



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.

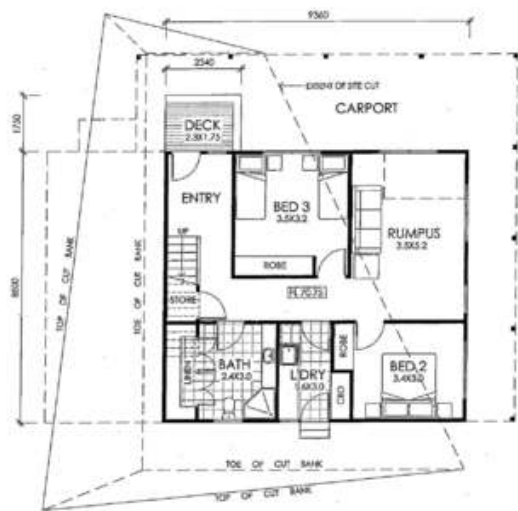
A guaranteed build at an affordable price point for builder/developer or indeed beach home buyer.

Price: \$370,000

Michael Coutts

0438 356 624

COLLAG-OTWAY SHIRE
 ENGAGED PLAN FOR THE PART OF
 PLANNING PERMIT No. P/78/2013-1
 ISSUED DATE 27 August 2013
 SHEET 2 of 4
 PLANNING OFFICE



LOWER FLOOR



UPPER FLOOR

LEGEND:

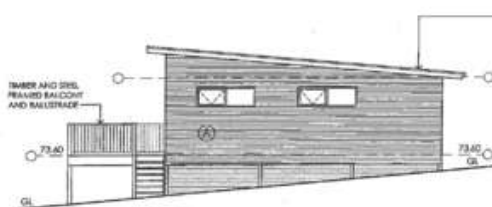
NEW FORM-STEEL FRAMED WALL

AREAS:

GROSS FLOOR AREA
 LOWER FLOOR 75.8sqf
 UPPER FLOOR 54.3sqf
 TOTAL 130.1sqf
 DECK 4.1sqf
 BALCONY 33.6sqf

PLANS

KRIS THOMAS BUILDING DESIGN & SHAPING SERVICES 42 Hunt Street, Apollo Bay, Victoria, 3233. PH: 03 5261 1111 Fax: 03 5261 1112 Email: kris@krisbuildingdesign.com.au Web: www.krisbuildingdesign.com.au	NO. DATE AMENDMENT 1 26/03/2013	CLIENT: M. & B. BOWICK PROJECT: PROPOSED DWELLING SITE: 18 THE BOULEVARDE WYE RIVER 3221	TITLE: PLANS Copyright PLANNING APPROVAL	REVIEW: bday DESIGN: KT DRAWN: KT CHECKED: KT REP No: DP-AD 24674	DATE: 26/03/2013 SHEET No. 4 OF 8 REV. 0 SCALE: 1:100 @ A3 JOB No: 13-005



NORTH ELEVATION

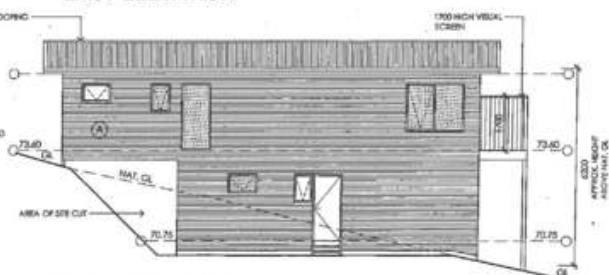


EAST ELEVATION

COLLAG-OTWAY SHIRE
 ENGAGED PLAN FOR THE PART OF
 PLANNING PERMIT No. P/78/2013-1
 ISSUED DATE 27 August 2013
 SHEET 3 of 4
 PLANNING OFFICE



SOUTH ELEVATION



WEST ELEVATION

EXTERNAL MATERIAL & COLOUR SCHEDULE

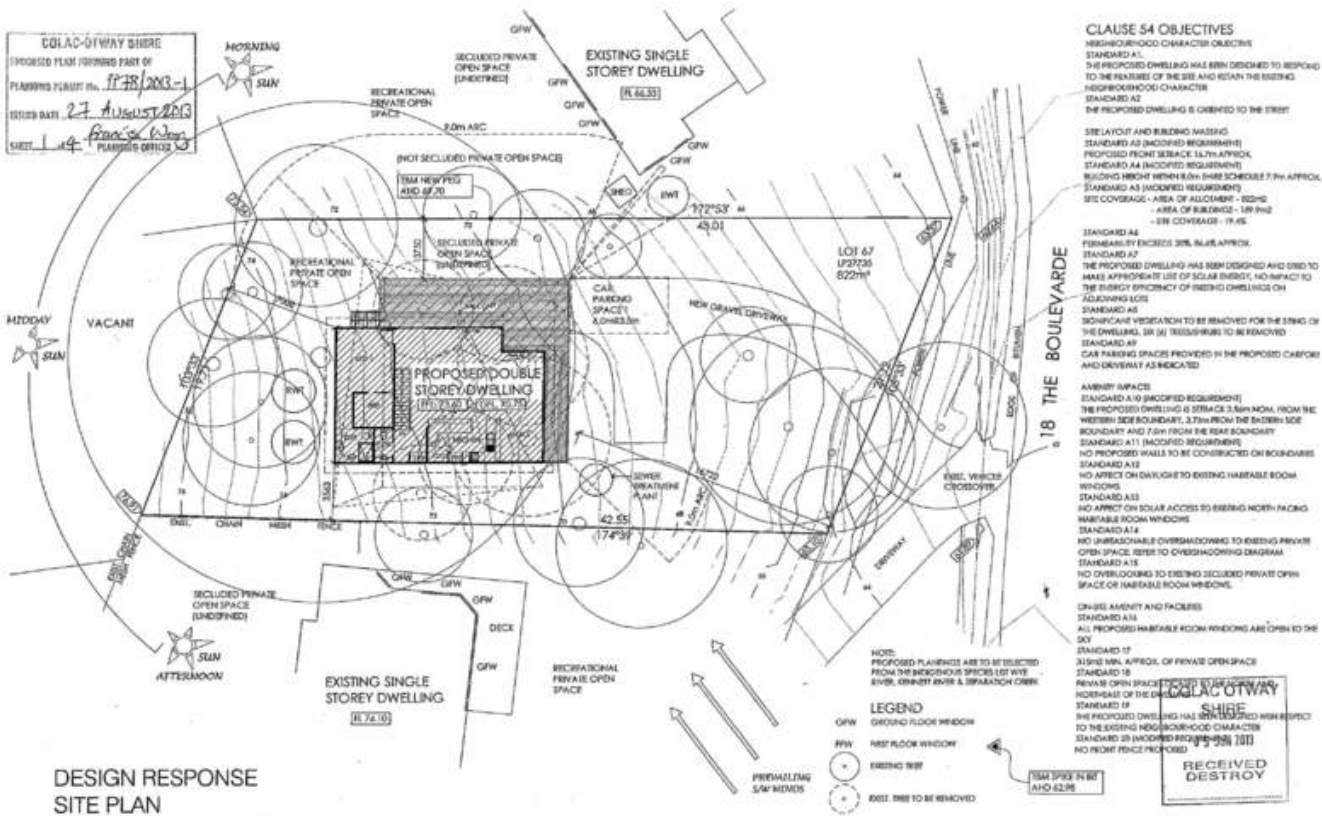
- (A) CUSTOM GIB SHEET CLADDING - COLORBOND WOODLAND GREY
- (B) TIMBER WEATHERBOARD - NATURAL FINISH
- ROOF SHEET CLADDING AND BARS - COLORBOND WOODLAND GREY

LEGEND

OPAQUE GLAZING

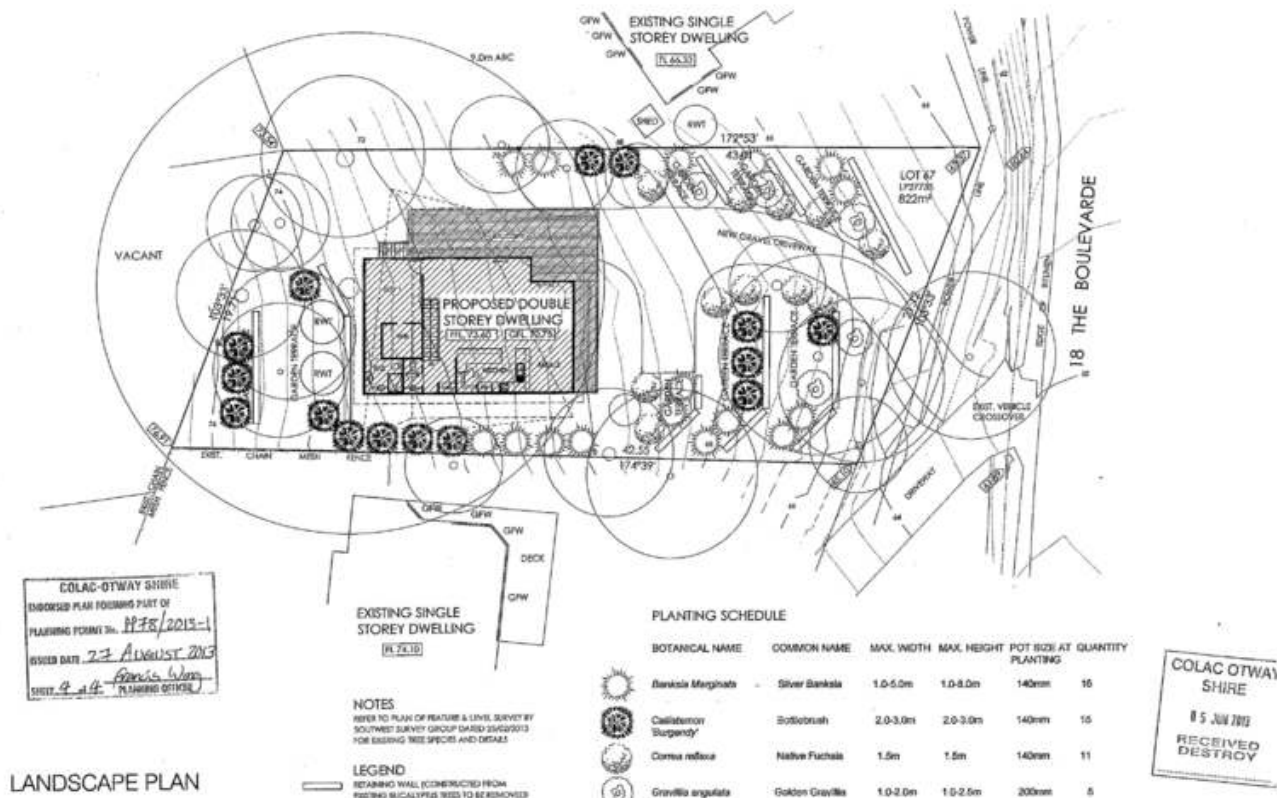
ELEVATIONS

KRIS THOMAS BUILDING DESIGN & SHAPING SERVICES 42 Hunt Street, Apollo Bay, Victoria, 3233. PH: 03 5261 1111 Fax: 03 5261 1112 Email: kris@krisbuildingdesign.com.au Web: www.krisbuildingdesign.com.au	NO. DATE AMENDMENT 1 26/03/2013	CLIENT: M. & B. BOWICK PROJECT: PROPOSED DWELLING SITE: 18 THE BOULEVARDE WYE RIVER 3221	TITLE: ELEVATIONS Copyright PLANNING APPROVAL	REVIEW: bday DESIGN: KT DRAWN: KT CHECKED: KT REP No: DP-AD 24674	DATE: 26/03/2013 SHEET No. 5 OF 8 REV. 0 SCALE: 1:100 @ A3 JOB No: 13-005

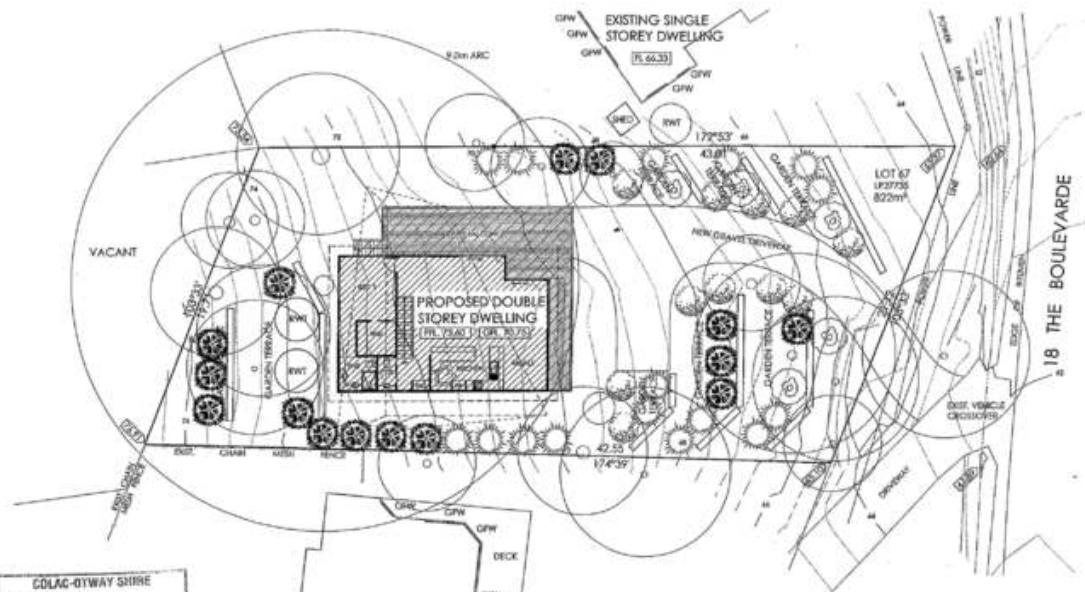


DESIGN RESPONSE SITE PLAN

KRIS THOMAS BUILDING DESIGN DRAFTING SERVICES 10/101 Street Apollo Bay, Victoria, 3248. PH: 0832271747 Email: kris@krisbuildingdesign.com.au Web: www.krisbuildingdesign.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 JOB No. 13-005
	RECEIVED DESTROY				



KRIS THOMAS BUILDING DESIGN DRAFTING SERVICES 10/101 Street Apollo Bay, Victoria, 3248. PH: 0832271747 Email: kris@krisbuildingdesign.com.au Web: www.krisbuildingdesign.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: 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 JOB No. 13-005
	RECEIVED DESTROY				



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
[1:74.10]

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 0111 Fax: 03 5251 0112 Email: kris@krisbuildingdesign.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