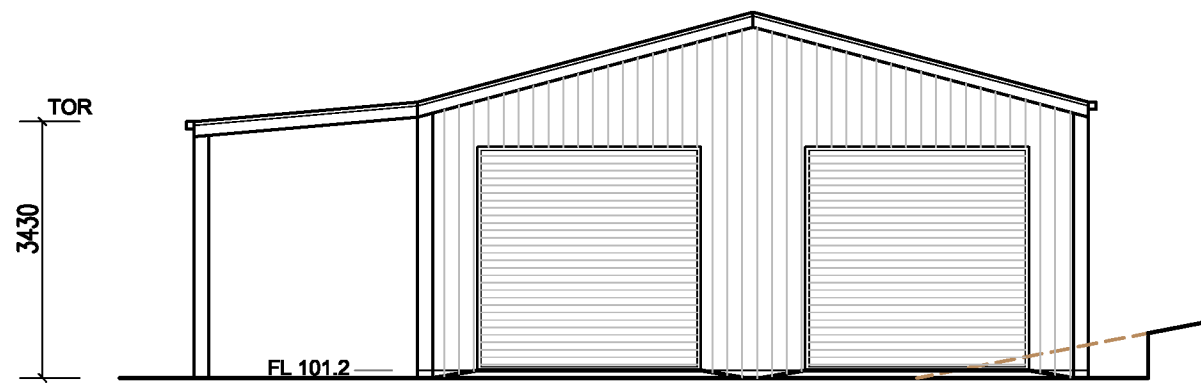
NORTH (FRONT) ELEVATION



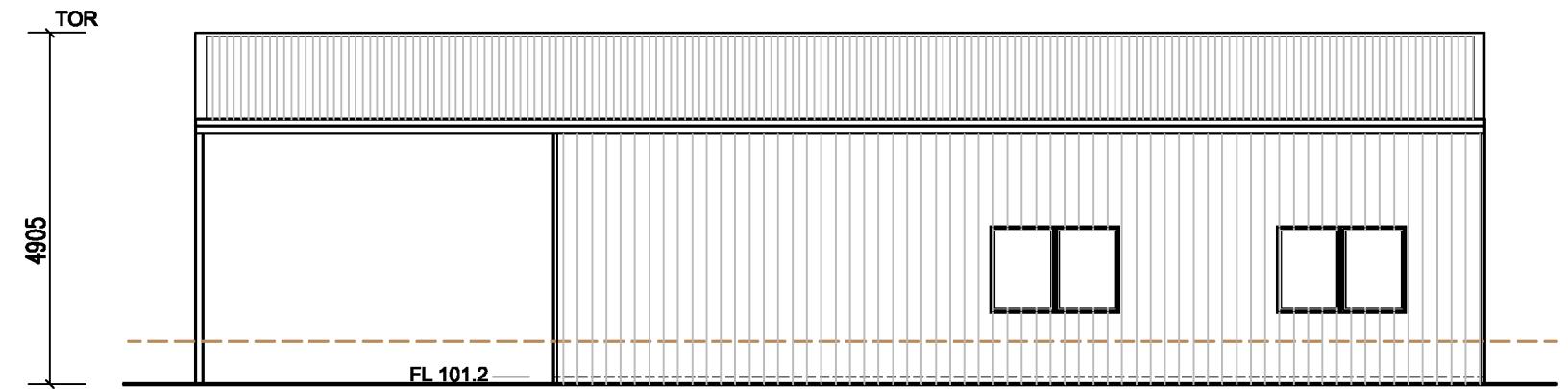
WEST (SIDE) ELEVATION

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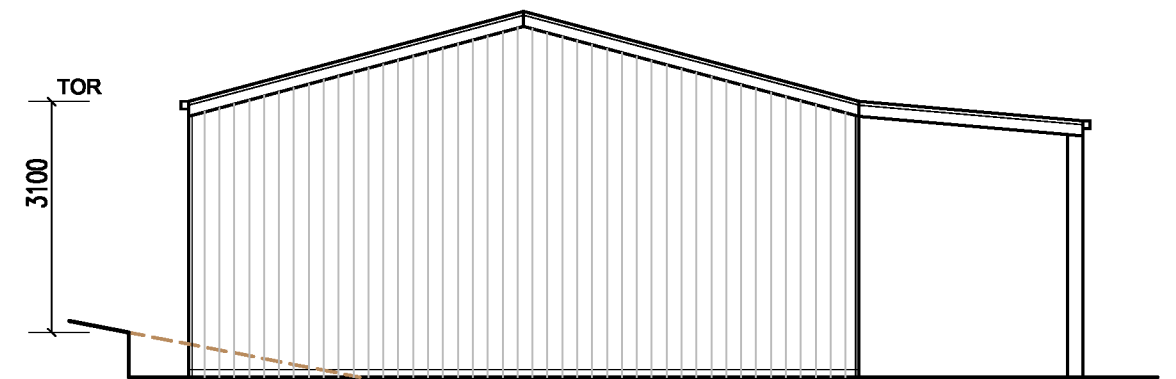
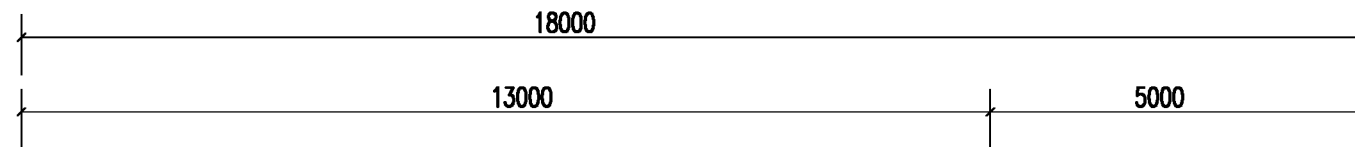


NORTH ELEVATION

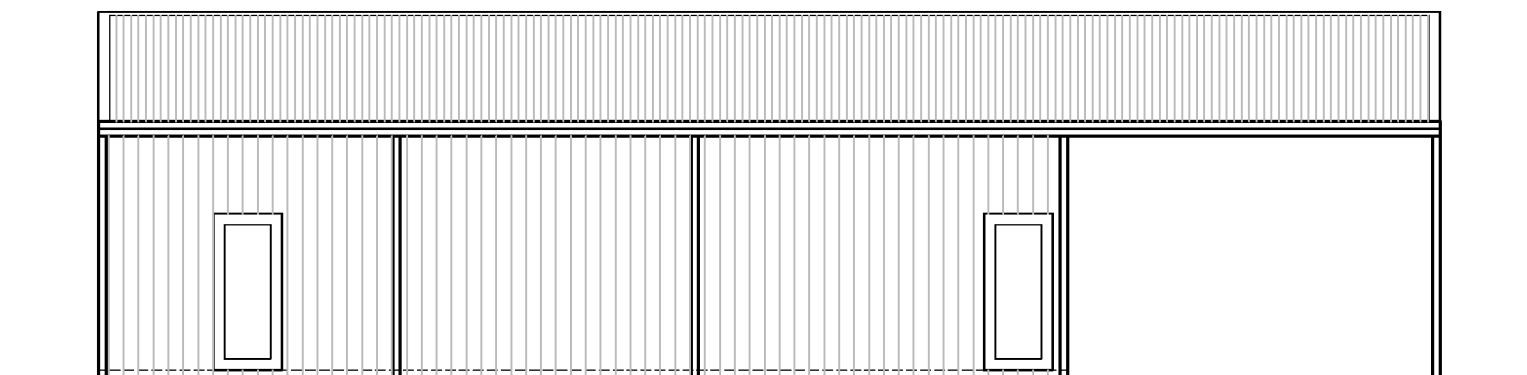
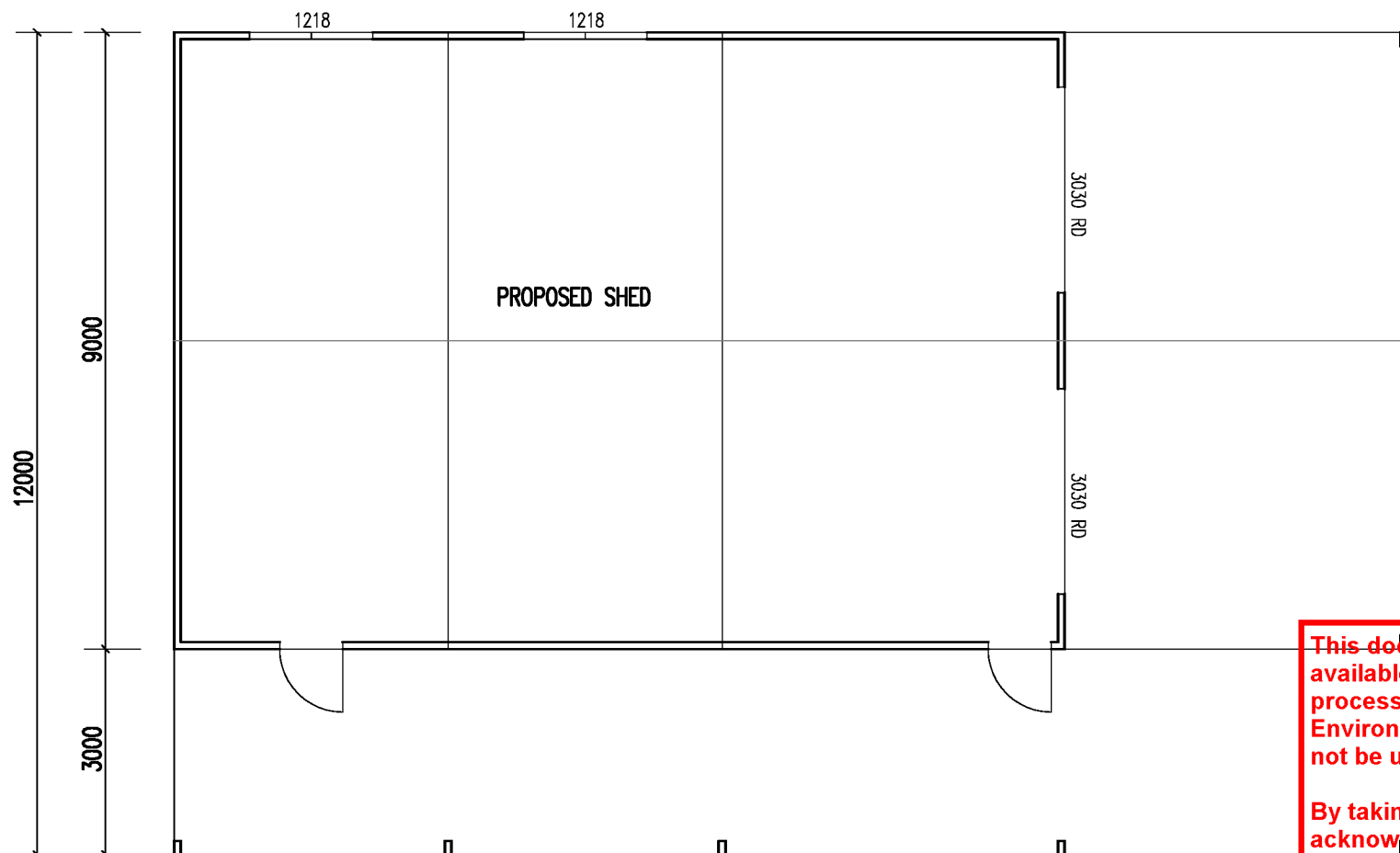


WEST ELEVATION

NOTE THAT ROOFING AND EXTERNAL CLADDING SHALL BE SELECTED COLORBOND. COLOR: WOODLAND GREY



SOUTH ELEVATION



EAST ELEVATION

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FLOOR PLAN  
SHED PLANS SCALE 1:100 ON A3 PAPER

PROPOSED RESIDENCE AND SHED AT 36-42 EDGEWATER DRIVE GOLDEN BEACH

PRELIMINARY 21-10-2025 SHEET 7 REF. 02 463