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Barkly Street

#91
Lansdowne St

#92
Barkly St

Common
Property
No.1
214m²

1
379m²

2
211m²

3
212m²

#89A
Lansdowne St

#85-87
Lansdowne St

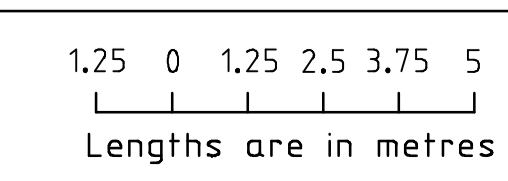
#88A
Barkly St

#88B
Barkly St

#88C
Barkly St

concrete
x-over

concrete
x-over



Notations

Date of Survey: 26/08/2025

Re-establishment datum vide PS849077D

See Certificate of Title for Easement details.

Total site area: 1016m²

 90 Barkly Street, Sale, 3850 Wellington Shire Council		
Plan No. 252763PR-2	Scale 1:125 - A1 1:250 - A3	Drawn 20/02/2026

Proposed Subdivision Plan

Parish of Sale
Township of Sale
Section: 42
Crown Allotment: 4 (Part)
Lot 1 on TP533597Y

Paracentroid (MGA2020) : E 506 630, N 5782 650

LPOD INFORMATION TO BE RECEIVED

SEWER TIE INFORMATION TO BE RECEIVED

BUSH FIRE ATTACK LEVEL

LEVEL OF BUSH FIRE ATTACK BAL - TBA

REFER TO BUSH FIRE ASSESSMENT REPORT & AS 3959 - 2018 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS & PLANNING FOR BUSH FIRE PROTECTION, 2018 (BFP)

(www.rfs.gov.au)

REFER TO SUPPLEMENTARY SHEET FOR APPLICABLE REQUIREMENTS

LOT 1 - SITE AREA		
NAME	AREA (m ²)	PERCENTAGE
CAR PARKING SPACE	21.00	5.54%
CONCRETE	50.10	13.23%
DRIVEWAY	10.50	2.77%
SITE COVERAGE	127.15	33.56%
TOTAL IMPERVIOUS	208.75	55.11%
SITE REMAINING	170.07	44.89%
TOTAL PERMEABLE	170.07	44.89%
TOTAL	378.81	100.00%

ALLOTMENT 378.81m²
- NO LESS THAN 25% MINIMUM GARDEN AREA - 94.70m²

LOT 2 - SITE AREA		
NAME	AREA (m ²)	PERCENTAGE
CONCRETE	2.03	0.96%
SITE COVERAGE	133.75	63.36%
TOTAL IMPERVIOUS	135.78	64.33%
GARDEN AREA	75.30	35.67%
TOTAL PERMEABLE	75.30	35.67%
TOTAL	211.09	100.00%

ALLOTMENT 211.09m²
- NO LESS THAN 25% MINIMUM GARDEN AREA - 52.77m²

LOT 3 - SITE AREA		
NAME	AREA (m ²)	PERCENTAGE
CONCRETE	2.03	0.96%
SITE COVERAGE	133.75	63.19%
TOTAL IMPERVIOUS	135.78	64.15%
GARDEN AREA	75.88	35.85%
TOTAL PERMEABLE	75.88	35.85%
TOTAL	211.66	100.00%

ALLOTMENT 211.66m²
- NO LESS THAN 25% MINIMUM GARDEN AREA - 52.92m²

STANDARD NOTES

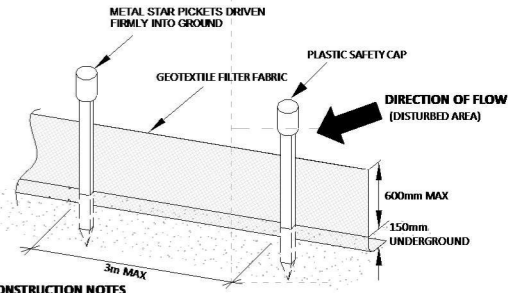
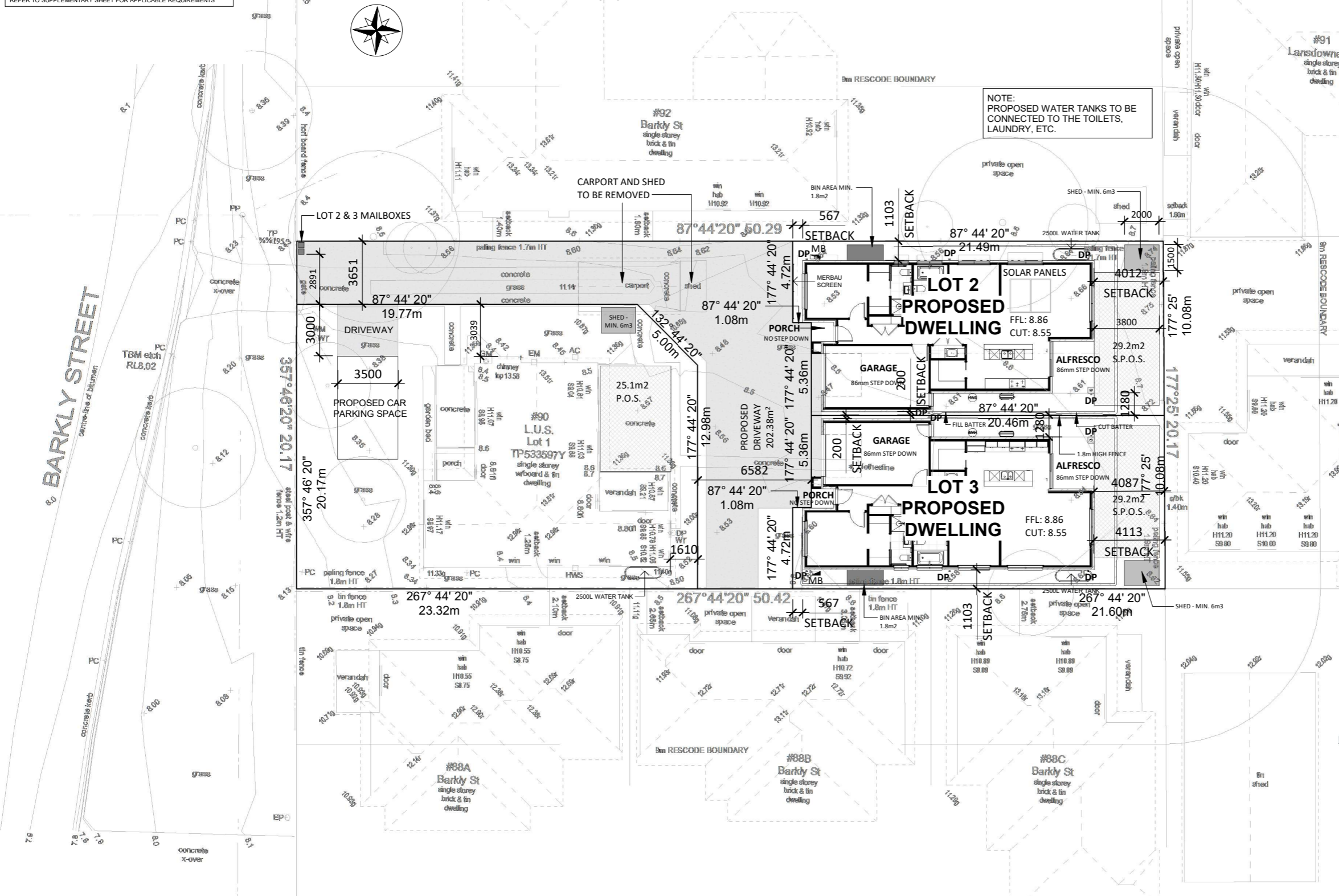
- ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
- ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
- WC DOORS TO COMPLY WITH NCC 2022 HOUSING PROVISIONS PART 10.4.2.
- ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS 10.2.
- ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
- 90mm PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
- BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
- REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
- ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
- SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.

GENERAL NOTE:

- ALL LEVELS SHOWN ARE NOMINAL
- FINAL LEVELS ARE TO BE DETERMINED ON-SITE TO BEST SUIT GRADE & FALLS

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- CONSTRUCTION NOTES**
- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO FOLLOW THE CONTOURS OF THE SITE.
 - DRIVE 1.5 METRE LONG POSTS INTO GROUND, MAXIMUM 3 METRES APART.
 - STAPLE TO 40 mm SQUARE HARDWOOD POSTS OR WIRE TIED TO STEEL POSTS.
 - DIG A 150 mm DEEP TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 - BACKFILL TRENCH OVER BASE OF FABRIC AND COMPACT ON BOTH SIDES.

SITE PLAN
ECLIPSE FACADE

01A

BUILDER:
Checker
Designer

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.
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REV:	DESCRIPTION:	INITIAL:	DATE:



JOB ADDRESS:
LOT 2, 90 BARKLY STREET SALE, VIC 3850

DRAWN BY: NARKIAN

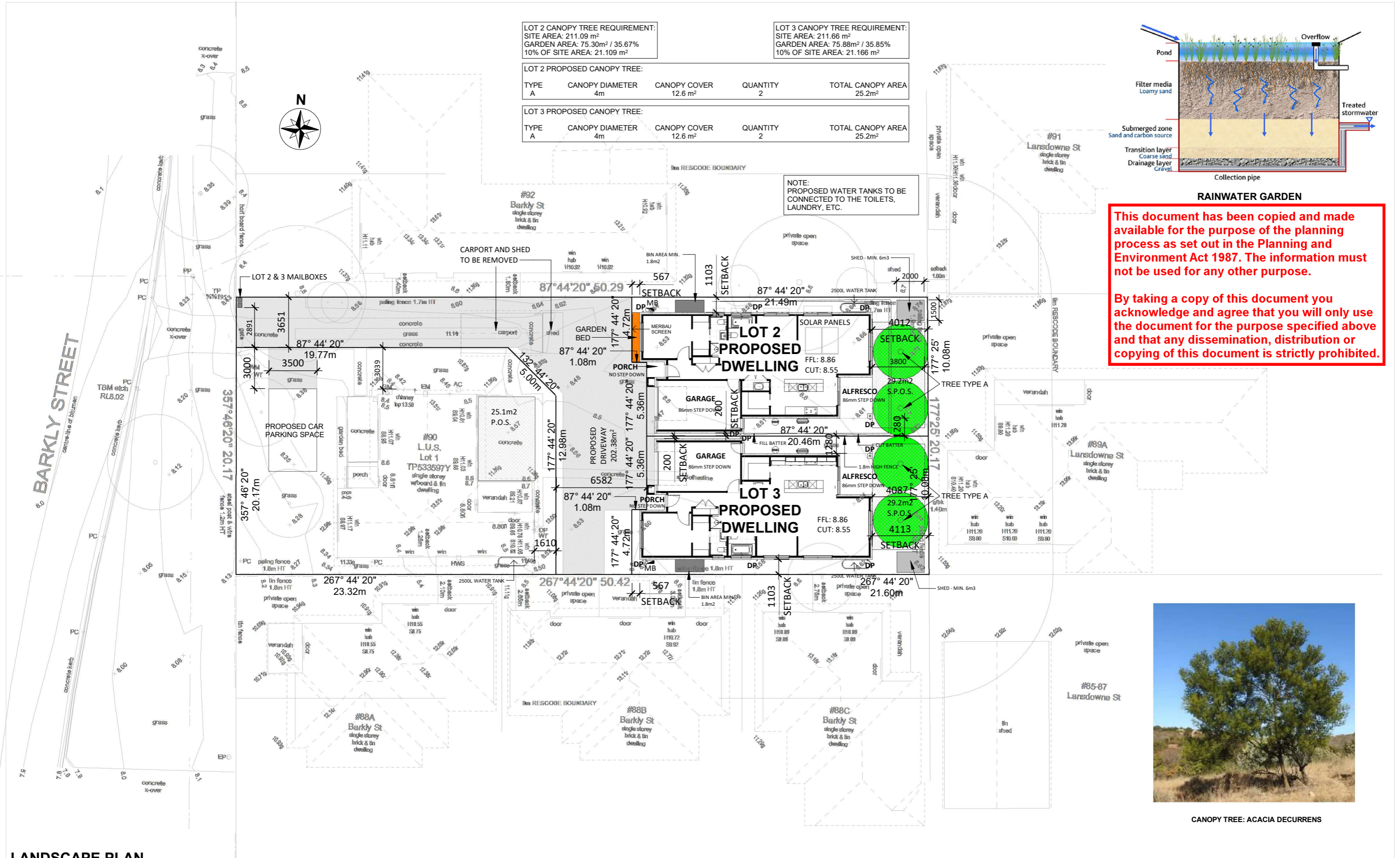
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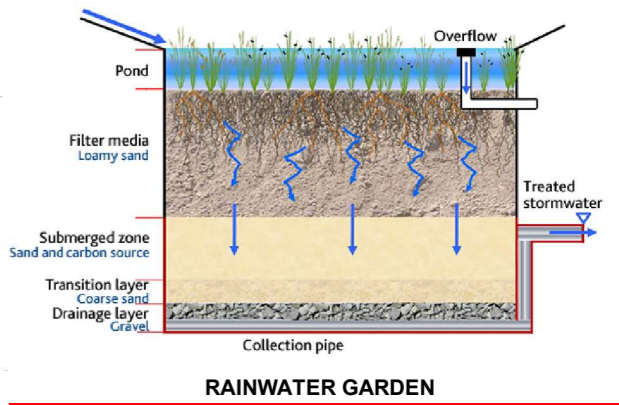
OWNER:
BEN WALLACE

DESIGN NAME: MARLEY 132

PROJECT No: WALLACE



LOT 2 CANOPY TREE REQUIREMENT: SITE AREA: 211.09 m ² GARDEN AREA: 75.30m ² / 35.67% 10% OF SITE AREA: 21.109 m ²				
LOT 3 CANOPY TREE REQUIREMENT: SITE AREA: 211.66 m ² GARDEN AREA: 75.88m ² / 35.85% 10% OF SITE AREA: 21.166 m ²				
LOT 2 PROPOSED CANOPY TREE:				
TYPE	CANOPY DIAMETER	CANOPY COVER	QUANTITY	TOTAL CANOPY AREA
A	4m	12.6 m ²	2	25.2m ²
LOT 3 PROPOSED CANOPY TREE:				
TYPE	CANOPY DIAMETER	CANOPY COVER	QUANTITY	TOTAL CANOPY AREA
A	4m	12.6 m ²	2	25.2m ²



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CANOPY TREE: ACACIA DECURRENS

LANDSCAPE PLAN

ECLIPSE FACADE

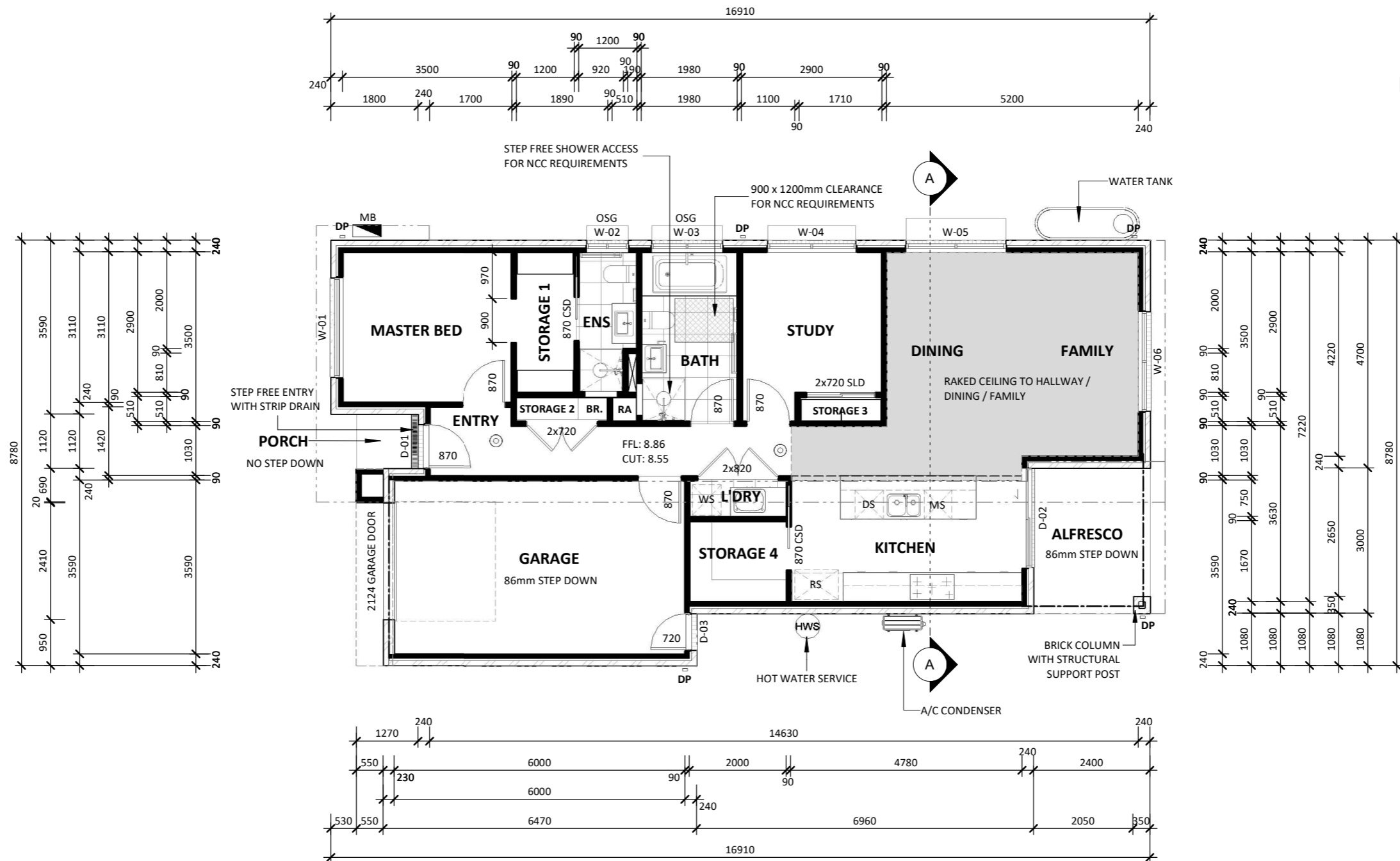
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	Checker Designer					

	JOB ADDRESS:	LOT 2, 90 BARKLY STREET SALE, VIC 3850	OWNER:	BEN WALLACE	
	DRAWN BY:	NARKIAN	DESIGN NAME:	MARLEY 132	
DATE:	21-04-26 4:43:19 PM	SHEET:	01B	PROJECT No:	WALLACE
SCALE:	As indicated	REV:	-		

ALL EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

ALL FIXTURES AND FITTINGS USED THROUGHOUT THIS SET OF DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO RELEVANT CURRENT SPECIFICATION DOCUMENT FOR ALL STANDARD INCLUSIONS

A B C
D
ELEVATION



- MS MICROWAVE SPACE
- DS DISHWASHER SPACE
- RS REFRIGERATOR SPACE
- WS WASHING MACHINE SPACE
- OSG OBSCURE SAFETY GLASS
- 230mm BULKHEAD
- CUPBOARD OVERHEAD
- CUPBOARD UNDERNEATH
- ROOF LINE ABOVE
- STRUCTURAL BEAM

INTERNAL STORAGE				
	WIDTH	HEIGHT	DEPTH	STORAGE m ³
STORAGE 1	2.88	2.4	1.18	8.16
STORAGE 2	1.87	2.4	0.49	2.2
STORAGE 3	1.69	2.4	0.49	2.0
STORAGE 4	1.65	2.4	1.98	7.84
TOTAL				20.2

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




FLOOR AREA (m ²)	
PORCH	1.80
RESIDENCE	99.71
ALFRESCO	7.20
GARAGE	25.06
TOTAL	133.76

FLOOR PLAN
ECLIPSE FACADE

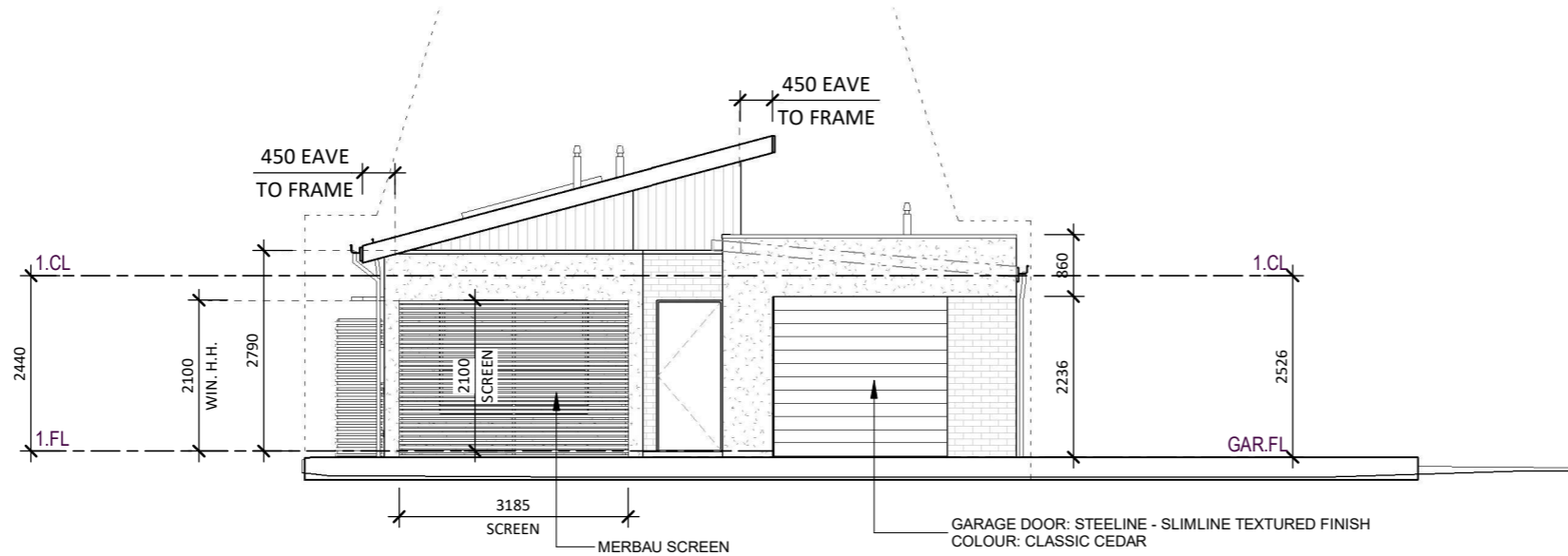
02A	BUILDER: Checker	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. ALL WRITTEN DIMENSIONS IN THIS DRAWING ARE NOMINAL ONLY.	REV:	DESCRIPTION:	INITIAL:	DATE:		JOB ADDRESS: LOT 2, 90 BARKLY STREET SALE, VIC 3850	OWNER: BEN WALLACE
	Designer		DRAWN BY: NARKIAN	DESIGN NAME: MARLEY 132					
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LEGEND

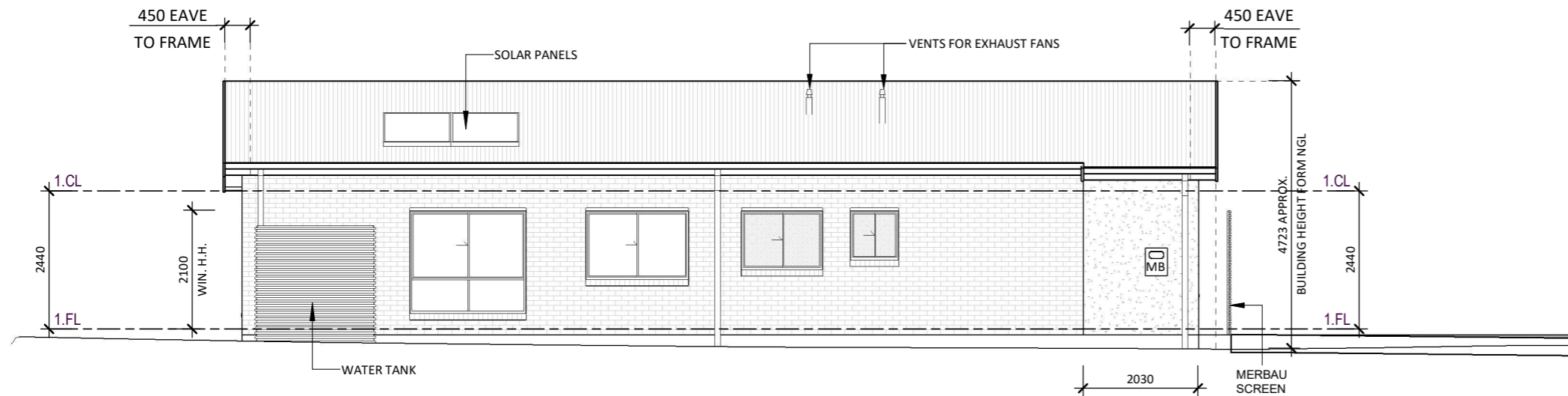
REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS

-  SELECTED FACE BRICK
-  SELECTED COLORBOND ROOF
-  SCYON AXON 133
-  RENDERED FINISH
-  OBSCURE GLAZING











- FRONT ENTRY DOOR TO FACADE SPECIFICATION
- GARAGE DOOR TO STANDARD INCLUSIONS
- IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
- SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
- SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
- BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
- COLORBOND FASCIA & GUTTER



ELEVATION A
ECLIPSE FACADE



ELEVATION B
ECLIPSE FACADE



EXTERNAL		
	VIC & TAS- Bricks	Urban Essence - Storm PGH Bricks Builder: white mortar rolled
	Render Colour	Colorbond - Basalt Haymes 7118
	Cladding Colour	Colorbond - Surfist Haymes 5066
	Windows	Monument Dowell Windows
	Security Screens & Flyscreens	Monument Dowell Windows
	Meterbox	Colorbond - Monument Haymes 5061
ROOFING		
	Metal Roof	Monument Colorbond
	Fascia	Monument Colorbond
	Gutter	Monument Colorbond
	Downpipes	Monument Colorbond

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




450mm EAVE OVERHANG FROM OUTSIDE OF STRUCTURAL FRAME TO FIRST FLOOR ONLY

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

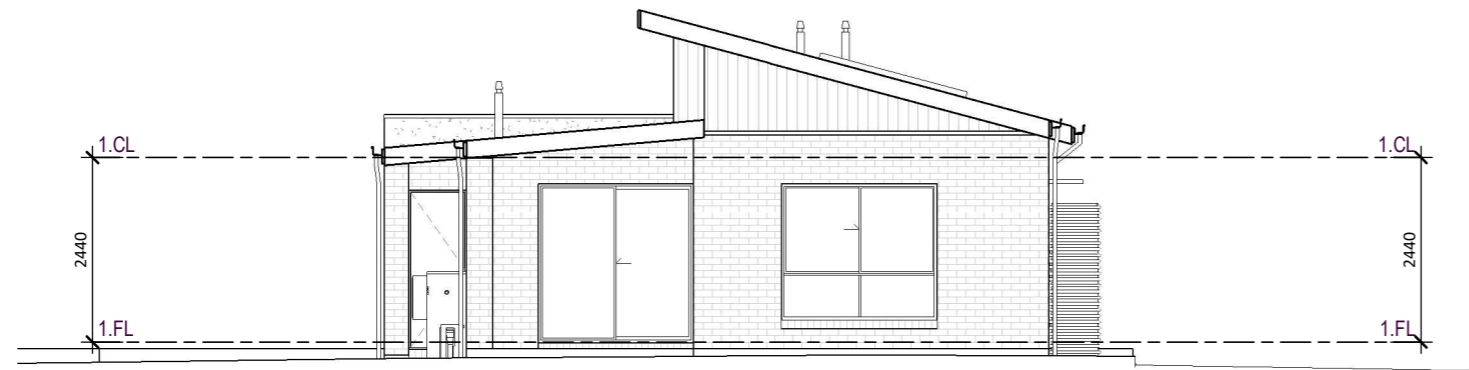
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						DRAWN BY: NARKIAN		DESIGN NAME: MARLEY 132	
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						SCALE: As indicated		REV: -	

LEGEND

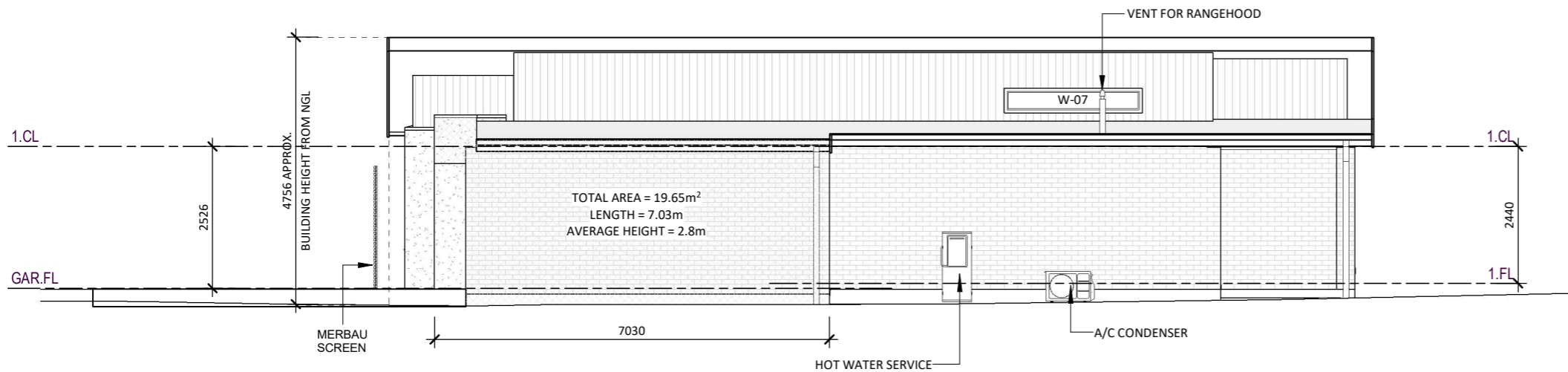
REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS

-  SELECTED FACE BRICK
-  SELECTED COLORBOND ROOF
-  SCYON AXON 133
-  RENDERED FINISH
-  OBSCURE GLAZING











- FRONT ENTRY DOOR TO FACADE SPECIFICATION
- GARAGE DOOR TO STANDARD INCLUSIONS
- IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
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- SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
- BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
- COLORBOND FASCIA & GUTTER



ELEVATION C
ECLIPSE FACADE



ELEVATION D
ECLIPSE FACADE



EXTERNAL	
	VIC & TAS- Bricks Urban Essence - Storm PGH Bricks Builder: white mortar rolled
	Render Colour Colorbond - Basalt Haymes 7118
	Cladding Colour Colorbond - Surfmist Haymes 5066
	Windows Monument Dowell Windows
	Security Screens & Flyscreens Monument Dowell Windows
	Meterbox Colorbond - Monument Haymes 5061
ROOFING	
	Metal Roof Monument Colorbond
	Fascia Monument Colorbond
	Gutter Monument Colorbond
	Downpipes Monument Colorbond

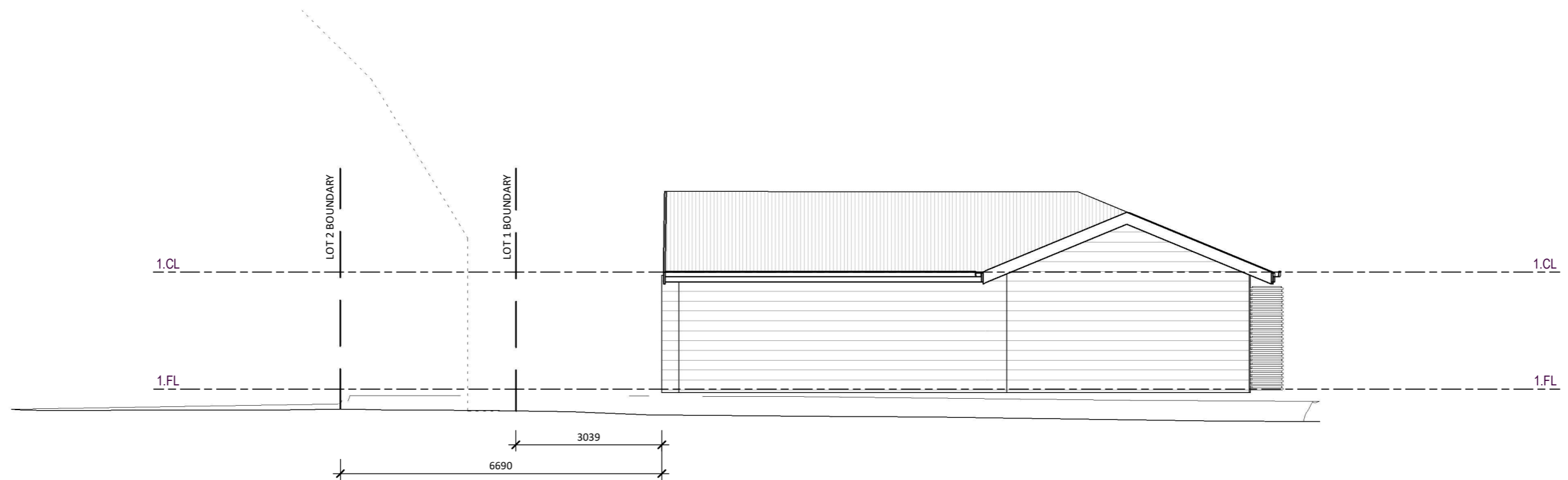
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450mm EAVE OVERHANG FROM OUTSIDE OF STRUCTURAL FRAME TO FIRST FLOOR ONLY

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

03B	BUILDER: Checker	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. ALL WRITTEN DIMENSIONS IN THIS DRAWING ARE NOMINAL ONLY.	REV:	DESCRIPTION:	INITIAL:	DATE:	 	JOB ADDRESS: LOT 2, 90 BARKLY STREET SALE, VIC 3850	OWNER: BEN WALLACE
	Designer		DRAWN BY: NARKIAN	21-04-26 4:43:28 PM	SHEET: 03B	REVISIONS:		DESIGN NAME: MARLEY 132	
	SCALE: As indicated		REV: -	PROJECT No: WALLACE					



EXISTING HOUSE ELEVATION A

SCALE - 1 : 100

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03C

BUILDER:
Checker
Designer

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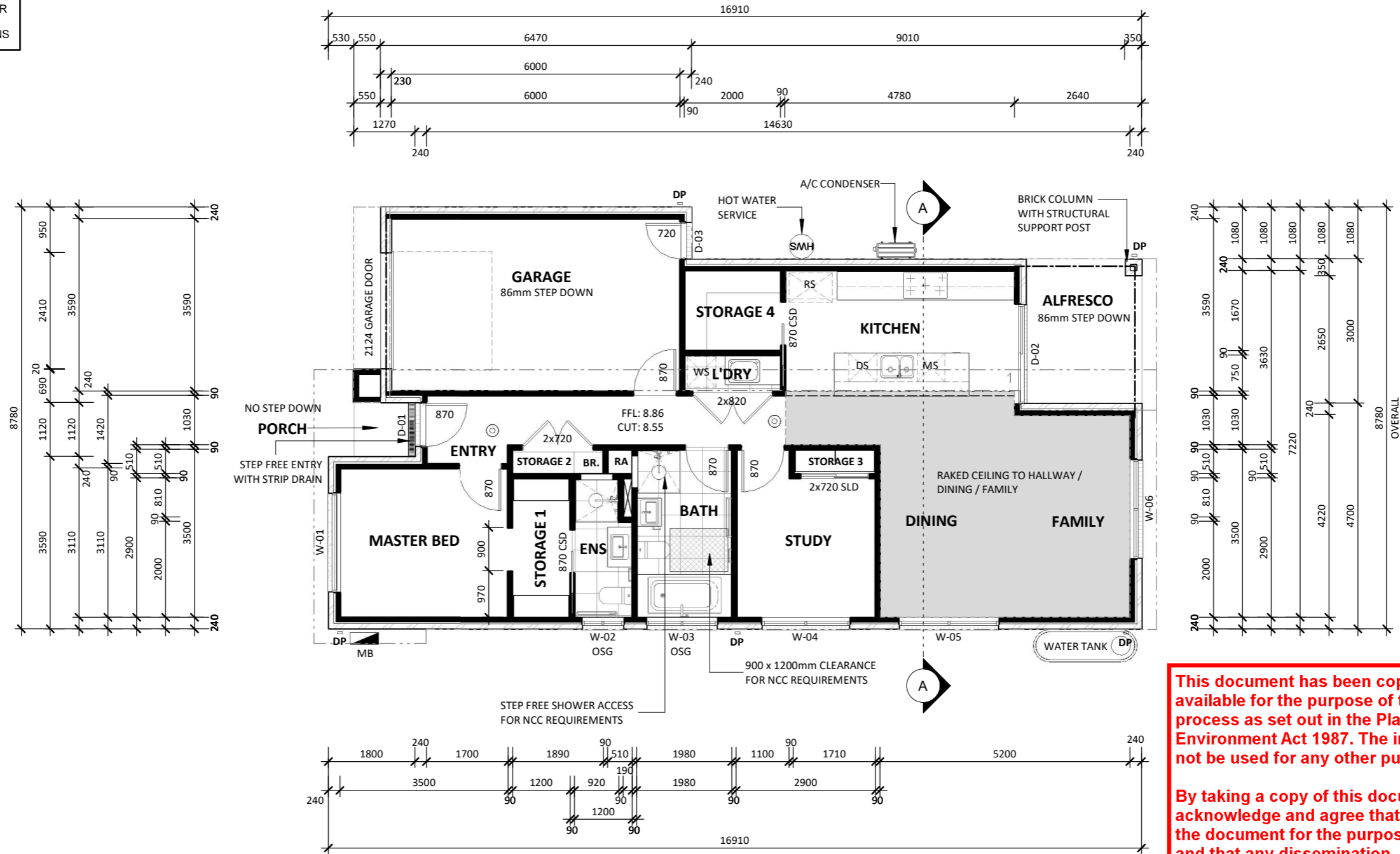
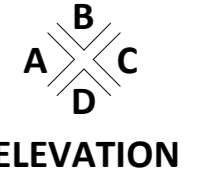


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SHEET: 03C	SCALE: 1 : 100
REV: -	

OWNER: BEN WALLACE
DESIGN NAME: MARLEY 132
PROJECT No: WALLACE

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- MS MICROWAVE SPACE
- DS DISHWASHER SPACE
- RS REFRIGERATOR SPACE
- WS WASHING MACHINE SPACE
- OSG OBSCURE SAFETY GLASS
- 230mm BULKHEAD
- CUPBOARD OVERHEAD
- CUPBOARD UNDERNEATH
- ROOF LINE ABOVE
- STRUCTURAL BEAM

INTERNAL STORAGE				
	WIDTH	HEIGHT	DEPTH	STORAGE m ³
STORAGE 1	2.88	2.4	1.18	8.16
STORAGE 2	1.87	2.4	0.49	2.2
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




FLOOR AREA (m ²)	
PORCH	1.80
RESIDENCE	99.71
GARAGE	25.06
ALFRESCO	7.20
TOTAL	133.76

FLOOR PLAN
ECLIPSE FACADE

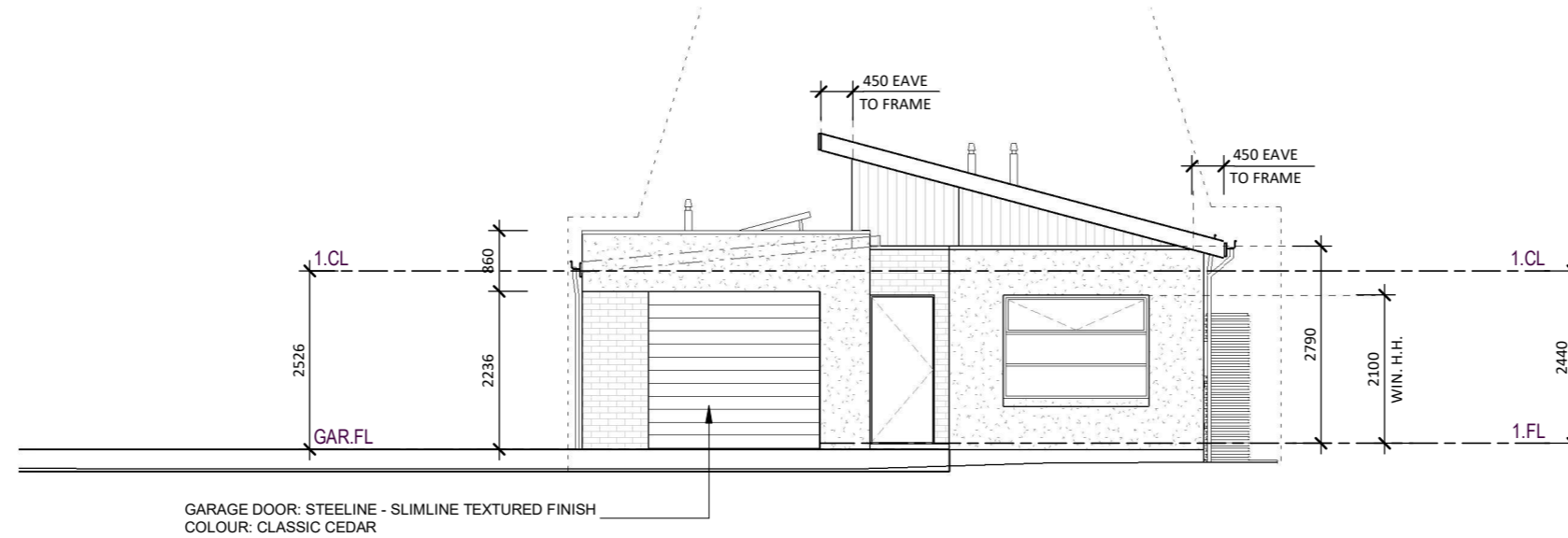
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	02-03-26 10:22:44 AM		SHEET: 02A	PROJECT No: 00-000					
SCALE: 1 : 100		REV: -							

LEGEND

REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS

-  SELECTED FACE BRICK
-  SELECTED COLORBOND ROOF
-  SCYON AXON 133
-  RENDERED FINISH
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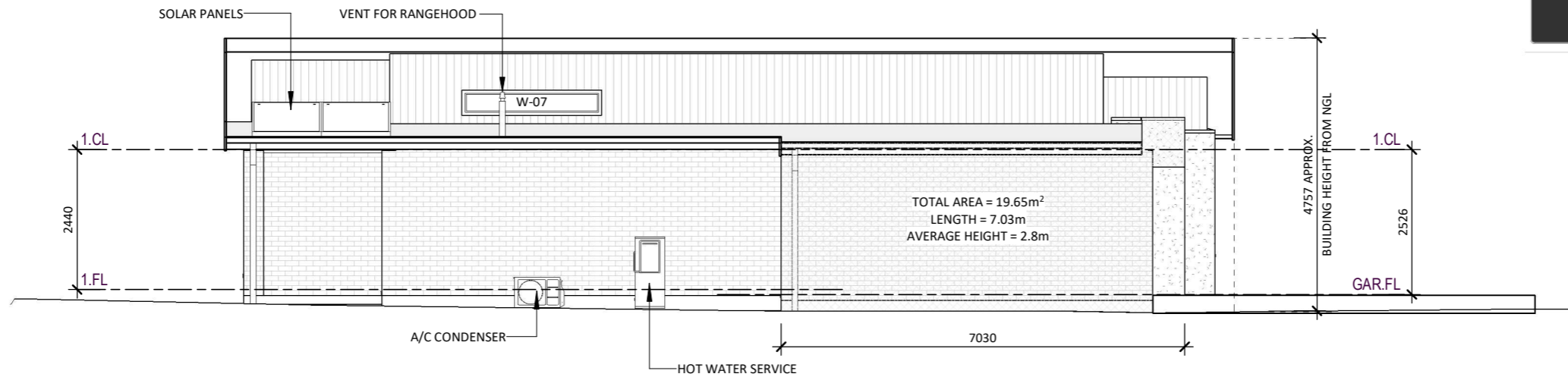
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- GARAGE DOOR TO STANDARD INCLUSIONS
- IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
- SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
- SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
- BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
- COLORBOND FASCIA & GUTTER













ELEVATION A
ECLIPSE FACADE

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ELEVATION B
ECLIPSE FACADE

EXTERNAL	
	Urban Essence - Storm PGH Bricks Builder: white mortar rolled
	Colorbond - Basalt Haymes 7118
	Colorbond - Surfist Haymes 5066
	Monument Dowell Windows
	Monument Dowell Windows
	Colorbond - Monument Haymes 5061
ROOFING	
	Monument Colorbond
	Monument Colorbond
	Monument Colorbond
	Monument Colorbond






450mm EAVE OVERHANG FROM OUTSIDE OF STRUCTURAL FRAME TO FIRST FLOOR ONLY

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

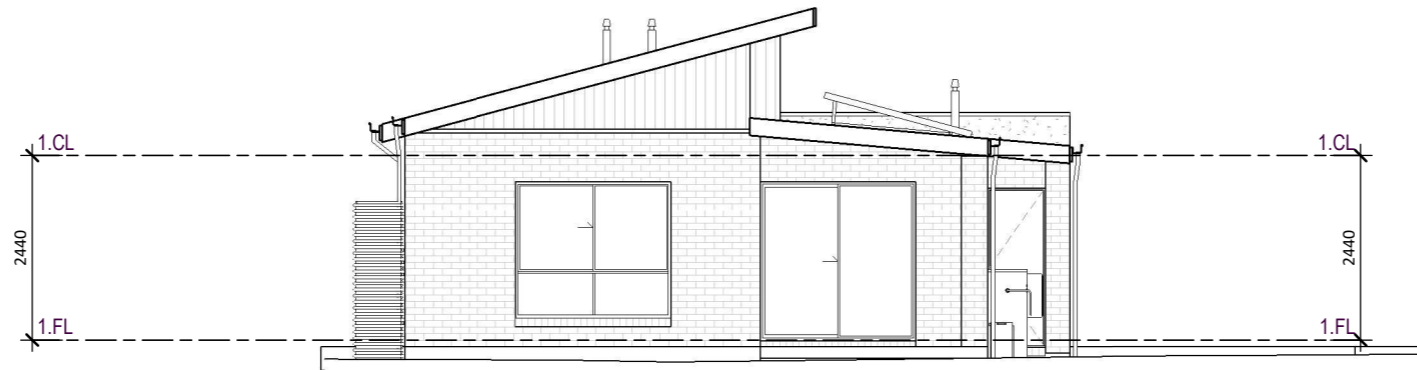
03A	BUILDER: Checker	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. ALL WRITTEN DIMENSIONS IN THIS DRAWING ARE NOMINAL ONLY.	REV:	DESCRIPTION:	INITIAL:	DATE:	 	JOB ADDRESS: LOT 3, 90 BARKLY STREET SALE, VIC 3850	OWNER: BEN WALLACE
	Designer		DRAWN BY: NARKIAN	DESIGN NAME: MARLEY 132					
	02-03-26 10:22:46 AM		SHEET: 03A	PROJECT No: 00-000					
	SCALE: As indicated		REV: -						

LEGEND

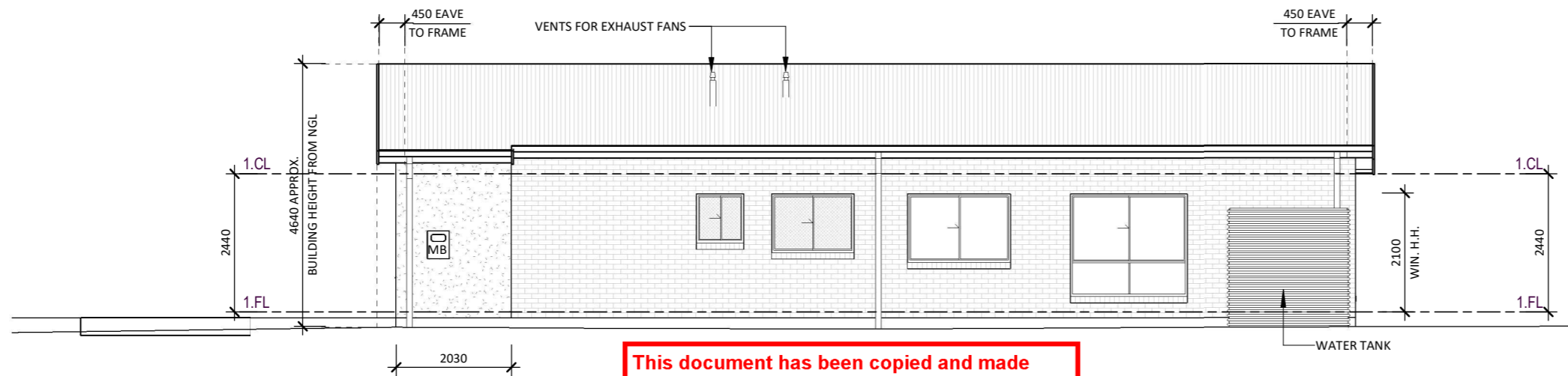
REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS

-  SELECTED FACE BRICK
-  SELECTED COLORBOND ROOF
-  SCYON AXON 133
-  RENDERED FINISH
-  OBSCURE GLAZING

- FRONT ENTRY DOOR TO FACADE SPECIFICATION
- GARAGE DOOR TO STANDARD INCLUSIONS
- IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
- SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
- SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
- BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
- COLORBOND FASCIA & GUTTER













ELEVATION C
ECLIPSE FACADE



ELEVATION D
ECLIPSE FACADE



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EXTERNAL		
	VIC & TAS- Bricks	Urban Essence - Storm PGH Bricks Builder: white mortar rolled
	Render Colour	Colorbond - Basalt Haymes 7118
	Cladding Colour	Colorbond - Surfmist Haymes 5066
	Windows	Monument Dowell Windows
	Security Screens & Flyscreens	Monument Dowell Windows
	Meterbox	Colorbond - Monument Haymes 5061
ROOFING		
	Metal Roof	Monument Colorbond
	Fascia	Monument Colorbond
	Gutter	Monument Colorbond
	Downpipes	Monument Colorbond

450mm EAVE OVERHANG FROM OUTSIDE OF STRUCTURAL FRAME TO FIRST FLOOR ONLY

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

03B	BUILDER: Checker	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. ALL WRITTEN DIMENSIONS IN THIS DRAWING ARE NOMINAL ONLY.	REV:	DESCRIPTION:	INITIAL:	DATE:	 	JOB ADDRESS: LOT 3, 90 BARKLY STREET SALE, VIC 3850	OWNER: BEN WALLACE		
	Designer							DRAWN BY: NARKIAN	DESIGN NAME: MARLEY 132		
									02-03-26 10:22:47 AM	SHEET: 03B	PROJECT No:
									SCALE: As indicated	REV: -	00-000