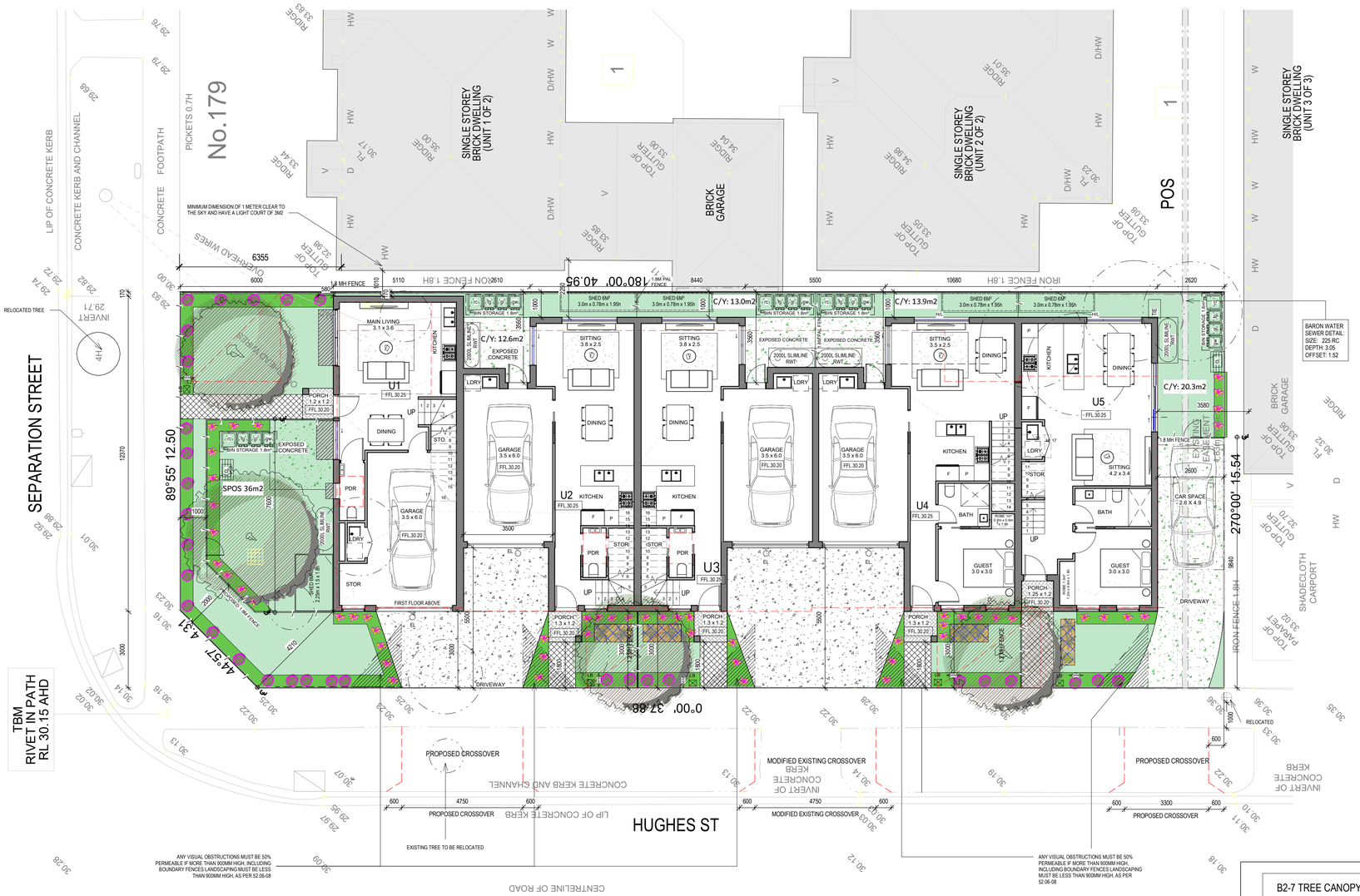
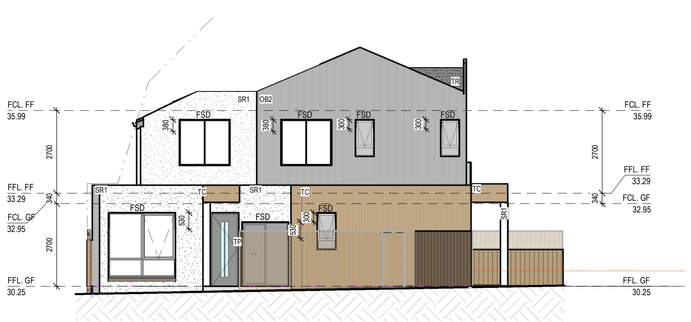
City of Greater Geelong, Statutory Planning - Date Received 3/09/2026



1 FLOOR PLAN - GROUND
TP01 1 : 100



2 Elevation - NORTH
1 : 100



3 Elevation - WEST
1 : 100

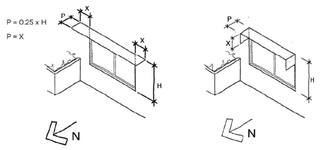
LEGEND

- RL 00.00 — REDUCED LEVEL TO AUSTRALIAN HEIGHT DATUM
- FOLDAWAY CLOTHES LINE
- HWS — HOT WATER SYSTEM GAS INSTANTANEOUS
- LB — LETTER BOX MAX 900MM HEIGHT. LETTER BOXES TO HAVE SEPARATE PROVISION TO RECEIVE PAPERS, MUST FACE THE STREET TO ALLOW MAIL DELIVERY FROM THE FOOTPATH AREA IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST
- RUBBISH BIN
- 2000L RAIN WATER TANKS — RAIN WATER TANKS CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
- EM — 800x500mmm 1.6m HIGH ELECTRICAL METER BOX AND BOLLARDS TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES 2014.
- WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE. IN ACCORDANCE WITH LATEST EDITION WATER AUTHORITY WATER METERING AND SERVICING GUIDELINES. LOCATION INDICATIVE ONLY.
- GM — GAS METERS LOCATION AND INSTALLATION TO BE IN ACCORDANCE WITH LATEST EDITION AS 5601 GAS INSTALLATIONS. BOLLARDS ON EITHER SIDE IF WITHIN 1M OF DRIVEWAY.
- DG — DOUBLE GLAZING (OR BETTER) PROVIDED FOR ALL BEDROOMS AND LIVING ROOMS.
- OG — FIXED OR AWNING OBSCURE GLASS TO MIN 1700 ABOVE FFL. OR MAX OPENABLE 125MM WHEN BELOW 1700MM
- 1.7/1.8/ 1.9 SILL — DENOTES WINDOW WITH SILL HEIGHT OF EITHER 1.7M, 1.8M OR 1.9M
- ALLOCATED BIKE SPACE WITH WATERPROOF COVER UNLESS OTHERWISE NOTED.
- AUTOMATIC EXTERNAL SENSOR LIGHT TO BE INSTALLED AND MAINTAINED ON THE LAND TO ILLUMINATE ACCESS TO ALL DWELLINGS. TO BE ACHIEVED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY, OPERATING BETWEEN DUSK AND DAWN WITH NO DIRECT LIGHT EMITTED ONTO ANY ADJOINING PROPERTY.
- 2PF — 2 METRE HIGH PALING FENCE TO BE CONSTRUCTED FOR ALL INTERNAL FENCING.
- CB — 510x510x1175 200L POLYMER COMPOST BIN
- HAB — HABITABLE ROOM WINDOWS
- NH — NON HABITABLE ROOM WINDOWS
- AC — APPROXIMATE AIR-CONDITIONING UNIT LOCATION
- RAINGARDEN
- FIXED SHADING DEVICES

Applying the standard

External fixed sun shading and solar control devices should be integrated into the building design where possible.

North facing sun shading should be designed to allow winter sun and shade summer sun.



COLOUR SCHEDULE

- SMOOTH RENDER FINISH (SR1): WHITE
- SMOOTH RENDER FINISH (SR2): SHALE GREY
- TIMBER LOOK CLADDING (TC)
- FACEBRICK WALL (FB): GREY
- (OB1) JAMES HARDIE OBLIQUE CLADDING IN WHITE
- (OB2) CLADDING JAMES HARDIE OBLIQUE CLADDING IN GREY
- TILED ROOF (TR): GREY

AREAS SCHEDULE

SITE

SITE AREA :	632.0m²
SITE COVERAGE :	339.9m² (53.8%)
SITE PERMEABILITY :	230.7m² (36.5%)
GARDEN AREA:	189.6m² (30.0%)

UNIT 1

GROUND FLOOR AREA:	33.7m²
FIRST FLOOR AREA:	52.4m²
GARAGE:	28.6m²
PORCH:	1.4 m²
TOTAL AREA	116.1 m² 12.1SQ

UNIT 2

GROUND FLOOR AREA:	40.2m²
FIRST FLOOR AREA:	61.4m²
GARAGE:	25.1m²
PORCH :	1.6 m²
BALCONY:	13.8 m²
TOTAL AREA	142.1m² 14.8SQ

UNIT 3

GROUND FLOOR AREA:	40.9m²
FIRST FLOOR AREA:	61.4m²
GARAGE:	25.0m²
PORCH :	1.6 m²
BALCONY:	13.8 m²
TOTAL AREA	142.5m² 14.8SQ

UNIT 4

GROUND FLOOR AREA:	52.3m²
FIRST FLOOR AREA:	67.3m²
GARAGE:	25.0m²
PORCH :	1.6 m²
BALCONY:	12 m²
TOTAL AREA	159.8m² 16.6SQ

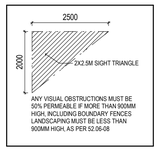
UNIT 5

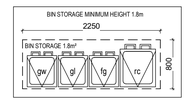
GROUND FLOOR AREA:	61.7m²
FIRST FLOOR AREA:	40.7m²
PORCH:	1.5 m²
BALCONY:	8.0 m²
TOTAL AREA	112.8m² 12.1SQ

MATERIAL SCHEDULE

SR1	SMOOTH RENDER FINISH IN WHITE
SR2	SMOOTH RENDER FINISH IN GREY
OB2	SELECTED CLADDING IN GREY
OB1	SELECTED CLADDING IN WHITE
FB	SELECTED FACEBRICK WALL
GD	SELECTED GARAGE DOOR
TC	SELECTED TIMBER CLADDING
TP	TIMBER PAILING FENCE
TR	SELECTED COLORBOND ROOF @22.5°

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPE





B2-7 TREE CANOPY SUMMARY TABLE

SITE AREA :	632.0m²
CANOPY COVER REQUIRED	63.2m² (10.0%)
TOTAL AMOUNT OF CANOPY COVER	71.9m² (11.4 %)
NUMBER OF TREE	4

CANOPY TREE SCHEDULE

CODE TREES	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	3	40ltr / MIN 1.8m HIGH	7m X 4.9m	18.8M2 **(TYPE A)**
CB	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	40ltr / MIN 1.8m HIGH	15m X 6m	21.8M2(TYPE A)

NOTES

BOUNDARY LENGTH: 37.9M
ALLOWABLE CROSSOVER: (30%) = 11.34 M
PROPOSED CROSSOVER: 5.2 +3 +3 = 11.2 M

NORTH POINT

Revision Number	Description	Date
A	TOWNPLANNING	11/07/2025
B	ISSUE FOR COUNCIL RFI	29/01/2026

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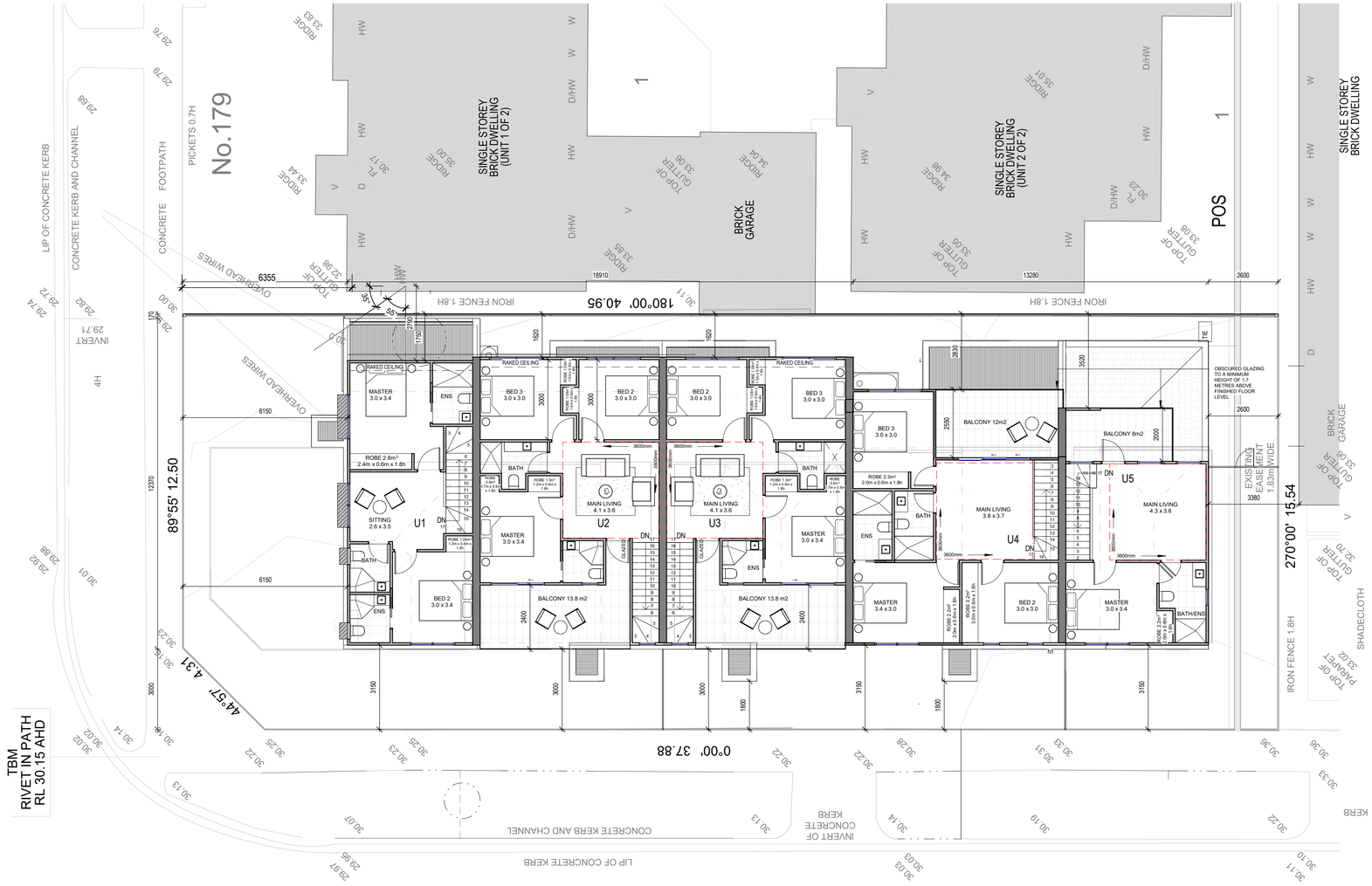
DRAWN BY	FR
CHECKED BY	CM
DATE	29/01/2026
SCALE	As indicated
PROJECT NUMBER	8529
DRAWING TITLE	GROUND FLOOR PLAN

181 SEPARATION STREET, BELL PARK 3215

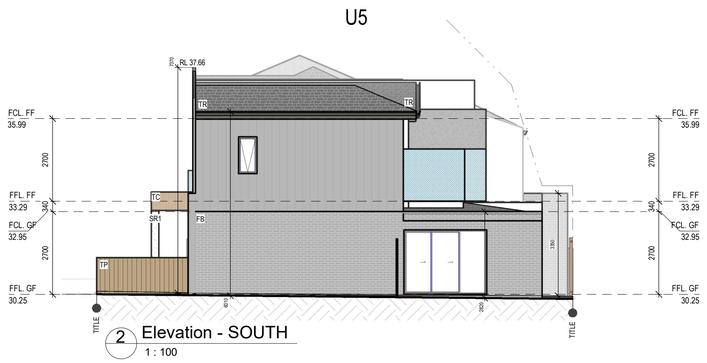
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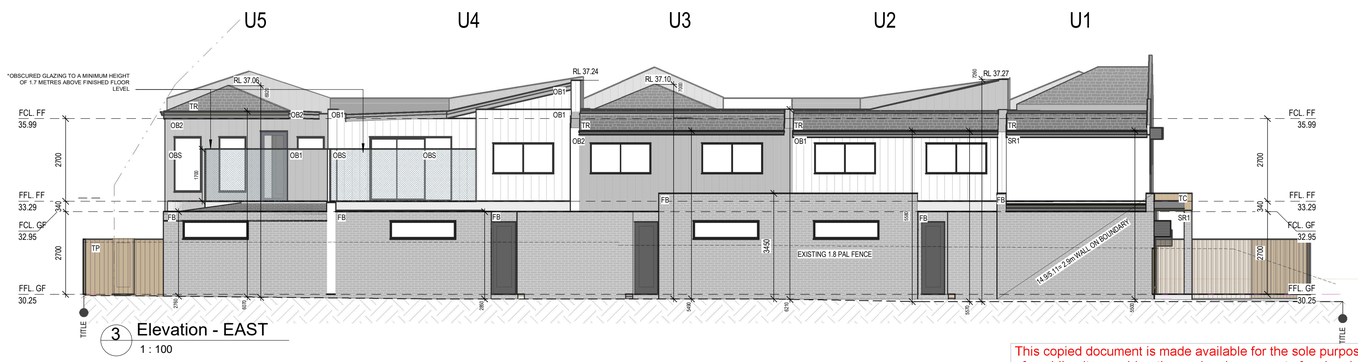
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1 FLOOR PLAN - FIRST
TP01 1 : 100



2 Elevation - SOUTH
1 : 100



3 Elevation - EAST
1 : 100

COLOUR SCHEDULE

SMOOTH RENDER FINISH (SR1): WHITE

SMOOTH RENDER FINISH (SR2): SHALE GREY

TIMBER LOOK CLADDING (TC)

FACEBRICK WALL (FB): GREY

(OB1) JAMES HARDIE OBLIQUE CLADDING IN WHITE

(OB2) CLADDING JAMES HARDIE OBLIQUE CLADDING IN GREY

TILED ROOF (TR): GREY

MATERIAL SCHEDULE

SR1	SMOOTH RENDER FINISH IN WHITE
SR2	SMOOTH RENDER FINISH IN GREY
OB2	SELECTED CLADDING IN GREY
OB1	SELECTED CLADDING IN WHITE
FB	SELECTED FACEBRICK WALL
GD	SELECTED GARAGE DOOR
TC	SELECTED TIMBER CLADDING
TP	TIMBER PAILING FENCE
TR	SELECTED COLORBOND ROOF @22.5°

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPE

AREAS SCHEDULE

SITE

SITE AREA :	632.0m²
SITE COVERAGE :	339.9m² (53.8%)
SITE PERMEABILITY :	230.7m² (36.5%)
GARDEN AREA:	189.6m² (30.0%)

UNIT 1

GROUND FLOOR AREA:	33.7m²
FIRST FLOOR AREA:	52.4m²
GARAGE:	28.6m²
PORCH:	1.4 m²
TOTAL AREA	116.1 m² 12.1SQ

UNIT 2

GROUND FLOOR AREA:	40.2m²
FIRST FLOOR AREA:	61.4m²
GARAGE:	25.1m²
PORCH :	1.6 m²
BALCONY:	13.8 m²
TOTAL AREA	142.1m² 14.8SQ

UNIT 3

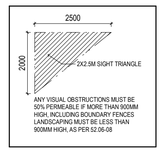
GROUND FLOOR AREA:	40.9m²
FIRST FLOOR AREA:	61.4m²
GARAGE:	25.0m²
PORCH :	1.6 m²
BALCONY:	13.8 m²
TOTAL AREA	142.5m² 14.8SQ

UNIT 4

GROUND FLOOR AREA:	52.3m²
FIRST FLOOR AREA:	67.3m²
GARAGE:	25.0m²
PORCH :	1.6 m²
BALCONY:	12 m²
TOTAL AREA	159.8m² 16.6SQ

UNIT 5

GROUND FLOOR AREA:	61.7m²
FIRST FLOOR AREA:	40.7m²
PORCH:	1.5 m²
BALCONY:	8.0 m²
TOTAL AREA	112.8m² 12.1SQ



NOTES

BOUNDARY LENGTH: 37.9M
ALLOWABLE CROSSOVER: (30%) = 11.34 M
PROPOSED CROSSOVER: 5.2 +3 +3 = 11.2 M

NORTH POINT

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SCALE	As indicated
PROJECT NUMBER	8529

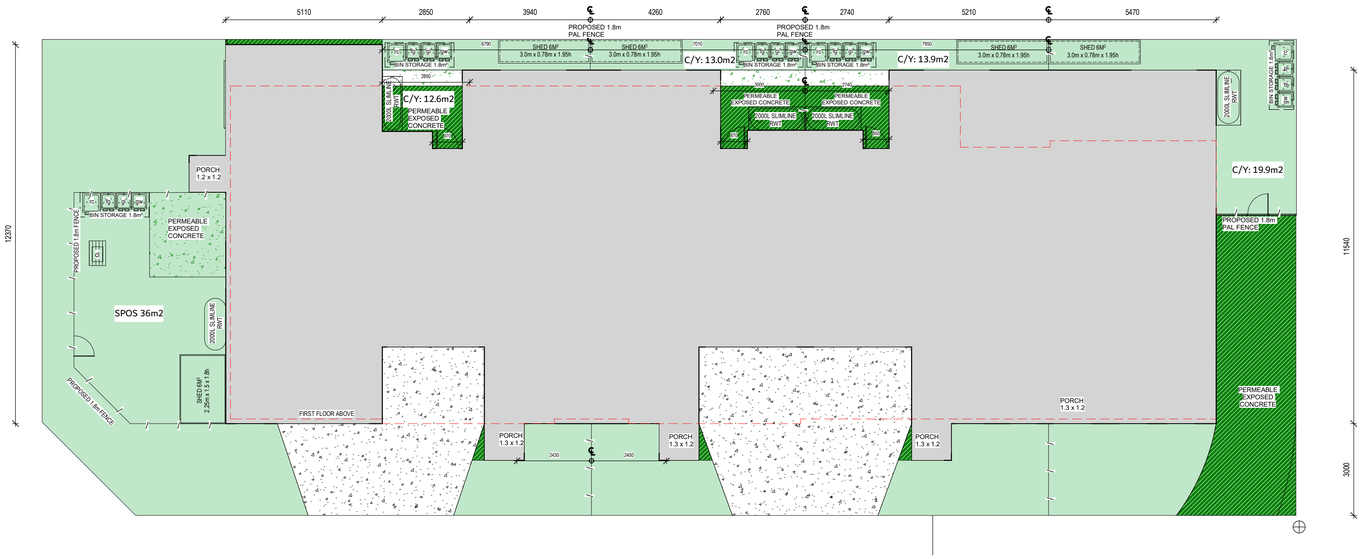
DRAWING TITLE
FIRST FLOOR PLAN

181 SEPARATION STREET, BELL PARK 3215

TP02 REV_B

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4 GARDEN AREA
TP01 1 : 100

GARDEN AREA ANALYSIS

SITE AREA :	632.0m²
SITE COVERAGE :	340m² (54%)
SITE PERMEABILITY :	234m² (37%)
GARDEN AREA:	192m² (30%)

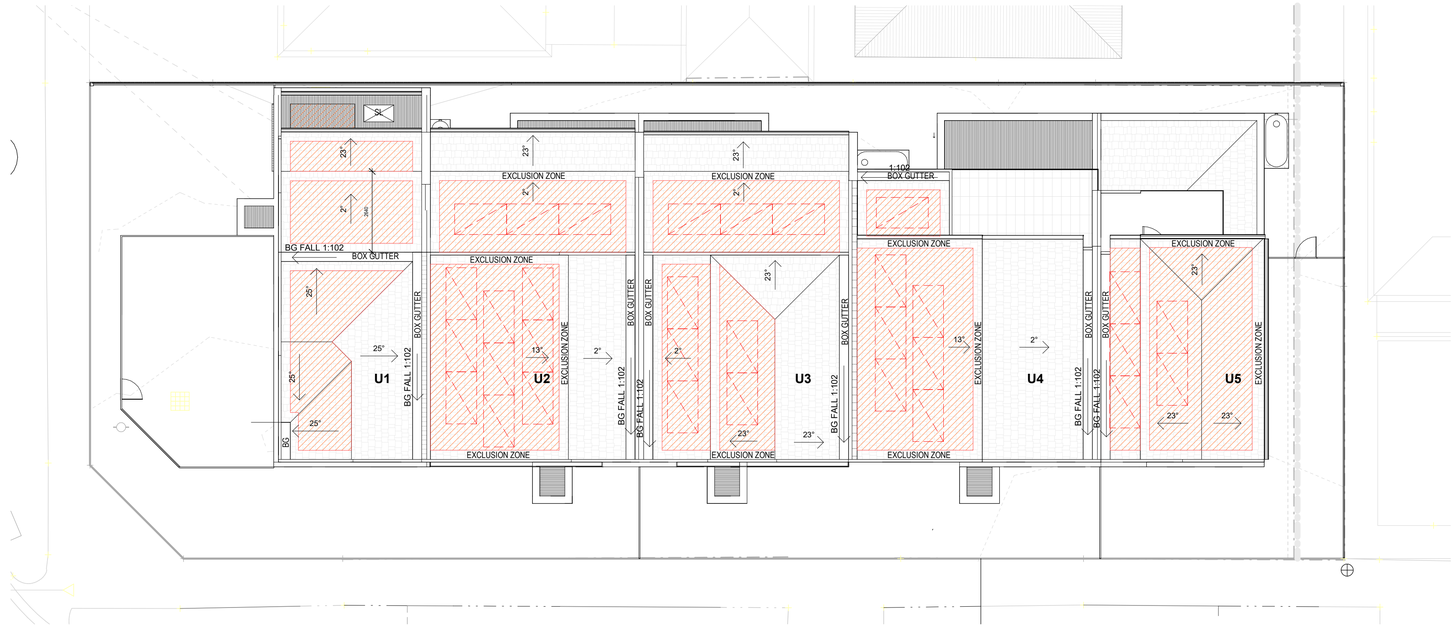
GARDEN AREA INCLUDED

GARDEN AREA NOT INCLUDED

DRIVEWAY

PERMEABLE PATH

PERMEABLE CONCRETE



3 Roof Plan
1 : 100

POTENTIAL SOLAR PANEL GENERATION LOCATION (NOT PROPOSED)

AREA INCLUSION

U1:
BEDROOM NUMBER: 2
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 26.2m²

U2:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 39.8m²

U3:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 33.2m²

U4:
BEDROOM NUMBER: 4
MIN. PANEL AREA: 34.0m²
PROVIDED PANEL AREA: 28.6m²

U5:
BEDROOM NUMBER: 2
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 28.7m²

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NORTH POINT

Revision Number	Description	Date
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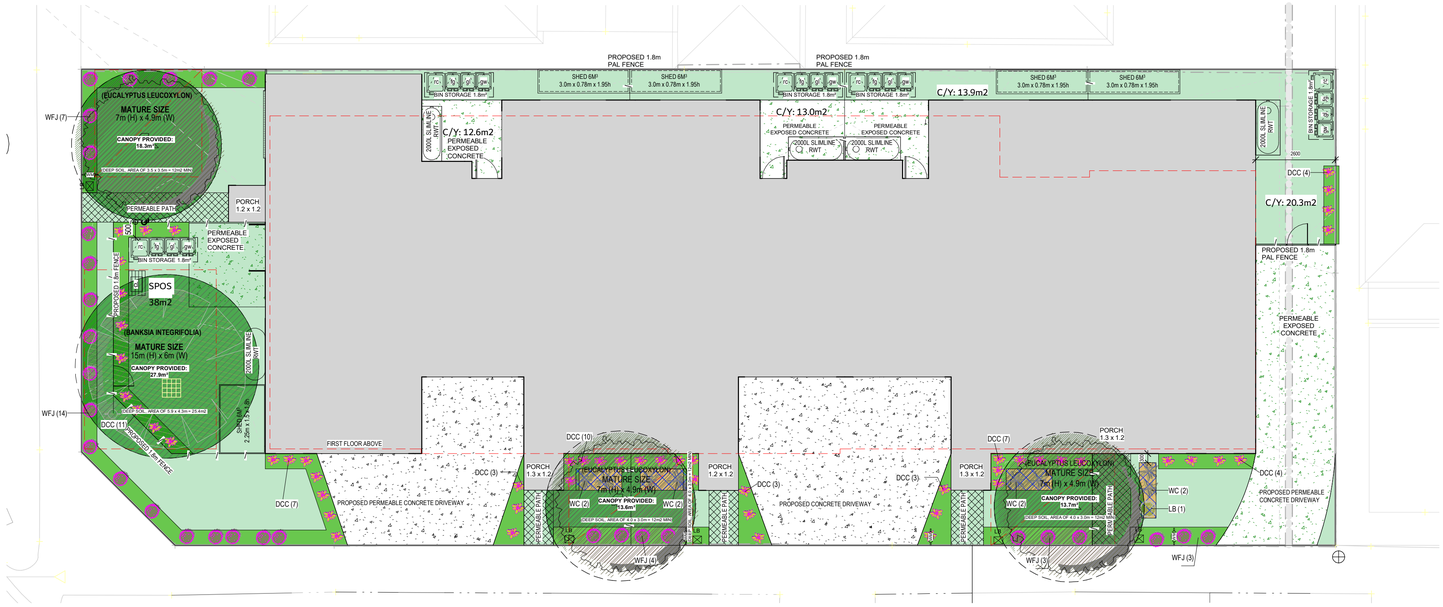
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SCALE	1 : 100
PROJECT NUMBER	8529
DRAWING TITLE	ROOF, GARDEN AREA

181 SEPARATION STREET, BELL PARK 3215

TP03 REV_B

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026



1 TP01 LANDSCAPE PLAN
1 : 100

B2-7 TREE CANOPY SUMMARY TABLE

SITE AREA :	632.0m²
CANOPY COVER REQUIRED:	63.2m² (10.0%)
TOTAL AMOUNT OF CANOPY COVER:	71.9m² (11.4 %)
NUMBER OF TREE:	4

CANOPY TREE SCHEDULE

CODE TREES	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	3	40ltr / MIN 1.8m HIGH	7m X 4.9m	18.8M2 **(TYPE A)**
CB	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	40ltr / MIN 1.8m HIGH	15m X 6m	21.8M2(TYPE A)

PLANT SCHEDULE

SHRUBS						
	WFJ	WESTRINGIA FRUTICOSA "JERVIS GEM"	COMPACT COSTAL ROSEMARY	33	20cm POT	1m X 1m
TUSSOKS/GRASSES/ EVERGREEN PERENNIALS						
	DCC	DIANELLA CAERULA "CASSA BLUE"	CASSA BLUE FLAX LILLY	54	14cm POT	0.4m X 0.4m
RAINGARDEN						
	LB	LEUCAPHYTA BROWNII	CUSHION BUSH	1	14cm POT	0.1m X 0.2m
	WC	WAHLENBERGIA COMMUNIS	TUFTED BLUEBELL	8	14cm POT	0.15-0.5m X 0.15m

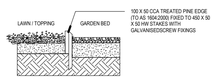
SURFACE FINISH DETAIL

GARDEN BEDS
75mm ORGANIC PINE BARK MULCH
400mm APPROVED MEDIUM LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGARDE

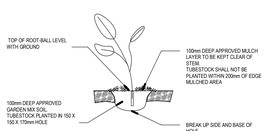
TOPPINGS AREAS
40mm COMPACTED SELECTED TOPPINGS
75mm COMPACTED FOR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
SUBGARDE

LAWN AREAS
STRATHKYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
100mm APPROVED SANDY LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGARDE

TYPICAL TIMBER EDGE DETAIL
TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE



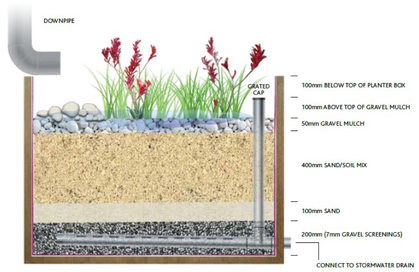
SHRUB PLANTING
DETAIL NOT DRAWN TO SCALE



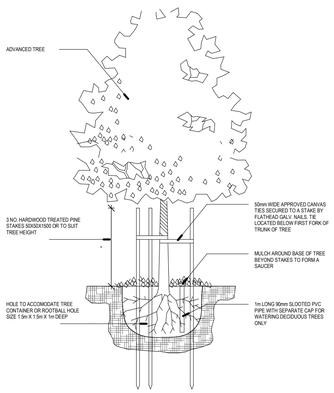
LEGEND

PROPOSED DECIDIOUS TREES
PROPOSED EVERGREEN TREES
PROPOSED EVERGREEN SHRUBS
EXISTING TREES TO BE RETAINED AND PROTECTED
EXISTING TREES TO BE REMOVED
PROPOSED LAWN AREAS
PROPOSED CONCRETE DRIVEWAY
PROPOSED GARDEN BEDS
PROPOSED PERMEABLE PAVINGS
PROPOSED PERMEABLE PATHS
PROPOSED RAINGARDEN

RAINGARDEN DETAIL
DETAIL NOT DRAWN TO SCALE



ADVANCED TREE PLANTING
DETAIL NOT DRAWN TO SCALE



SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:
- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
- PH TO BE 6.0-7.0
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
- FREE FROM SILT MATERIAL

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS AND THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 -50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXESIN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES. CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP
DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH

PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

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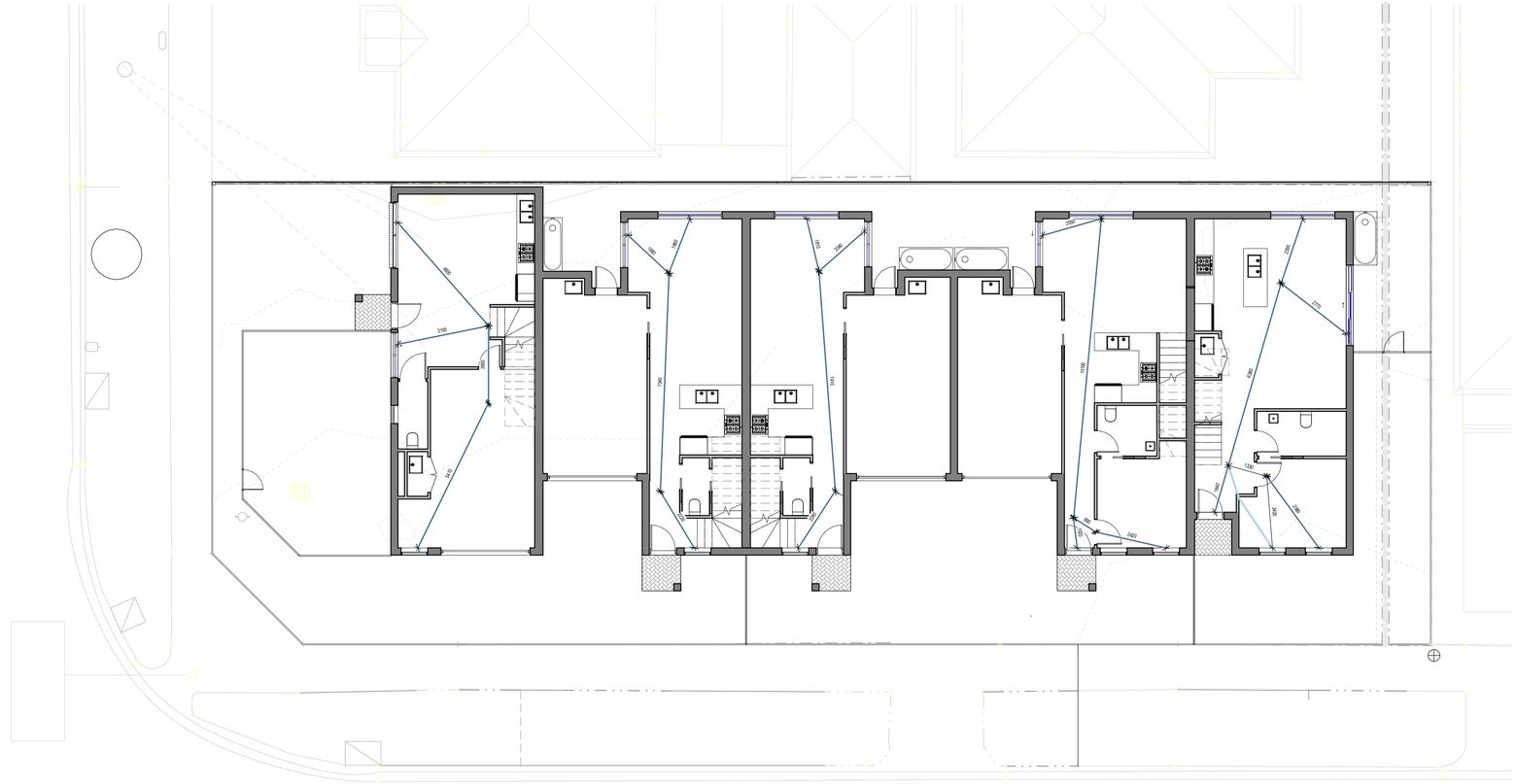
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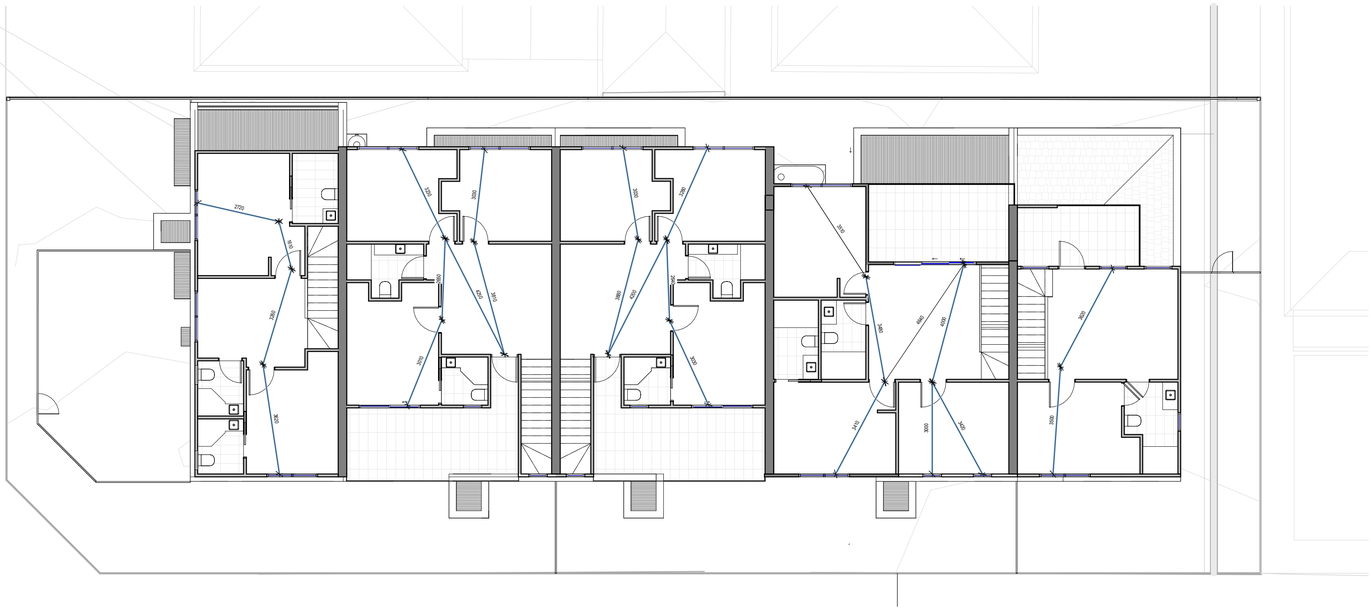
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1 TP01 GROUND FLOOR BREEZE
1 : 100



2 TP01 FIRST FLOOR BREEZE
1 : 100

Standard B3-10 Natural ventilation

Why this is important

This standard ensures occupants can effectively manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures.

Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings in or forming part of an apartment development have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

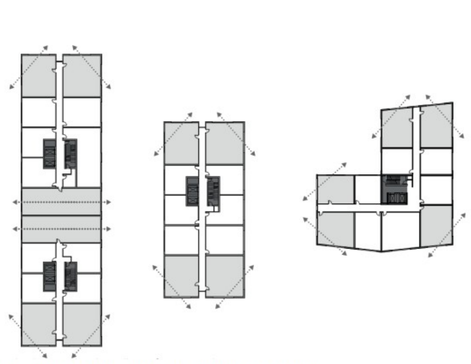
Applying the standard

A breeze path is measured as a sequence of straight line segments measured from the centreline of openings.

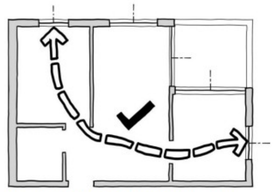
A minimum of one breeze path needs to be nominated.

Refer to the National Construction Code further guidance for minimum ventilation requirements.

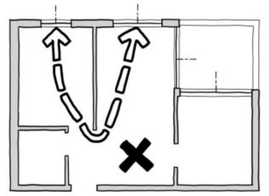
Configure floorplates with corner or through apartments to achieve effective cross ventilation.



Windows must be located on different orientations of a dwelling.



This breeze path meets the standard as it measures 15 metres between the centre of similar sized windows on different orientations of the apartment.



This breeze path does not meet the standard as it is between two windows on the same orientation.

Effective cross ventilation is achieved when the inlet and outlet have approximately the same area allowing air to be drawn through the apartment using opposite air pressures on each side of the building.

LEGEND

breeze path

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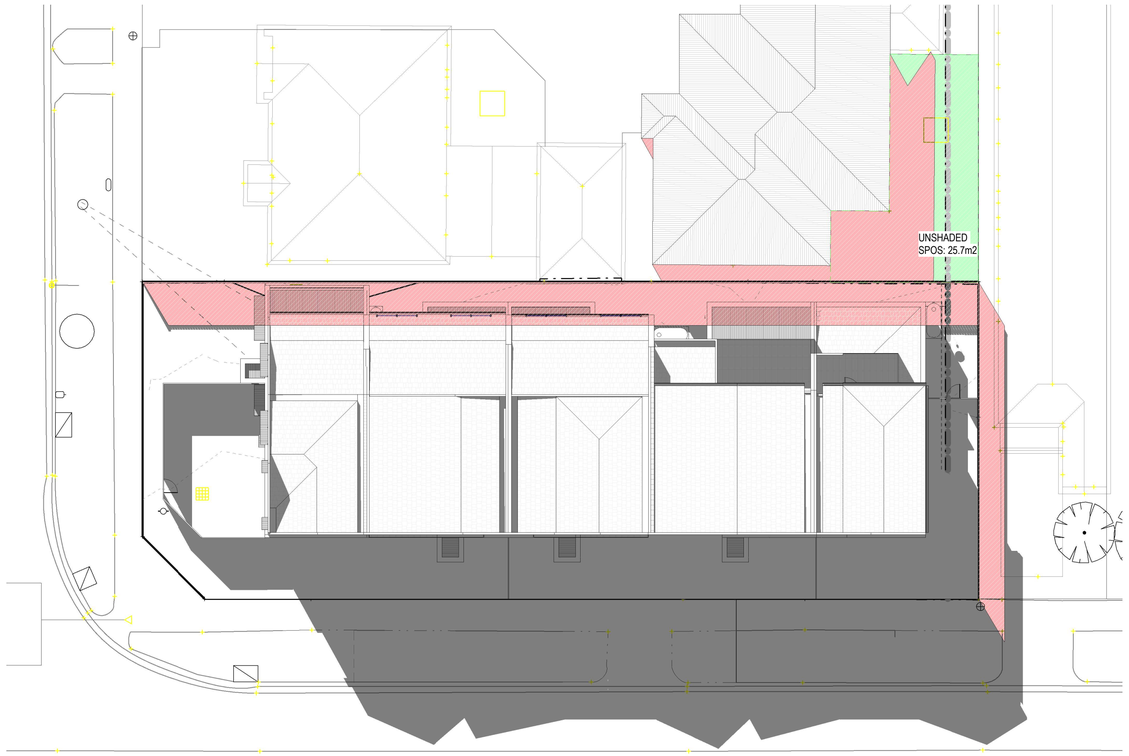
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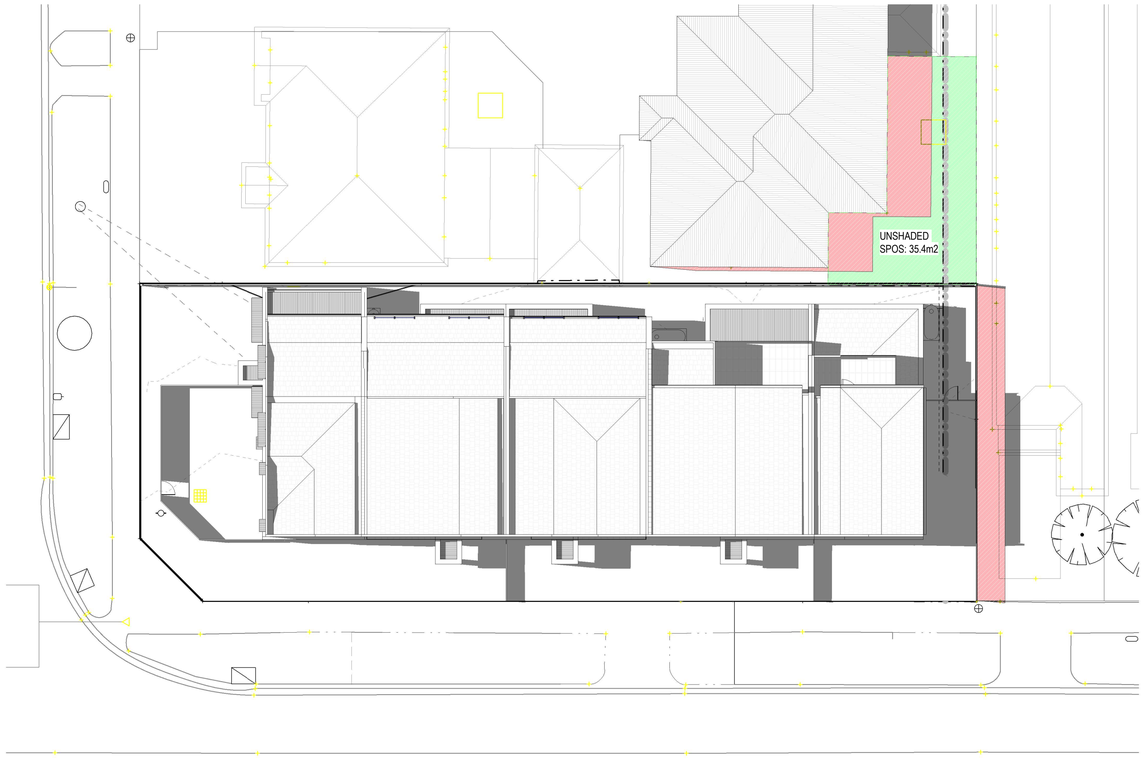
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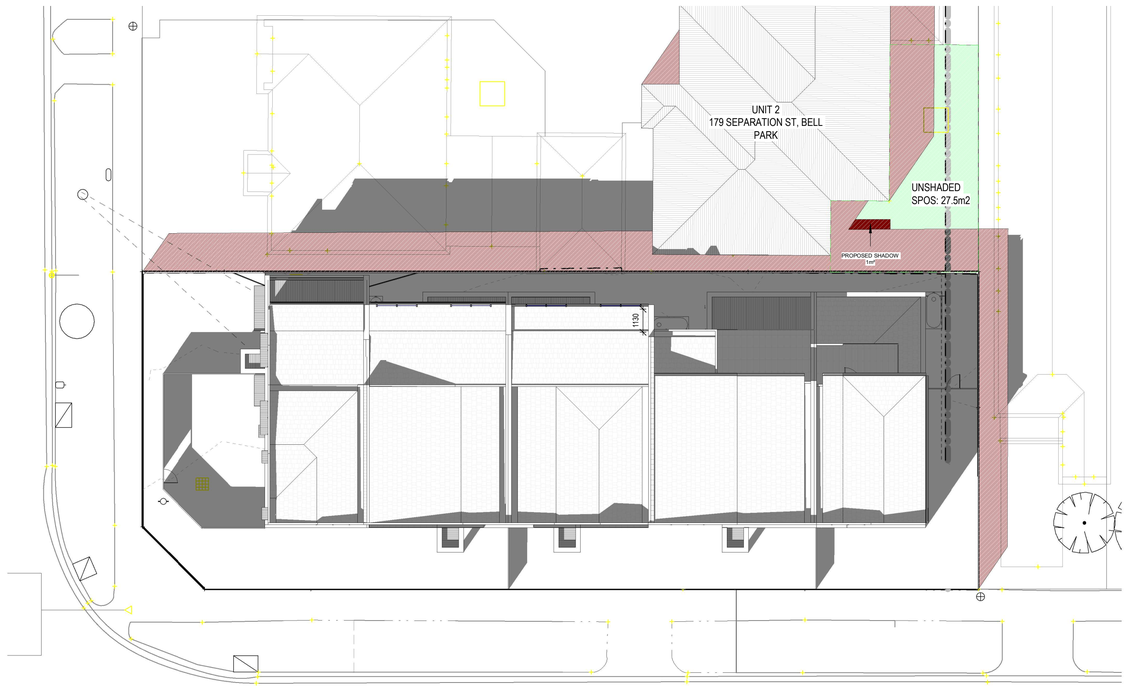
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1 SHADOW - 9AM
1 : 150



2 SHADOW 12PM
1 : 150



3 SHADOW 3PM
1 : 150

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- UNSHADED SPOS
- NEIGHBOUR'S SPOS BOUNDARY

NOTE

ADDITIONAL OVERSHADOWING CREATED BY
PROPOSED DWELLING TO ADJOINING PROPERTY SPOS

NEIGHBOUR'S TOTAL SPOS: 58.8 M2

NEIGHBOUR'S UNSHADED SPOS AT 3PM: 35.4 M2

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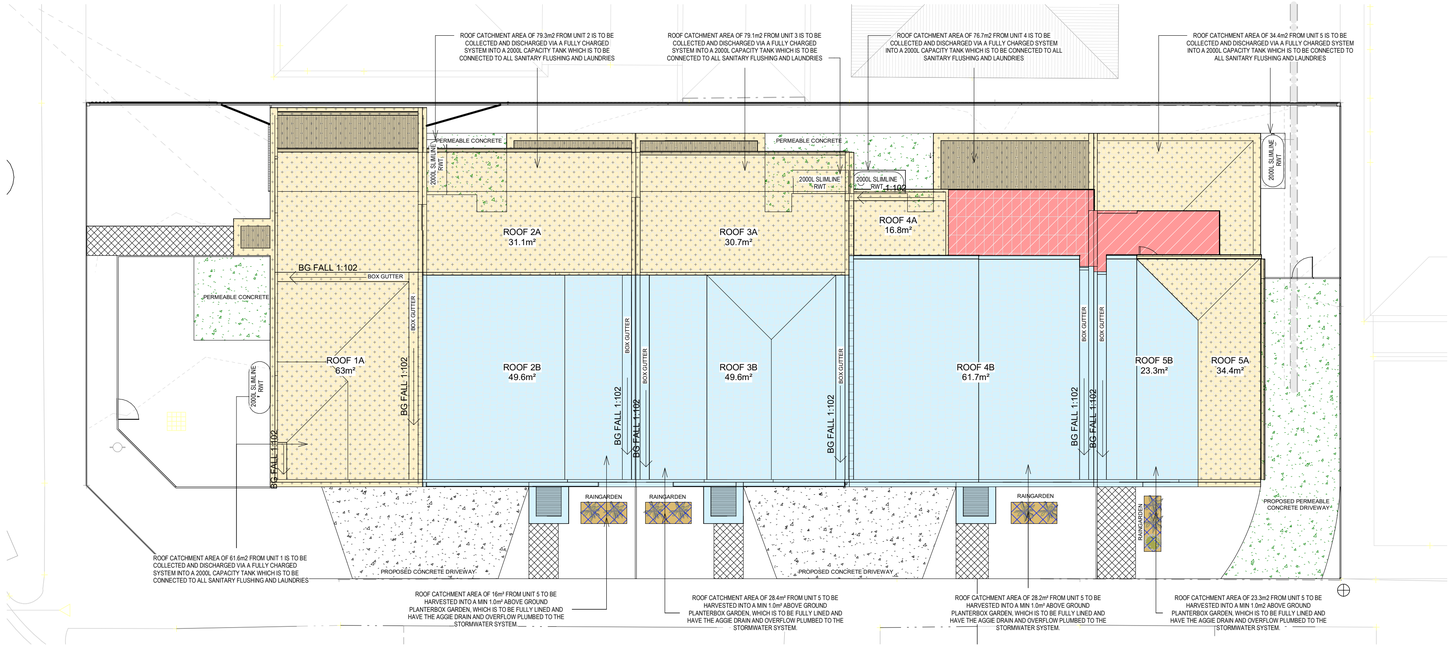
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1 WSUD
1 : 100

GARDEN AREA ANALYSIS

SITE AREA :	632.0m²
SITE COVERAGE :	340m² (54%)
SITE PERMEABILITY :	234m² (37%)
GARDEN AREA:	192m² (30.0%)

ROOF AREA TO RAINWATER TANK
UNTREATED
DRIVEWAY
PERMEABLE PATH
PERMEABLE DRIVEWAY
RAINGARDEN
BUFFER STRIP

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

TANK OVERFLOW MUST BE TAKEN TO L.P.D.

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAIN GARDEN.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

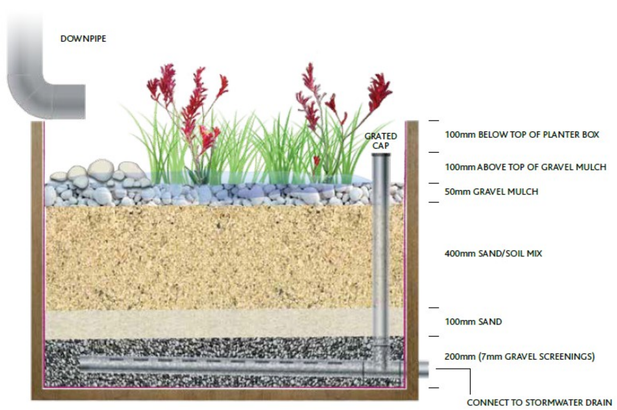
BUILD THE RAIN GARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAIN GARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

RAINGARDEN MAINTENANCE	
- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS AND DURING DRY SPELLS. - INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/ REPLACE VEGETATION IN ANY ERODED AREAS.	AS NEEDED (FOLLOWING CONSTRUCTION)
- PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE. - REMOVE ACCUMULATED TRASH OR DEBRIS. - REPLACE MULCH AS NEEDED.	REGULARLY (MONTHLY)
- INSPECT INFLOW AREA FOR SEDIMENT ACCUMULATION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS. - INSPECT SITE FOR EROSION AS WELL AS SEDIMENT AND MULCH WHICH HAVE BEEN MOVED AROUND IN THE GARDEN. ADD/REPLACE VEGETATION IN ANY ERODED AREAS. - INSPECT RAIN GARDEN FOR DEAD OR DYING VEGETATION. REPLACE VEGETATION AS NEEDED. - TEST PLANTING BED FOR PH. IF THE PH IS BELOW 5.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)
- REMOVE AND REPLACE MULCH	EVERY 2 TO 3 YEARS



MAINTENANCE GUIDELINES	(EVERY 3-6 MONTHS)
RAINWATER TANKS	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES	TO BE INSPECTED AND CLEANED REGULARLY
FIRST FLUSH DEVICES	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY

Water treatment

Configuration 1
- **ROOF 1A** Roof, 63m2
- **Rainwater Tank 1** Rainwater tank retention volume in kilolitres: 2 — **201%**
- **Building 1** Residential Townhouse, 2 bedroom(s)

Configuration 2
- **ROOF 2A** Roof, 31.1m2
- **Rainwater Tank 2** Rainwater tank retention volume in kilolitres: 2 — **221%**
- **Building 2** Residential Townhouse, 3 bedroom(s)

Configuration 3
- **ROOF 3A** Roof, 30.7m2
- **Rainwater Tank 3** Rainwater tank retention volume in kilolitres: 2 — **221%**
- **Building 3** Residential Townhouse, 3 bedroom(s)

Configuration 4
- **ROOF 4A** Roof, 16.8m2
- **Rainwater Tank 4** Rainwater tank retention volume in kilolitres: 2 — **222%**
- **Building 4** Residential Townhouse, 4 bedroom(s)

Configuration 5
- **ROOF 5A** Roof, 34.4m2
- **Rainwater Tank 5** Rainwater tank retention volume in kilolitres: 2 — **220%**
- **Building 5** Residential Townhouse, 2 bedroom(s)

Configuration 6
- **ROOF 2B** Roof, 49.6m2
- **Raingarden Unit 2** Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy loam — **201%**

Configuration 7
- **ROOF 3B** Roof, 49.6m2
- **Raingarden Unit 3** Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy loam — **201%**

Configuration 8
- **ROOF 4B** Roof, 61.7m2
- **Raingarden Unit 4** Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy loam — **193%**

Configuration 9
- **ROOF 5B** Roof, 23.3m2
- **Raingarden Unit 5** Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy loam — **215%**

181 SEPERATION ST, BELL PARK

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.

✓ 181% SCORE

Project details

Name	V2: 181 SEPERATION ST, BELL PARK
Project ID	E60EB182
Street address	181 Separation St, Bell Park VIC 3215, Australia
Municipality	Greater Geelong
Site area	632 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	84%	>80%
Total phosphorus (%)	79%	>45%
Total nitrogen (%)	81%	>45%
Total gross pollutants (%)	86%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	45%	>32%
Mean annual runoff volume infiltrated or filtered (%)	30%	>3%

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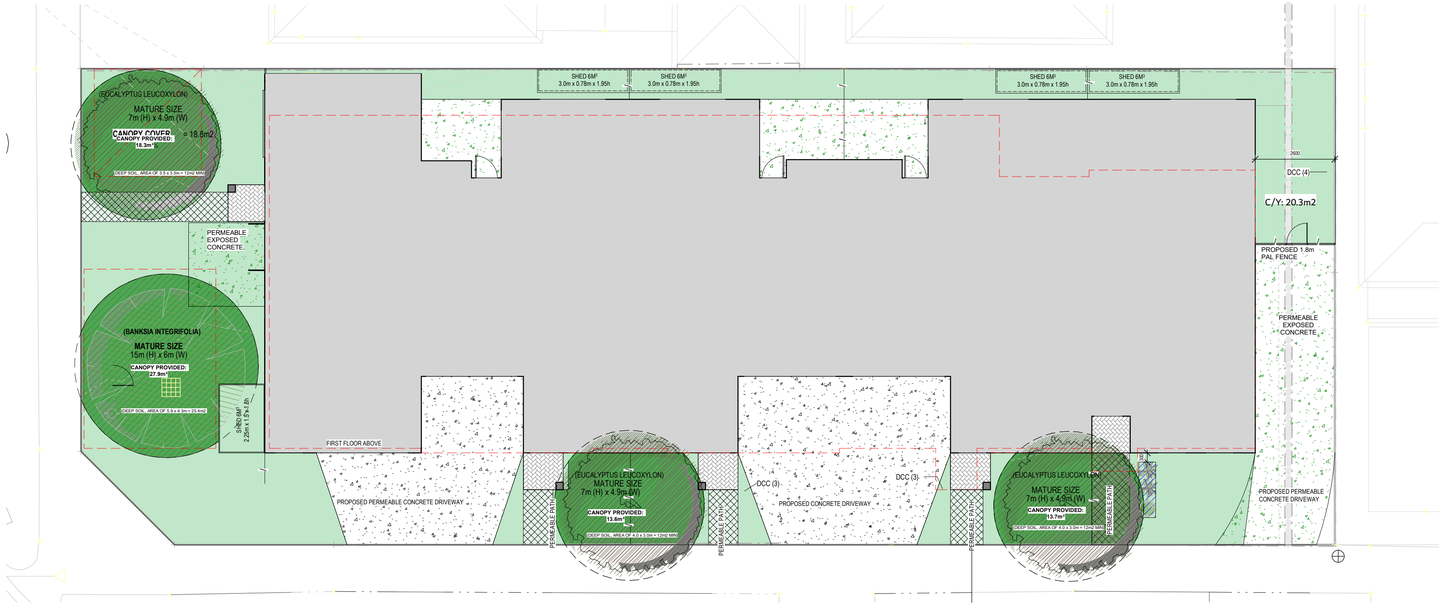
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1 TP01 Tree Plan
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B2-7 TREE CANOPY SUMMARY TABLE

SITE AREA :	632.0m²
CANOPY COVER REQUIRED:	63.2m² (10.0%)
TOTAL AMOUNT OF CANOPY COVER:	71.9m² (11.4 %)
NUMBER OF TREE:	4

CANOPY TREE SCHEDULE

CODE TREES	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	3	40ltr / MIN 1.8m HIGH	7m X 4.9m	18.8M2 **(TYPE A)**
CB	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	40ltr / MIN 1.8m HIGH	15m X 6m	21.8M2(TYPE A)

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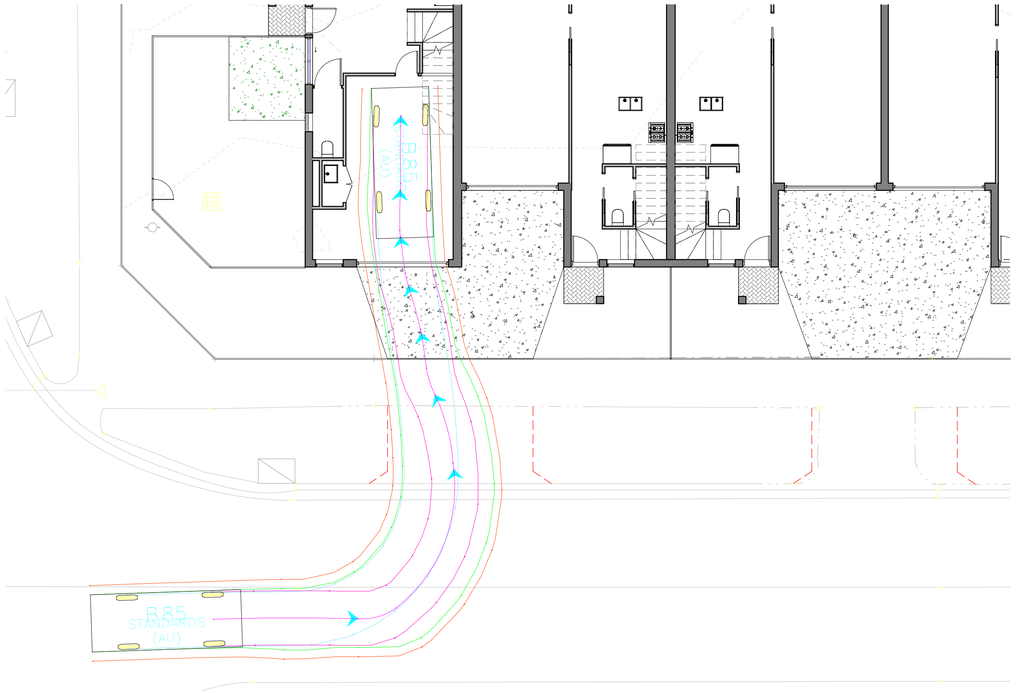
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PROJECT NUMBER	8529
DRAWING TITLE	TREE PLAN

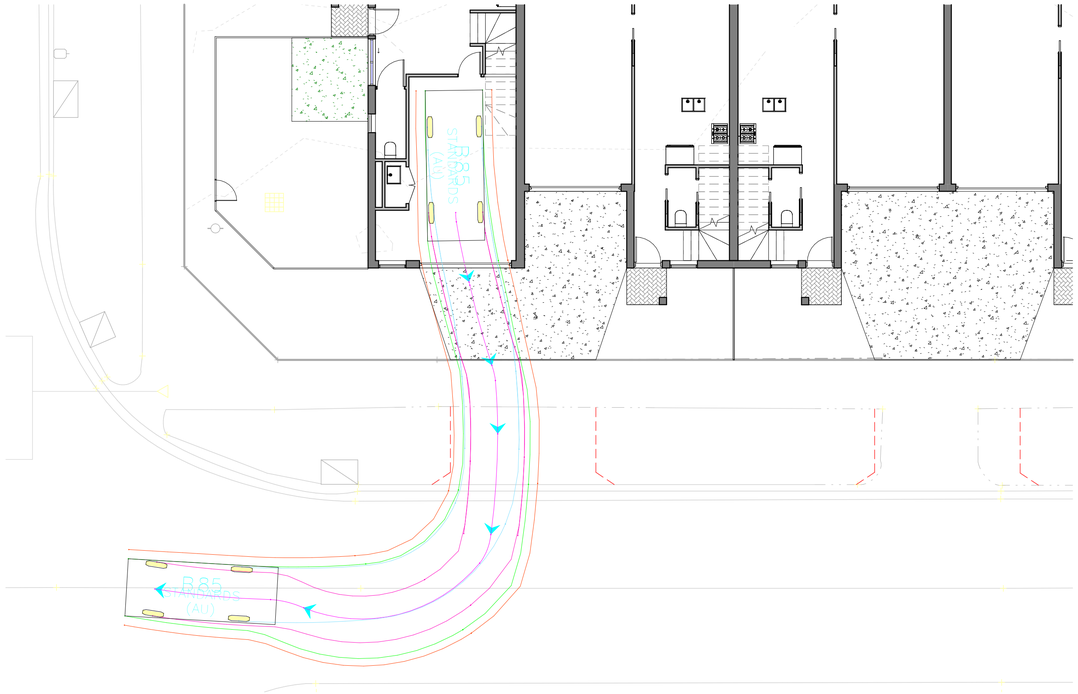
181 SEPARATION STREET, BELL PARK 3215

TP08 REV_B

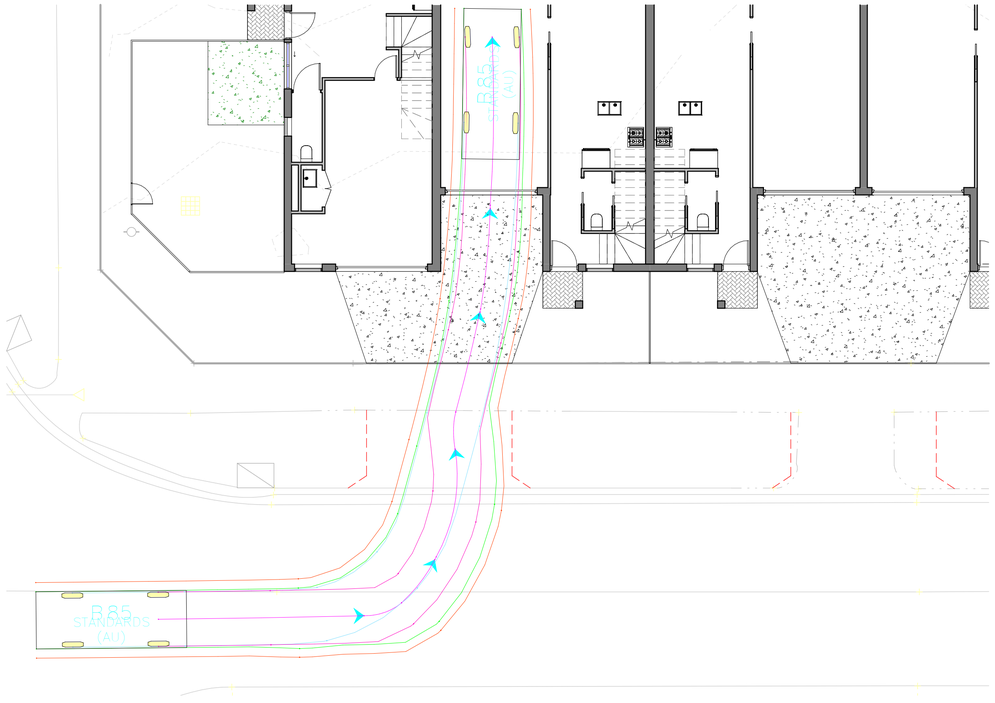
City of Greater Geelong, Statutory Planning - Date Received 3/09/2026



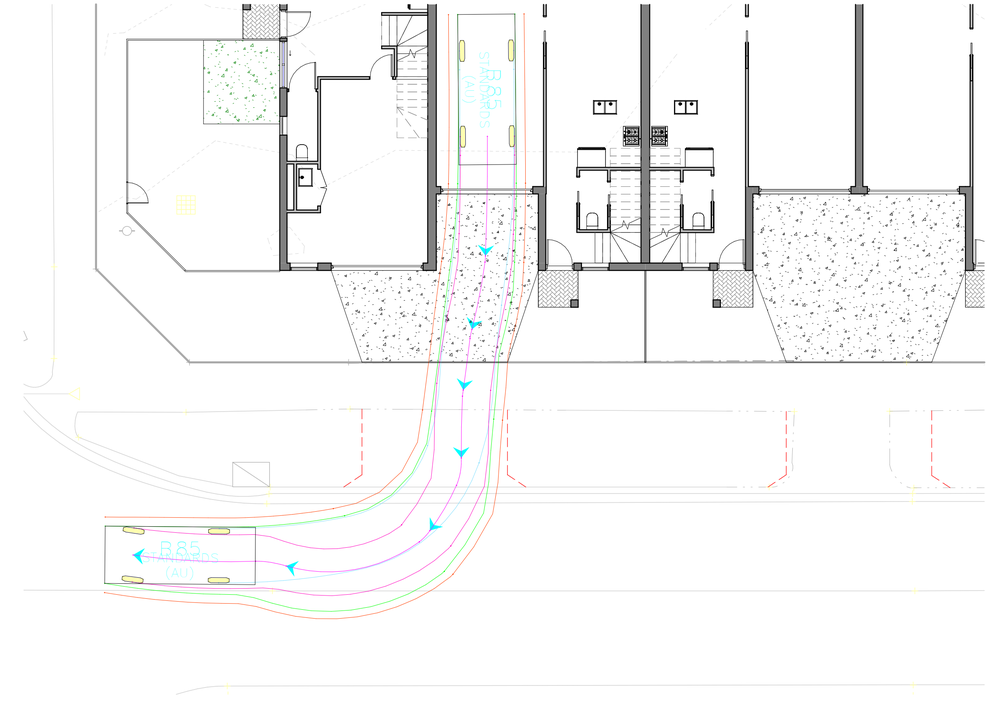
1 TP01 UNIT 1 SWEPT PATH - ENTER
1 : 100



2 TP01 UNIT 1 SWEPT PATH - EXIT
1 : 100



3 TP01 UNIT 2 SWEPT PATH - ENTER
1 : 100



4 TP01 UNIT 2 SWEPT PATH - EXIT
1 : 100

NORTH POINT

Revision Number	Description	Date
A	TOWNPLANNING	11/07/2025
B	ISSUE FOR COUNCIL RFI	29/01/2026

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31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	FR
CHECKED BY	CM
DATE	29/01/2026
SCALE	1 : 100
PROJECT NUMBER	8529

DRAWING TITLE
SWEPT PATH DIAGRAMS

181 SEPARATION STREET, BELL PARK 3215

TP09
REV_B

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