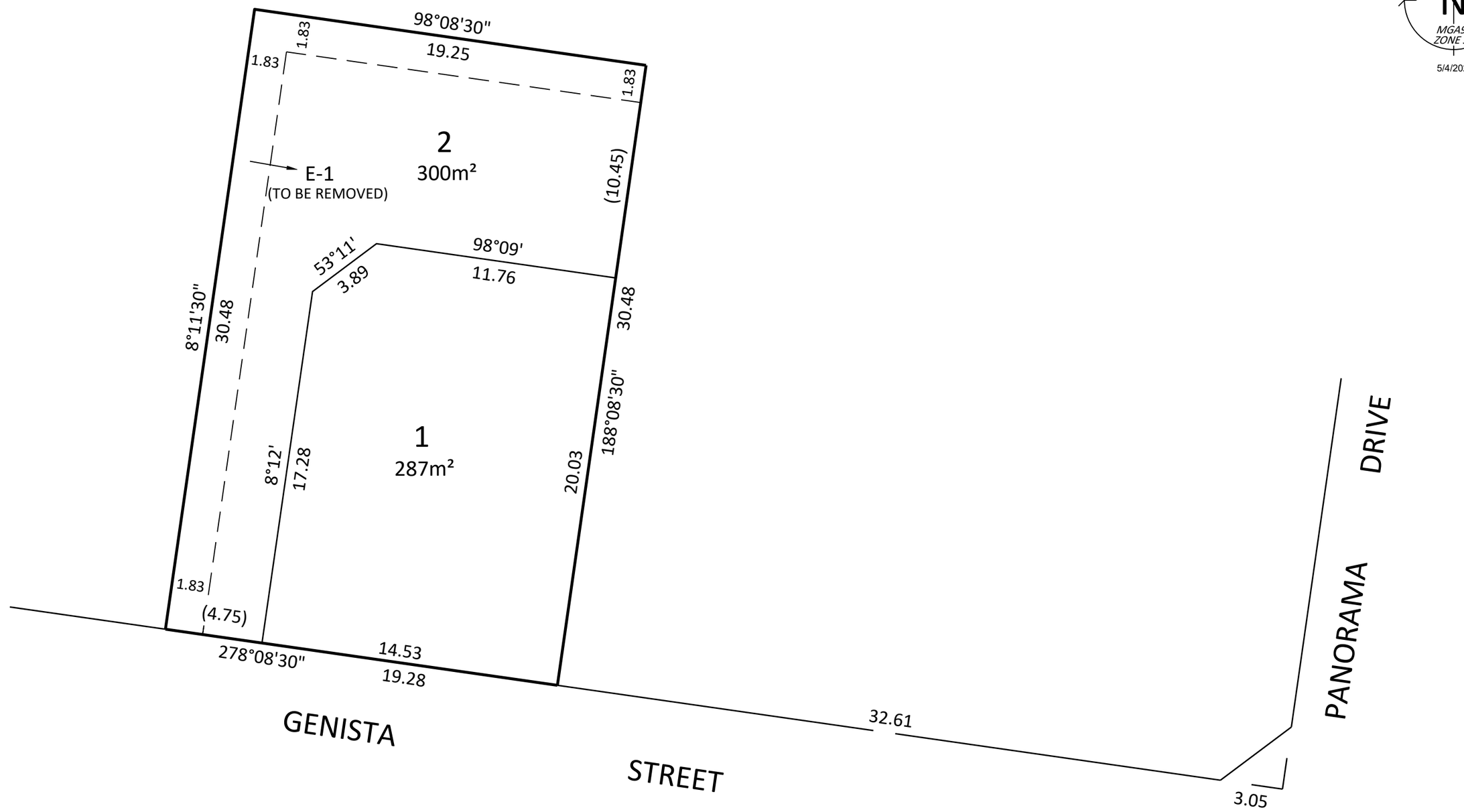


5/4/2022

NOTE:

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

LAND SUBJECT TO COVENANT - A532747

E-1 DENOTES A DRAINAGE AND SEWERAGE EASEMENT - TO BE REMOVED

EASEMENT TO BE REMOVED

2 0 2 10

SCALE: 1:200
SHEET SIZE: A3
REFERENCE: 2200279
VERSION: 1

Proposed Plan of Subdivsion

Lot 1 on TP166933E - Volume 9264 Folio 553

26 GENISTA STREET, SAN REMO VIC 3925

Beveridge Williams
development & environment consultants
Wonthaggi ph : 03 5672 1505
www.beveridgewilliams.com.au

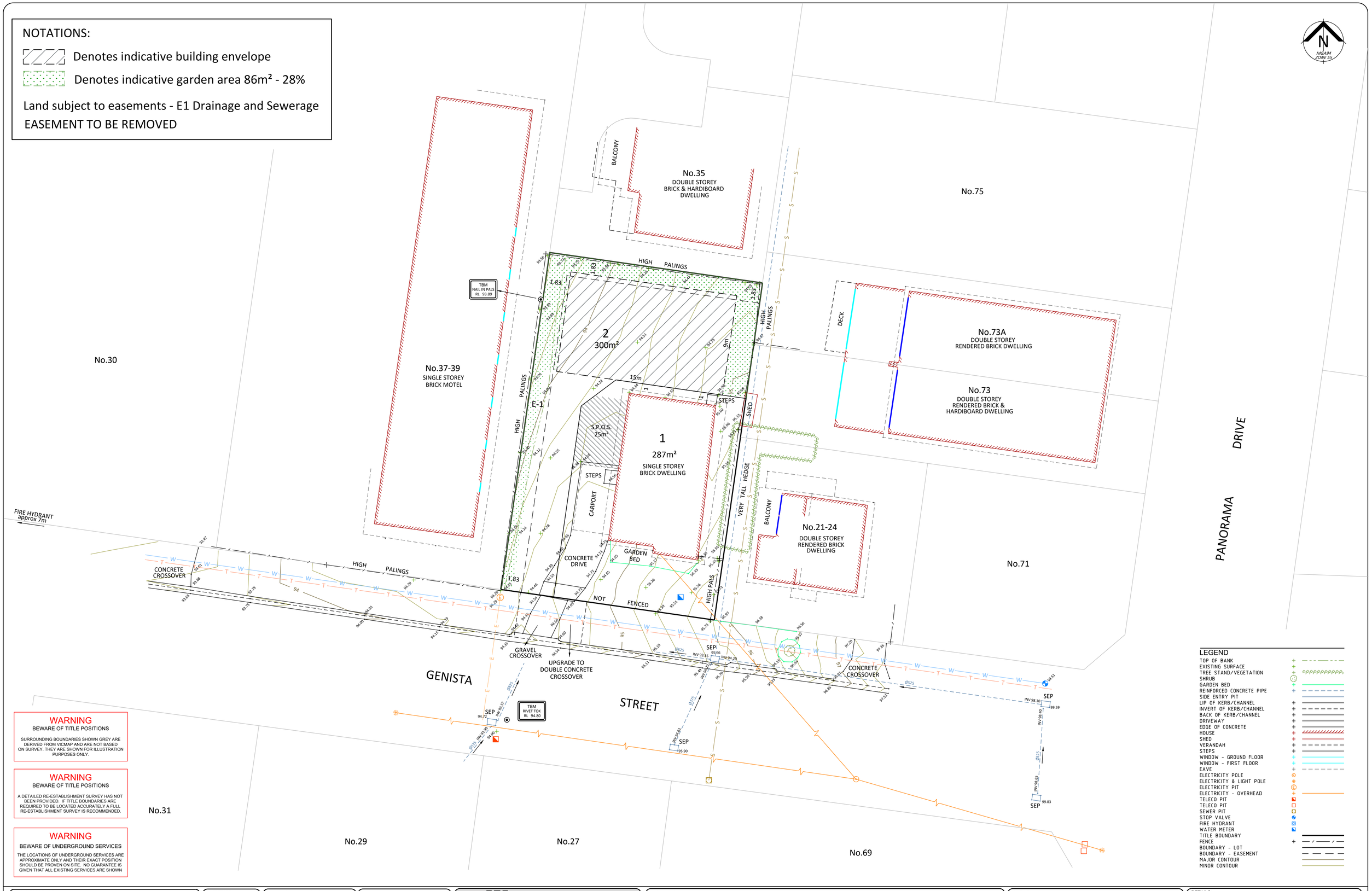
NOTATIONS:

Denotes indicative building envelope

Denotes indicative garden area 86m² - 28%

Land subject to easements - E1 Drainage and Sewerage

EASEMENT TO BE REMOVED



LEGEND

- TOP OF BANK
- EXISTING SURFACE
- TREE STAND/VEGETATION
- SHRUB
- GARDEN BED
- REINFORCED CONCRETE PIPE
- SIDE ENTRY PIT
- LIP OF KERB/CHANNEL
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- FENCE
- BOUNDARY - LOT
- BOUNDARY - EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR

WARNING
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CAD REFERENCE: 2200279 SITE CONTEXT V1.DWG

VER	BY	AMENDMENTS	DATE
1	A.H	ORIGINAL ISSUE	5/4/2022

SURVEYOR: A.H
DRAWN: A.H
CHECKED: A.M
MELWAYS REF: NA

SURVEYORS REF.
2200279
VERSION: 1
DATE: 5/4/2022
SHEET 1 OF 1

ORIGINAL
SCALE 1:150
SHEET SIZE A1
0 1.5 3 4.5 6
LENGTHS ARE IN METRES

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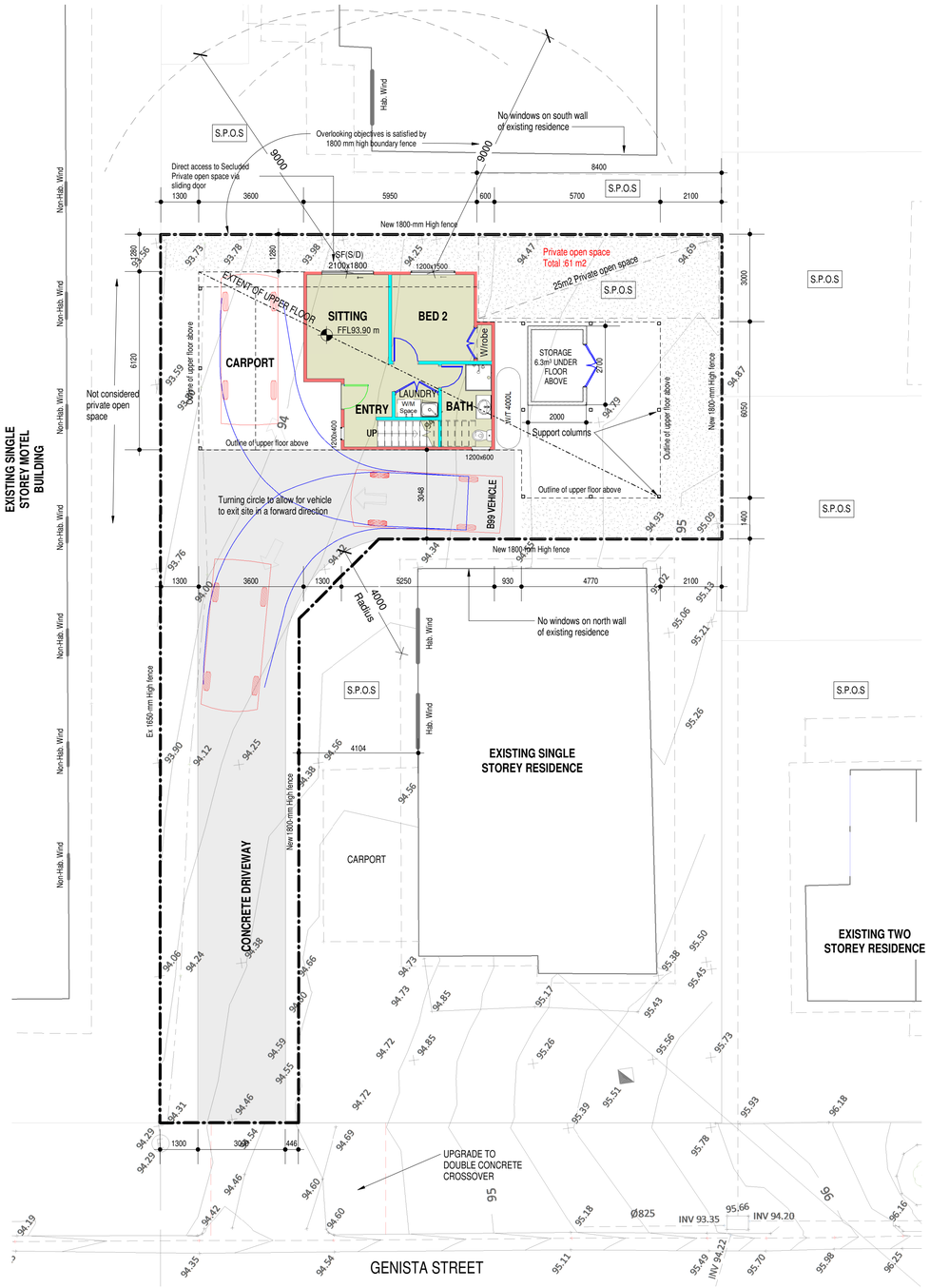
NOTATIONS:
Date of Survey: 23/3/2022
Levels are to an arbitrary Height Datum
Contours are at intervals of 0.20m.
Land subject to covenant A532747

CLIENT: Teresina & Wal Brusamarello

PROJECT: 26 GENISTA STREET
SAN REMO, VIC, 3925
Vol. 9264 Fol. 553

DETAILS:
SITE CONTEXT PLAN
LOT 1 on TP166933E



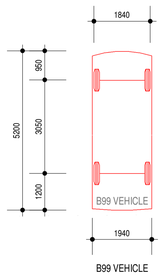
TP-01 Ground Floor Layout
1 : 100

S.P.O.S =SECLUDED PRIVATE OPEN SPACE

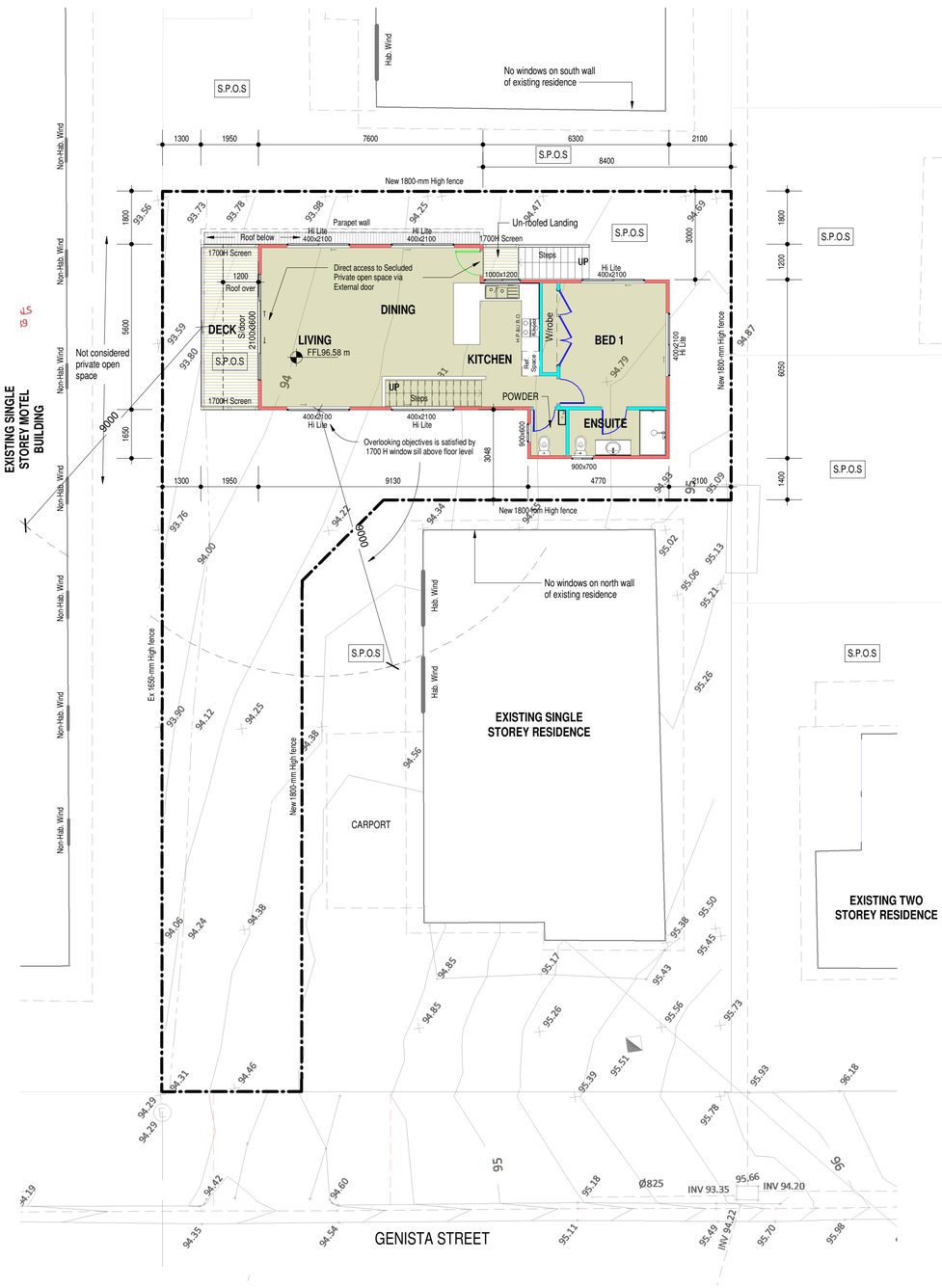
DESIGN RESPONSE PLAN

Building Area

Description	Area (m2)	Sq.
Upper Floor Residence Area	78.15 m²	8.41
Lower Floor Residence Area	36.01 m²	3.88
Deck Area	10.92 m²	1.18
Landing Area	1.44 m²	0.15
Grand total	126.52 m²	13.62

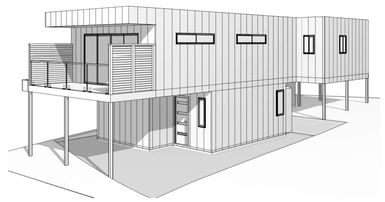


B99 VEHICLE



TP-01 Upper Floor Layout
1 : 100

S.P.O.S =SECLUDED PRIVATE OPEN SPACE



Perspective View



C	27-6-22	Revision 2	Wal	
B	22-6-22	Revision 1	Wal	
A	15-6-22	Planning Design	Wal	
REV	DATE	DESCRIPTION	DRW BY	

27/06/22 7:01:49 PM

Project: CONCEPTUAL RESIDENCE
At Lot 2 No 26 Genista Street SAN REMO

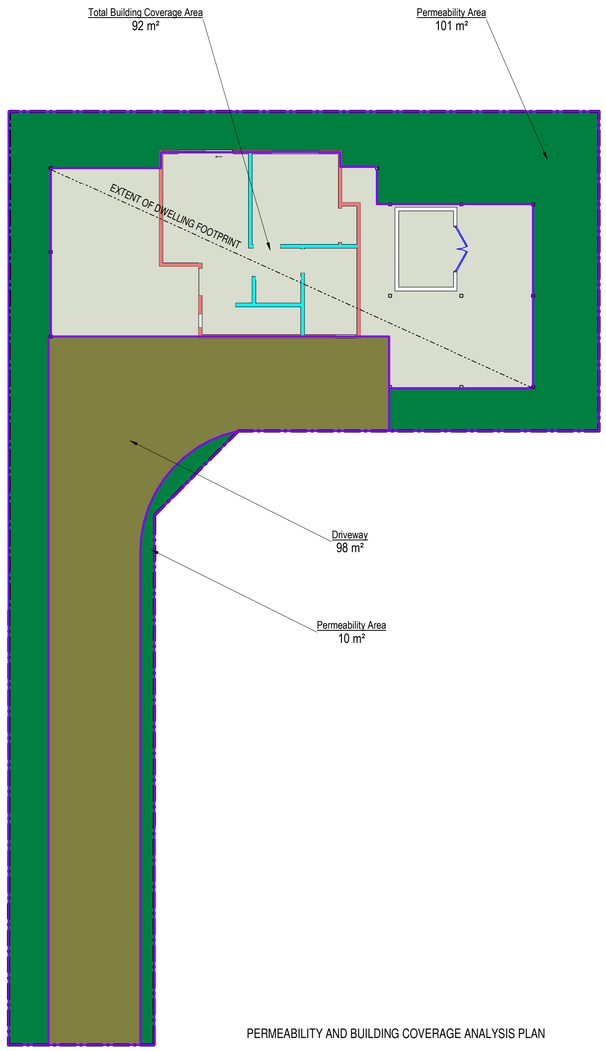
Issued For: Planning

Client: Brusamarello

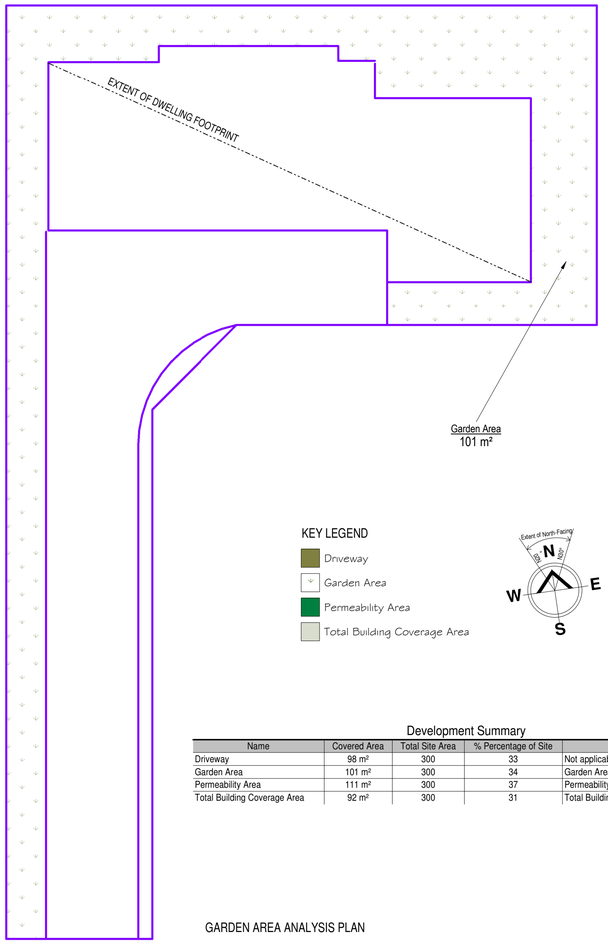
Scale: As indicated @ A1 Date: June 22

Drawn: Wal Chk: Wal Rev No. C

Job No. 150622 Sheet Name TP-01 Sheet No. 1 of 2



PERMEABILITY AND BUILDING COVERAGE ANALYSIS PLAN

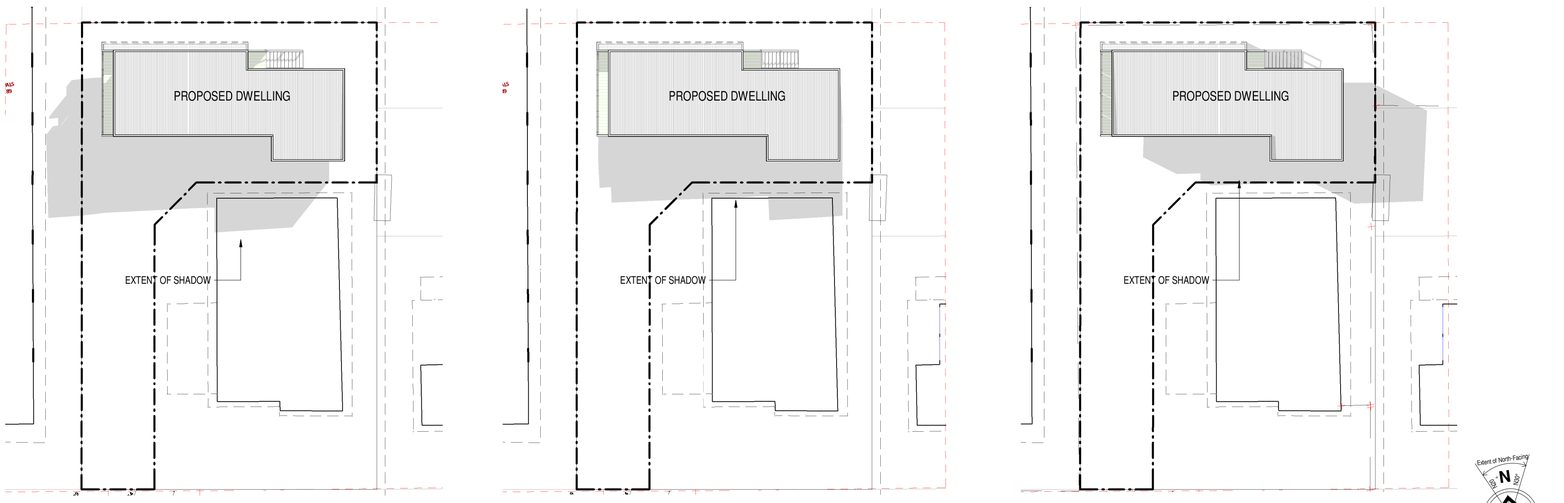


GARDEN AREA ANALYSIS PLAN

Development Summary

Name	Covered Area	Total Site Area	% Percentage of Site	Area Requirement
Driveway	98 m²	300	33	Not applicable
Garden Area	101 m²	300	34	Garden Area under 400sqm (Min. 25%)
Permeability Area	111 m²	300	37	Permeability Area (Min. 20%)
Total Building Coverage Area	92 m²	300	31	Total Building Coverage Area(Max. 60%)

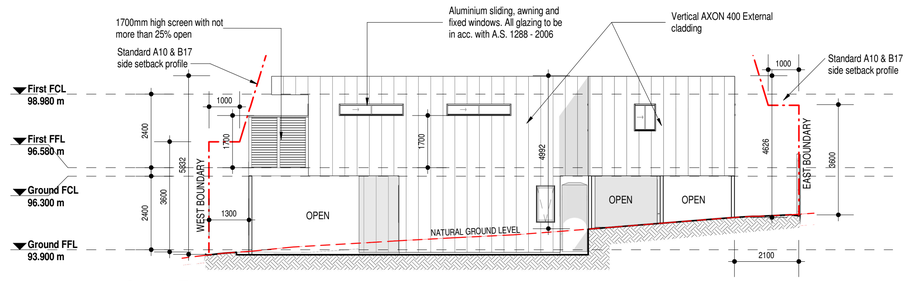
Site Analysis
TP-02 1 : 100



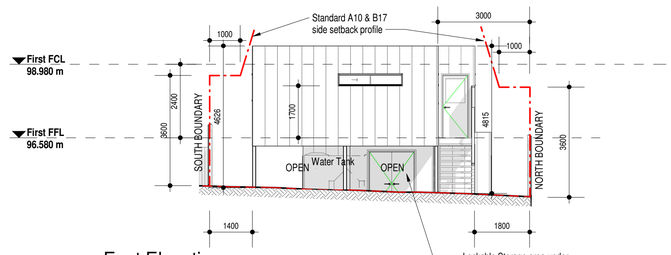
A Shadow Diagram September 22nd 10.00am
1 : 200

B Shadow Diagram September 22nd 12.00pm
1 : 200

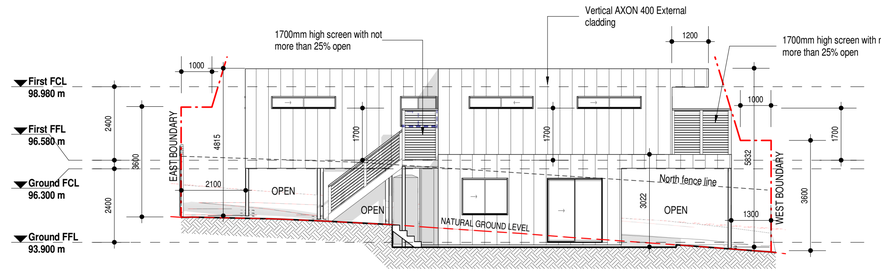
C Shadow Diagram September 22nd 3.00pm
1 : 200



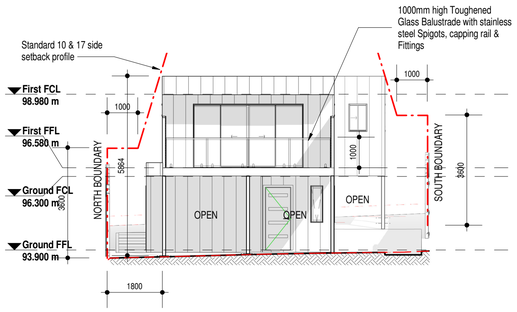
South Elevation
TP-02 1 : 100



East Elevation
TP-02 1 : 100



North Elevation
TP-02 1 : 100



West Elevation
TP-02 1 : 100

Project: CONCEPTUAL RESIDENCE
At Lot 2 No 26 Genista Street SAN REMO

Issued For: Planning

Client: Brusamarello

REV	DATE	DESCRIPTION	DRW BY
C	27-6-22	Revision 2	Wal
B	22-6-22	Revision 1	Wal
A	15-6-22	Planning Design	Wal

27/06/22 7:01:58 PM

Scale: As indicated @ A1 | Date: June 22
Drawn: Wal | Chk: Wal | Rev No. C
Job No. 150622 | Sheet Name TP-02 | Sheet No. 2 of 2

NOTATIONS:

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- FENCE
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- MAJOR CONTOUR
- MINOR CONTOUR
- DRAINAGE PIPE
- DRAINAGE PIT
- STORMWATER TANK
- PROPERTY INLET PIT
- PROPERTY CONNECTION

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CAD REFERENCE:2200279 Drainage Strategy v1.DWG

VER	BY	AMENDMENTS	DATE
1	L.M.	ORIGINAL ISSUE	20/4/2022

SURVEYOR: A.H
DRAWN: L.M.

CHECKED: M.C.

MELWAYS REF: NA

SURVEYORS REF.
2200279
VERSION: 1
DATE: 20/4/2022
SHEET 1 OF 1

ORIGINAL
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SAN REMO, VIC, 3925
Vol. 9264 Fol. 553

DETAILS:
DRAINAGE STRATEGY PLAN
LOT 1 on TP166933E