



PROPOSED UNIT DEVELOPMENT  
at  
**No. 104-108 Sparks Road, Norlane, VIC, 3214**

**TOWN PLANNING**

Rev A  
01.07.2026

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- New Homes  
- Unit Developments  
- Extensions  
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| CONTENT |                                      |      |
|---------|--------------------------------------|------|
| No.     | SHEET NAME                           | REV. |
| A100    | COVER PAGE                           |      |
| A101    | DESIGN RESPONSE                      |      |
| A102    | EXISTING SITE CONDITION              |      |
| A103    | PROPOSED SITE LOCATION PLAN          | A    |
| A104    | GARDEN AREA AND TREE CANOPY PLAN     |      |
| A105    | PROPOSED SITE AND ROOF PLAN          | A    |
| A106    | PROPOSED SITE AND FLOOR PLAN - FRONT | A    |
| A107    | PROPOSED SITE AND FLOOR PLAN - REAR  | A    |
| A108    | PROPOSED ELEVATIONS                  |      |
| A109    | PROPOSED ELEVATIONS                  |      |
| A110    | BREEZE PATH PLAN                     |      |
| A111    | WUSD PLAN                            |      |
| A112    | SHADOW DIAGRAM 9AM 22nd SEP          |      |
| A113    | SHADOW DIAGRAM 10AM 22nd SEP         |      |
| A114    | SHADOW DIAGRAM 11AM 22nd SEP         |      |
| A115    | SHADOW DIAGRAM 12PM 22nd SEP         |      |
| A116    | SHADOW DIAGRAM 1PM 22nd SEP          |      |
| A117    | SHADOW DIAGRAM 2PM 22nd SEP          |      |
| A118    | SHADOW DIAGRAM 3PM 22nd SEP          |      |
| A119    | LANDSCAPING PLAN                     |      |



SITE NEIGHBORHOOD DETAILS

INTRODUCTION

THIS DESIGN RESPONSE HAS BEEN PREPARED IN SUPPORT OF A PLANNING PERMIT APPLICATION FOR A MULTI-DWELLING RESIDENTIAL DEVELOPMENT AT NO.104–108 SPARKS ROAD, NORLANE. THE PROPOSAL DEMONSTRATES HOW THE DEVELOPMENT RESPONDS APPROPRIATELY TO THE SITE CONTEXT, SURROUNDING NEIGHBORHOOD CHARACTER AND THE RELEVANT PROVISIONS OF THE GREATER GEELONG PLANNING SCHEME, INCLUDING CLAUSE 55.

THE SUBJECT LAND IS LOCATED WITHIN AN ESTABLISHED RESIDENTIAL AREA AND IS CAPABLE OF ACCOMMODATING A WELL-CONSIDERED MEDIUM-DENSITY RESIDENTIAL OUTCOME CONSISTENT WITH THE INTENDED OBJECTIVES OF THE ZONE.

SITE DESCRIPTION

THE SUBJECT SITE IS KNOWN AS NO.104–108 SPARKS ROAD, NORLANE AND IS LOCATED ON THE NORTHERN SIDE OF SPARKS ROAD. THE SITE IS RECTANGULAR IN FORM AND HAS DIRECT FRONTAGE TO SPARKS ROAD, WITH RESIDENTIAL PROPERTIES ADJOINING TO THE EAST, WEST AND SOUTH.

THE LAND IS CURRENTLY UNDEVELOPED AND IS WELL POSITIONED WITHIN AN ESTABLISHED RESIDENTIAL ENVIRONMENT, WITH ACCESS TO EXISTING INFRASTRUCTURE AND LOCAL SERVICES.

PLANNING CONTROLS

THE LAND IS LOCATED WITHIN THE RESIDENTIAL GROWTH ZONE – SCHEDULE 1 (RGZ1) AND IS NOT AFFECTED BY ANY PLANNING OVERLAYS.

THE SITE IS SERVICED BY RETICULATED WATER, SEWERAGE, DRAINAGE, ELECTRICITY AND ROAD INFRASTRUCTURE. NO SITE-SPECIFIC CONSTRAINTS APPLY THAT WOULD PREVENT RESIDENTIAL REDEVELOPMENT OF THE LAND.

SURROUNDING CONTEXT & LOCATION

THE SITE IS SITUATED WITHIN AN ESTABLISHED RESIDENTIAL AREA OF NORLANE, CHARACTERISED PREDOMINANTLY BY DETACHED AND SEMI-DETACHED DWELLINGS, GENERALLY SINGLE-STOREY IN FORM WITH SOME EXAMPLES OF MORE RECENT MULTI-UNIT DEVELOPMENT.

THE SURROUNDING AREA EXHIBITS CONVENTIONAL SUBURBAN SETBACKS, PRIVATE OPEN SPACE PROVISION AND ESTABLISHED LANDSCAPING. THE BROADER LOCALITY BENEFITS FROM PROXIMITY TO LOCAL SHOPS, SCHOOLS, COMMUNITY FACILITIES, PUBLIC OPEN SPACE AND PUBLIC TRANSPORT CONNECTIONS, CONTRIBUTING TO THE SUITABILITY OF THE SITE FOR RESIDENTIAL DEVELOPMENT.

NEIGHBOURHOOD CHARACTER RESPONSE

THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO RESPOND POSITIVELY TO THE PREVAILING NEIGHBOURHOOD CHARACTER BY:

- RESPECTING THE EXISTING RESIDENTIAL SCALE AND FORM OF SURROUNDING DEVELOPMENT
- PROVIDING APPROPRIATE FRONT AND SIDE SETBACKS CONSISTENT WITH THE STREETSCAPE
- AVOIDING EXCESSIVE BUILDING BULK THROUGH ARTICULATED BUILDING FORMS
- PRESENTING A RESIDENTIAL APPEARANCE THAT ALIGNS WITH THE INCREMENTAL GROWTH ANTICIPATED UNDER THE RESIDENTIAL GROWTH ZONE

THE DESIGN OUTCOME SUPPORTS THE ONGOING EVOLUTION OF THE AREA WHILE MAINTAINING COMPATIBILITY WITH THE ESTABLISHED RESIDENTIAL CONTEXT.

ZONING & POLICY CONTEXT

THE RESIDENTIAL GROWTH ZONE – SCHEDULE 1 ENCOURAGES INCREASED HOUSING DIVERSITY AND EFFICIENT USE OF RESIDENTIAL LAND IN APPROPRIATE LOCATIONS.

THE PROPOSAL ALIGNS WITH THE OBJECTIVES OF THE ZONE BY DELIVERING A MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT THAT BALANCES INCREASED HOUSING OPPORTUNITIES WITH APPROPRIATE AMENITY OUTCOMES FOR FUTURE OCCUPANTS AND ADJOINING PROPERTIES.

AMENITY CONSIDERATIONS

PRIVACY

POTENTIAL OVERLOOKING IS ADDRESSED THROUGH APPROPRIATE BUILDING SEPARATION, WINDOW PLACEMENT AND SETBACKS, IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55. THESE MEASURES ENSURE ACCEPTABLE LEVELS OF VISUAL PRIVACY FOR BOTH FUTURE RESIDENTS AND ADJOINING PROPERTIES.

ACCESS, OPEN SPACE & LIVEABILITY

THE PROPOSAL PROVIDES:

- FUNCTIONAL AND ACCESSIBLE PEDESTRIAN AND VEHICLE ACCESS
- ADEQUATE PRIVATE OPEN SPACE FOR FUTURE OCCUPANTS
- LANDSCAPING OPPORTUNITIES THAT ENHANCE SITE PRESENTATION AND RESIDENTIAL AMENITY

THE INTERNAL LAYOUT AND CIRCULATION ARE DESIGNED TO SUPPORT A HIGH STANDARD OF RESIDENTIAL LIVEABILITY ACROSS THE DEVELOPMENT.

CONCLUSION

THE PROPOSED RESIDENTIAL DEVELOPMENT AT NO.104–108 SPARKS ROAD, NORLANE REPRESENTS A WELL-CONSIDERED AND POLICY-COMPLIANT OUTCOME THAT:

- RESPONDS APPROPRIATELY TO THE SITE CONTEXT AND SURROUNDING NEIGHBOURHOOD
- ALIGNS WITH THE OBJECTIVES OF THE RESIDENTIAL GROWTH ZONE – SCHEDULE 1
- PROVIDES A HIGH STANDARD OF RESIDENTIAL AMENITY
- IS SUITABLE FOR THE LOCATION AND SUPPORTED ON PLANNING GROUNDS

ACCORDINGLY, THE PROPOSAL WARRANTS SUPPORT AND APPROVAL.



102 Sparks Rd (image Year 2023)  
SINGLE STOREY  
BRICK DWELLING  
CONCRETE TILED ROOF



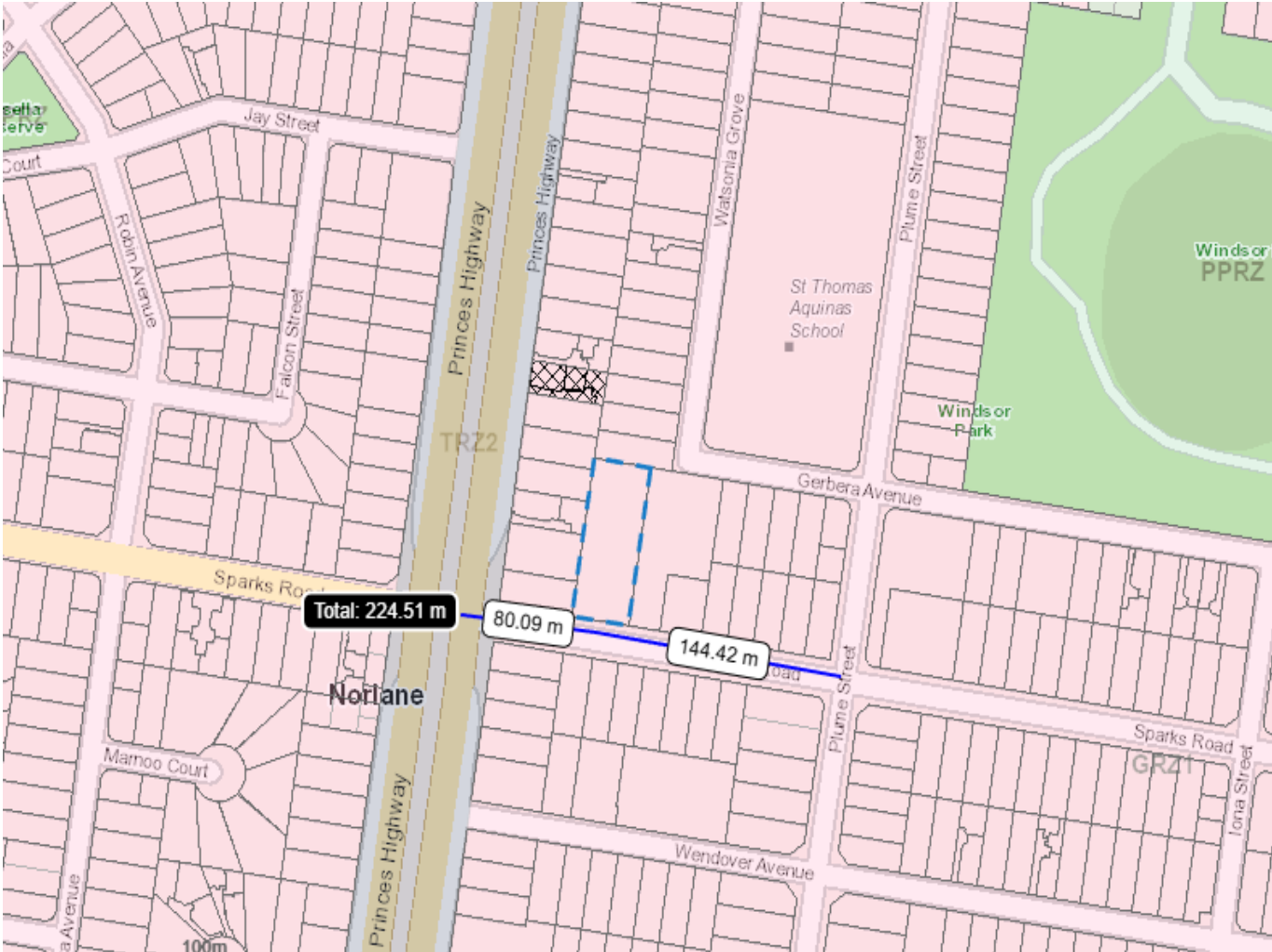
112 Sparks Rd (image Year 2023)  
SINGLE STOREY  
BRICK DWELLING  
CONCRETE TILED ROOF



110 - 112 Sparks Rd (image Year 2023)  
SINGLE STOREY  
BRICK DWELLING  
CONCRETE TILED ROOF



114 Sparks Rd (image Year 2023)  
SINGLE STOREY  
BRICK DWELLING  
CONCRETE TILED ROOF



SITE LOCATION PLAN

**IMPORTANT NOTE**  
NOTE: IT IS THE OWNER/BUILDERS RESPONSIBILITY TO ENSURE THAT THIS ARCHITECTURAL DRAWING IS READ IN CONJUNCTION & CONFORMS WITH ENDORSED PLANNING PERMIT DOCUMENTS AND CONDITIONS.  
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BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT  
SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

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| SHEET No. <b>A101/A119</b> |           |
| JOB No. 20257444           |           |
| DRAWN: RM                  | CHECK: MM |
| <b>TOWN PLANNING</b>       |           |

PROJECT: PROPOSED UNIT DEVELOPMENT  
AT: No. 104-108 Sparks Road, Norlane, VIC, 3214  
FOR: Mohit Bansal



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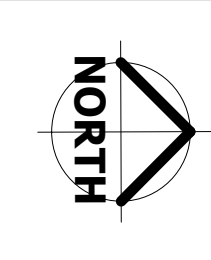
DESIGN RESPONSE

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EXISTING SITE CONDITION

1 : 200

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DOWN PLANNING DRAWINGS ARE TO BE READ AS A WHOLE. NOTES ONLY INCLUDED ON AN INDIVIDUAL PAGE ARE STILL REQUIRED BY THE HOLE PROPOSAL.

ELECTRICITY COMPANY CONNECTIONS TO THE PROPOSED DWELLING/S  
ARE TO BE PROVIDED UNDERGROUND.

ALL STORM WATER INFRASTRUCTURE AS REQUIRED BY CONDITIONS OF THE PLANNING PERMIT ARE TO BE LOCATED WITHIN THE DRIVEWAY AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING.

FRESCO/DECK  
ANY PROPOSED EXTERNAL LIVING AREAS SUCH AS ALFRESCO OR  
DECKING FOR EACH DWELLING IS NOT TO BE FULLY ENCLOSED AT ANY  
TIME. SIDE AND/OR REAR SECTION MUST BE LEFT OPEN TO PRIVATE  
OPEN SPACE.

LANDSCAPING MUST CONSIDER SOIL PERMEABILITY AND PLANT SELECTION TO MINIMIZE WATER USAGE AND PROMOTE SUSTAINABILITY.

DESIGN OF RESIDENTIAL DEVELOPMENTS SHOULD INCLUDE ADEQUATE OPEN SPACE, WHICH MAY INCORPORATE GARDEN AREAS TO PROVIDE AMENITY FOR OCCUPANTS AND CONTRIBUTE TO BIODIVERSITY.

LANDSCAPING SHOULD BE INTEGRATED WITH THE BUILDING DESIGN TO ENHANCE THE AESTHETIC APPEAL AND ENVIRONMENTAL PERFORMANCE.

CONSIDERATION FOR PLANT PLACEMENT SHOULD ACCOUNT FOR SUNLIGHT, SHADE, AND PROXIMITY TO BUILDINGS.

ARDEN AREAS SHOULD BE ACCESSIBLE AND  
DESIGNED TO ACCOMMODATE ALL USERS,  
INCLUDING THOSE WITH DISABILITIES. PATHWAYS  
AND SEATING AREAS SHOULD BE INCORPORATED  
TO ENHANCE USABILITY.

INCORPORATE FEATURES SUCH AS RAIN GARDENS OR BIOSWALES TO IMPROVE STORMWATER MANAGEMENT.

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PROJECT: PROPOSED UNIT DEVELOPMENT

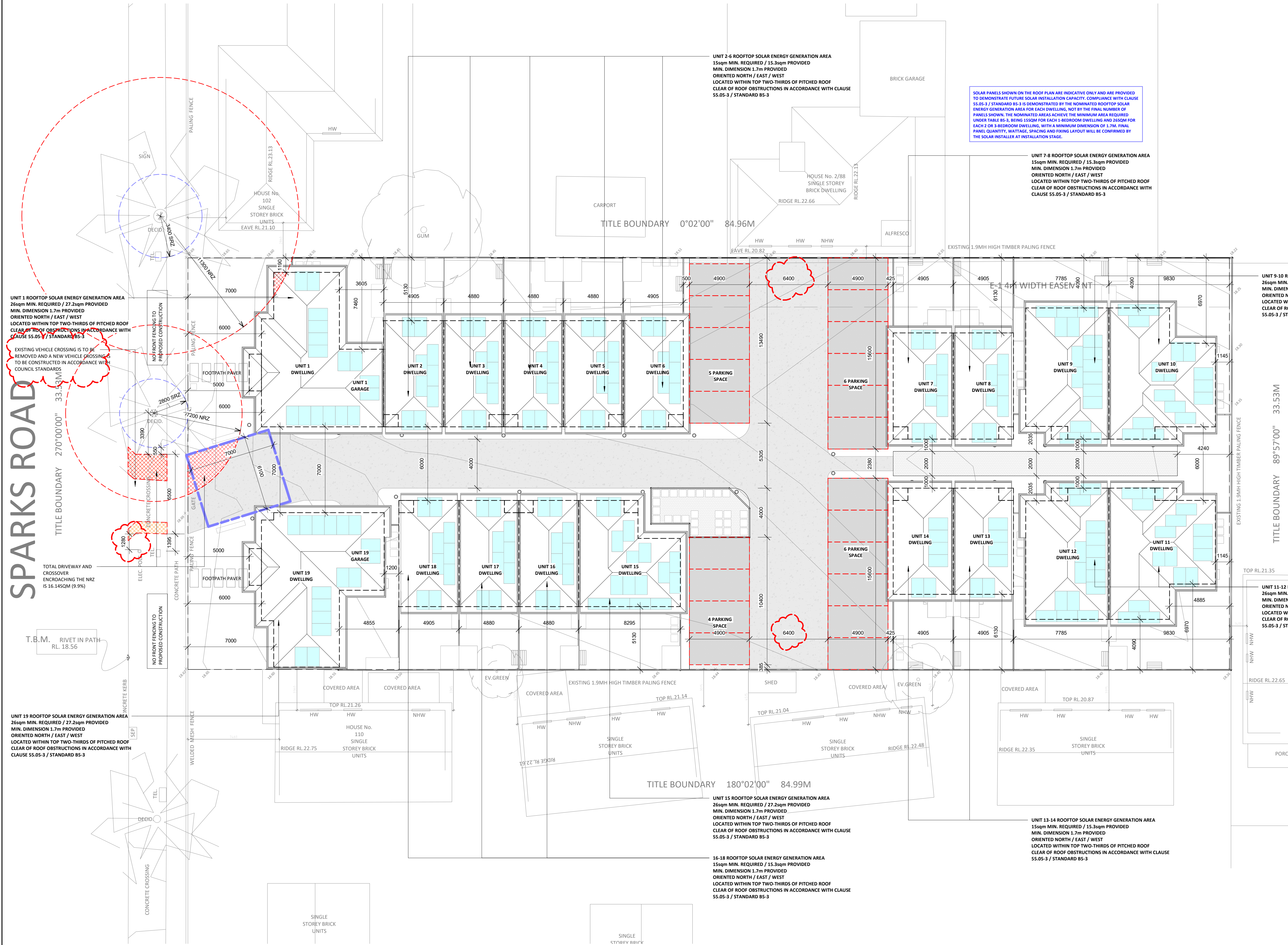
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# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214



**SOLAR ENERGY GENERATION**

ROOF AREAS HAVE BEEN DESIGNED TO PROVIDE SUITABLE SPACE FOR FUTURE SOLAR ENERGY GENERATION IN ACCORDANCE WITH CLAUSE 55 (B5-3).

A MINIMUM AREA OF ROOF SPACE HAS BEEN ALLOCATED FOR SOLAR ENERGY GENERATION, GENERALLY ORIENTED TO MAXIMISE NORTHERN ASPECT AND EXPOSURE TO SUNLIGHT.

THE NOMINATED SOLAR ZONES ARE GENERALLY FREE FROM OBSTRUCTION INCLUDING PLANT, EQUIPMENT AND ROOF SERVICES.

SOLAR ACCESS HAS BEEN CONSIDERED IN THE DESIGN OF THE ROOF FORM TO MINIMISE OVERSHADOWING FROM BUILDING ELEMENTS.

FINAL SOLAR PANEL DESIGN, LAYOUT AND INSTALLATION TO BE CONFIRMED BY OTHERS.

**UNIT 9-10 ROOFTOP SOLAR ENERGY GENERATION AREA**  
26sqm MIN. REQUIRED / 27.2sqm PROVIDED  
MIN. DIMENSION 1.7m PROVIDED  
ORIENTED NORTH / EAST / WEST  
LOCATED WITHIN TOP TWO-THIRDS OF PITCHED ROOF  
CLEAR OF ROOF OBSTRUCTIONS IN ACCORDANCE WITH CLAUSE 55.05-3 / STANDARD B5-3

TITLE BOUNDARY 89°57'00" 33.53M

**UNIT 11-12 ROOFTOP SOLAR ENERGY GENERATION AREA**  
26sqm MIN. REQUIRED / 27.2sqm PROVIDED  
MIN. DIMENSION 1.7m PROVIDED  
ORIENTED NORTH / EAST / WEST  
LOCATED WITHIN TOP TWO-THIRDS OF PITCHED ROOF  
CLEAR OF ROOF OBSTRUCTIONS IN ACCORDANCE WITH CLAUSE 55.05-3 / STANDARD B5-3

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| A    | COUNCIL RFI | RM       | 30.06.26 |
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**PROPOSED SITE AND ROOF PLAN**

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**PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214**

City of Greater Geelong - Statutory Planning - Date Received 07/02/26

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ALFRESCO/DECK

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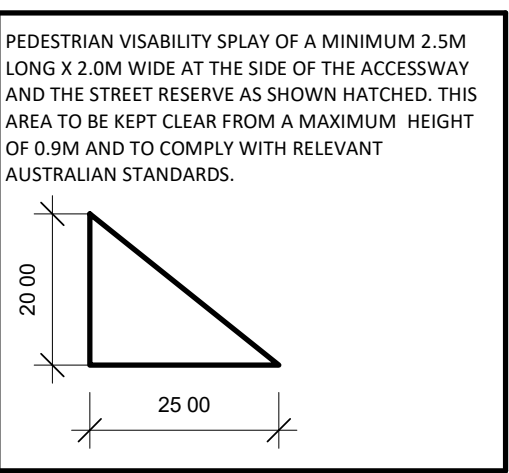
**TREE PROTECTION ZONE (TPZ) - GENERAL NOTE**

ALL EXISTING STREET TREES AND NEIGHBOURING TREES POTENTIALLY AFFECTED BY THE PROPOSED WORKS ARE TO BE PROTECTED IN ACCORDANCE WITH AS 4970-2009 - PROTECTION OF TREES ON DEVELOPMENT SITES.

TREE PROTECTION ZONES (TPZS), WHERE APPLICABLE, ARE TO BE ADEQUATELY FENCED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS, INCLUDING DEMOLITION, EXCAVATION AND CONSTRUCTION, AND ARE TO REMAIN IN PLACE FOR THE DURATION OF THE WORKS.

ANY EXCAVATION OR WORKS WITHIN A TPZ ARE TO BE MINIMISED AND, WHERE REQUIRED, MANAGED AND SUPERVISED BY A SUITABLY QUALIFIED AND EXPERIENCED ARBORIST, WITH ALL ROOT PRUNING TO BE CARRIED OUT IN ACCORDANCE WITH AS 4373-2007 - PRUNING OF AMENITY TREES.

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SHEET No. **A106/A119**

JOB No. 20257444

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**TOWN PLANNING**

PROJECT: PROPOSED UNIT DEVELOPMENT

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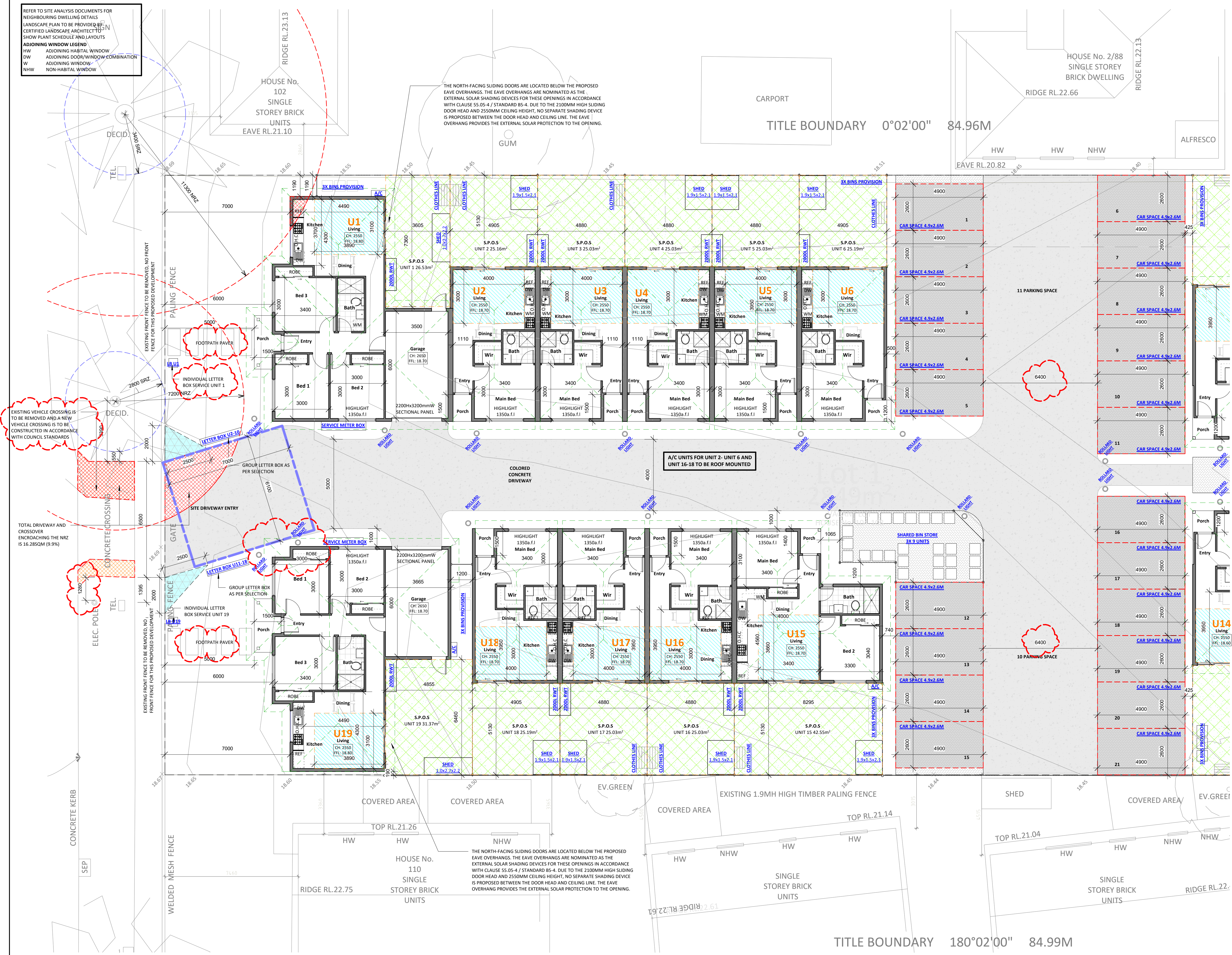
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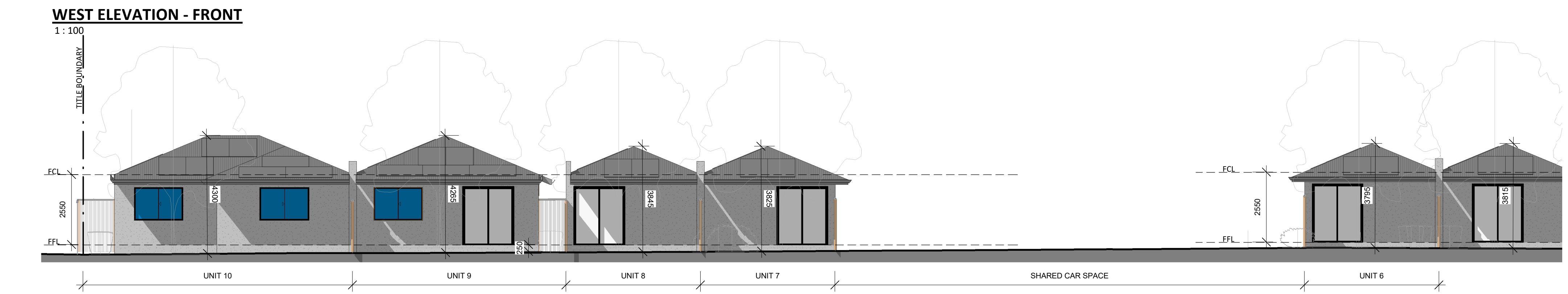
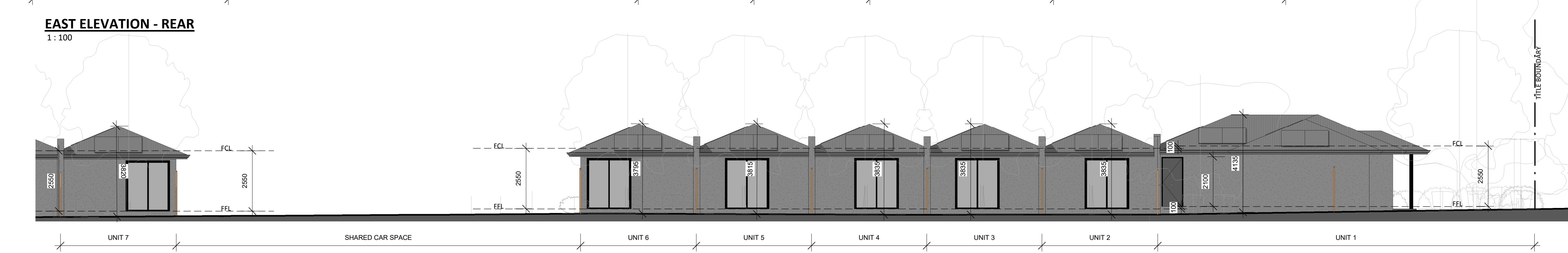
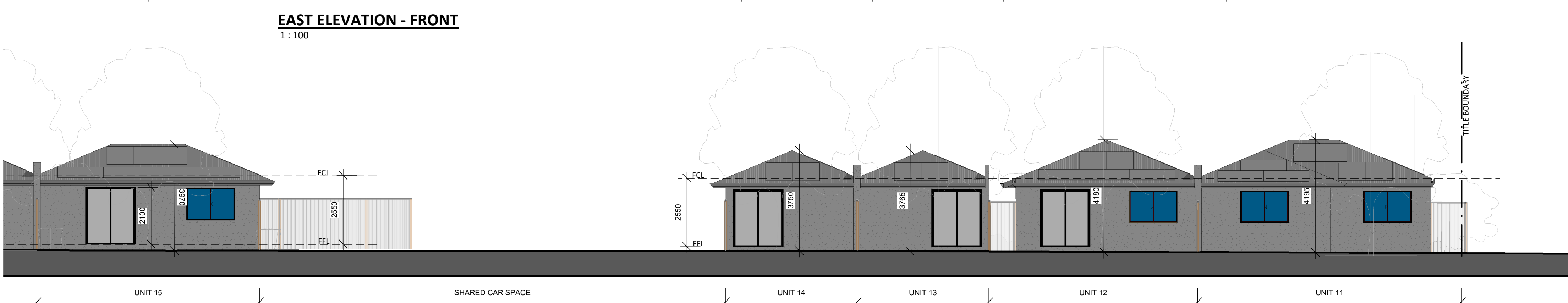
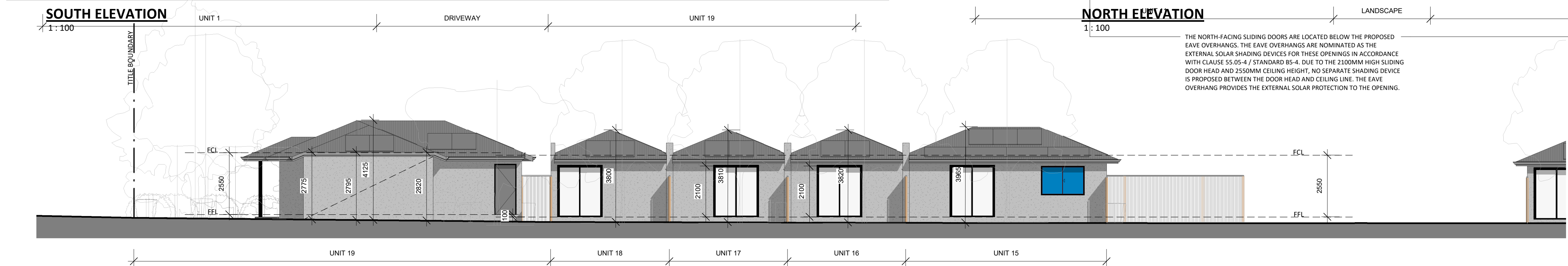
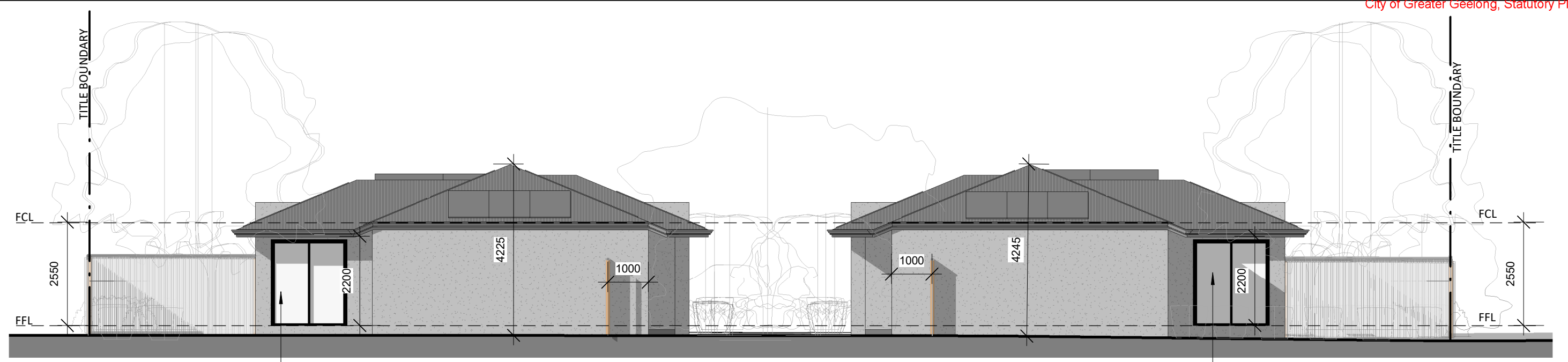
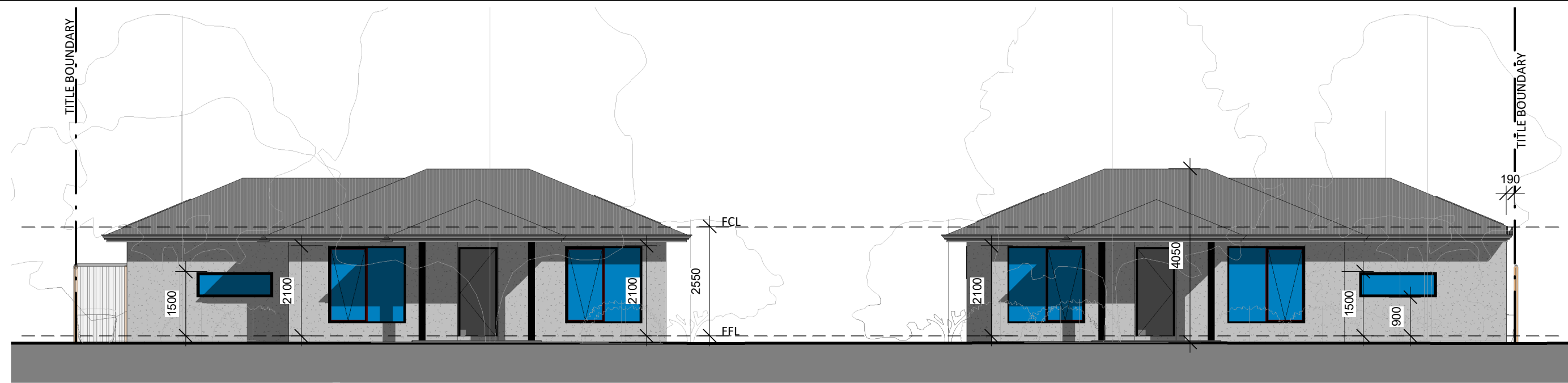


PROPOSED SITE AND FLOOR PLAN - FRONT

1 : 100

# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214





## PROPOSED ELEVATIONS

1:100

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### EXTERNAL FINISH AND MATERIAL SCHEDULE

|                               |                                             |
|-------------------------------|---------------------------------------------|
| CONCRETE TILED ROOF CT        | COLOR: DESIGNER STORM GREY                  |
| COLORBOND FASCIA, GUTTER      | COLOR: BASALT                               |
| HEBEL RENDER SR2              | COLOR: SHLE GREY                            |
| PIER RENDER SR2               | COLOR: MONUMENT                             |
| JAMES HARDIE AXON CLADDING AX | COLOR: MONUMENT                             |
| WINDOW FRAME WF               | COLOR: MONUMENT                             |
| FRONT ENTRY DOOR FD           | COLOR: BASALT                               |
| GARAGE DOOR GD                | COLOR: COLORBOND SLIMLINE PAINT VIVID WHITE |
| DRIVWAY                       | COLOR: MONUMENT PAINT COLORED PAINT         |

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| SHEET No.            | <b>A108/A119</b> |  |
| JOB No.              | 20257444         |  |
| DRAWN: RM            | CHECK: MM        |  |
| <b>TOWN PLANNING</b> |                  |  |

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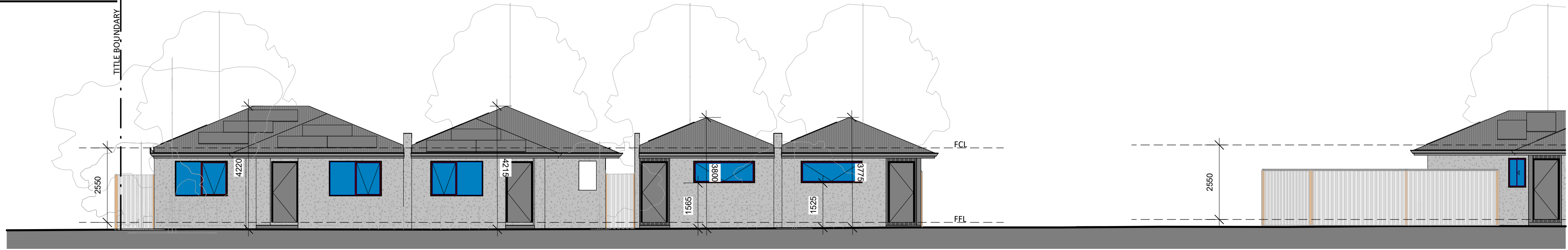
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# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214

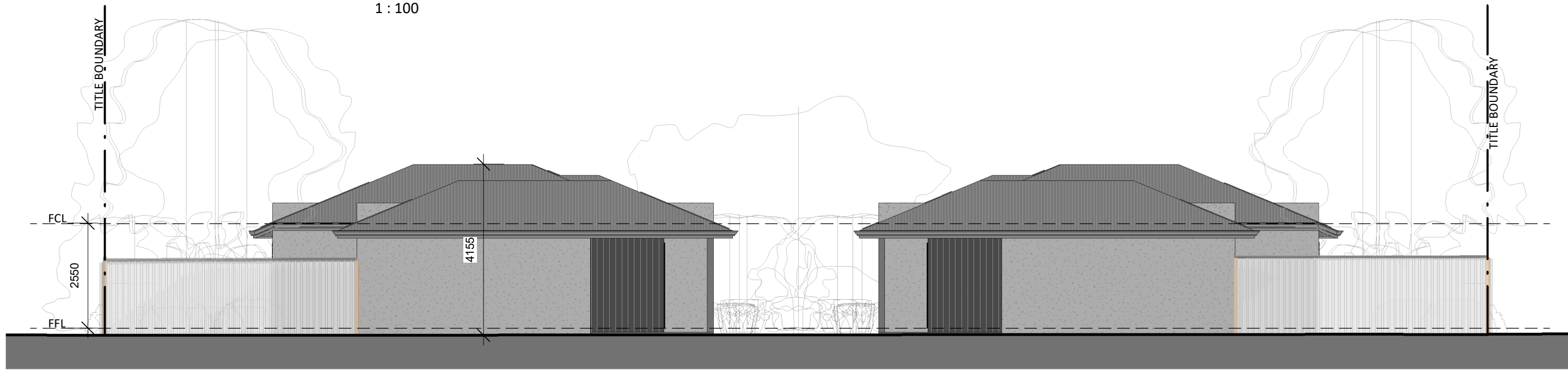


**INNER EAST ELEVATION - FRONT**  
1 : 100

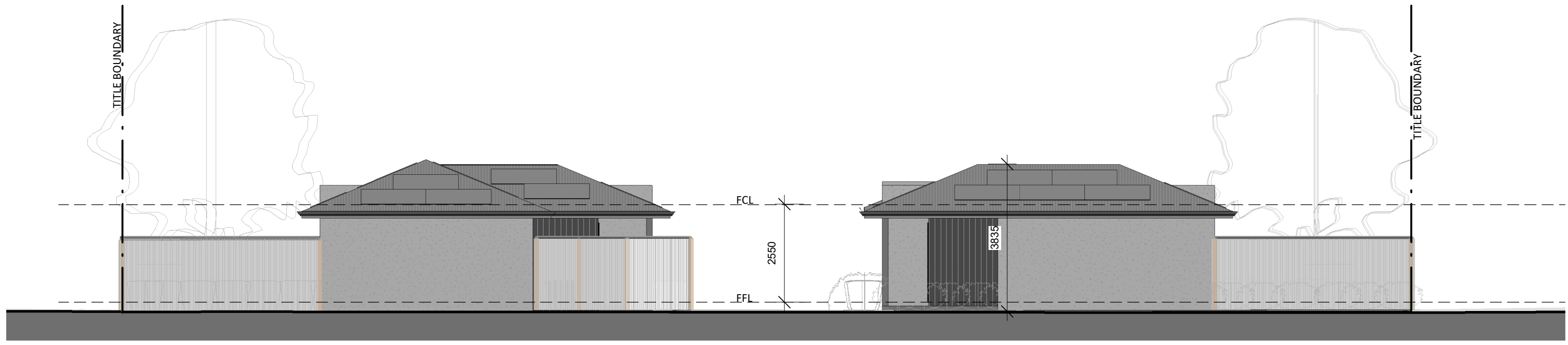
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**INNER EAST ELEVATION - REAR**  
1 : 100



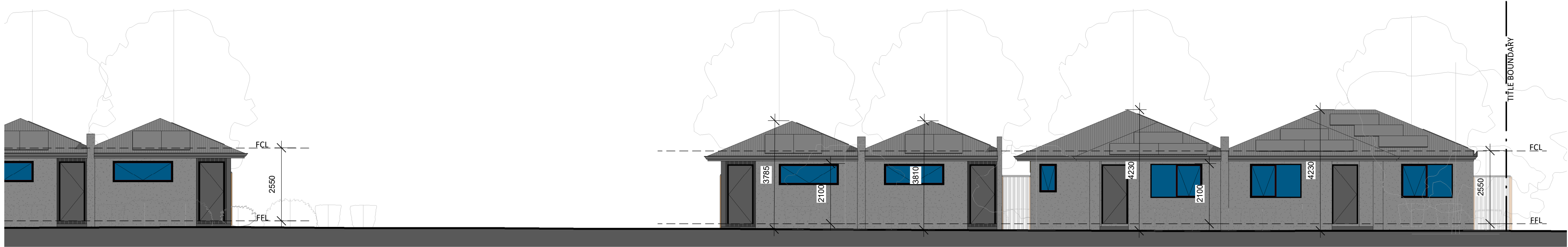
**INNER SOUTH ELEVATION**  
1 : 100



**INNER NORTH ELEVATION**  
1 : 100



**INNER WEST ELEVATION - FRONT**  
1 : 100



**INNER WEST ELEVATION - REAR**  
1 : 100

**PROPOSED ELEVATIONS**

1 : 100

**PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214**

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SHEET No. **A109/A119**

JOB No. 20257444

DRAWN: RM CHECK: MM

**TOWN PLANNING**

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: No. 104-108 Sparks Road,  
Norlane, VIC, 3214

FOR: Mohit Bansal



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48 Bell Street, Heidelberg Heights, VIC 3081  
info@miskdesign.com.au  
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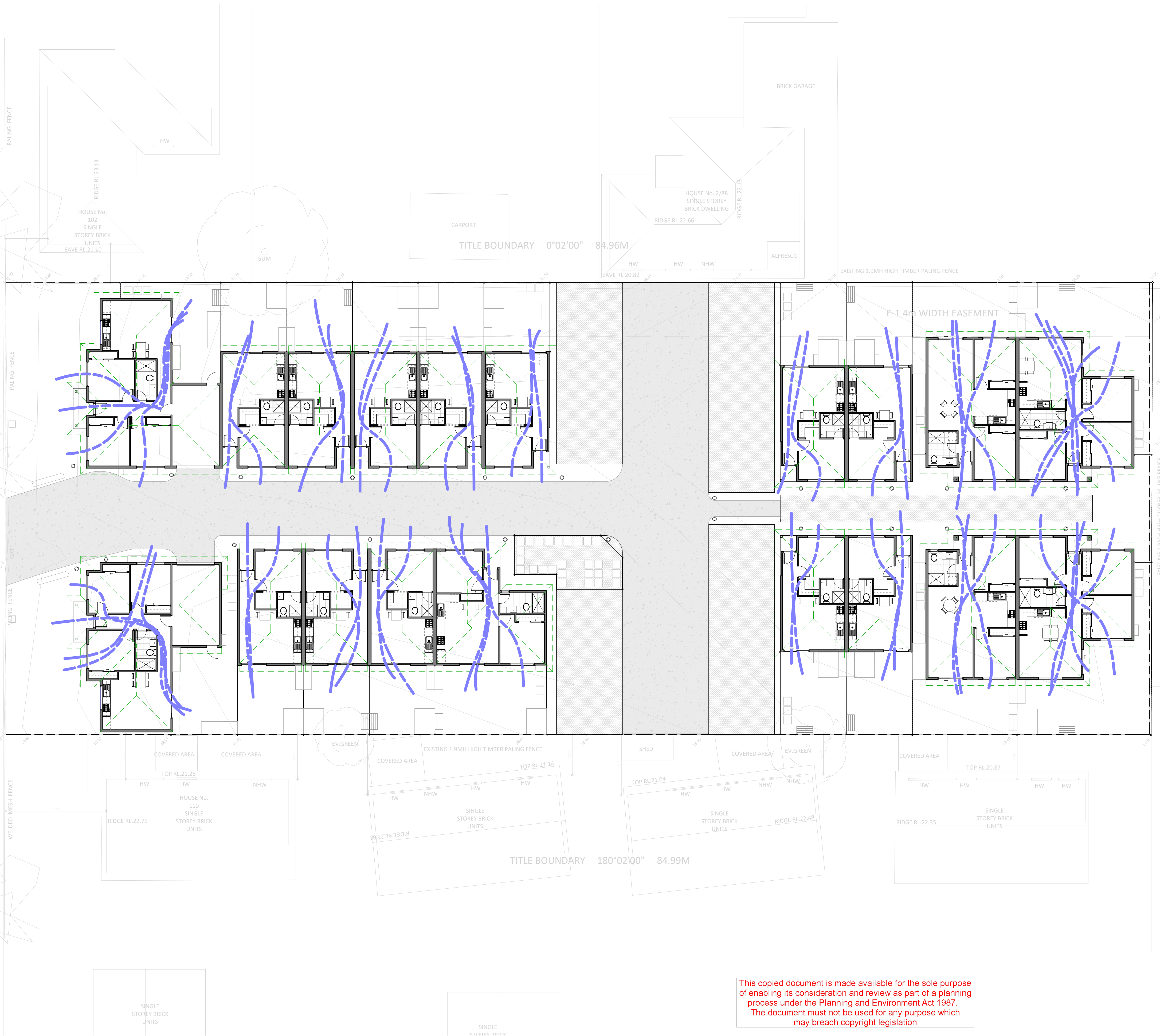
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# SPARKS ROAD

TITLE BOUNDARY 270°00'00" 33.53M

T.B.M. RIVET IN PATH  
RL. 18.56



TITLE BOUNDARY 89°57'00" 33.53M

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|  | SHEET No.            |  | <b>A110/A119</b> |
|                                                                                       | JOB No. 20257444     |  |                  |
|                                                                                       | DRAWN: RM            |  | CHECK: MM        |
|                                                                                       | <b>TOWN PLANNING</b> |  |                  |

PROJECT: PROPOSED UNIT DEVELOPMENT  
AT: No. 104-108 Sparks Road,  
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## BREEZE PATH PLAN

1 : 150

# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214

STORMWATER MANAGEMENT & WSUD STRATEGY (SUMMARY)

THE PROPOSED DEVELOPMENT INCORPORATES AN INTEGRATED WATER SENSITIVE URBAN DESIGN (WSUD) APPROACH TO MANAGE STORMWATER QUANTITY AND QUALITY ACROSS THE SITE.

A DISTRIBUTED STORMWATER MANAGEMENT SYSTEM HAS BEEN ADOPTED, COMBINING RAINWATER HARVESTING AND BIORETENTION TREATMENT TO ENSURE EFFECTIVE RUNOFF CONTROL AND ENVIRONMENTAL PERFORMANCE.

RAINWATER HARVESTING

EACH OF THE 19 DWELLINGS IS PROVIDED WITH AN INDIVIDUAL RAINWATER TANK WITH A CAPACITY OF APPROXIMATELY 2000 LITRES.

ROOF AREAS (AS INDICATED IN BLUE ON THE PLAN) ARE CONNECTED TO THE RAINWATER TANKS VIA DOWNPIPES, ENABLING THE CAPTURE AND REUSE OF ROOF RUNOFF. THIS REDUCES POTABLE WATER DEMAND AND SIGNIFICANTLY DECREASES THE VOLUME OF STORMWATER ENTERING THE DRAINAGE SYSTEM.

BIORETENTION RAIN GARDENS

BIORETENTION RAIN GARDENS (INDICATED IN PINK ON THE PLAN) ARE STRATEGICALLY LOCATED THROUGHOUT THE SITE TO TREAT STORMWATER RUNOFF FROM IMPERVIOUS SURFACES.

THE RAIN GARDENS RECEIVE RUNOFF FROM MULTIPLE SOURCES, INCLUDING:

- DRIVEWAY AREAS (HATCHED SURFACES AT THE FRONT PORTION OF THE SITE)
- REAR PERMEABLE PAVING AREAS (HATCHED SURFACES WITHIN THE INTERNAL CIRCULATION SPACE)
- SELECTED ROOF DOWNPIPES FROM DWELLINGS LOCATED IN BOTH THE NORTHERN AND SOUTHERN ROWS

THIS DISTRIBUTED ARRANGEMENT ENSURES THAT RUNOFF IS CAPTURED CLOSE TO ITS SOURCE AND TREATED EFFICIENTLY.

TREATMENT TRAIN APPROACH

THE STORMWATER SYSTEM OPERATES AS A TREATMENT TRAIN, INCORPORATING MULTIPLE STAGES OF WATER MANAGEMENT:

- ROOF RUNOFF TO RAINWATER TANKS (REUSE)
- DRIVEWAY / PAVING RUNOFF TO PERMEABLE SURFACES TO RAIN GARDENS TO LPOD

PERMEABLE PAVING AREAS PROVIDE INITIAL INFILTRATION AND FLOW ATTENUATION, WITH OVERFLOW DIRECTED TO ADJACENT RAIN GARDENS FOR FURTHER TREATMENT VIA FILTRATION THROUGH ENGINEERED BIORETENTION MEDIA.

SYSTEM PERFORMANCE AND DESIGN INTENT

THE RAIN GARDENS HAVE BEEN SIZED AND CONFIGURED IN ACCORDANCE WITH WSUD PRINCIPLES TO PROVIDE ADEQUATE TREATMENT OF STORMWATER RUNOFF FROM THE ASSOCIATED CATCHMENT AREAS.

THE SYSTEM IS DESIGNED TO:

- REDUCE TOTAL STORMWATER RUNOFF VOLUME
- IMPROVE WATER QUALITY PRIOR TO DISCHARGE
- MINIMISE PEAK FLOW IMPACTS
- SUPPORT ON-SITE INFILTRATION AND EVAPOTRANSPIRATION

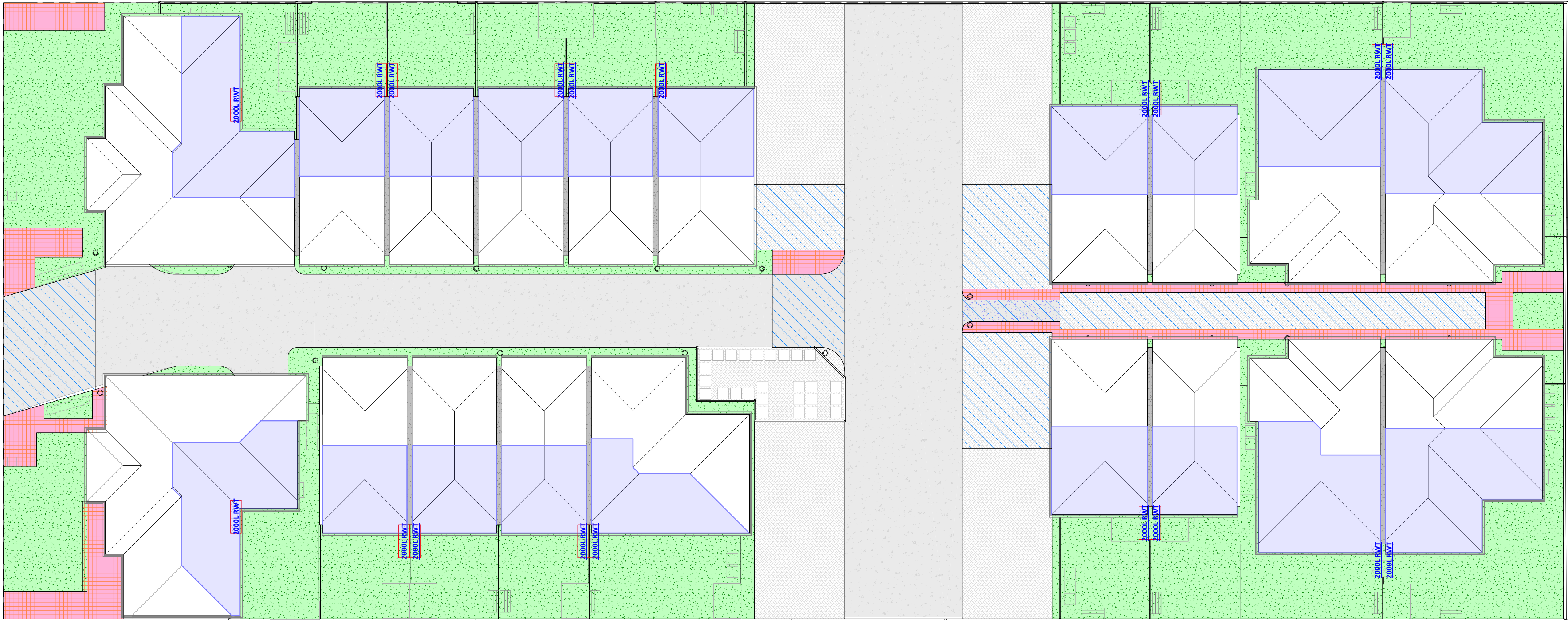
OVERFLOW FROM THE BIORETENTION SYSTEMS IS DIRECTED TO THE LEGAL POINT OF DISCHARGE (LPOD) VIA AN APPROPRIATE DRAINAGE NETWORK.

INTEGRATED SITE RESPONSE

THE PROPOSED STORMWATER STRATEGY RESPONDS TO THE SCALE AND LAYOUT OF THE 19-DWELLING DEVELOPMENT BY:

- DISTRIBUTING TREATMENT SYSTEMS ACROSS THE SITE RATHER THAN RELYING ON A SINGLE LARGE SYSTEM
- INTEGRATING STORMWATER INFRASTRUCTURE WITHIN LANDSCAPED AREAS TO ENHANCE VISUAL AMENITY
- COORDINATING RAINWATER TANKS AND BIORETENTION SYSTEMS TO MAXIMISE EFFICIENCY

THIS APPROACH ENSURES A BALANCED OUTCOME BETWEEN FUNCTIONAL STORMWATER MANAGEMENT AND URBAN DESIGN CONSIDERATIONS.



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No. 104-108 Sparks Road-Rev A

The proposed stormwater treatments comply with all the relevant objectives for management of stormwater flows on-site.

167%  
SCORE

Project details

Name

V2: No. 104-108 Sparks Road-Rev A

Project ID

17D2ABD1

Street address

104 Sparks Rd, Norlane VIC 3214, Australia

Municipality

Greater Geelong

Site area

2849 m<sup>2</sup>

Planning Number

Flow and pollutant load reductions

Item

Result

Target

Mean annual runoff volume harvested or evapotranspired (%)

41%

>32%

✓

Mean annual runoff volume infiltrated or filtered (%)

44%

>3%

✓

Total suspended solids (%)

87%

>80%

✓

Total phosphorus (%)

80%

>45%

✓

Total nitrogen (%)

75%

>45%

✓

Total gross pollutants (%)

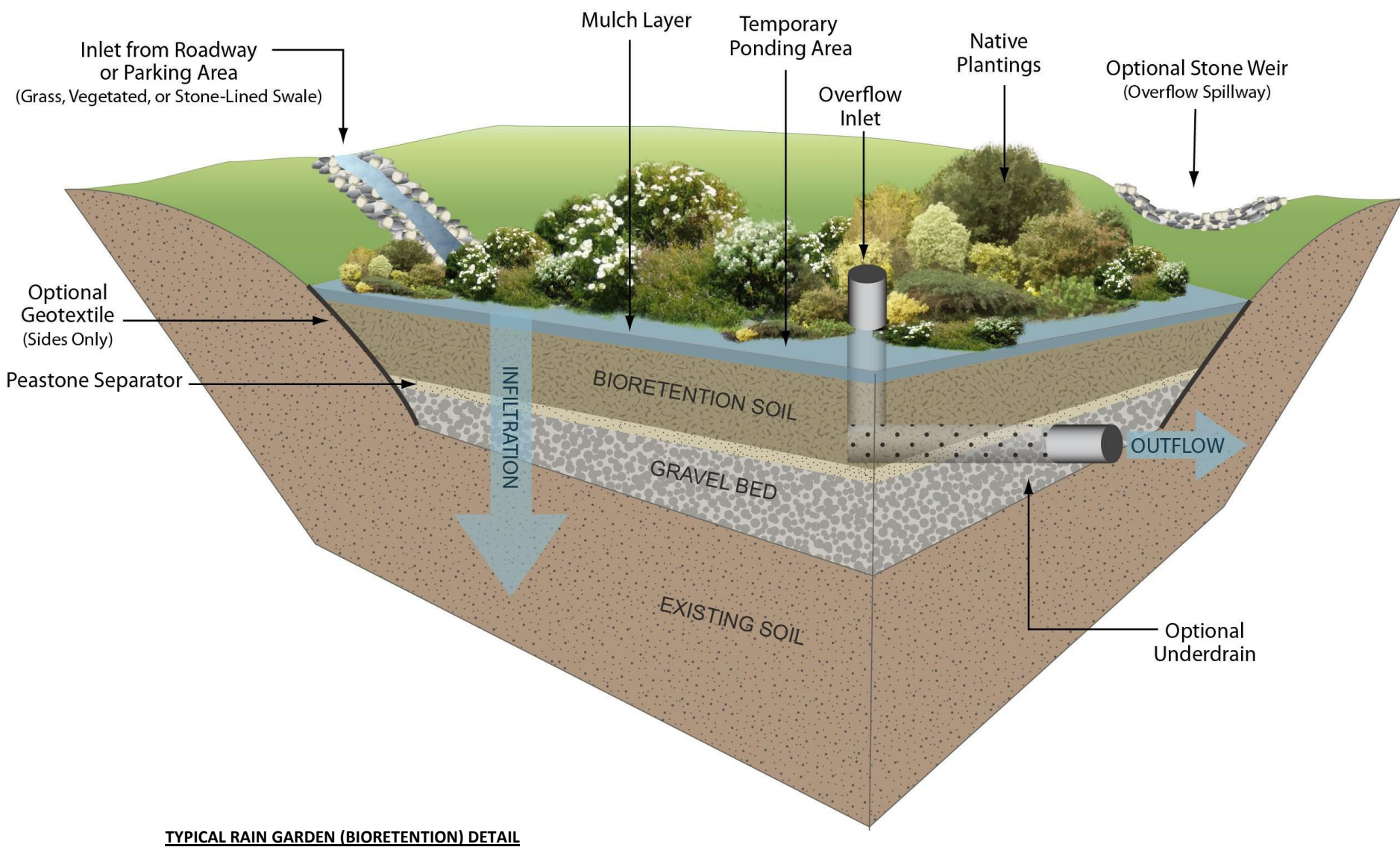
72%

>70%

✓

WUSD PLAN

1 : 150



TYPICAL RAIN GARDEN (BIORETENTION) DETAIL

STORMWATER MANAGEMENT NOTES

ROOF RUNOFF FROM EACH DWELLING IS PARTIALLY COLLECTED VIA 2000 L RAINWATER TANKS FOR REUSE, WITH OVERFLOW DIRECTED TO THE STORMWATER SYSTEM.

STORMWATER RUNOFF FROM THE SIDE DRIVEWAY (PAVED AREA) IS DIRECTED TO ENGINEERED RAIN GARDEN (BIO-RETENTION) SYSTEMS PRIOR TO DISCHARGE.

THE RAIN GARDEN (BIO-RETENTION) AREAS ARE INTEGRATED WITHIN THE LANDSCAPED GARDEN AREAS AND ARE DESIGNED TO TREAT STORMWATER RUNOFF THROUGH FILTRATION AND BIOLOGICAL PROCESSES.

TREATED STORMWATER FROM THE RAIN GARDEN SYSTEMS IS DISCHARGED TO THE LEGAL POINT OF DISCHARGE (LPOD) IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT REPORT (BLUEFACTOR).

RAIN GARDEN (BIO-RETENTION) NOTES

PROVIDE ENGINEERED RAIN GARDEN (BIO-RETENTION) SYSTEM TO LANDSCAPED AREAS AS SHOWN ON PLAN.

RAIN GARDEN TO COLLECT RUNOFF FROM PAVED DRIVEWAY AREAS AND RAINWATER TANK OVERFLOWS.

RAIN GARDEN TO COMPRISE:

- VEGETATED SURFACE WITH MULCH

- ENGINEERED FILTER MEDIA

- DRAINAGE LAYER WITH PERFORATED PIPE CONNECTED TO STORMWATER SYSTEM

RAIN GARDEN TO BE CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE STORMWATER MANAGEMENT REPORT AND MANUFACTURER / CONSULTANT RECOMMENDATIONS.

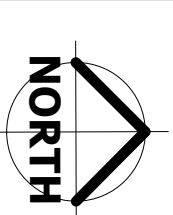
FINAL LEVELS, PLANTING AND CONSTRUCTION TO ENSURE NO PONDING AGAINST BUILDINGS.

STORMWATER RUNOFF IS MANAGED VIA RAINWATER HARVESTING AND ON-SITE BIO-RETENTION (RAIN GARDEN) SYSTEMS, ACHIEVING BEST PRACTICE STORMWATER QUANTITY AND QUALITY OBJECTIVES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT REPORT.

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| SHEET No. | <b>A111/A119</b> |           |
| JOB No.   | 20257444         |           |
| DRAWN:    | RM               | CHECK: MM |

**TOWN PLANNING**

PROJECT: PROPOSED UNIT DEVELOPMENT  
AT: No. 104-108 Sparks Road, Norlane, VIC, 3214  
FOR: Mohit Bansal



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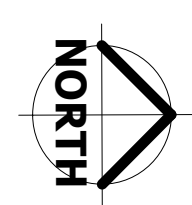
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RL. 18.56



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SHEET No. **A112/A119**

JOB No. 20257444

DRAWN: RM CHECK: MM

**TOWN PLANNING**

PROJECT: PROPOSED UNIT DEVELOPMENT  
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FOR: Mohit Bansal



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**SHADOW DIAGRAM 9AM 22nd SEP**

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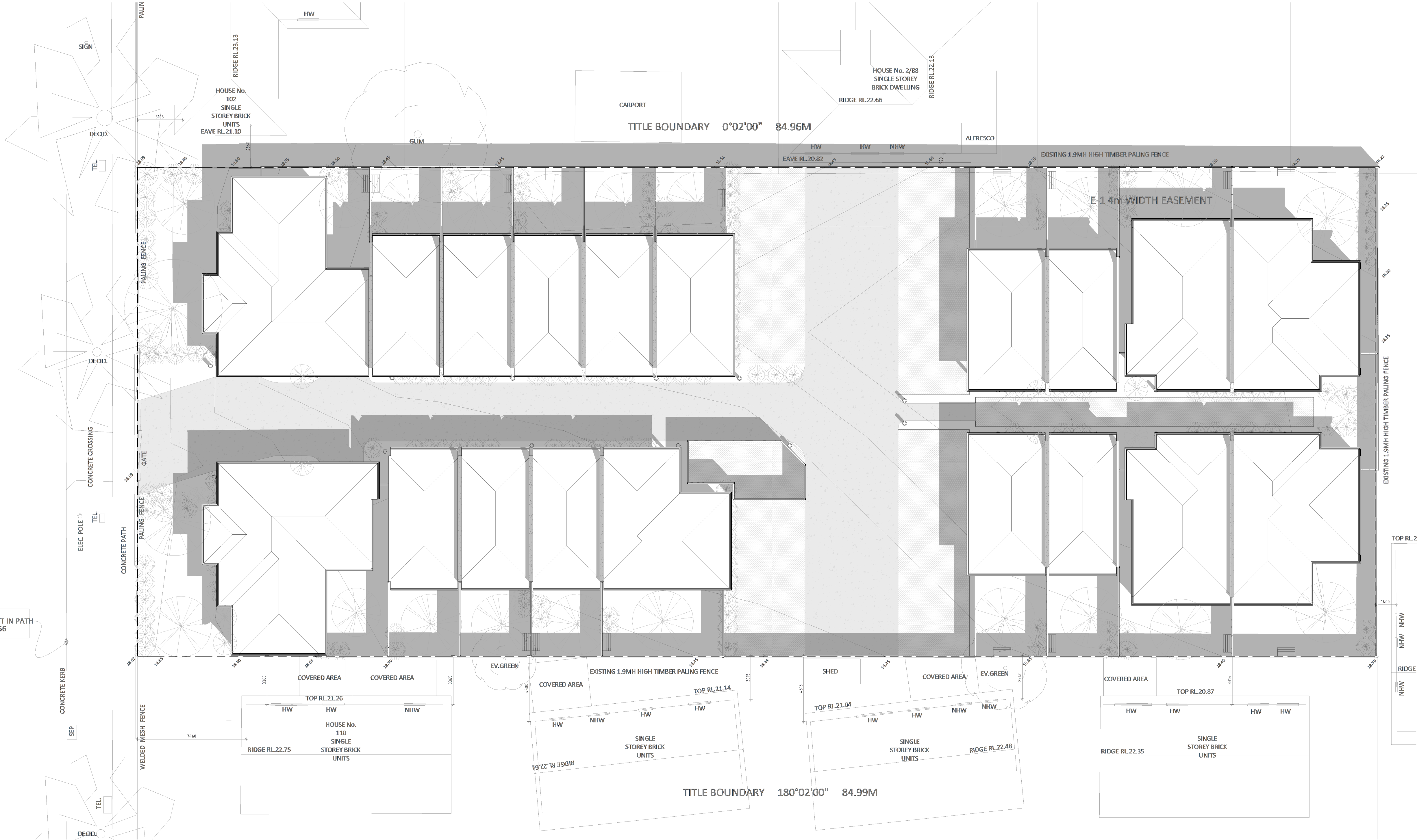
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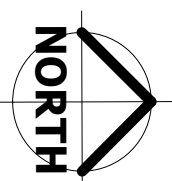
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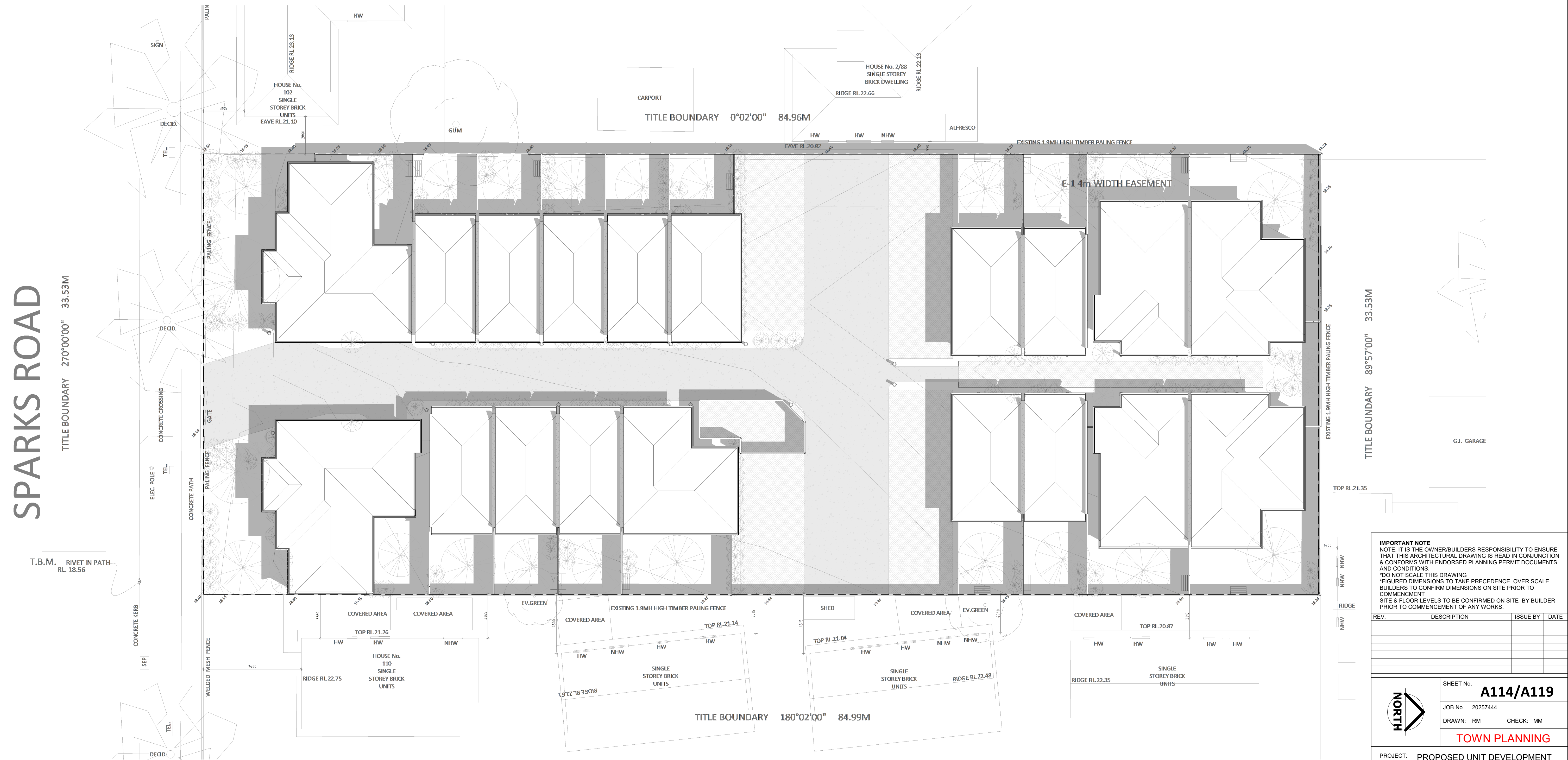
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SHADOW DIAGRAM 10AM 22nd SEP

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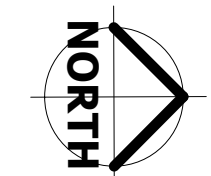
PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214



1 : 150

# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214

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| SHEET No.            |  | <b>A114/A119</b> |  |
| JOB No. 20257444     |  |                  |  |
| DRAWN: RM            |  | CHECK: MM        |  |
| <b>TOWN PLANNING</b> |  |                  |  |

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: No. 104-108 Sparks Road,  
Norlane, VIC, 3214

FOR: Mohit Bansal



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# SPARKS ROAD

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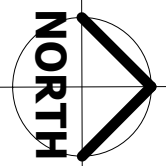
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SHEET No. **A115/A119**

JOB No. 20257444

DRAWN: RM CHECK: MM

**TOWN PLANNING**

PROJECT: PROPOSED UNIT DEVELOPMENT  
AT: No. 104-108 Sparks Road, Norlane, VIC, 3214  
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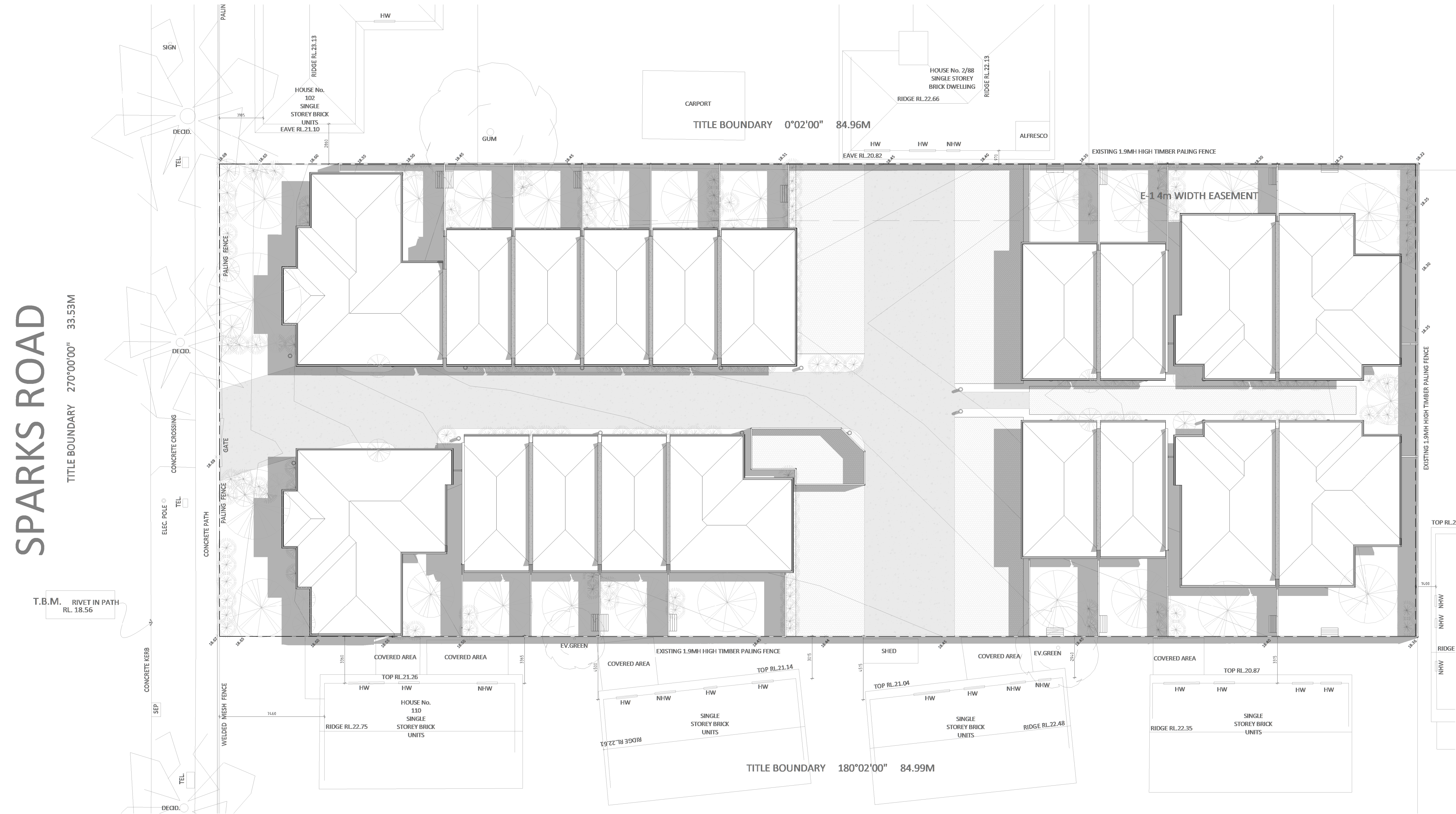
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## SHADOW DIAGRAM 12PM 22nd SEP

1 : 150

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SHADOW DIAGRAM 1PM 22nd SEP

PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214

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SHEET No.  
**A116/A119**

JOB No. 20257444

DRAWN: RM      CHECK: MM

**TOWN PLANNING**

PROJECT: PROPOSED UNIT DEVELOPMENT  
AT: No. 104-108 Sparks Road, Norlane, VIC, 3214  
FOR: Mohit Bansal

P (03) 9467 6954    M 0403 568 160  
48 Bell Street, Heidelberg Heights, VIC 3081  
info@miskdesign.com.au  
miskdesign.com.au

- New Homes  
- Unit Developments  
- Extensions  
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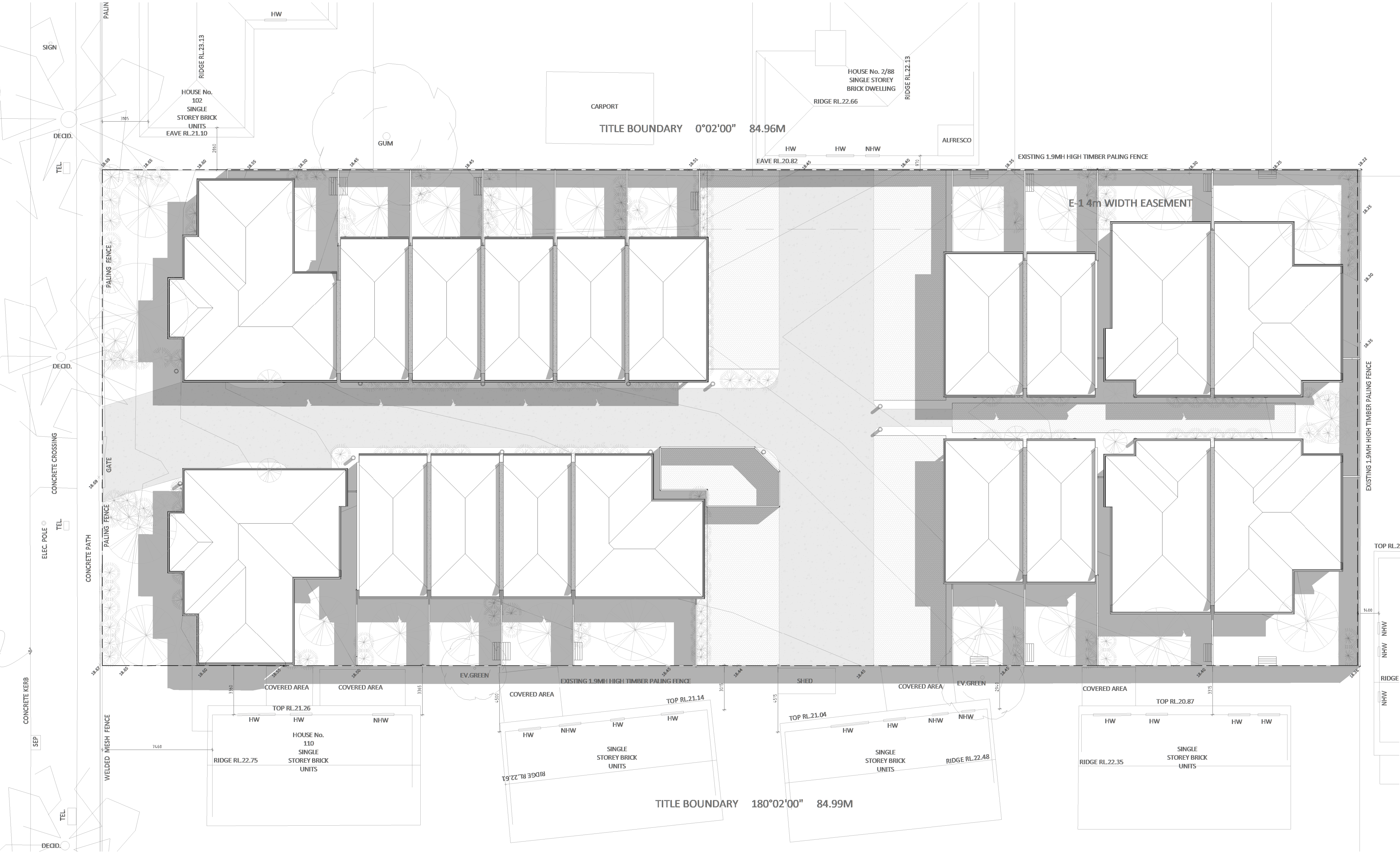
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# SPARKS ROAD

TITLE BOUNDARY 270°00'00" 33.53M

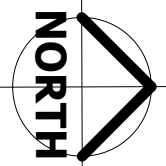
T.B.M. RIVET IN PATH  
RL. 18.56



TITLE BOUNDARY 89°57'00" 33.53M

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## SHADOW DIAGRAM 2PM 22nd SEP

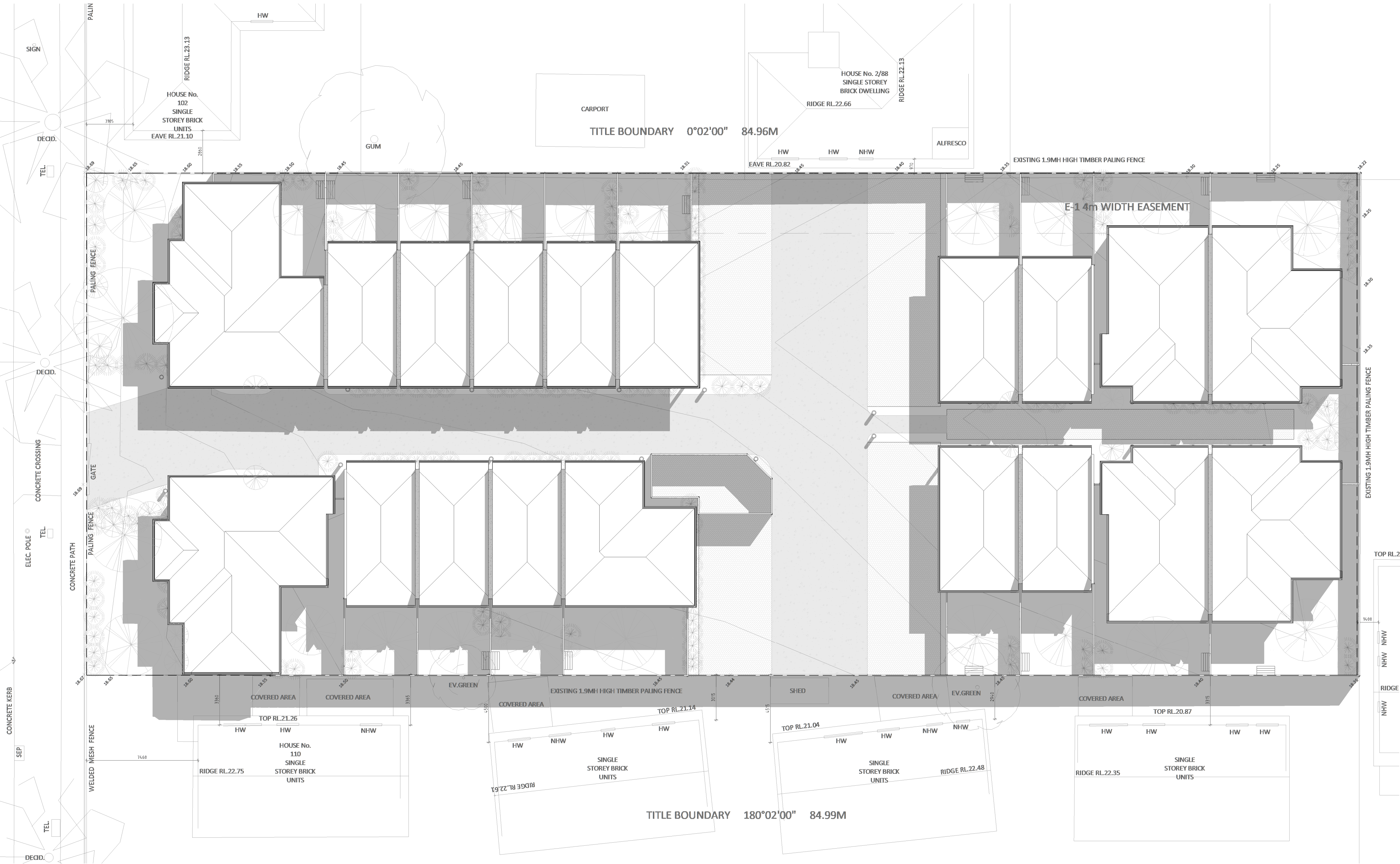
# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214

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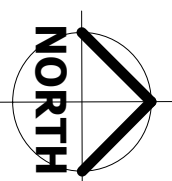
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## SHADOW DIAGRAM 3PM 22nd SEP

1 : 150

# PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214

**TREE PROTECTION ZONE NOTES**  
DEMOLITION AND SITE CLEARING  
SITE CLEARING HAS THE POTENTIAL TO CAUSE SIGNIFICANT DAMAGE TO ANY TREES TO BE RETAINED ON SITE OR TREES THAT ARE IN ADJOINING PROPERTIES THROUGH DISTURBANCE TO THE SOIL, CHANGES IN SOIL GRADIENTS, SOIL COMPACTION AND PHYSICAL DESTRUCTION OF TREE ROOTS FROM EXCAVATION AND SCRAPING.  
TREE PROTECTION MEASURES (SEE BELOW) NEED TO BE IMPLEMENTED PRIOR TO ANY SITE CLEARING AND DEMOLITION WORKS COMMENCING.  
WHERE SITE CLEARING INTRUDES INTO THE TPZ OF TREES TO BE RETAINED AND/OR TREES IN NEIGHBOURING PROPERTIES CARE MUST BE TAKEN TO PREVENT ANY UNNECESSARY DAMAGE TO TREES AND TREE ROOTS.

**BASIC TREE PROTECTION REQUIREMENTS**

THE FOLLOWING BASIC TREE PROTECTION MEASURES WILL NEED TO BE IMPLEMENTED PRIOR TO ANY WORK COMMENCING ON SITE AND REMAIN IN PLACE FOR THE DURATION OF WORK.

- BEFORE COMMENCING WORK ON SITE, THE CONTRACTOR IS REQUIRED TO MEET WITH THE CONSULTANT ARBORIST TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
- TEMPORARY PROTECTIVE FENCING TO A MINIMUM HEIGHT OF 1.8M MUST BE ERECTED ALONG THE PERIMETER OF THE TPZ (OR MODIFIED TPZ) FOR ANY TREES THAT ARE TO BE RETAINED ON THE SITE. PRIOR TO ANY MACHINERY OR MATERIALS BEING BROUGHT ON SITE AND BEFORE ANY WORKS INCLUDING DEMOLITION COMMENCES.
- ONCE ERECTED PROTECTIVE FENCING MUST NOT BE REMOVED OR ALTERED WITHOUT APPROVAL FROM THE PROJECT ARBORIST.
- PROTECTIVE FENCING NEEDS TO BE IN ACCORDANCE WITH AS 4687. SIGNS IDENTIFYING THE TPZ SHOULD BE PLACED AROUND THE PROTECTIVE FENCING.
- CONSTRUCTION VEHICLES AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS ALWAYS.
- IF TREE ROOTS ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THEY NEED TO BE CUT CLEANLY TO SOUND TISSUE WITH SHARP SECATEURS OR A PRUNING SAW.
- SURPLUS CONSTRUCTION MATERIALS (E.G. SOIL, CEMENT, BASE ROCK ETC.) ARE NOT TO BE STORED OR TO REMAIN INSIDE THE TREES' TPZ.
- ADDITIONAL TREE PRUNING REQUIRED DURING CONSTRUCTION MUST BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED CONTRACTOR AND IN ACCORDANCE WITH AUSTRALIAN STANDARDS 4373:2007, PRUNING OF AMENITY TREES AND NOT BY CONSTRUCTION PERSONNEL.
- ALL UNDERGROUND SERVICES INCLUDING DRAINAGE AND IRRIGATION MUST BE ROUTED OUTSIDE OF TREES' TPZS, IF THIS IS NOT POSSIBLE EXCAVATION IS TO BE CARRIED OUT BY TUNNELLING OR BORING BENEATH THE TREE PROTECTION ZONE.
- TREES RETAINED ON SITE ARE TO BE REGULARLY WATERED (MINIMUM WEEKLY) DURING PERIODS OF DRY CONDITIONS WITHIN THE TREE PROTECTION ZONE.
- IF TREES ARE DAMAGED DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
- EROSION CONTROL SUCH AS SILT FENCING, DEBRIS BASINS AND WATER DIVISION METHODS SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- IF TEMPORARY ACCESS ROADS MUST PASS OVER THE ROOT AREAS (TPZ) OF TREES TO BE RETAINED A ROAD BED OF 150MM OF MULCH OR CRUSHED ROCK SHALL BE CREATED TO PREVENT SOIL COMPACTION WITHIN THE TREE'S ROOT AREA. THE ROAD BED MATERIAL SHALL BE MAINTAINED TO A DEPTH OF 150MM THROUGHOUT CONSTRUCTION.
- ONCE CONSTRUCTION IS COMPLETED ALL FOREIGN (NON-ORGANIC) DEBRIS NEEDS TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONE.

**TREE PROTECTION ZONES (TPZ) AND FENCING**

TREE PROTECTION MEASURE ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 4970 - 2009. PROTECTION OF TREES ON DEVELOPMENT SITES OR AS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY.  
TREE PROTECTIVE FENCING MUST BE CONSTRUCTED OF STAR PICKET AND CHAIN MESH (OR SIMILAR) AND REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.  
THE TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE REMOVED THE MINIMUM AMOUNT NECESSARY FRO APPROVED BUILDINGS AND WORKS TO OCCUR WITH A TPZ. THE MOVEMENT OF THE FENCING TO ALLOW SUCH BUILDINGS AND WORKS SHALL ONLY OCCUR FOR THE PERIOD THAT SUCH BUILDINGS AND WORKS ARE UNDERTAKEN, AFTER WHICH TIME THE FULL EXTENT OF THE FENCING MUST BE REINSTATED. NO VEHICULAR OR PEDESTRIAN ACCESS, TRENCHING OR SOIL EXCAVATION IS TO OCCUR WITHIN A TPZ, SAVE FOR THAT ALLOWED TO COMPLETE THE APPROVED DEVELOPMENT.NO STORAGE OR DUMPING OF TOOLS, EQUIPMENT OR WASTE IS TO OCCUR WITHIN A TPZ. WHERE APPLICABLE TO A TREE ON A NEIGHBOURING LOT, A TPZ ONLY APPLIES WHERE WITHIN THE SUBJECT SITE. ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS 4373 - 2007: PRUNING OF AMENITY TREES.

CANOPY TREE MUST BE A MINIMUM 1.5m HIGH AT THE TIME OF PLANTING.

EXISTING TREES DETAILS AS PER ARBORIST REPORT.

**SPECIFICATION NOTES**  
THE CONTRACTOR SHOULD SPECIFY CONSTRUCTION METHODS TO CLIENT. ALL MEASUREMENTS AND HEIGHTS (STEPS) SHOULD BE CHECKED PRIOR TO QUOTATION. ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PAVEMENTS, PERGOLAS, DRIVEWAYS, RETAINING WALLS ETC, SHOULD BE SIGNED OFF BY AN ENGINEER PRIOR TO COMMENCEMENT OF WORKS. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES, PRIOR TO COMMENCEMENT OF ANY WORKS.

**SITE PREPARATION**

BUILDING MATERIAL, RUBBISH AND WEEDS TO BE REMOVED FROM PLANTING AREAS PRIOR TO BEGINNING OF LANDSCAPE WORKS.

**SUB GRADE**

GARDEN BEDS ARE TO BE DUG TO A DEPTH OF NO LESS THAN 150MM BELOW FINISHED GROUND LEVELS.SUB GRADE TO BE TESTED TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT.GYPSUM TO BE SPREAD AT MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO SUB GRADE IF THERE IS A CLAY SUB SURFACE.  
BEDS TO BE FILLED WITH 150MM OF PREMIUM COMPOST TO GET THE NEW PLANTS  
STARTED.LAYER OF SANDY LOAM TO BE ADDED TO ALL LAWN AREAS.  
LAWN STARTER TO BE ADDED BEFORE PLANTING OF MUNNS AIRD FESCUE LAWN SEED OR INSTANT TURF.SATURAID TO BE SPREAD OVER NEW SOIL TO ASSIST IN WATER PENETRATION, THIS SHOULD BE RE-APPLIED EVERY 3-4 MONTHS.  
**MULCH**  
TO BE SPREAD OVER ALL GARDEN BEDS TO A DEPTH OF 75-100MM TO SUPPRESS WEEDS AND RETAIN MOISTURE. CAREFUL POSITIONING OF MULCH IS REQUIRED AROUND THE BASE OF PLANTS TO KEEP MULCH AWAY FROM PLANT STEMS. MULCH TYPE TO BE A MIXTURE OF COARSE AND FINE PARTICLES OF MINIMUM 60 PERCENT WOOD CHIPS. MULCH TO BE RE-APPLIED EVERY 3 - 6 MONTHS AS REQUIRED.

**WATER**

SEVERAL TIMES AFTER PLANTING TO ENSURE WATER PENETRATES INTO THE SOIL.  
AN IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO BE INSTALLED TO ALL GARDEN AREAS AND PLANTER BOXES (IF APPLICABLE) IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS  
**TIMBER EDGING**  
TO BE THE FLEXIBLE 10 X 90MM HARDWOOD STRIPS. THE TIMBER TO BE FIXED TO HARDWOOD STAKES SPACED AT A MAXIMUM DISTANCE APART OF 900MM WITH GALVANISED SCREWS. AT NO TIMES DO THE TIMBER EDGING OVERLAP. WHEN JOINING 2 LENGTHS OF TIMBER, USE A 300MM LENGTH AT THE REAR OF THE EDGING TO CONNECT THE 2 LENGTHS. HARDWOOD STAKES AND CONNECTION PIECES TO BE A MINIMUM OF 20MM BELOW THE TOP OF THE EDGING.

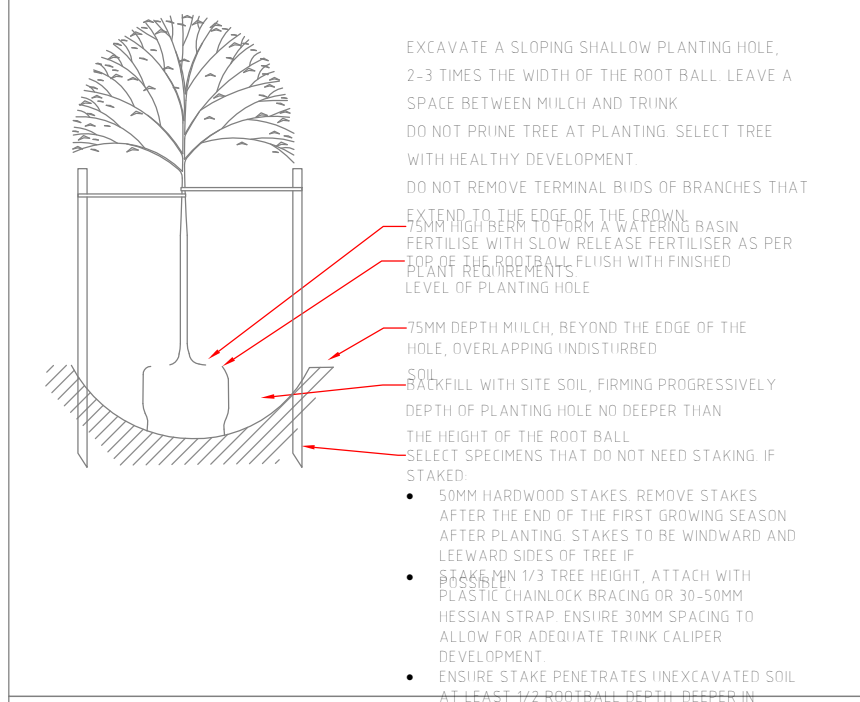
**GRAVEL**

TO BE A LOCALLY SOURCED GRANITIC SAND OR PEBBLE TO A MINIMUM DEPTH OF 75MM.

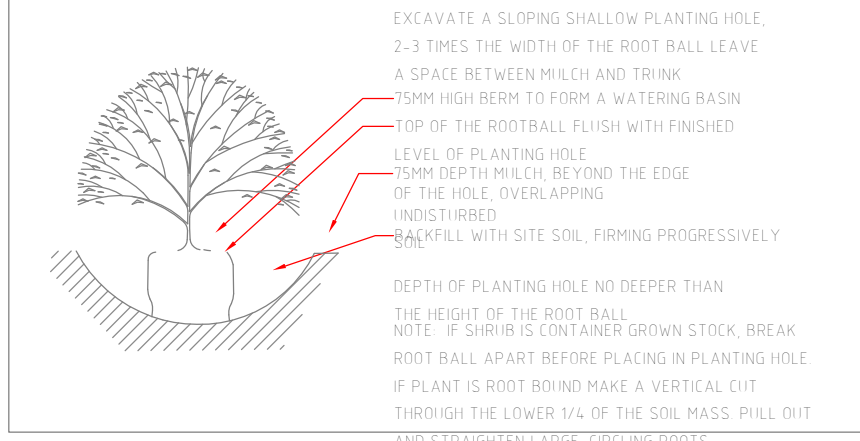
**TREES**

ARE TO BE STAKED WITH TWO (2) 1500MM X 25MM X 25MM HARDWOOD HDD STAKES, DRIVEN 600MM INTO GROUND. TREES TO BE TIED WITH STRAP CANVAS OR SIMILAR (SEE TREE DETAIL). REFER TO ANY ARBORIST'S REPORT FOR DETAILS ON ANY SIGNIFICANT EXISTING TREES

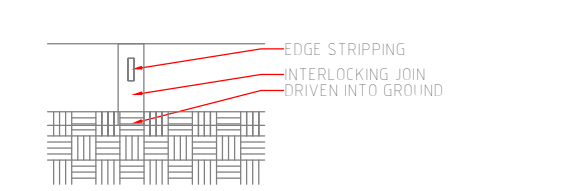
**PLANTING DETAIL FOR TREES**



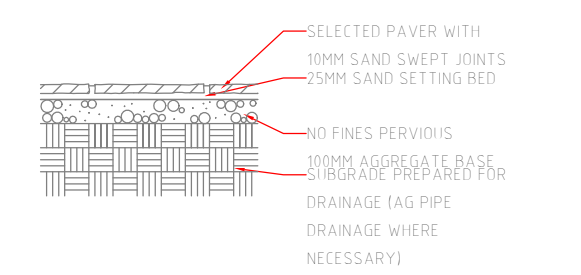
**PLANTING DETAIL FOR SHRUBS**



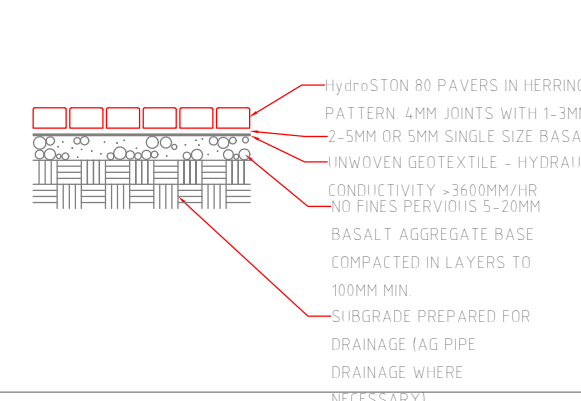
**PROVIDE 'WHITES 1180MM GARDEN EDGING STRIP' OR SIMILAR BETWEEN ALL CHANGES IN SURFACES.**



**PREVIOUSPAVING DETAIL**

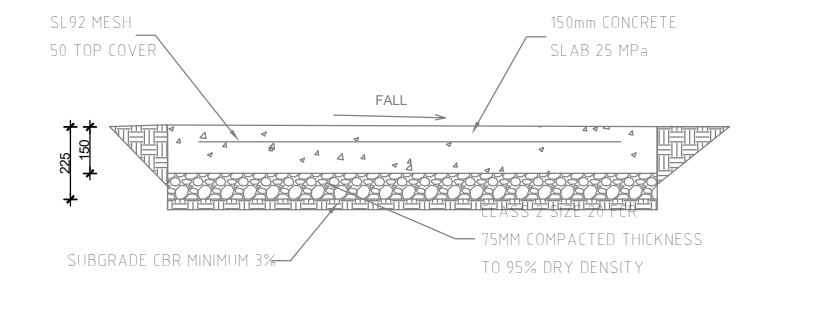


**HYDROSTONE 80 PREVIOUS DRIVING PAVING DETAIL**



| PLANTING SCHEDULE |                                      |                             |                   |                                     |           |                    |
|-------------------|--------------------------------------|-----------------------------|-------------------|-------------------------------------|-----------|--------------------|
| KEY               | BOTANICAL NAME                       | COMMON NAME                 | QTY               | PLANTING DENSITY                    | POT SIZE  | FINAL SIZE (H x W) |
|                   | TURF AND LAWN SUBSTITUTES            |                             |                   |                                     |           |                    |
| SW                | STENOTAPHRUM SECONDATUM              | 'SIR WALTER' BUFFALO GRASS  | 541m <sup>2</sup> |                                     | ROLL TURF | 0.04M (TURF)       |
| GRNSND            |                                      | GRANITIC SAND               | 96m <sup>2</sup>  |                                     |           | 50mm DEPTH         |
| WSM               |                                      | WATER SAVING MULCH          | 221m <sup>2</sup> |                                     |           | 75mm DEPTH         |
|                   | GROUNDCOVER, TUSsocks, SHRUBS        |                             |                   |                                     |           |                    |
| CAP               | CHRYSOCEPHALUM APICULATUM            | COMMON EVERLASTING          | 30                | 1000mm                              | 140mm     | 0.3x1M             |
| GAC               | GREVILLEA AQUIFOLIUM PROSTRATE       | HOLLY CARPET                | 31                | 1000mm                              | 140mm     | 0.3X1M             |
| LCL               | LOMANDRA CONFERTIFOLIA 'LITTLE CON'  | MATT RUSH                   | 91                | 600mm                               | 140mm     | 0.5X0.5M           |
| PAU               | PLUMBAGO AURICULATA 'ROYAL CAPE'     | BLUE PLUMBAGO               | 8                 | 1200mm                              | 140mm     | 1.5X1.5M           |
| GPC               | GREVILLEA CULTIVAR PEACHES AND CREAM | PEACHES AND CREAM GREVILLEA | 8                 | 1200mm                              | 200mm     | 1.5X1.5M           |
|                   | TREES                                |                             |                   |                                     |           |                    |
| LIC               | LAGERSTROEMIA INDICA                 | CREPE MYRTLE                | 2                 | TYPE A - CANOPY 19.60M <sup>2</sup> | 45L       | 4-6M H X 4-5M W    |
| PCY               | PYRUS CALLERYANA                     | CAPITAL/ CHANTICLEER        | 14                | TYPE A - CANOPY 28.2M <sup>2</sup>  | 45L       | 6-8M H X 5-6M W    |
| ABT               | ACER BUERGERIANUM                    | TRIDENT MAPLE               | 4                 | TYPE A - CANOPY 38.40M <sup>2</sup> | 45L       | 6-8M H X 6-7M W    |
| LCT               | LOPHOSTEMON CONFERTUS                | BRUSH BOX                   | 3                 | TYPE A - CANOPY 50.20M <sup>2</sup> | 45L       | 8-12M H X 7-8M W   |
| EPM               | EUCALYPTUS POLYANTHEMOS              | RED BOX                     | 1                 | TYPE B - CANOPY 63.50M <sup>2</sup> | 45L       | 8-12M H X 7-10M W  |

**CONCRETE DRIVEWAY DETAIL**



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**LEGEND**

- PROPOSED LAWN
- PROPOSED PERMEABLE DRIVEWAY/PATH
- PROPOSED CONCRETE PAVER BOARD
- PROPOSED PEAMEABLE PAVER/SLABS
- PROPOSED FEATURE PEBBLE STONE
- PROPOSED COLORED MULCH / GARDEN BED
- PROPOSED GRANITIC SAND
- PROPOSED BIORETENTION RAIN GARDEN

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**LANDSCAPING PLAN**

**PROPOSED UNIT DEVELOPMENT AT No. 104-108 Sparks Road, Norlane, VIC, 3214**