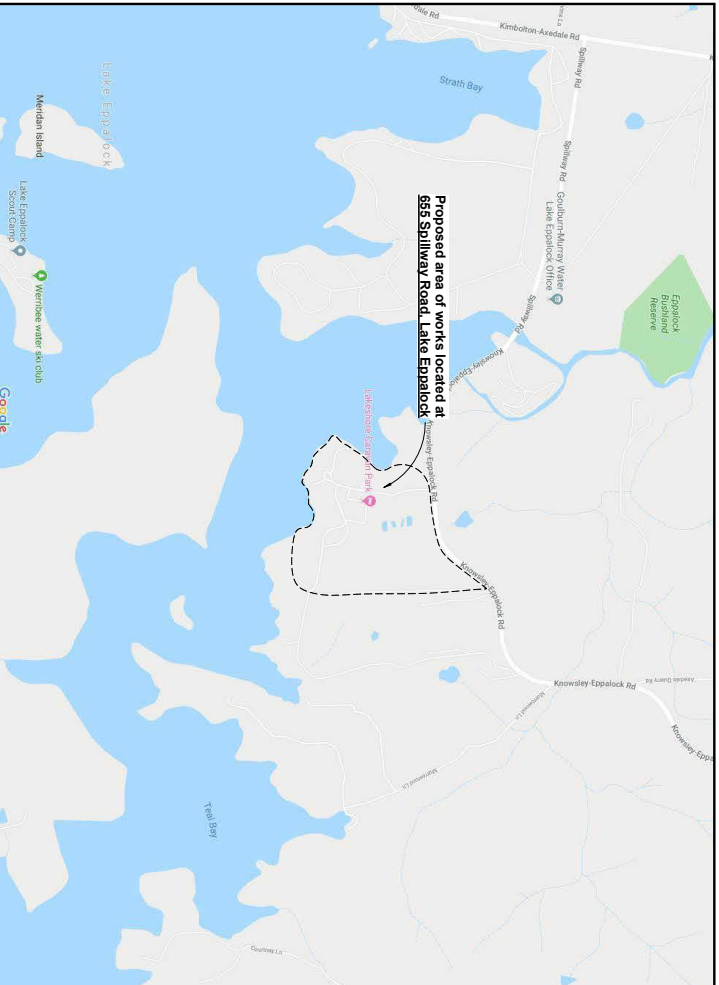




View looking back towards entry



Proposed area of works located at 655 Spillway Road, Lake Eppalock

Sheet List

| Sheet Number | Sheet Name | Current Revision | Current Date | Sheet Name | Current Revision | Current Date |
|--------------|------------|------------------|--------------|------------|------------------|--------------|
| 001 | Site Plan | | | | | |
| 002 | Site Plan | | | | | |
| 003 | Site Plan | | | | | |
| 004 | Site Plan | | | | | |
| 005 | Site Plan | | | | | |
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| 100 | Site Plan | | | | | |

Redevelopment of Lakeshore Caravan Park
655 Spillway Road, Lake Eppalock VIC 3851

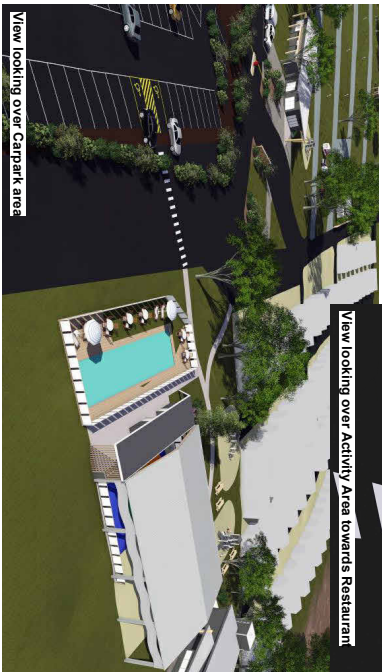
TOWN PLANNING ONLY
NOT TO BE USED FOR CONSTRUCTION



View looking at entry point

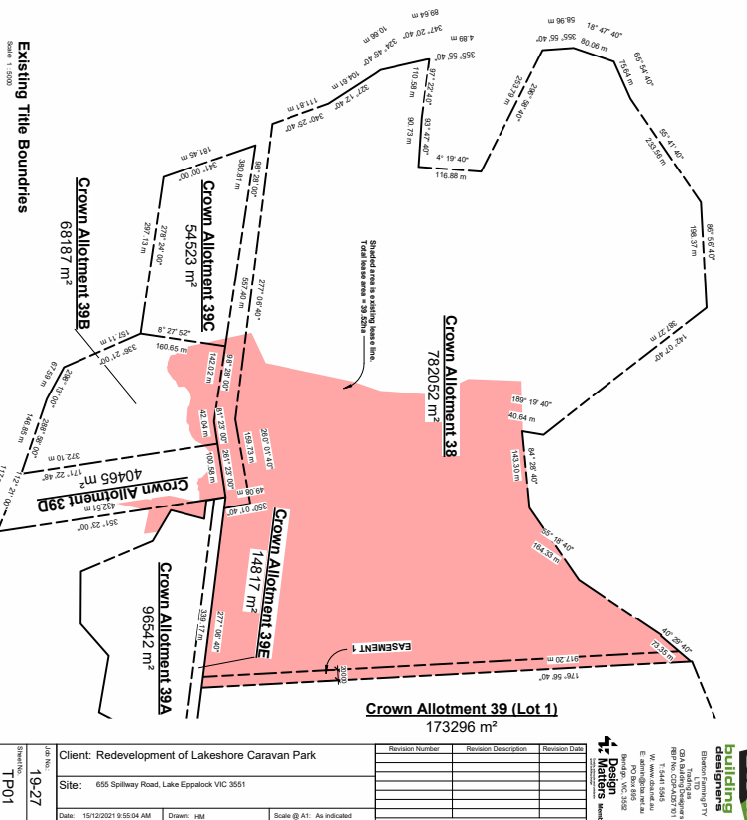
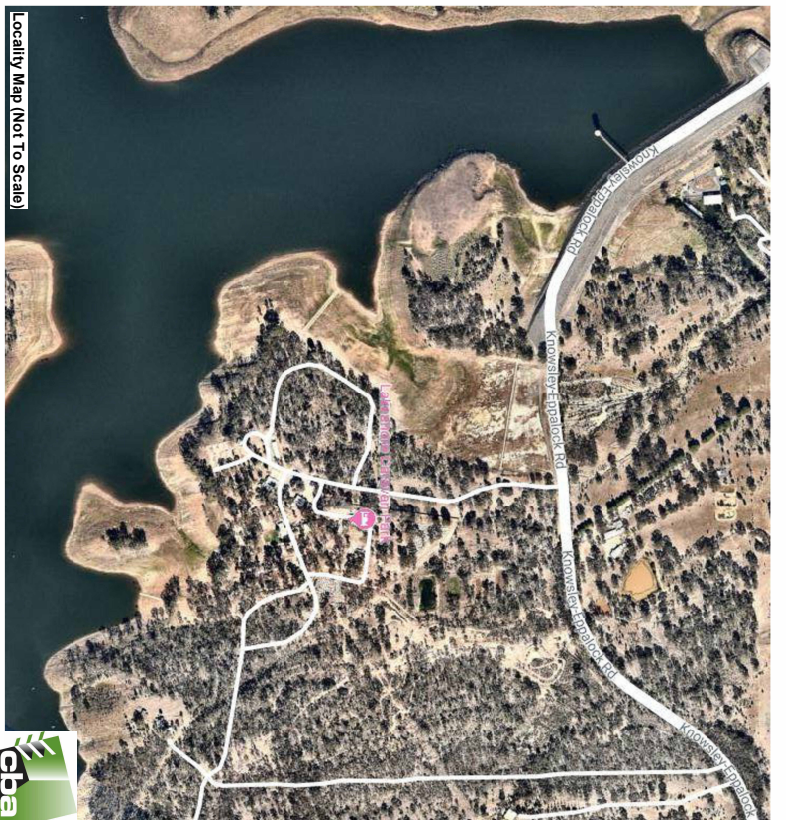
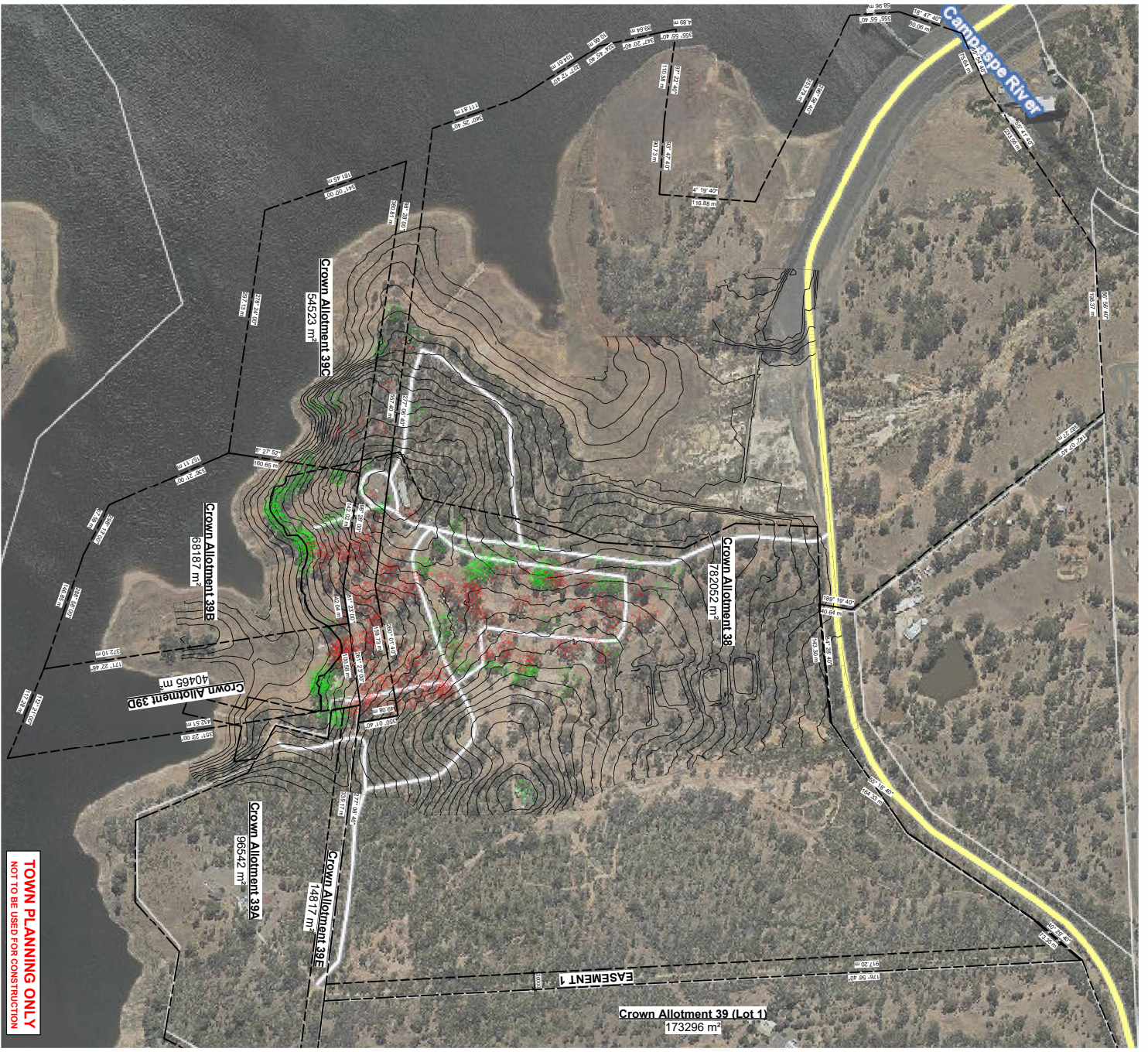


View looking over Activity Area towards Restaurant



View looking over Carpark area

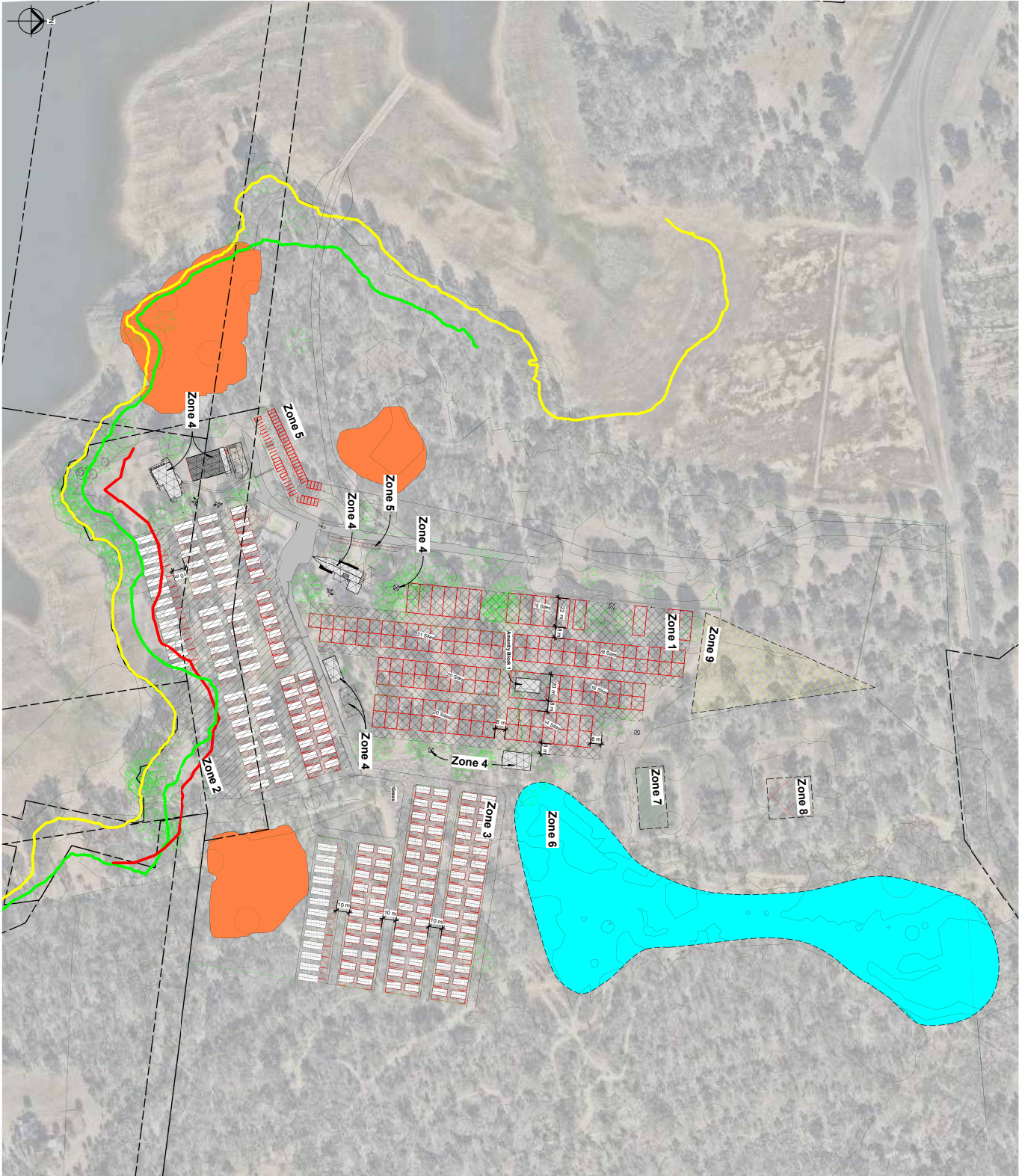
Design Matters Member
17/12/2021 10:23:15 AM
vision thru design
coba building designers
03 9439 2000
100 Sturt Street
Melbourne VIC 3000
www.coba.com.au



Client: Redevelopment of Lakeshore Caravan Park
Site: 655 Spillway Road, Lake Eppalock VIC 3555
Date: 15/12/2021 9:55:04 AM
Drawn: rgr
Scale: @ A1: As indicated

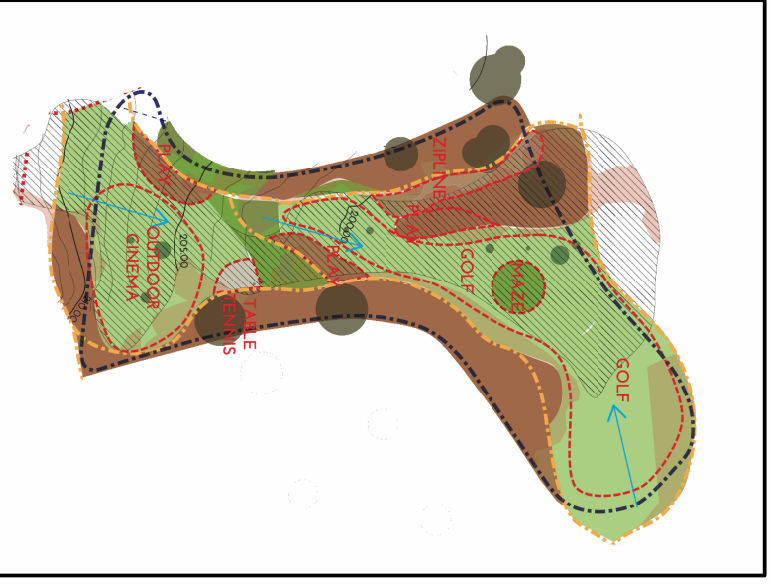
| Revision Number | Revision Description | Revision Date |
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4+ Design Matters
 Building
 1/27
 19-27
 TP01



Proposed - Overall Site Plan (Zones)

Proposed - Overall Site Plan
 Date: 11/20/21
 Town Planning Documentation



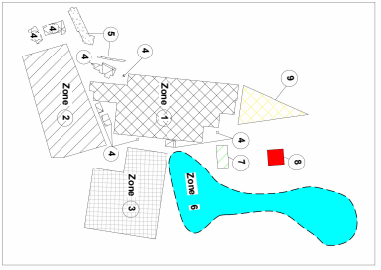
Recreational Activity Area - As Provided by Justine Image of Sentient Design

General Notes:

- 01. Wastewater treatment information has been provided by Hairy Hill from RMCOS Environmental Consultants dated November 2021. Refer to consultants provided documentation for full details & specifications.
- 02. Recreational Activity area information provided by Justine Image from Sentient Design, Landscape Architect dated November 2021. Refer to consultants provided documentation for full details & specifications.

Zone Areas Schedule/Development Summary

| Zone | Description | Area (sqm) |
|--------|--|------------|
| Zone 1 | 28,000sqm approx - Total 5 sites 14 | 28,000 |
| Zone 2 | 21,000sqm approx - 12,000sqm approx (12 sites) | 21,000 |
| Zone 3 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |
| Zone 4 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |
| Zone 5 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |
| Zone 6 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |
| Zone 7 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |
| Zone 8 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |
| Zone 9 | 1,500sqm approx - 1,500sqm approx (1 site) | 1,500 |



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| PROPOSED NAME | PROPOSED DEVELOPER | PROPOSED DATE |
|---|---|---------------|
| Everest Farming Pty Ltd | Everest Farming Pty Ltd | |
| 655 Spillway Road, Lake Eppalack VIC 3651 | 655 Spillway Road, Lake Eppalack VIC 3651 | |
| 19/27 | | |





General Notes:

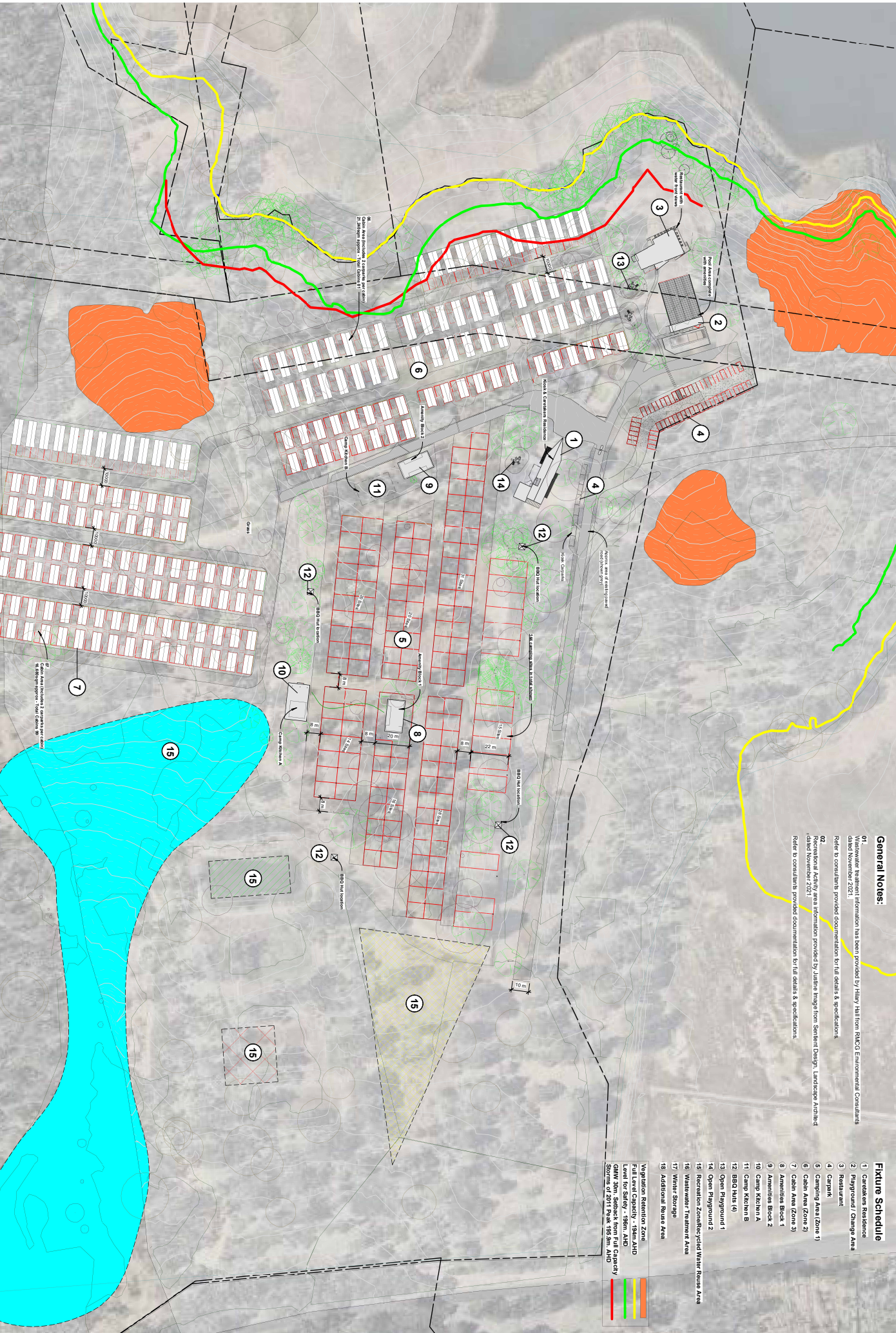
01. Wastewater treatment information has been provided by Hilary Hill from RWCCS Environmental Consultants dated November 2021.

02. Refer to consultants provided documentation for full details & specifications.

03. Recreational Activity area information provided by Justice Hingray from Sentinel Design, Landscape Architects dated November 2021.

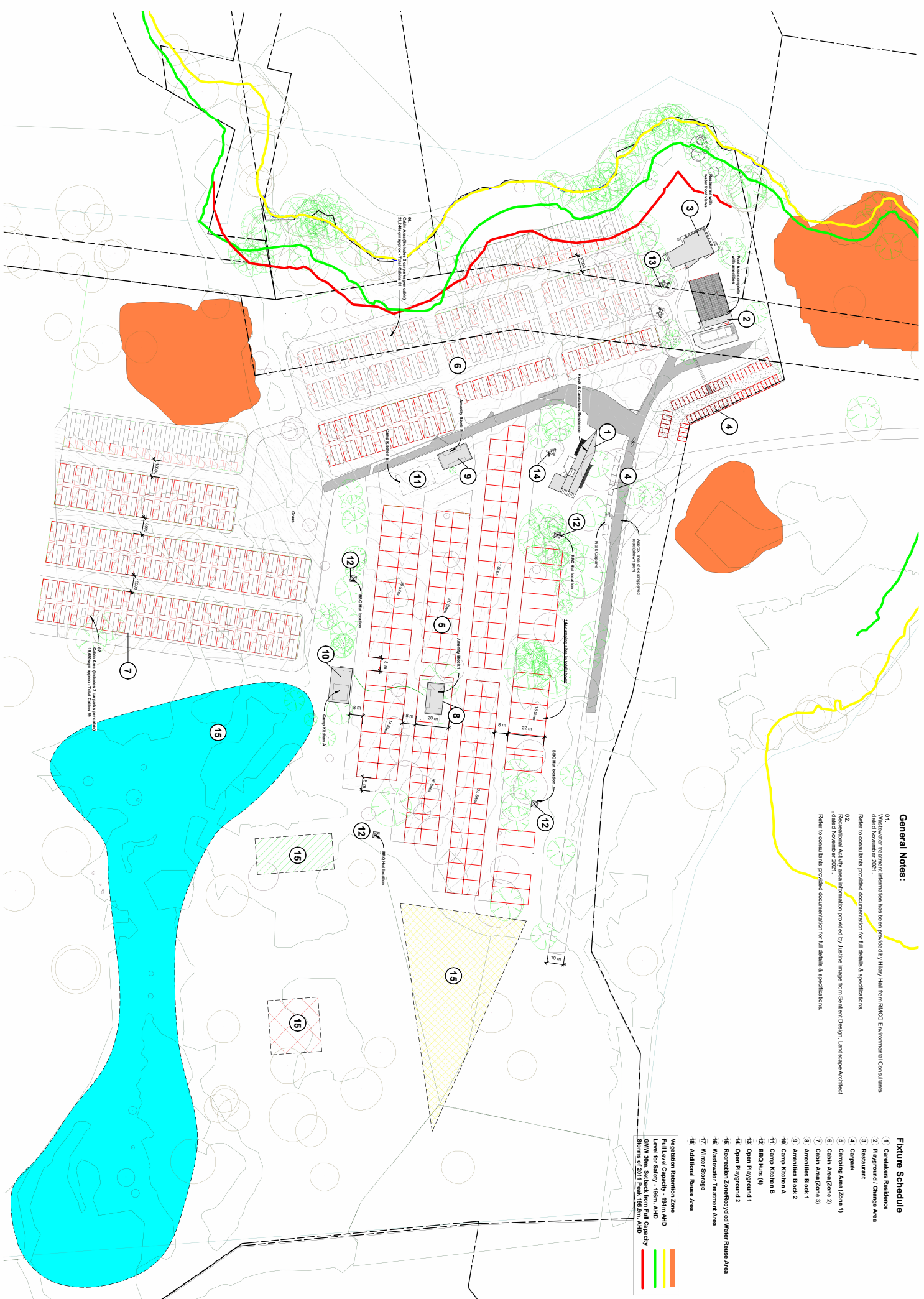
04. Refer to consultants provided documentation for full details & specifications.

- ### Fixture Schedule
- 01. Caravan/Residence
 - 02. Playground / Change Area
 - 03. Restaurant
 - 04. Carpark
 - 05. Camping Area (Zone 1)
 - 06. Cabin Area (Zone 2)
 - 07. Cabin Area (Zone 3)
 - 08. Amenities Block 1
 - 09. Amenities Block 2
 - 10. Camp Kitchen A
 - 11. Camp Kitchen B
 - 12. BBQ Huts (6)
 - 13. Open Playground 1
 - 14. Open Playground 2
 - 15. Recreation Zoned/Recreated Water Reuse Area
 - 16. Wastewater Treatment Area
 - 17. Winter Storage
 - 18. Additional Reuse Area
- Vegetation Retention Zone
 To be retained by the Applicant
 as shown on the site plan
 and for the purposes of the AHD
 GWL 30m setback from Full Capacity
 Storms of 2011 Peak 185.8mm AHD



| Revision Number | Revision Description | Revision Date |
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General Notes:

- 01. Refer to general information has been provided by Hiley Hill from RMCO Environmental Consultants dated November 2021.
- 02. Refer to consultants provided documentation for full details & specifications.
- 03. Refer to consultants provided documentation for full details & specifications.
- 04. Refer to consultants provided documentation for full details & specifications.
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- 15. Refer to consultants provided documentation for full details & specifications.

Fixture Schedule

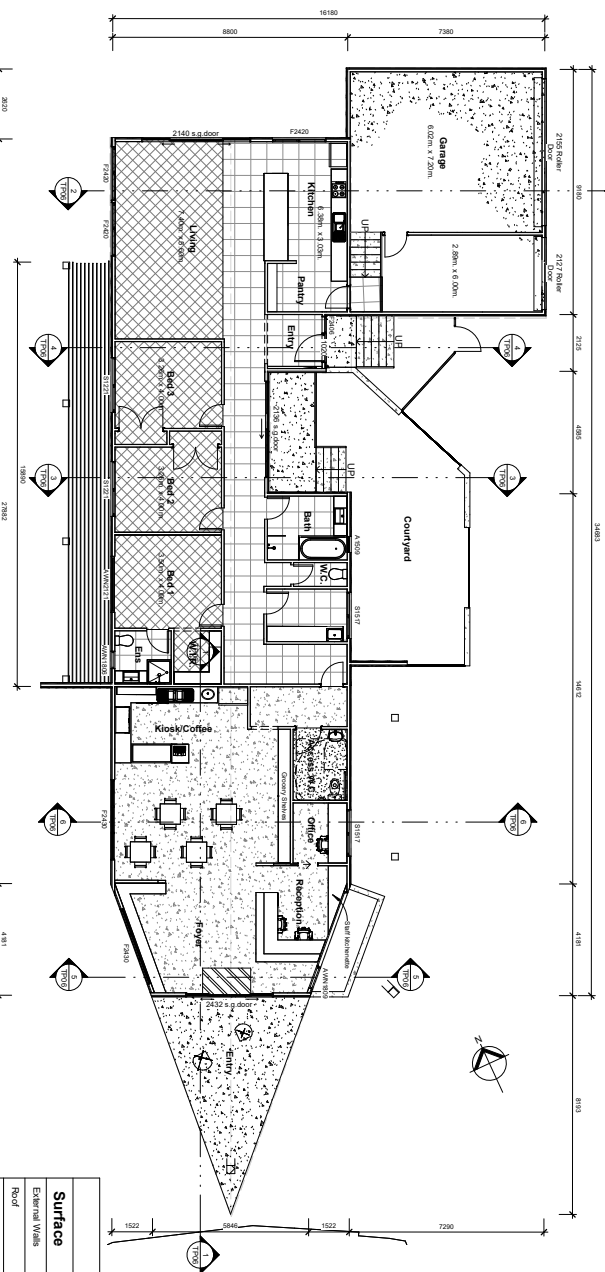
- 1 Caravans Residence
- 2 Playground / Change Area
- 3 Restaurant
- 4 Carpark
- 5 Camping Area (Zone 1)
- 6 Cabin Area (Zone 2)
- 7 Cabin Area (Zone 3)
- 8 Amenity Block 1
- 9 Amenity Block 2
- 10 Camp Kitchen A
- 11 Camp Kitchen B
- 12 BBQ Mats (4)
- 13 Open Playground 1
- 14 Open Playground 2
- 15 Recreation Zone/Recycled Water Reuse Area
- 16 Wastewater Treatment Area
- 17 Winter Storage
- 18 Additional Reuse Area

Variable Retention Zone
 Full Level Capacity - 15mm AHD
 Level for Safety - 15mm AHD
 GWL 5mm - Sitback from Full Capacity
 Storms of 2011 Peak 195.5mm AHD

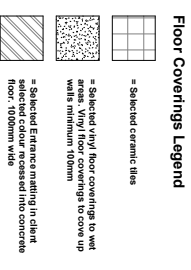
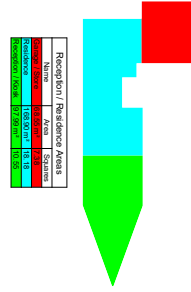
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| Revision Number | Revision Description | Revision Date |
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CPBA Building Designers
 15/151 Sturt Street
 Melbourne VIC 3000
 Tel: 03 9412 1234
 Fax: 03 9412 1235
 Email: info@cpba.com.au
 Website: www.cpba.com.au



Reception & Caretaker's Residence FFL
Scale: 1:100



Materials Legend

| Surface | Product | Finishes | Comments |
|---------------------|----------|------------------------|--|
| External Walls | Colobond | Woodland Grey | Custom On-profile installed vertically |
| Roof | Colobond | Shale Grey | Custom On-profile |
| Window Frames | Colobond | Aluminium Framed | |
| Facade | Colobond | Monument | Upright Neutral or similar |
| Other | Colobond | Monument | Upright Sherline or similar |
| Beams/Poils | Timber | Rough Swain | Reynold |
| Garden Bed / Fences | Rander | Concrete | Painted concrete garden beds / light weight screens with concrete render to fences |
| Screens | Timber | Client selected colour | Dressed Hardwood timber barriers fixed to steel sub-frame |



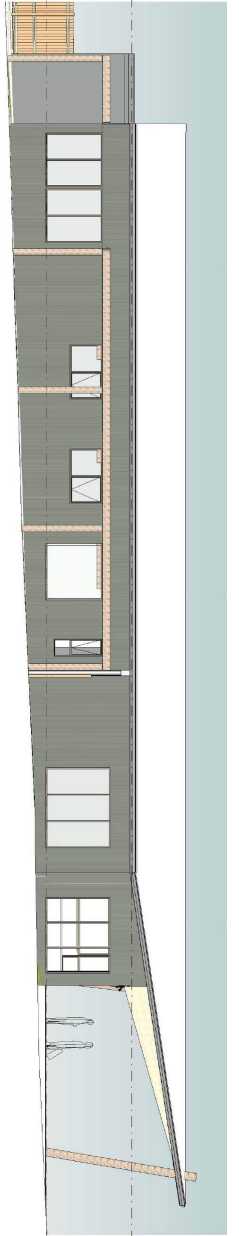
Caretaker's South-West Elevation
Scale: 1:100



Caretaker's South-East Elevation
Scale: 1:100



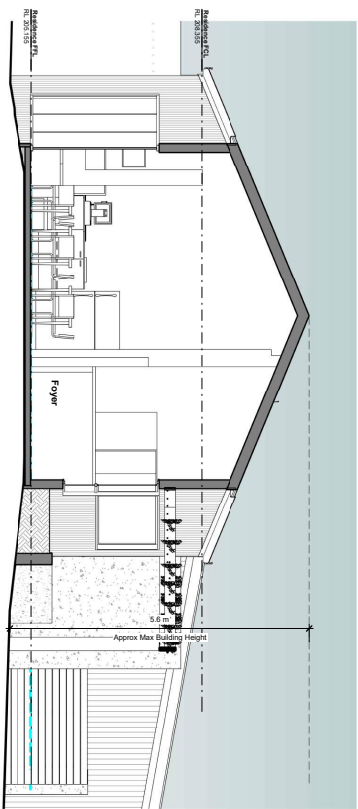
Caretaker's North-East Elevation
Scale: 1:100



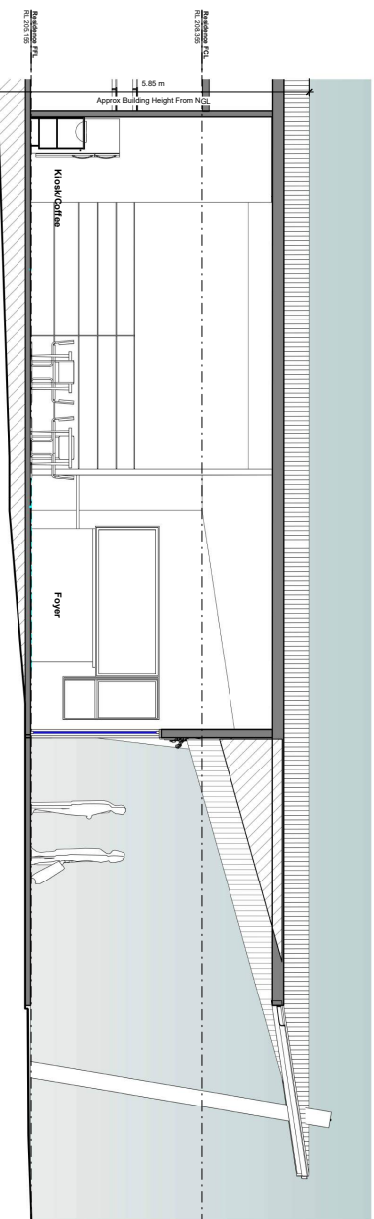
Caretaker's North-West Elevation
Scale: 1:100

| Revision Number | Revision Description | Revision Date |
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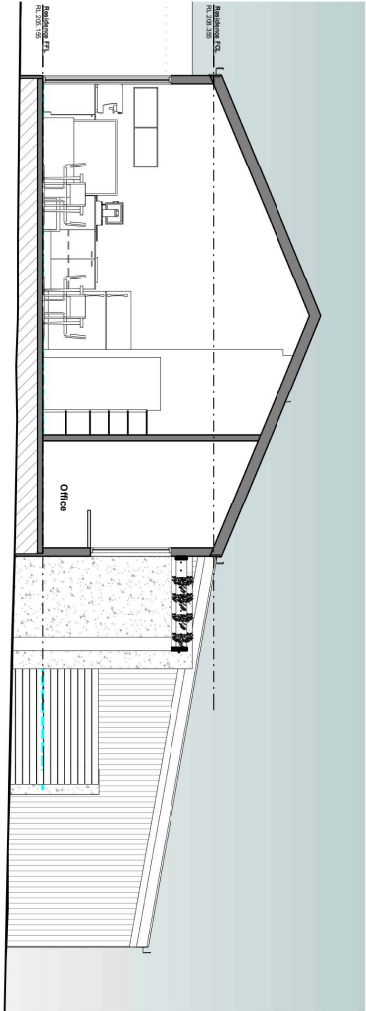




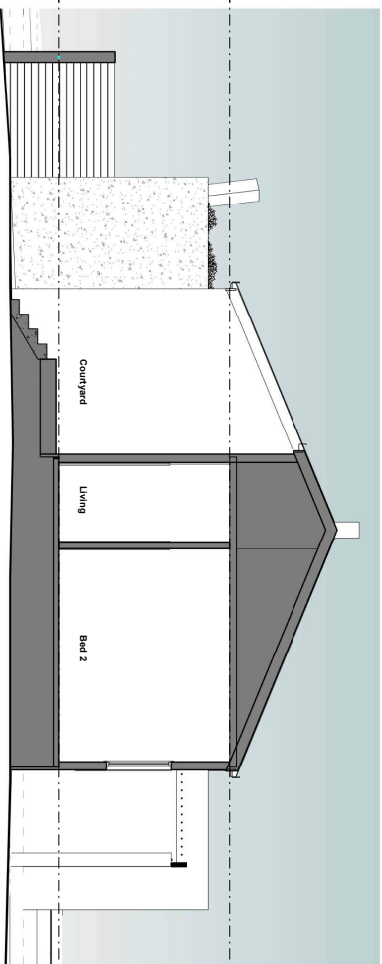
Reception/Caretakers Section 1
Scale: 1:50



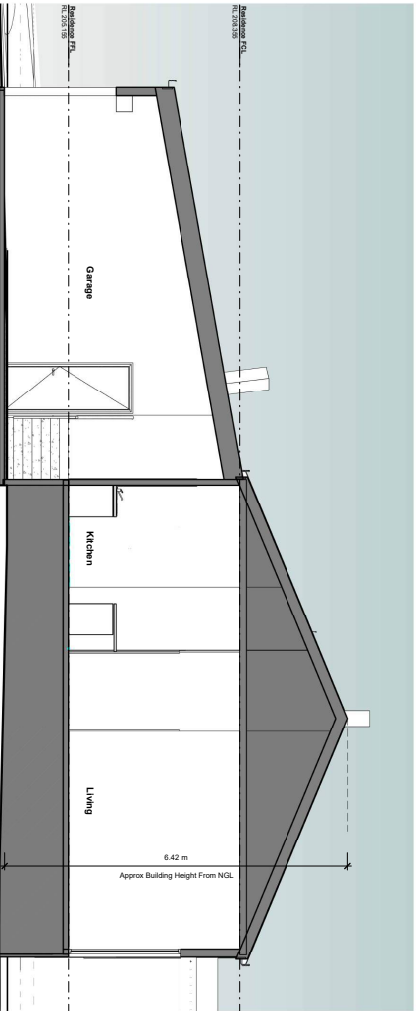
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Scale: 1:50



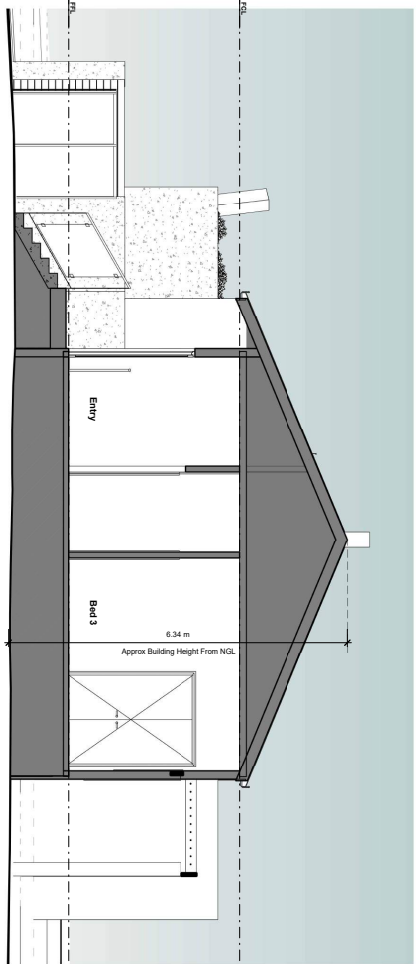
Reception/Caretakers Section 3
Scale: 1:50



Reception/Caretakers Section 4
Scale: 1:50

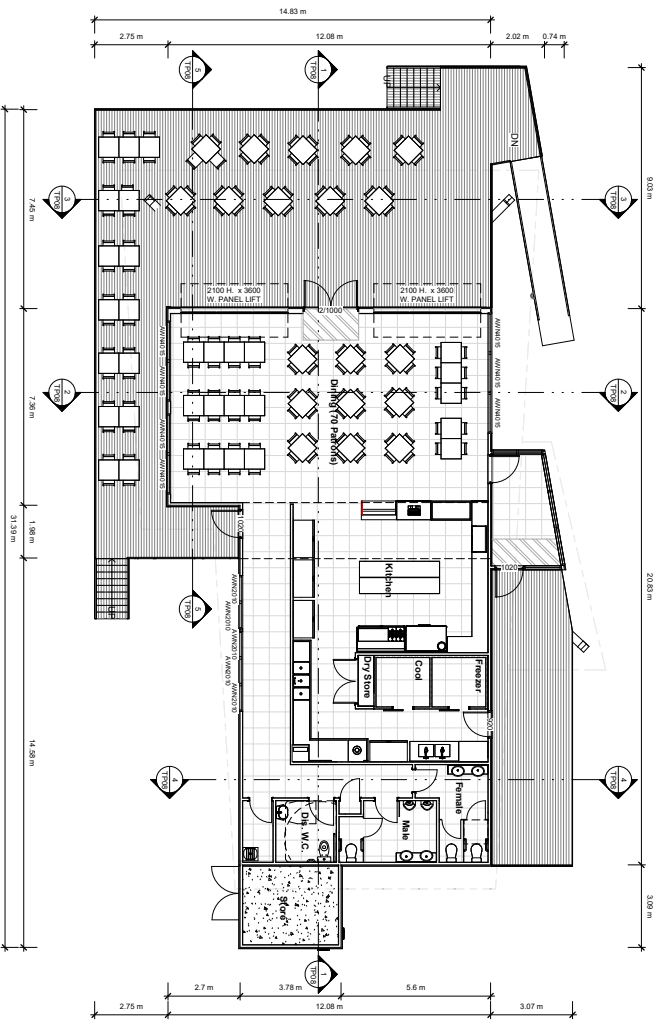


Reception/Caretakers Section 5
Scale: 1:50



Reception/Caretakers Section 6
Scale: 1:50

| Revision Number | Revision Description | Revision Date |
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Restaurant FFL
Scale 1:100



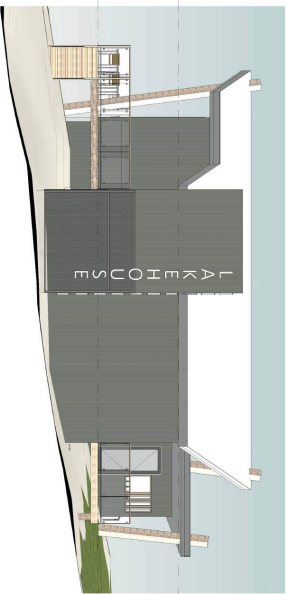
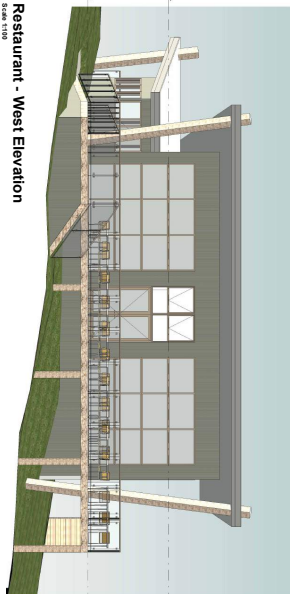
Floor Coverings Legend

- = Selected ceramic tiles
- = Selected timber decking
- = Selected Etichona matting in client selected colour recessed into concrete floor - 1000mm wide
- = Exterior concrete paving - refer civil drawings



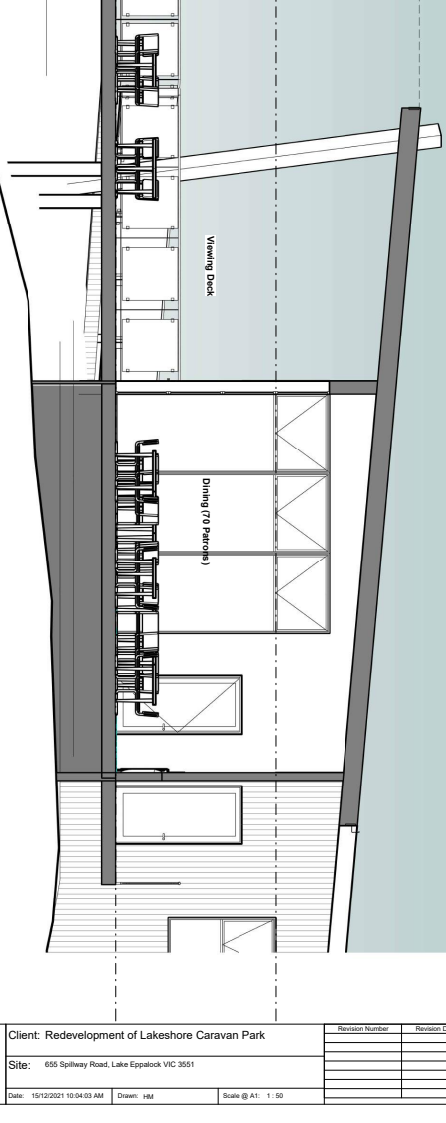
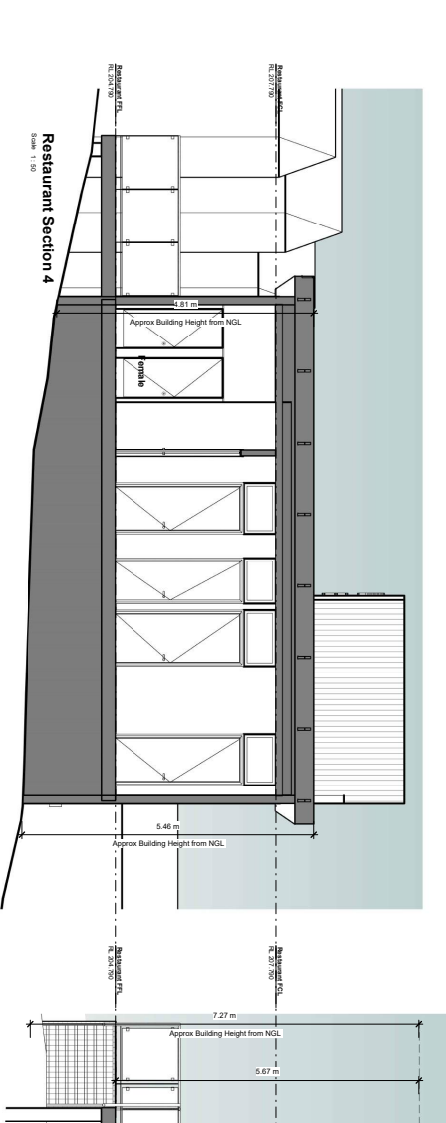
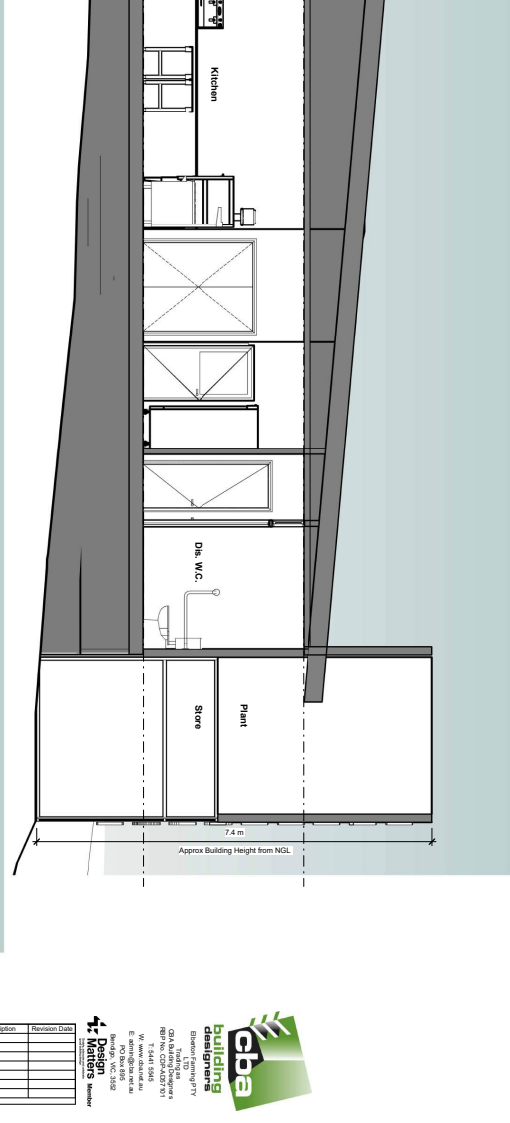
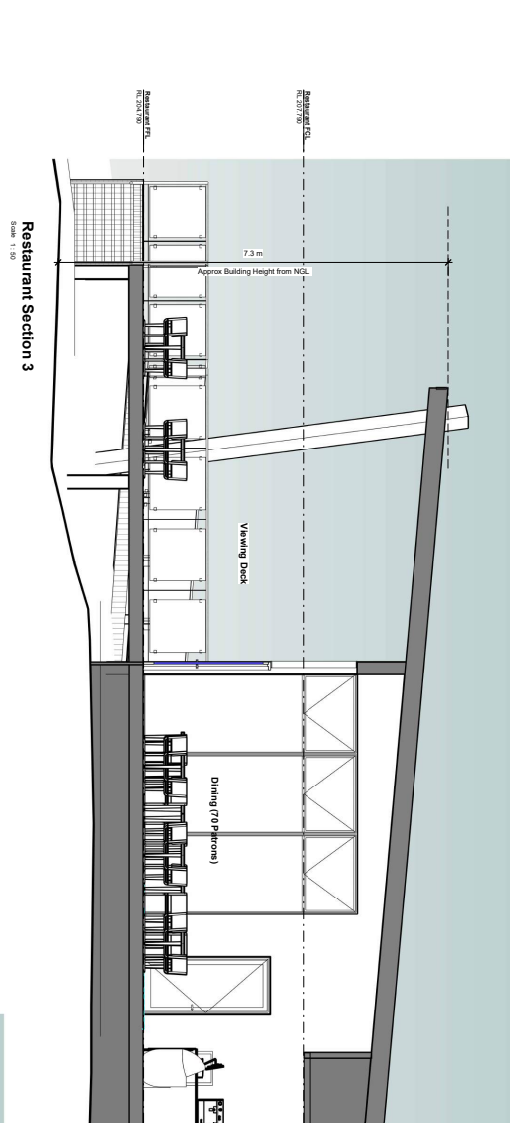
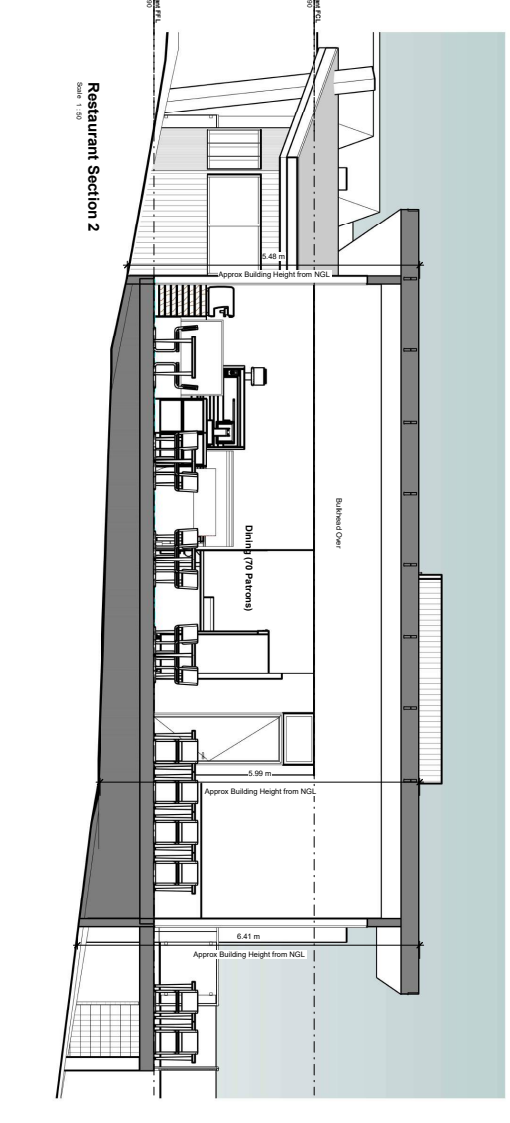
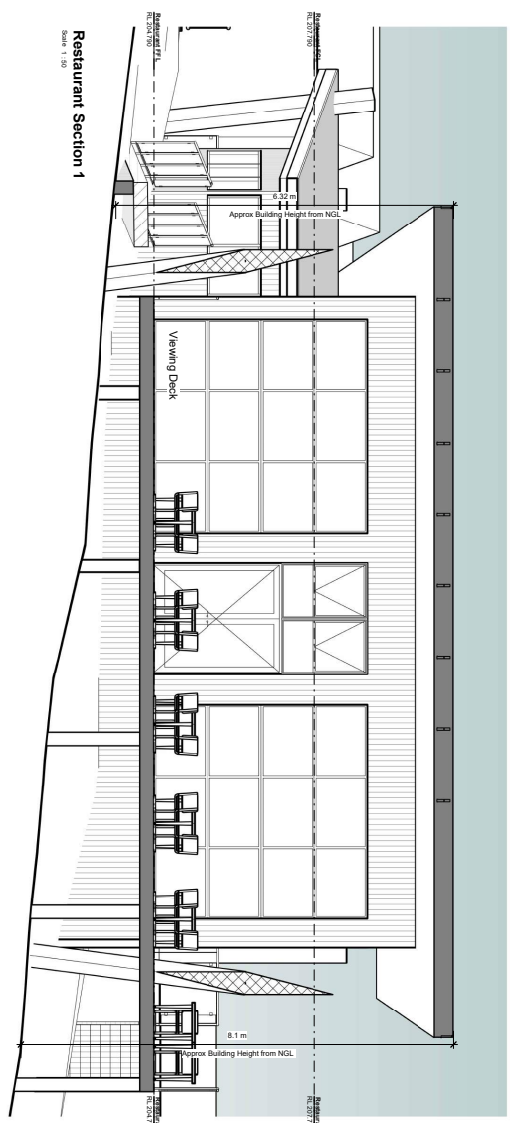
Materials Legend

| Surface | Product | Finishes | Comments |
|----------------|------------------|------------------------|---|
| External Walls | Colourbond | Woodland Grey | Custom Obp profile installed vertically |
| Floor | Colourbond | Slake Grey | Custom Obp profile |
| Window Frames | Colourbond | Monument | Australian Framed |
| Facial | Colourbond | Monument | Lynsight Novatone or similar |
| Clutter | Colourbond | Monument | Lynsight Shevone or similar |
| Benches/Tables | Timber | Rough Sawn | Recycled |
| Screens | Perforated Metal | Woodland Grey | Screen fixed to metal sub-frame, all in Colourbond Woodland Grey finish |
| Decking | Timber | Client selected colour | Dressed Hardwood fixed to timber subfloor |



| Revision Number | Revision Description | Revision Date |
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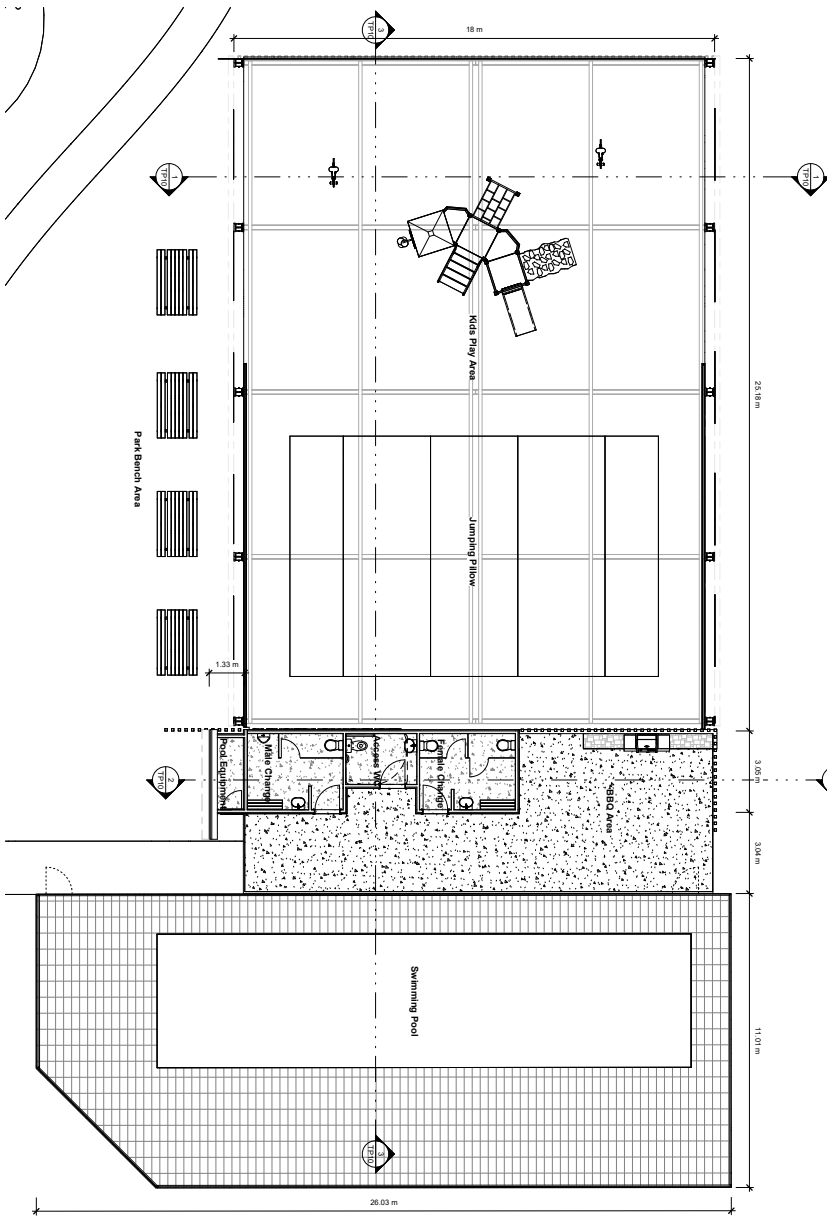




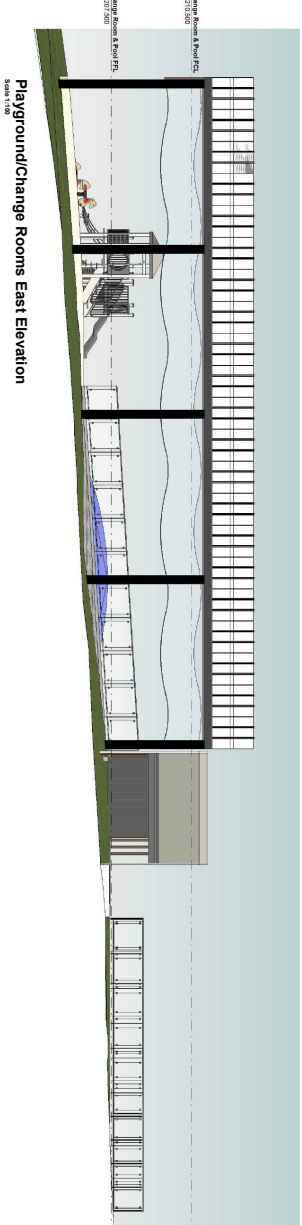
| Revision Number | Revision Description | Revision Date |
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cbpa
Building
Architects
255 Sturt Street
Melbourne VIC 3000
Ph: +61 3 9417 5415
Fax: +61 3 9417 5445
www.cbpa.com.au
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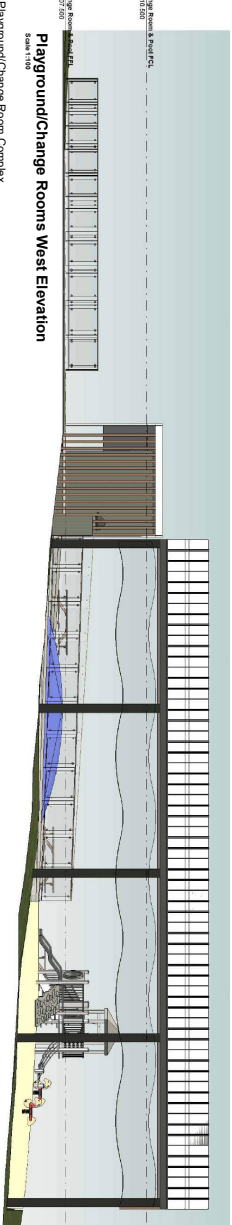
Design
Matters
Architects
Level 11, 405 Collins Street
Melbourne VIC 3000
Ph: +61 3 9600 5555
www.designmatters.com.au



Change Room & Pool FFL
Scale: 1:100



Playground/Change Rooms East Elevation
Scale: 1:50

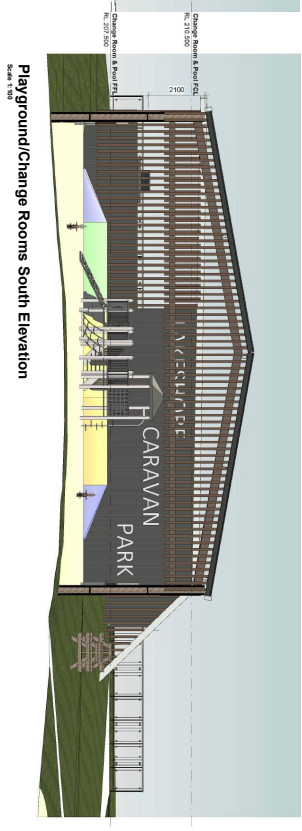


Playground/Change Rooms West Elevation
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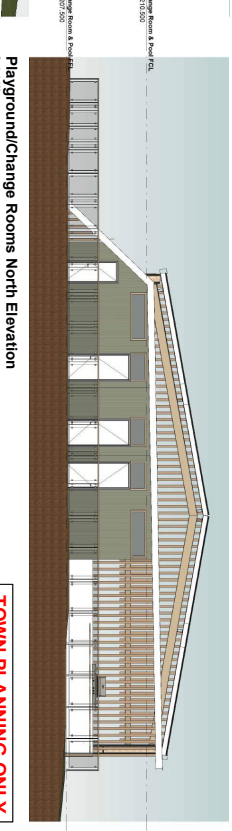


| Surface | Product | Finishes | Comments |
|----------------|--------------|------------------------|--|
| External Walls | Colorbond | Woodland Grey | Woodland Grey |
| Roof | Colorbond | Shale Grey | Custom Onp profile installed vertically |
| Window Frames | Colorbond | Monument | Aluminium Framed |
| Facade | Colorbond | Monument | Light Neutral or similar |
| Gutter | Colorbond | Monument | Light Neutral or similar |
| Beams/Poles | Steel/Timber | Rough Swam | Steel UC columns with timber inserts |
| Screens | Timber | Client selected colour | Dressed hardwood timber balustrade fixed to steel stud frame |

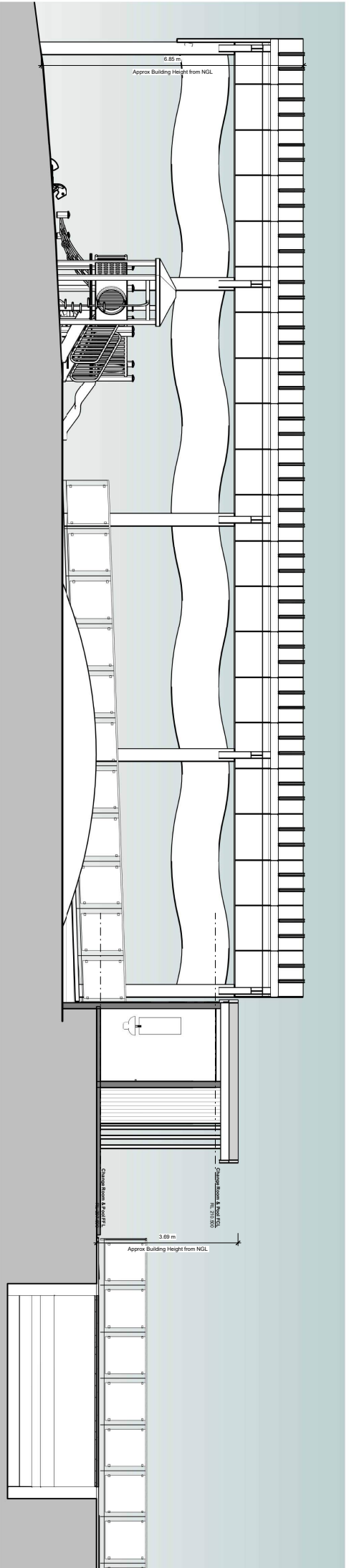
Materials Legend



Playground/Change Rooms South Elevation
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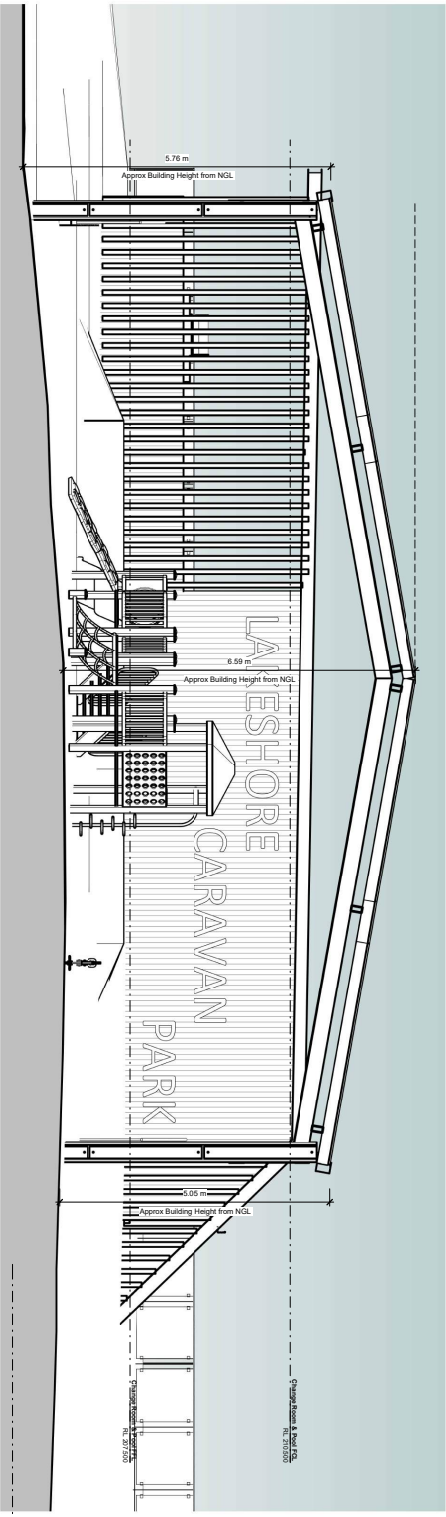


Playground/Change Rooms North Elevation
Scale: 1:50



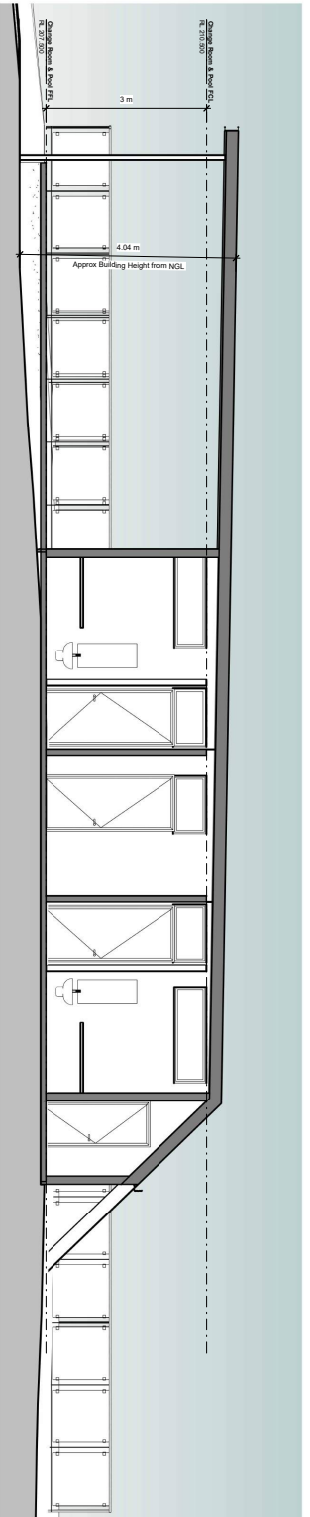
Section 20

Scale: 1:50



Section 18

Scale: 1:50

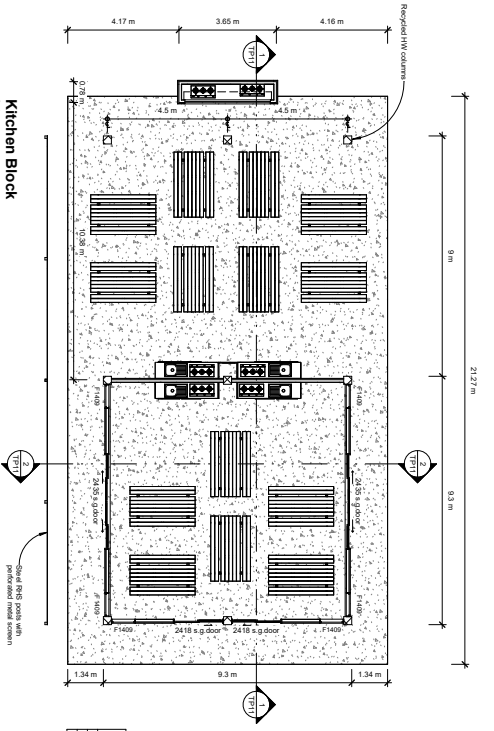


Section 19

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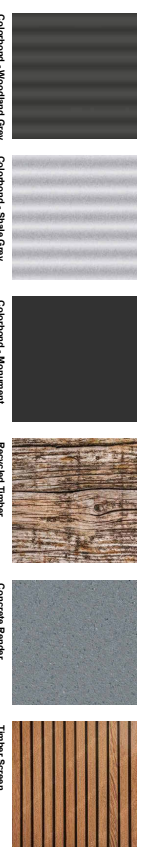
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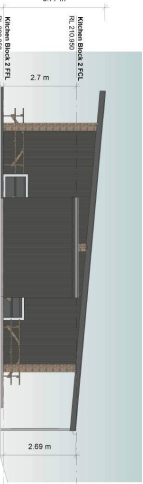
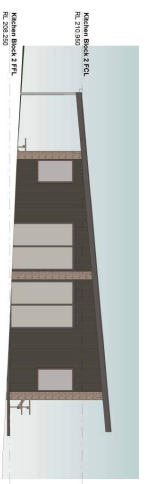
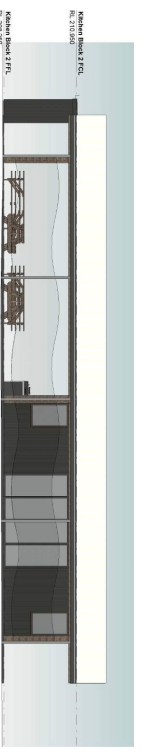
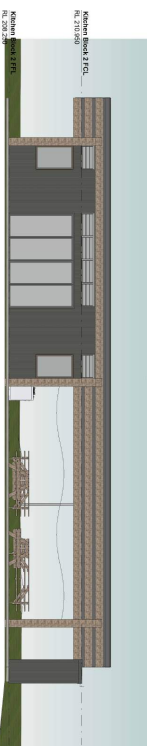
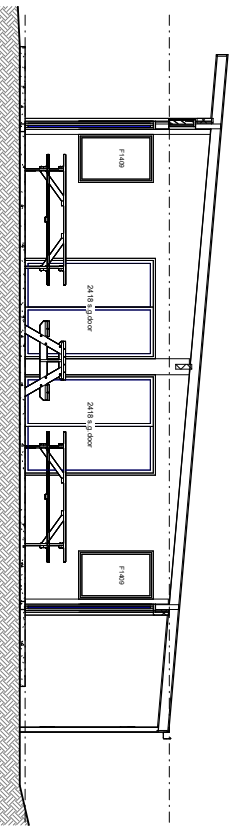
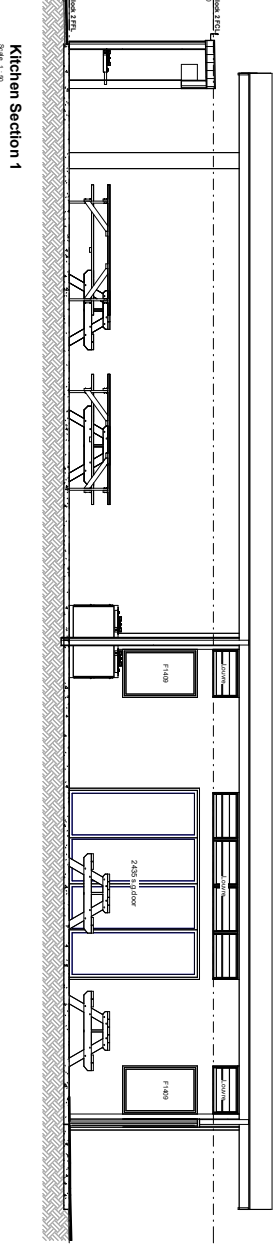
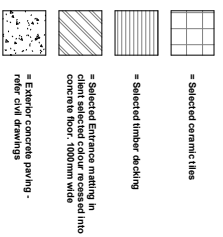


| Kitchen Area | | | |
|--------------|---------------------|------|-------|
| Name | Area | Code | Scale |
| KITCHEN ROOM | 10.30m ² | 1027 | 1:50 |
| CORRIDOR | 1.272m ² | 1028 | 1:50 |

| Materials Legend | | | |
|--------------------|------------|---------------|------------------------|
| Surface | Product | Finishes | Comments |
| External Walls | Colourbond | Woodland Grey | |
| Roof | Colourbond | Shale Grey | |
| Window Frames | Colourbond | Monument | |
| Fascia | Colourbond | Monument | |
| Gutter | Colourbond | Monument | |
| Timber Beams/Poles | Timber | Raw | Re-cycled |
| Garden Bed / Fence | Render | Concrete | Client selected colour |
| Severns | Timber | Shink | |



Floor Coverings Legend

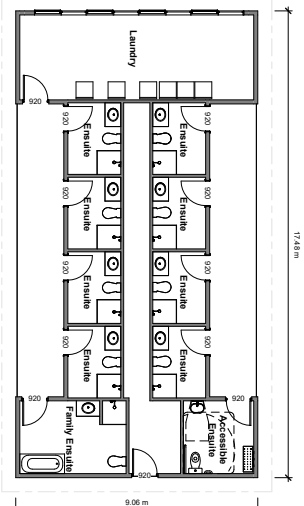


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 10/110 The Esplanade
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 Southport QLD 4215

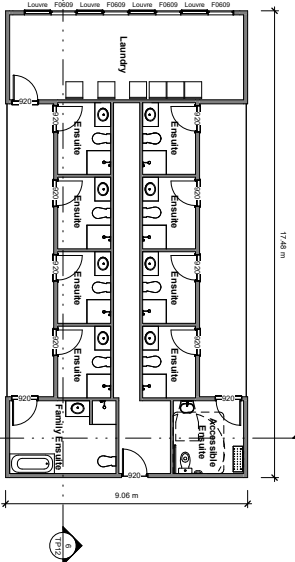
Design Matters **Wentworth**

Client: Redevelopment of Lakeshore Caravan Park
 Site: 655 Spillway Road, Lake Eppalock VIC 3555
 Date: 15/12/2021 10:04:59 AM Drawn: rjd Scale: @ A1: As indicated
 1/28 No. 19-27
 Project: TP11



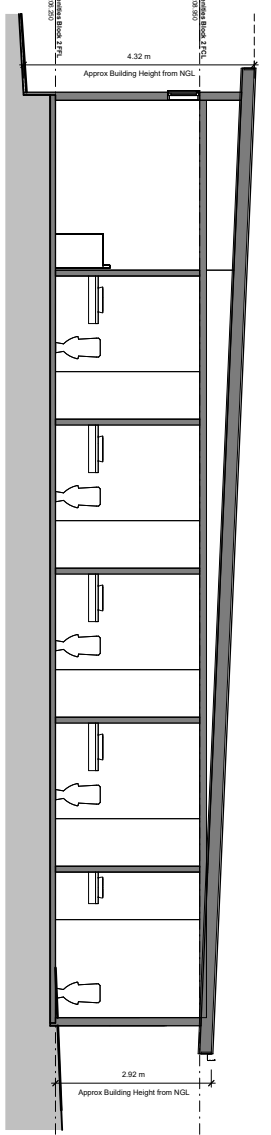
| Amenities Areas | | | |
|-----------------|----------------------|--------|-------|
| Name | Area | Stores | Notes |
| Laundry | 60.20 m ² | 1 | |
| Family Entrance | 60.20 m ² | 1 | |
| Ensuite | 60.20 m ² | 1 | |

Amenities Block 1 FFL
Scale: 1:100

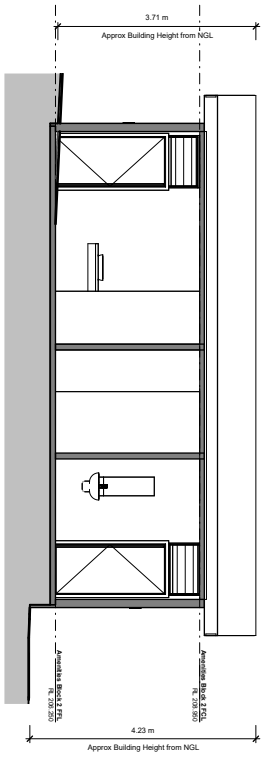


| Amenities Areas | | | |
|-----------------|----------------------|--------|-------|
| Name | Area | Stores | Notes |
| Laundry | 60.20 m ² | 1 | |
| Family Entrance | 60.20 m ² | 1 | |
| Ensuite | 60.20 m ² | 1 | |

Amenities Block 2 FFL
Scale: 1:100

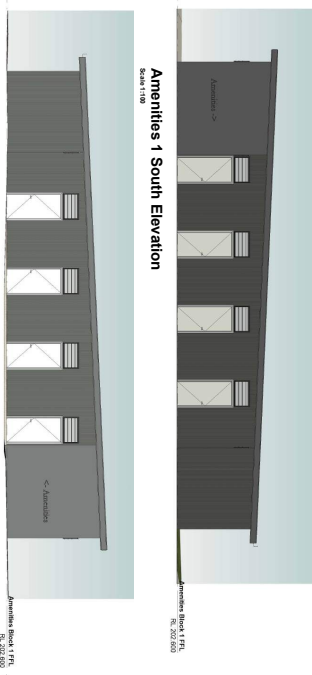
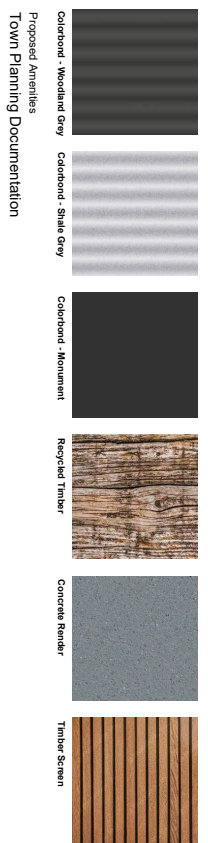


Amenities Section 1
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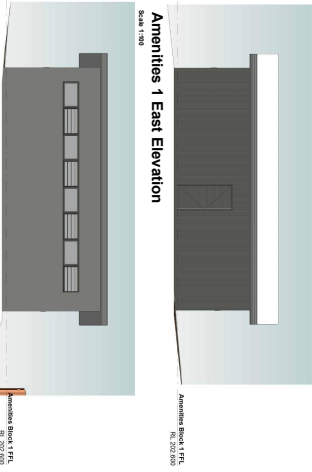


Amenities Section 2
Scale: 1:50

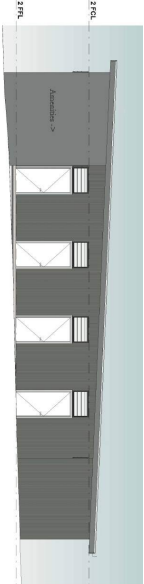
| Materials Legend | | |
|---------------------|-----------|------------------------|
| Surface | Product | Finishes |
| External Walls | Colorbond | Woodland Grey |
| Roof | Colorbond | Shale Grey |
| Window Frames | Colorbond | Monument |
| Fences | Colorbond | Monument |
| Galer | Colorbond | Monument |
| Timber Beam/Poles | Timber | Raw |
| Garden Bed / Fences | Render | Concrete |
| Screens | Timber | Client selected colour |



Amenities 1 South Elevation
Scale: 1:100



Amenities 1 East Elevation
Scale: 1:100



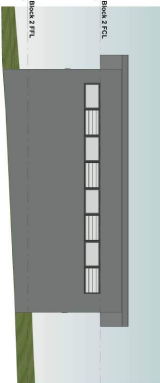
Amenities 2 North Elevation
Scale: 1:100



Amenities 2 West Elevation
Scale: 1:100



Amenities 2 East Elevation
Scale: 1:100

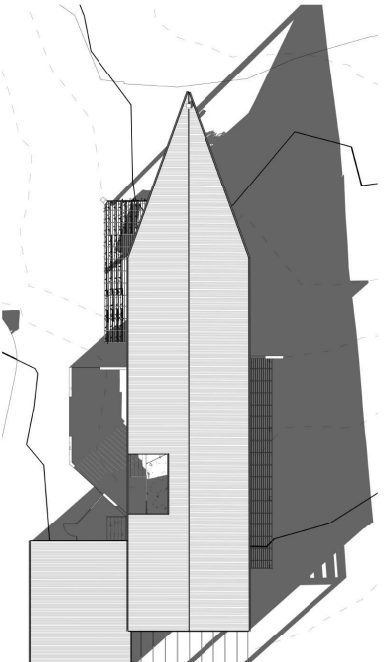


Amenities 2 South Elevation
Scale: 1:100

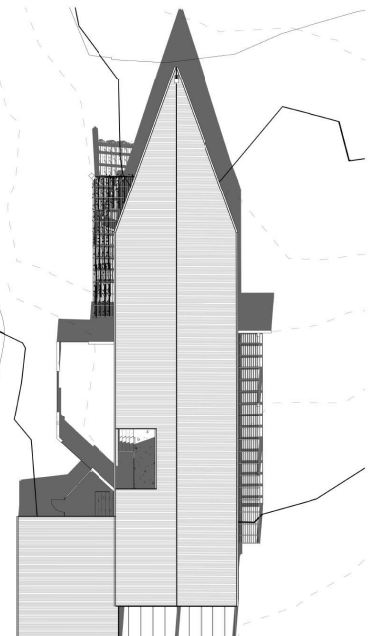


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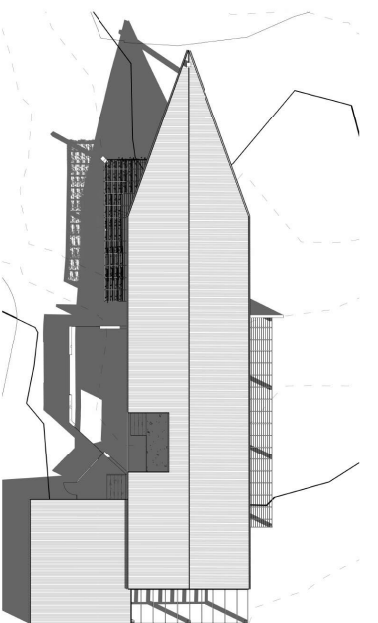




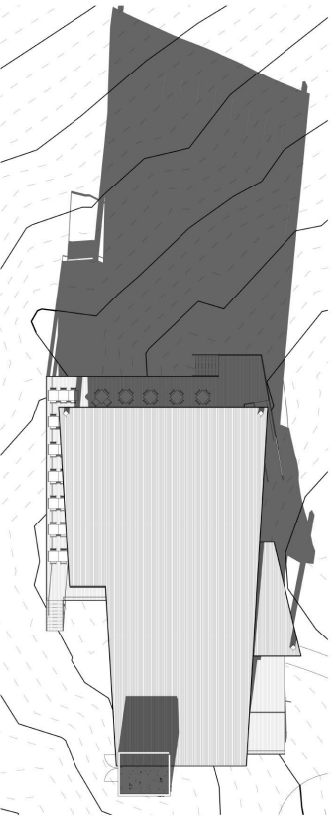
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Scale 1:200



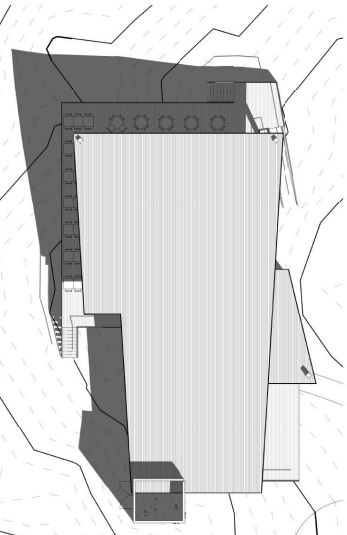
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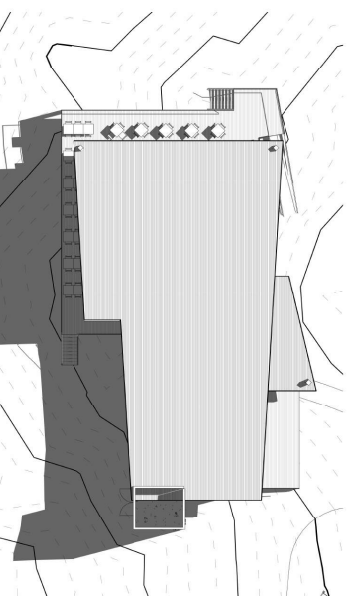
Reception Shadows - 3pm
Scale 1:200



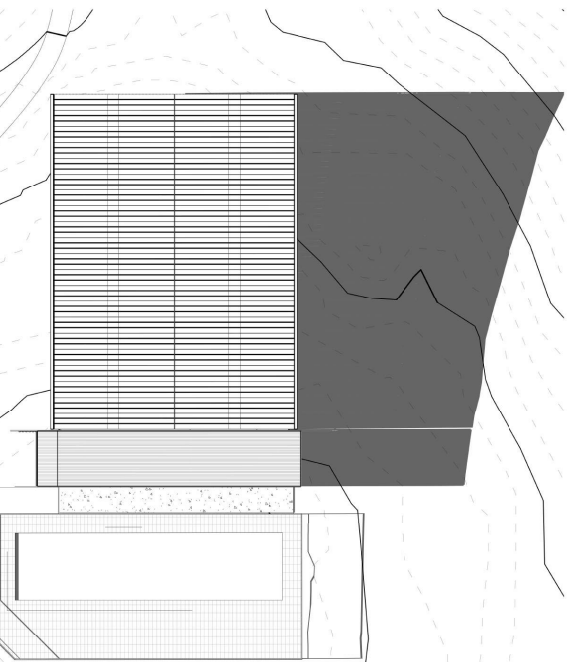
Restaurant Shadows - 9am
Scale 1:200



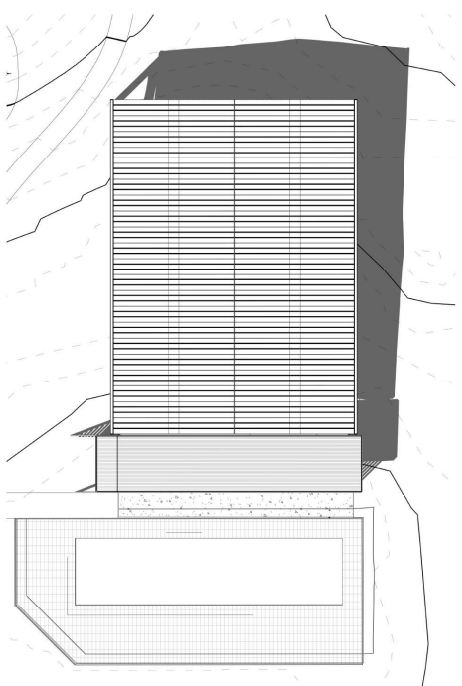
Restaurant Shadows - 12pm
Scale 1:200



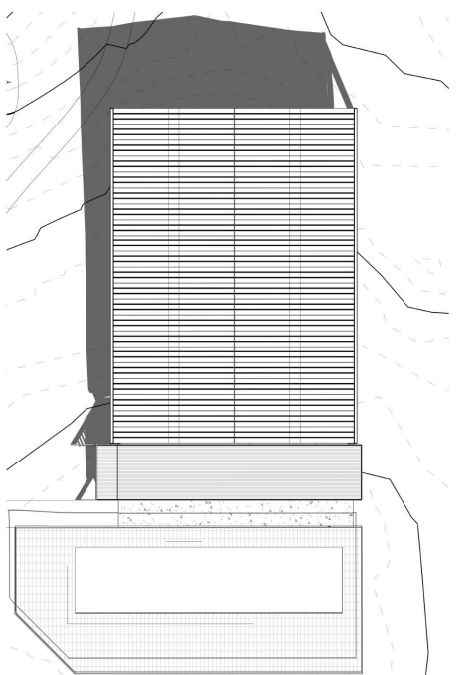
Restaurant Shadows - 3pm
Scale 1:200



Playground / Pool Shadows - 9am
Scale 1:200



Playground / Pool Shadows - 12pm
Scale 1:200

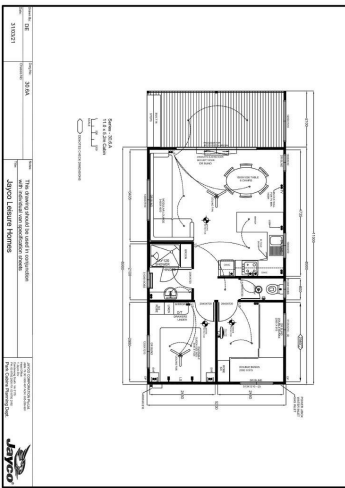


Playground / Pool Shadows - 3pm
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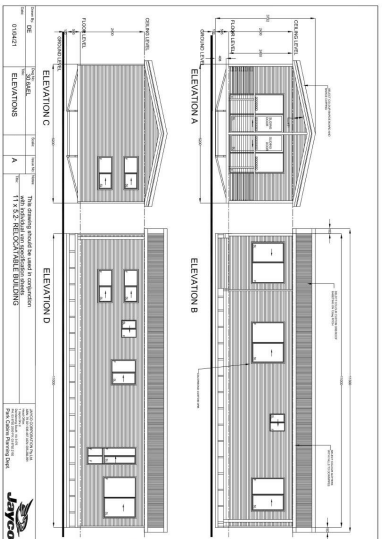
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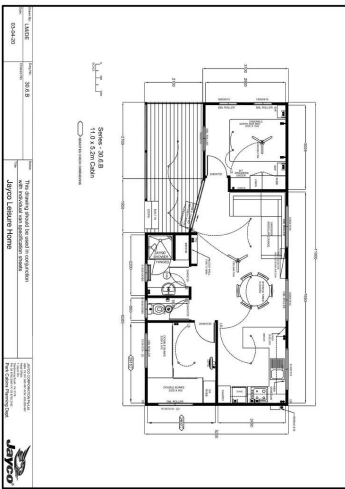




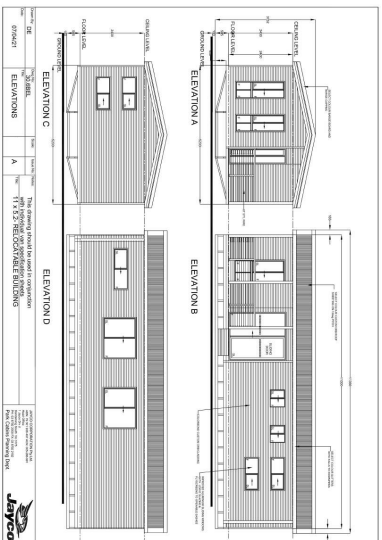
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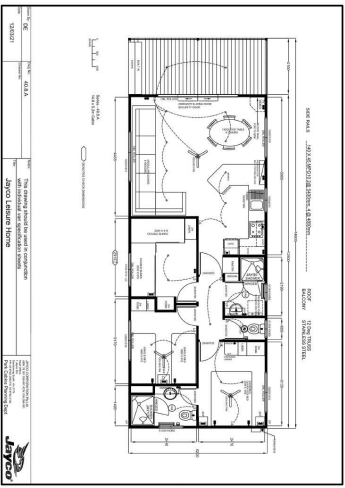
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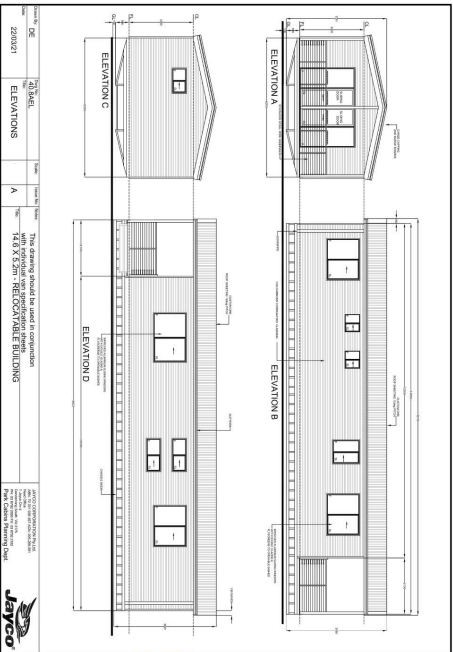
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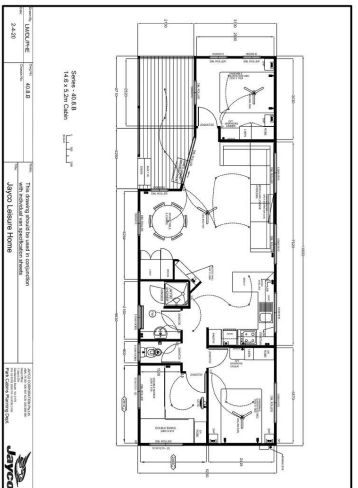
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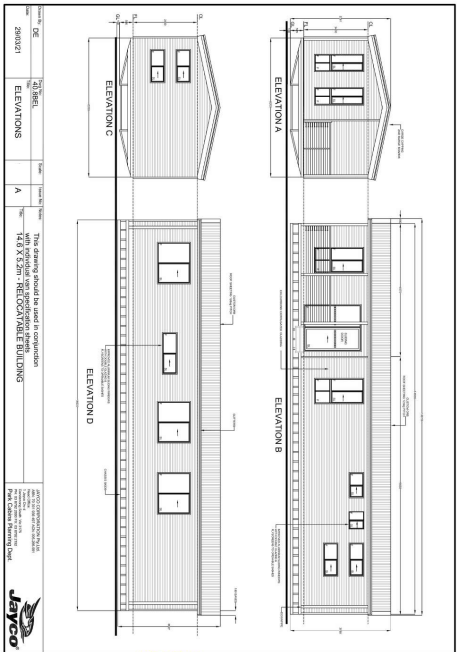
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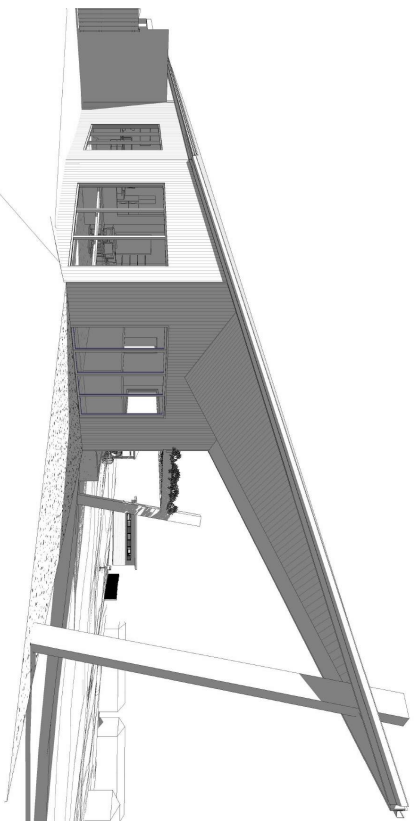


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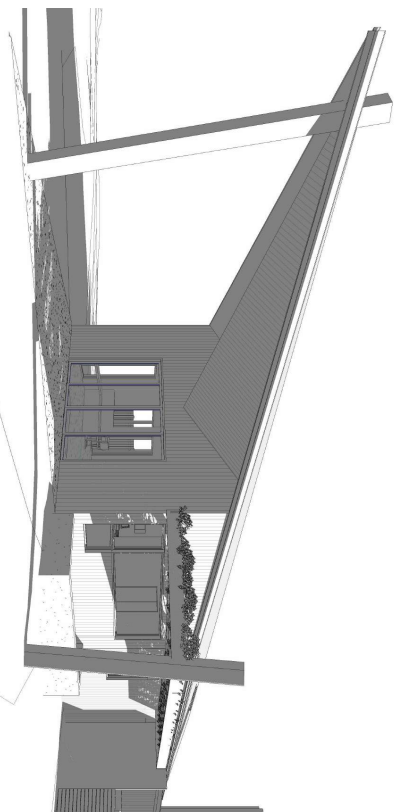


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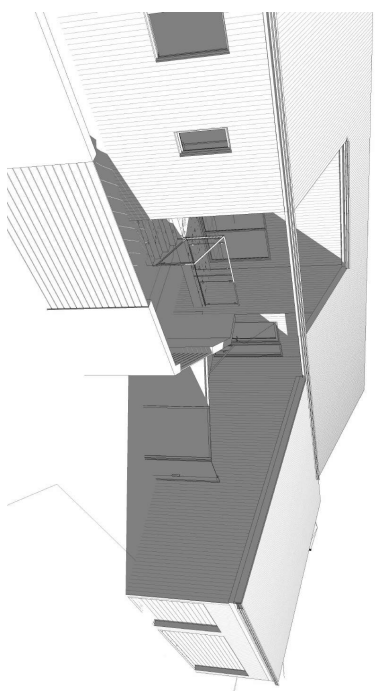
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| PROJNO: 202001 | PROJNAME: REDEVELOPMENT OF LAKESHORE CARAVAN PARK |
| CLIENT: 4Matters | DATE: 18/11/2021 |
| DESIGNER: Jayco Cabin Design | PROJECT: 19-27 |
| DATE: 18/11/2021 | TIME: 10:07:07 AM |
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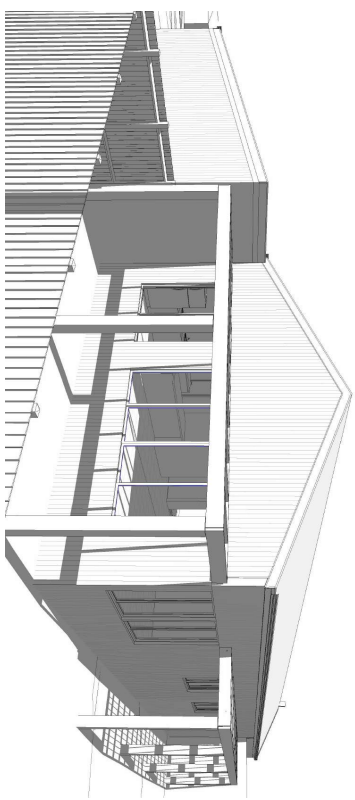
Reception Perspective A



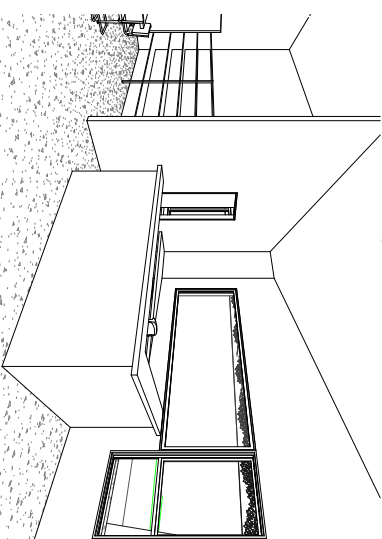
Reception Perspective B



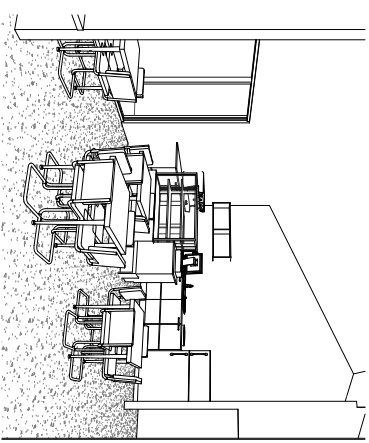
Reception Perspective C



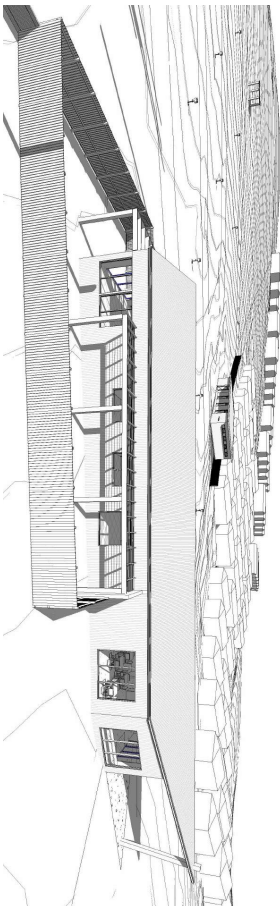
Reception Perspective D



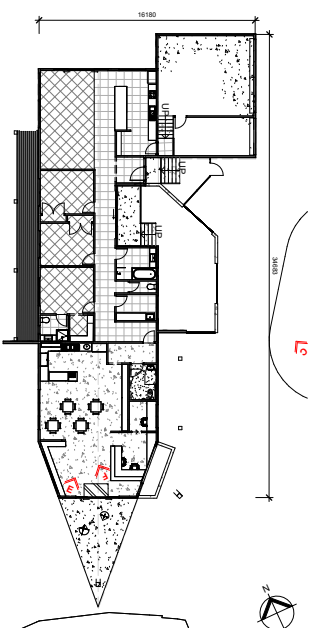
Reception Perspective E



Reception Perspective F



Reception Perspective G



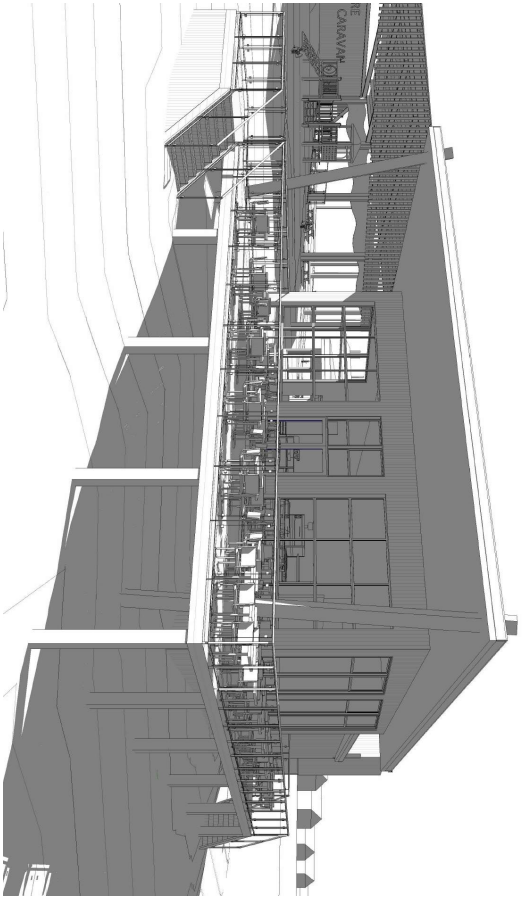
Reception & Caretaker's Residence Perspective Locations
Scale: 1:200

| Revision Number | Revision Description | Revision Date |
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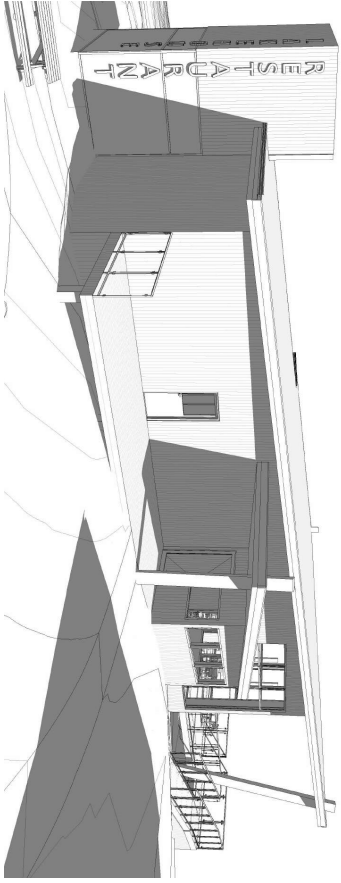
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Restaurant Perspective A



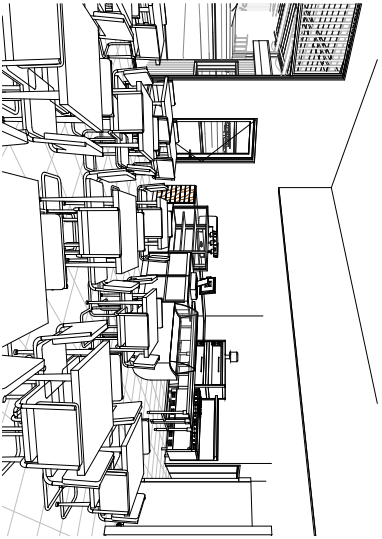
Restaurant Perspective B



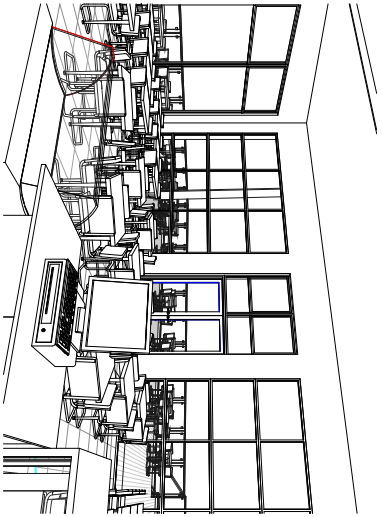
Restaurant Perspective C



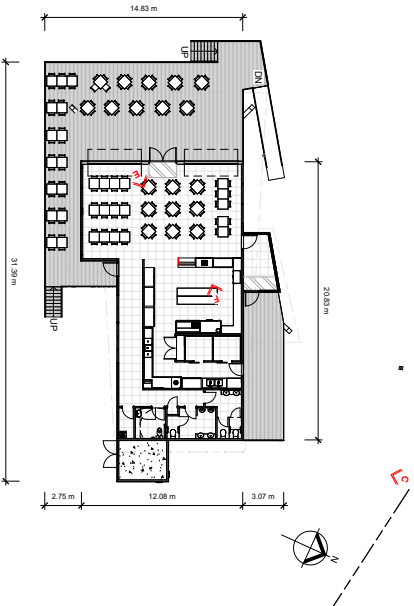
Restaurant Perspective D



Restaurant Perspective E



Restaurant Perspective F



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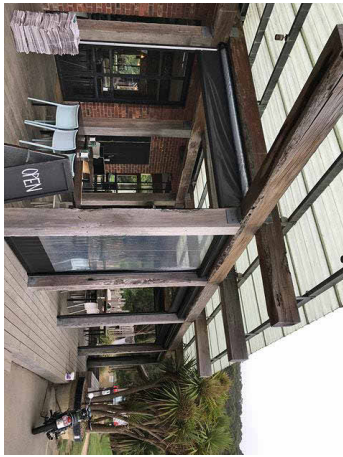


Image 1
Posts & beams
Recycled timber in a saw-weathered finish



Image 2
Wall Cladding
Colorbond Custom Orb - Woodland Grey
Roof Cladding
Colorbond Custom Orb - Shale Grey

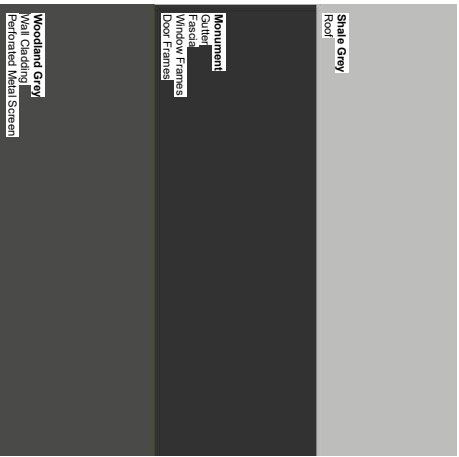


Image 3
Roof
Shale Grey
Woodland Grey
Wall Cladding
Perforated Metal Screen
Window Frames
Door Frames



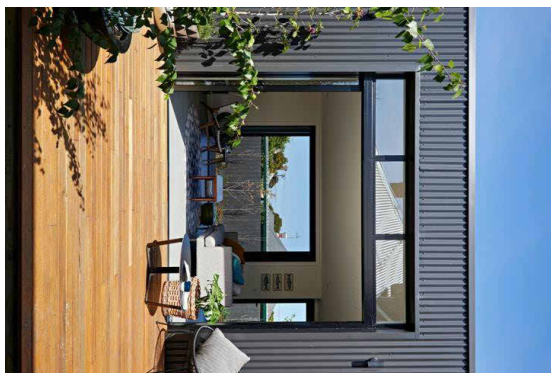
Image 4
Wall Cladding
Colorbond Custom Orb - Woodland Grey
Window Frame
Colorbond - Monument
Timber Decking
Dressed timber in deints selected stain finish



Image 5
Screen
Perforated metal screen, fixed to metal sub-frame
All in Colorbond Woodland Grey finish



Image 6
Screen
Perforated metal screen, fixed to metal sub-frame
All in Colorbond Woodland Grey finish



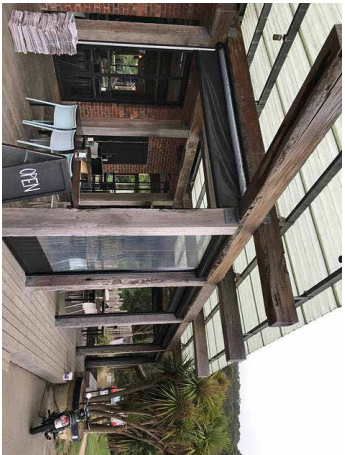


Image 1
Posts & beams
Recycled timber in a raw/weathered finish



Image 2
Wall Cladding
Colourbond Custom Orb - Woodland Grey
Roof Cladding
Colourbond Custom Orb - Slate Grey

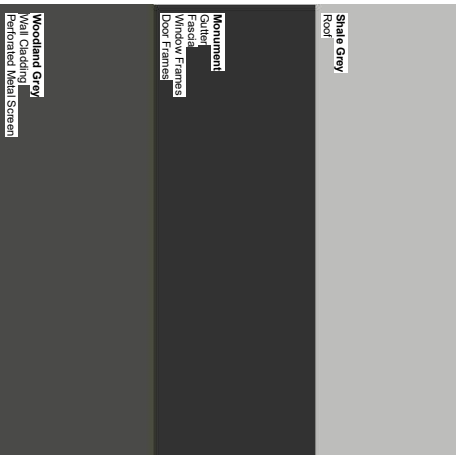


Image 3
Colourbond Colours



Image 4
Garden Bed
Dressed timber in client selected stain finish



Image 5
Garden Bed
Poured concrete in natural finish



Image 6
Courtyard Fence
Concrete panels with natural concrete render finish with timber battens screen inserts in client selected stain finish fixed to steel subframe

| Revision Number | Revision Description | Revision Date |
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Image 1
Playground Roof Cladding
Askins X-Fam panels in Colobond Slate Grey finish



Image 2
Wall Cladding
Colobond Custom Opt - Woodland Grey
Roof Cladding
Colobond Custom Opt - Slate Grey

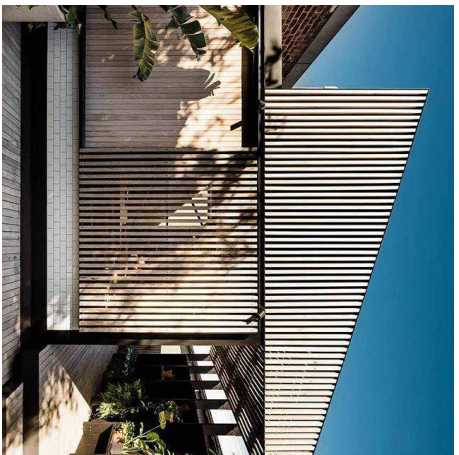


Image 3
Timber Screen
Dressed Hardwood timber battens screw fixed to timber sub-frame

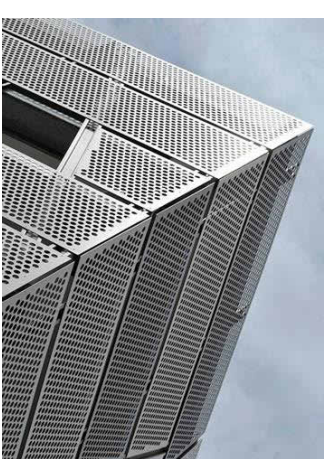


Image 4
Screens
Perforated steel mesh screens fixed to steel sub-frame



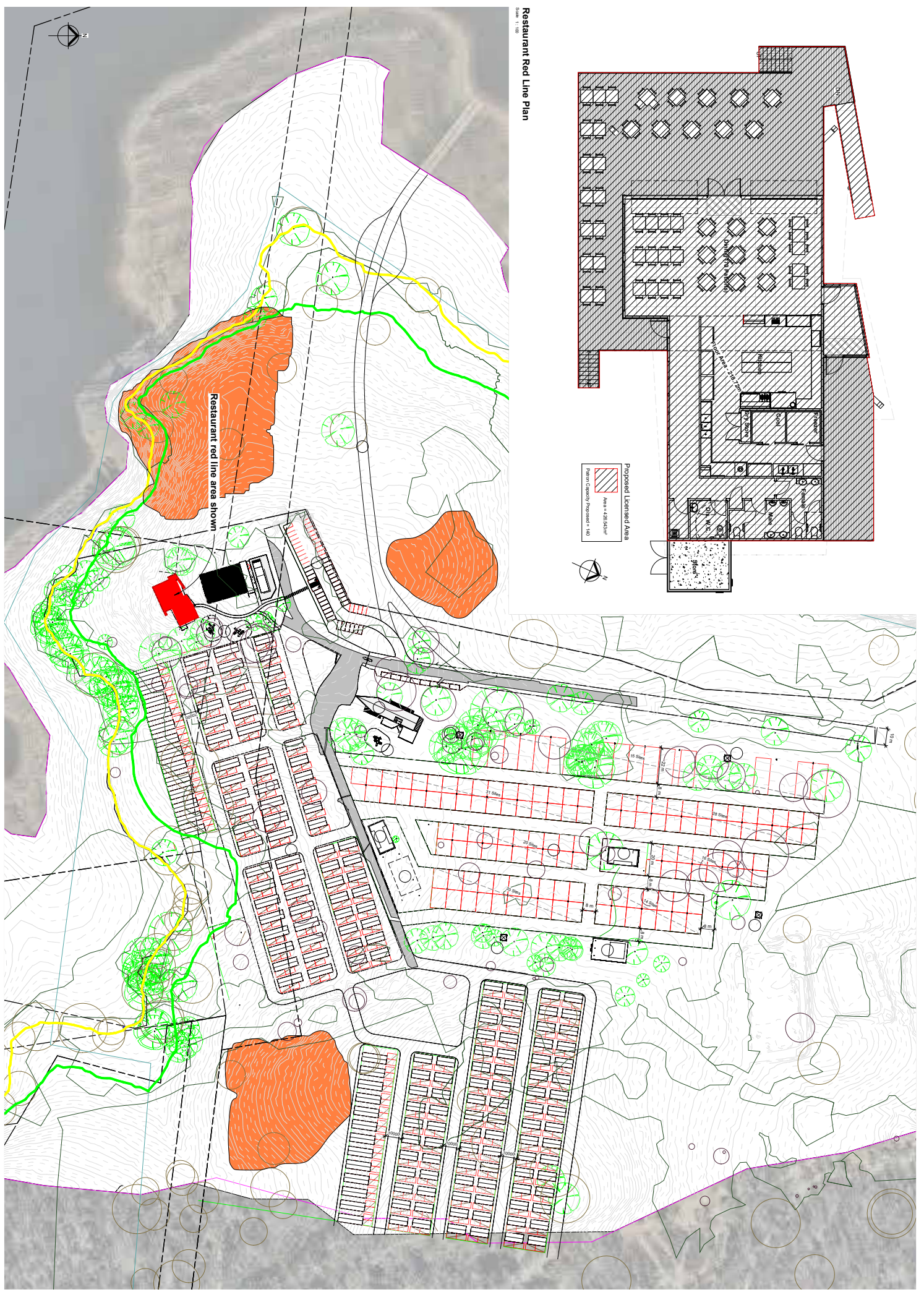
Image 5
Playground Columns
Steel UC columns with timber inserts

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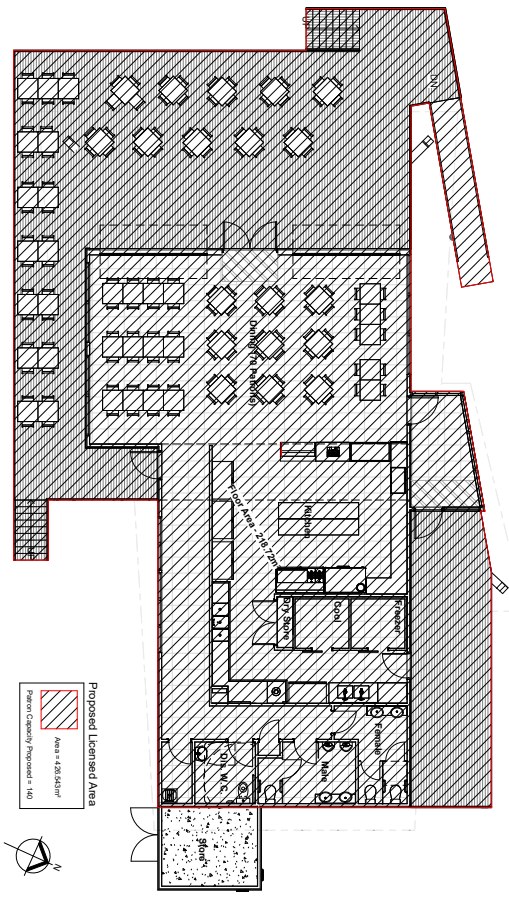
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 Site: 655 Spillway Road, Lake Eppalock VIC 3555
 Date: 15/12/2021 10:08:01 AM Drawn: rjt Scale: @ A1
 Job No: 19-27
 Sheet: TP19



4 Matters
 Design
 Architecture
 Engineering
 Planning
 Interiors
 Landscape
 Urban Design
 Sustainability
 Project Management
 Construction Management



Restaurant Red Line Plan
Scale: 1:500



| Revision Number | Revision Description | Revision Date |
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Client: Redevelopment of Lakeshore Caravan Park
 Site: 655 Spillway Road, Lake Eppalock VIC 3555
 Date: 15/12/2021 10:11:17 AM Drawn: rgr Scale @ A1: As indicated

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