



18 The Boulevard WYE RIVER, VIC

PERMIT APPROVED WITH BAL 29 FIRE ASSESSMENT

The 822 sqm vacant block is situated within walking distance to the beach, pub and General Store.

Every design element will pass with the sale including a favourable fire risk assessment BAL rating of 29.

The design features 3 bedrooms, 2.5 bathrooms, 2 living areas over 2 levels with large decking on the east facing side.

The ocean view from the upper level is excellent and the block is private, has a driveway cut in and some site works completed.

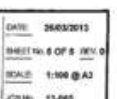
The current owner is open to a discussion around building and/or project managing the construction of the approved plans.

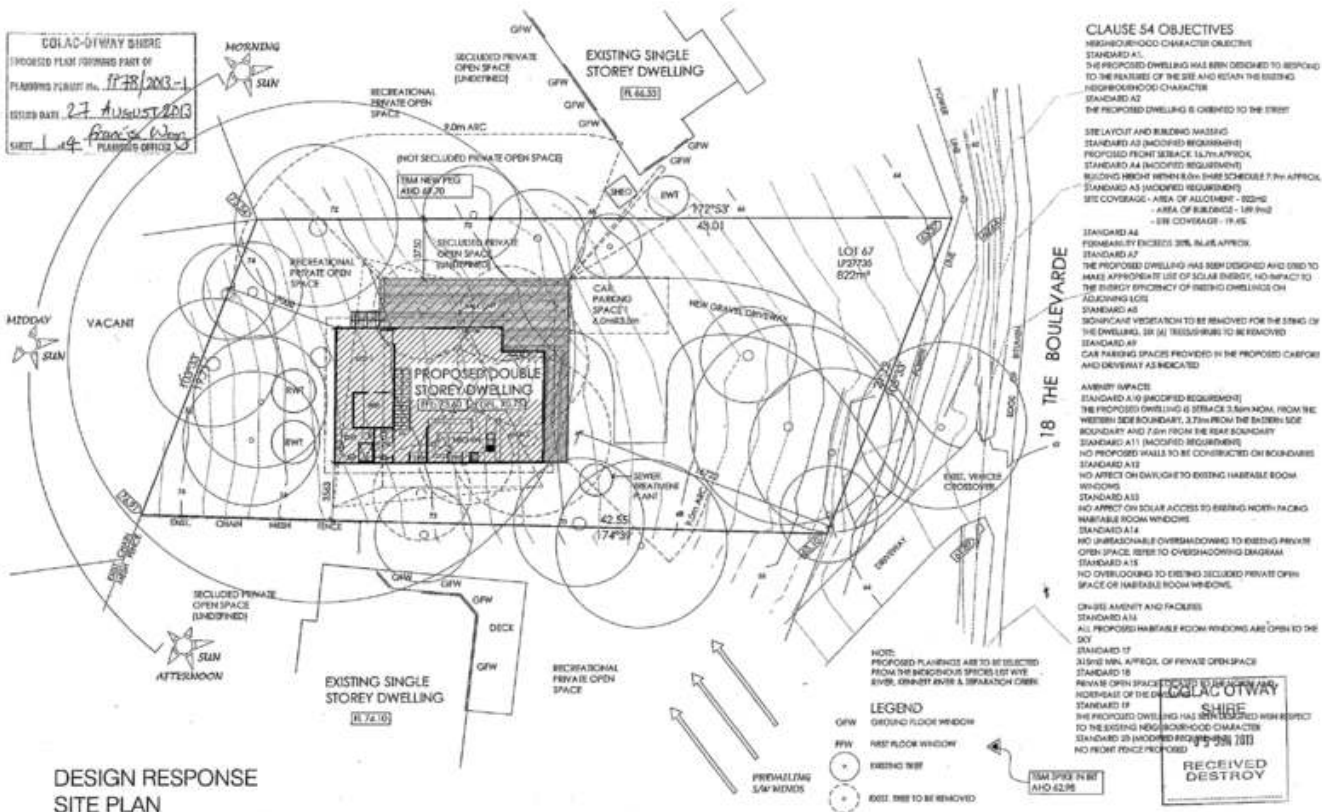
A guaranteed build at an affordable price point for builder/developer or indeed beach home buyer.

Price: \$370,000

Michael Coutts

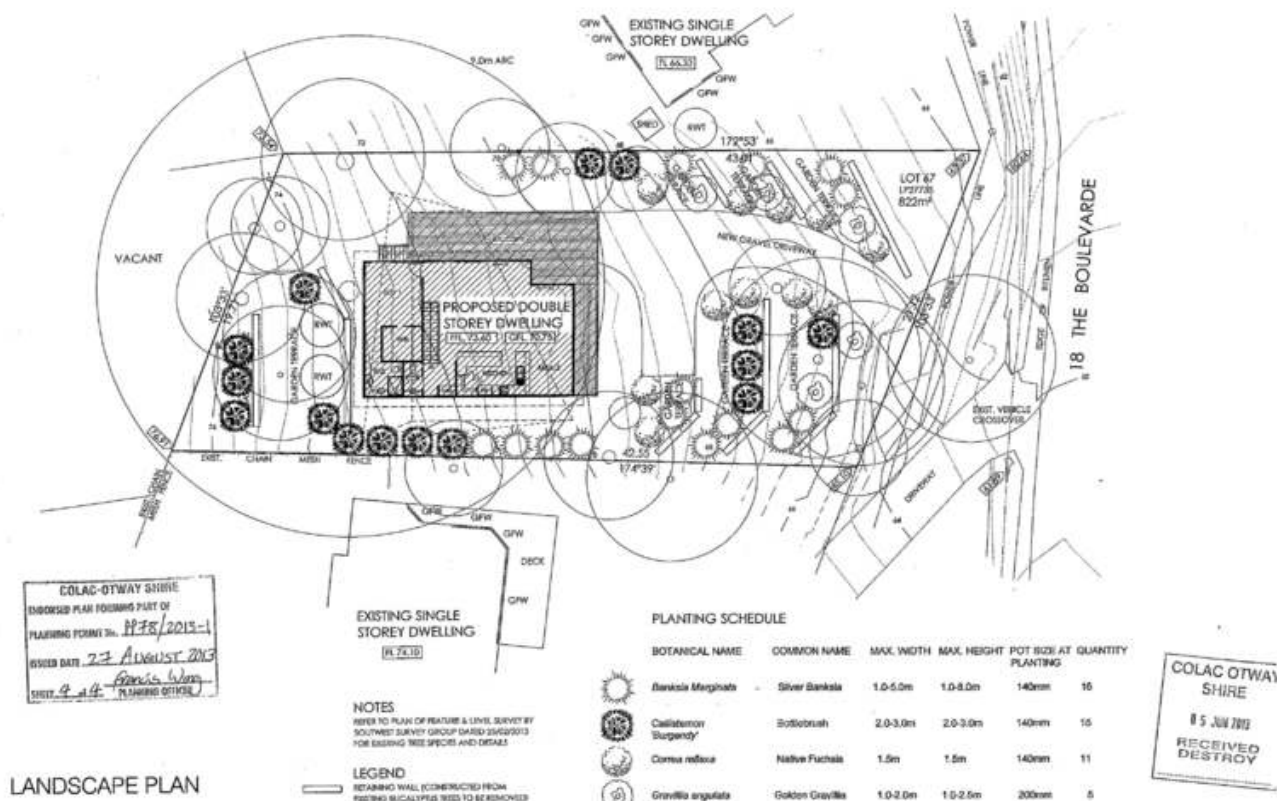
0438 356 624





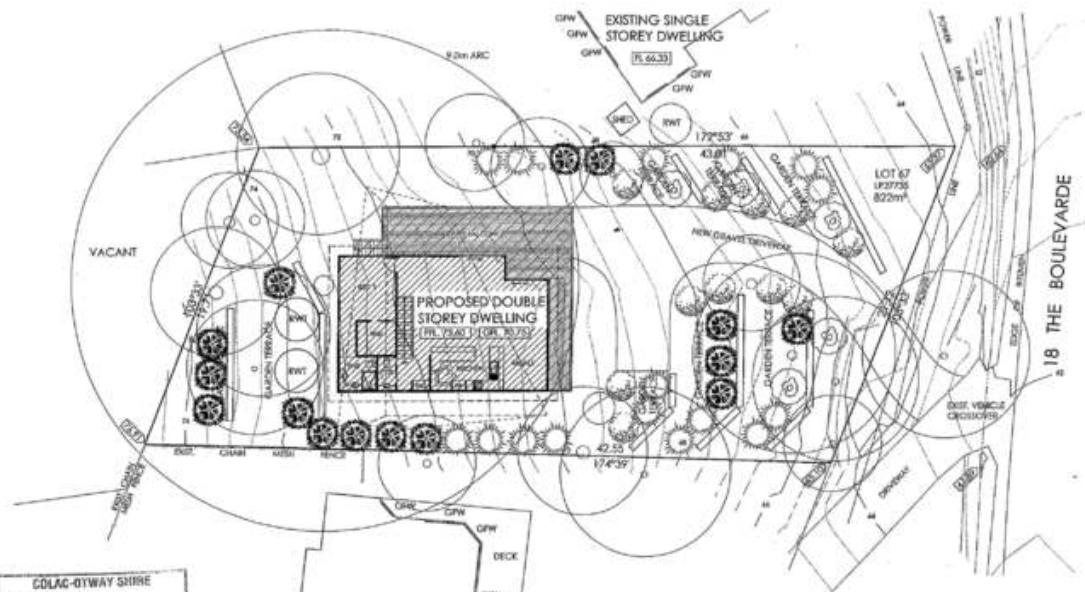
DESIGN RESPONSE SITE PLAN

KRIS THOMAS BUILDING DESIGN DRAFTING SERVICES 10/101 Street Avenue Reg. Victoria, 3221. PH: 03 9227 1717 WWW.KRISTHOMASBUILDINGDESIGN.COM.AU	No. 1 DATE 20/08/2013 AMENDMENT A 20/08/13 INDICATION OF TREE TO BE REMOVED (SEE BOUNDARY)	CLIENT: M. & B. BORWICK PROJECT: PROPOSED DWELLING SITE: 18 THE BOULEVARDE WYE RIVER 3221	TITLE: DESIGN RESPONSE SITE PLAN © Copyright PLANNING APPROVAL	DESIGN: KT DRAWN: KT CHECKED: RSP No. DP-AD 24574 JOB No. 13-005	DATE: 20/08/2013 SHEET No. 1 OF 6 REV. 0 SCALE: 1:300 @ A3
	bdcv Building Design Consultancy Victoria				



LANDSCAPE PLAN

KRIS THOMAS BUILDING DESIGN DRAFTING SERVICES 10/101 Street Avenue Reg. Victoria, 3221. PH: 03 9227 1717 WWW.KRISTHOMASBUILDINGDESIGN.COM.AU	No. 2 DATE 20/08/2013 AMENDMENT A 20/08/13 INDICATION OF TREE TO BE REMOVED (SEE BOUNDARY)	CLIENT: M. & B. BORWICK PROJECT: PROPOSED DWELLING SITE: 18 THE BOULEVARDE WYE RIVER 3221	TITLE: LANDSCAPE PLAN © Copyright PLANNING APPROVAL	DESIGN: KT DRAWN: KT CHECKED: RSP No. DP-AD 24574 JOB No. 13-005	DATE: 20/08/2013 SHEET No. 2 OF 6 REV. 0 SCALE: 1:300 @ A3
	bdcv Building Design Consultancy Victoria				



COLAC-OTWAY SHIRE
ENDORSED PLAN FORMING PART OF
PLANNING PERMIT No. PP18/2013-1
ISSUED DATE 27 AUGUST 2013
SHEET 9 of 11 Francis Wynn
PLANNING OFFICER

EXISTING SINGLE
STOREY DWELLING
[15.74.10]

NOTES
REFER TO PLAN OF FEATURE & LEVEL SURVEY BY
SOUTHWEST SURVEY GROUP DATED 25/03/2013
FOR EXISTING TREE SPECIES AND DETAILS

LEGEND
RETAINING WALL (CONSTRUCTED FROM
SITING BUCKLE TREE TO BE REMOVED)

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	MAX. WIDTH	MAX. HEIGHT	POT SIZE AT PLANTING	QUANTITY
Bankia Marginalis	Silver Senecio	1.0-5.0m	1.0-5.0m	140mm	10
Callistemon Burgundy	Redhebruth	2.0-3.0m	2.0-3.0m	140mm	15
Corymbia reflexa	Native Fuchsia	1.5m	1.5m	140mm	11
Graville angulata	Golden Graville	1.0-2.0m	1.0-2.5m	200mm	5

COLAC OTWAY
SHIRE
05 JUN 2013
RECEIVED
DESTROY

LANDSCAPE PLAN

KRIS THOMAS BUILDING DESIGN & DRAFTING SERVICES 44 West Street, Apollo Bay, Victoria, 3233. Ph: 03 5251 0141 Fax: 03 5251 0142 Email: ktdesign@ktdesign.com.au	NO. [] DATE [] AMENDMENT []	CLIENT: M. & S. BOWKICK PROJECT: PROPOSED DWELLING SITE: 18 THE BOULEVARDE WYE RIVER 3221	TITLE: LANDSCAPE PLAN © Copyright PLANNING APPROVAL	DESIGN: KT DRAWN: KT CHECKED: [] PREP BY: DP-AD 24574	DATE: 30/05/2013 SHEET NO. 8 OF 8 REV. 0 SCALE: 1:200 @ A3 JOB NO. 13-085