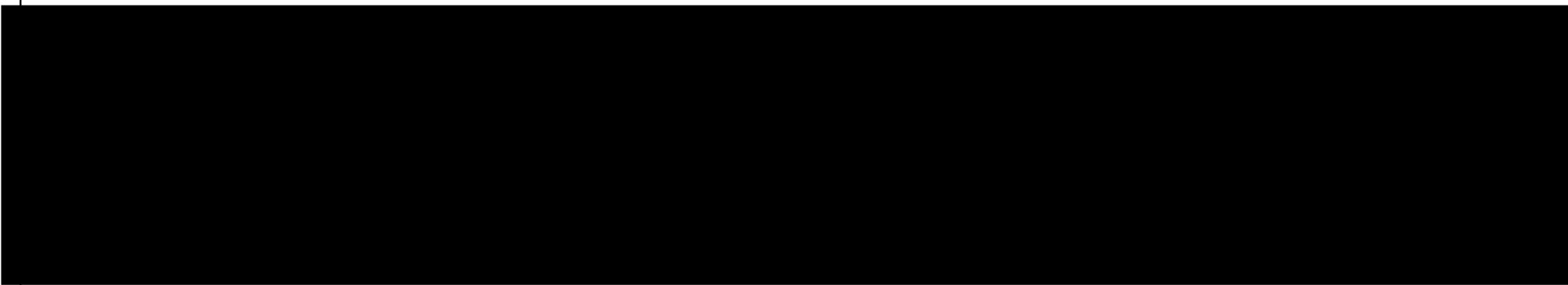


TOWN PLANNING PROPOSAL

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FOR:



PROPOSED:

DUAL OCCUPANCY

LOCATION:

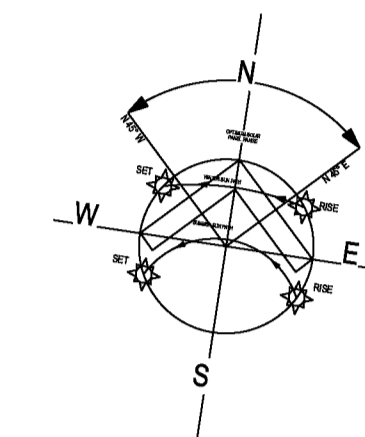
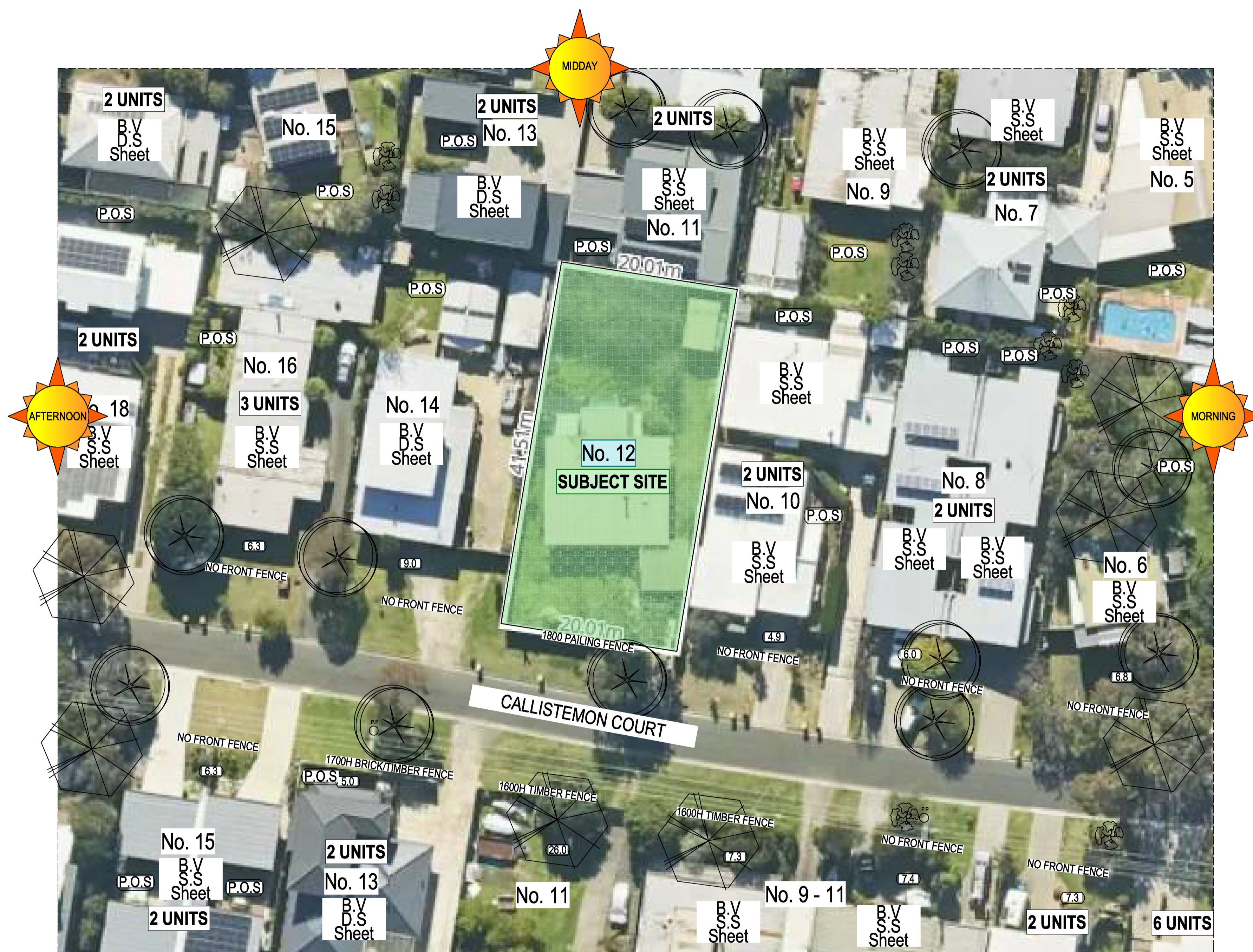
12 CALLISTEMON COURT OCEAN GROVE

P R E S T I G E P L A N S
BUILDING DESIGN & TOWN PLANNING

No.	DATE	AMENDMENTS
1	13-26	A.P.-TOWNPLANNING APPLICATION
2	16-4-26	A.P.-RFI RESPONSE
3	-	A.P.-
4	-	A.P.-
5	-	A.P.-

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NEARBY LOCATIONS:

- Grubb Road 100m.
- Ocean Grove Shopping Center 1.3Km.
- Ocean Grove Beach 1.1Km.
- Shell Road Reserve 500m.
- Bellarine Secondary College 700m.
- Surfside Primary School 700m.

ANALYSIS LEGEND:

- Setbacks (m)
- Electricity Pit
- Fire Hydrant
- Telstra Pit
- Power Pole
- Private Open Spaces
- Brick Veneer
- Weatherboard
- Verandah
- Garage
- Pergola
- Shed
- Habitable Room Window
- Window
- Carport

SITE ANALYSIS 1:300

PRESTIGE PLANS CONTACT: ANTHONY PUMA
 MOB: 0400 848 772
 EMAIL: anthony@prestigeplans.com.au
 Level 1, 530 Little Collins Street Melbourne 3000
 REG No. DP-AD 45621 ACN: 617302262

REGISTERED Building Practitioner

DUAL OCCUPANCY
SITE ANALYSIS

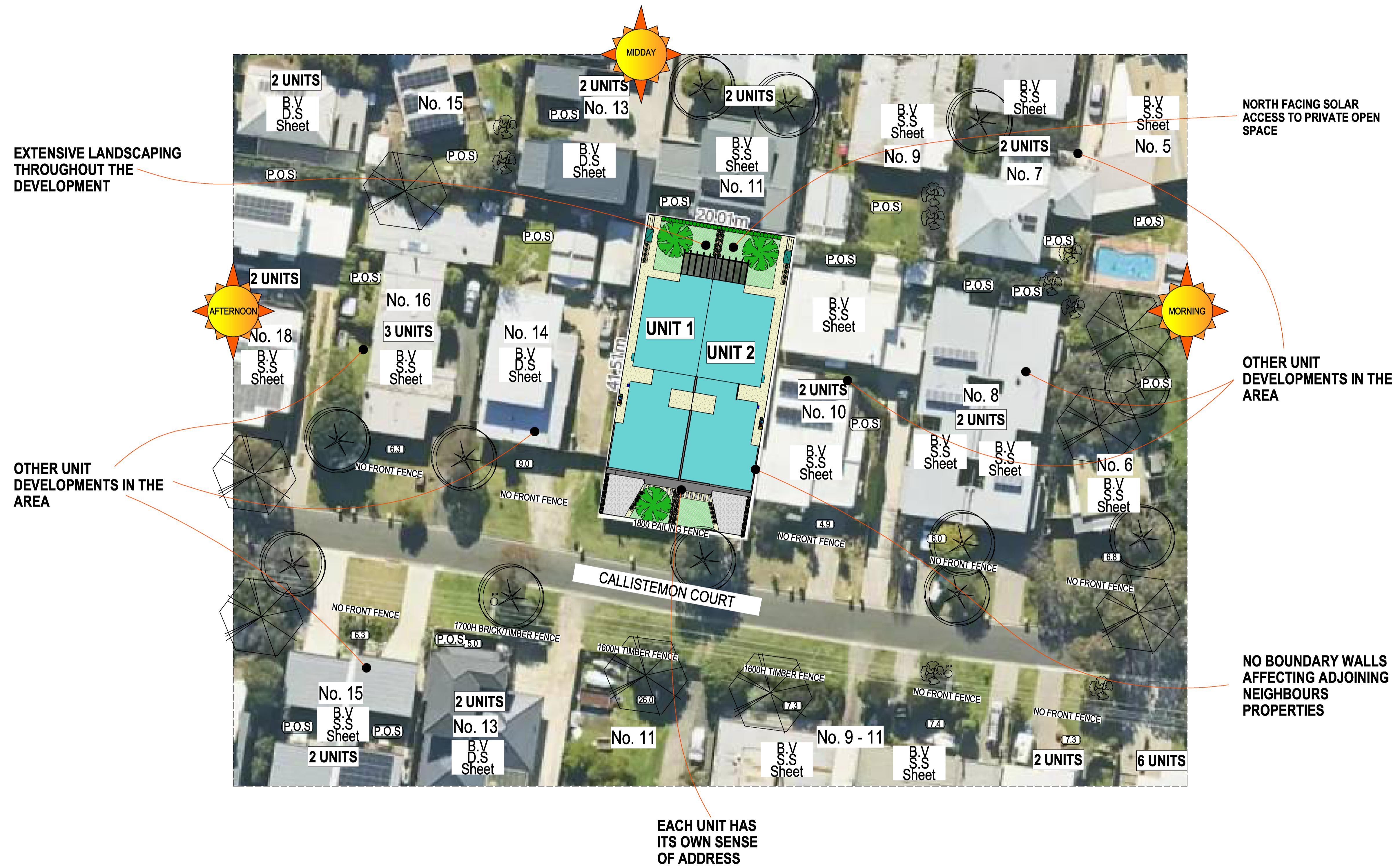
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DRAWN: A.P. CONTRACT DATE: ### W. DRWG DATE: ###

PROPOSED TOWN PLANNING APPLICATION FOR
12 CALLISTEMON COURT
OCEAN GROVE

JOB No: T.B.A PAGE SIZE: A1 SHEET No: S1 of 6

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RESPONSE PLAN 1:300

PRESTIGE PLANS
 CONTACT: ANTHONY PUMA
 MOB: 0400 848 772
 EMAIL: anthony@prestigeplans.com.au
 Level 1, 530 Little Collins Street Melbourne 3000
 REG No. DP-AD 45621 ACN: 617302262

REGISTERED
 Building Practitioner

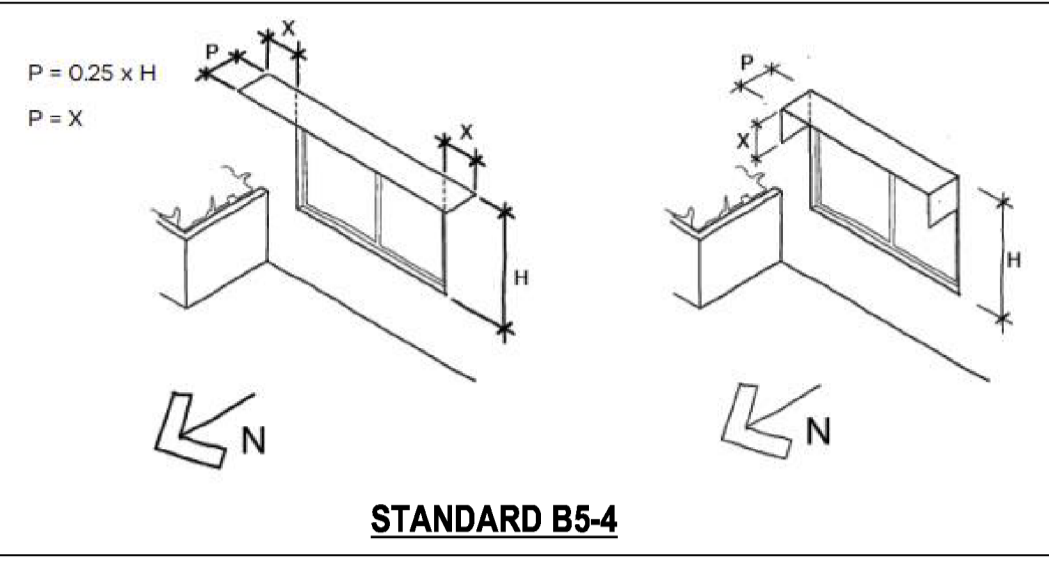
DUAL OCCUPANCY
 DESIGN RESPONSE

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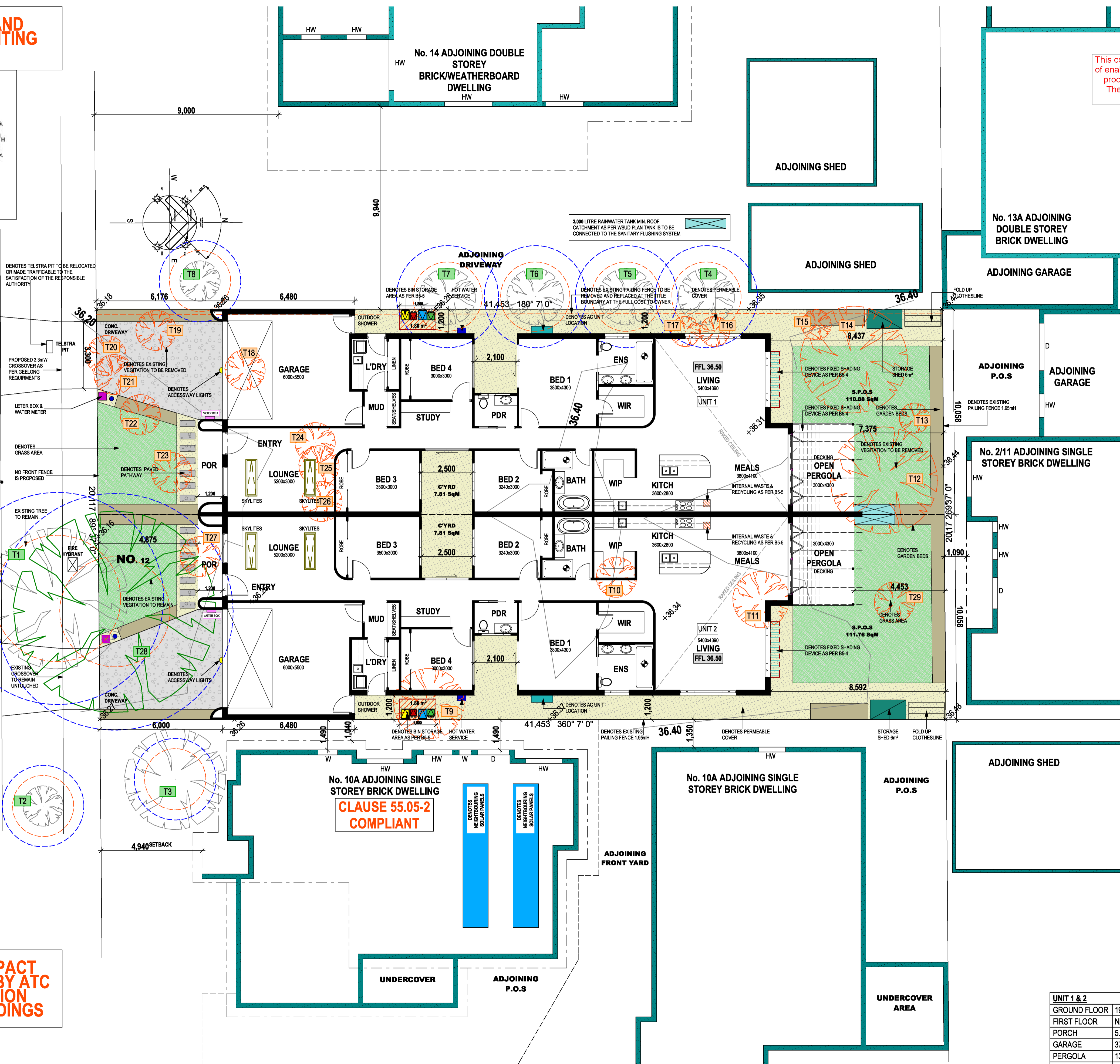
PROPOSED TOWN PLANNING APPLICATION FOR
 12 CALLISTEMON COURT
 OCEAN GROVE

NOTE: B3-3 ALL ACCESWAYS AND EXTERNAL PATHS TO HAVE LIGHTING PROVIDED



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CALLISTEMON COURT



ARBORIST NOTES

- DENOTES NRZ
- DENOTES SRZ
- TREE TO BE RETAINED
- TREE TO BE REMOVED

NOTE: REFER TO ARBORIST IMPACT ASSESSMENT REPORT PREPARED BY ATC FOR ALL TREE DATA, PROTECTION DETAILS AND DEVELOPMENT FINDINGS

GROUND FLOOR PLAN 1:100

SITE AREA			S833.87 SqM	
GROUND FLOOR	199.39	21.46sq	GROUND COVER	484.89 Sqm
FIRST FLOOR	N/A	N/A	SITE COVERAGE	58.14%
PORCH	5.59	0.60sq	PERMEABLE AREA	298.74 Sqm (35.82%)
GARAGE	37.18	4.00sq	GARDEN AREA	292.10 Sqm (35.00%)
PERGOLA	13.41	14.43sq		
TOTAL AREA	255.57	27.51sq		

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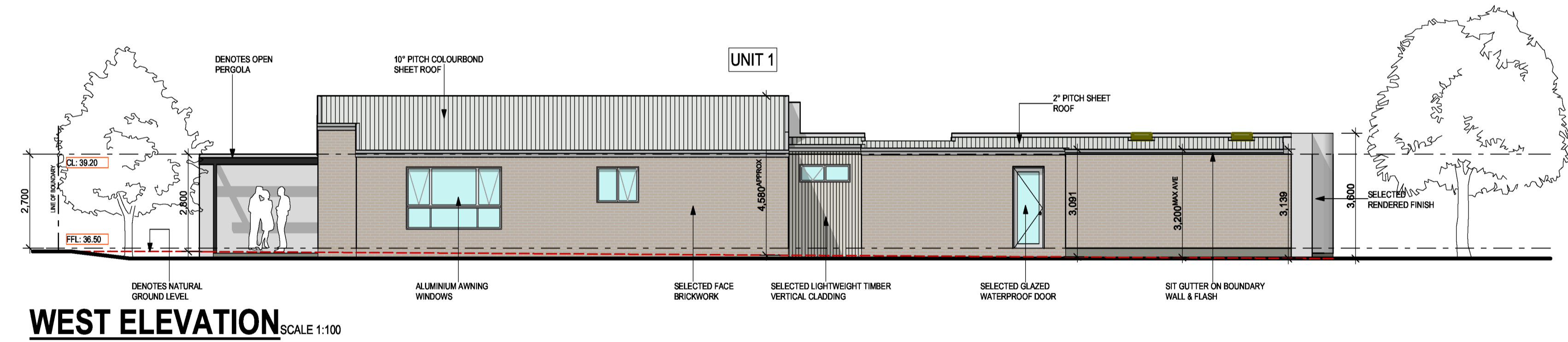
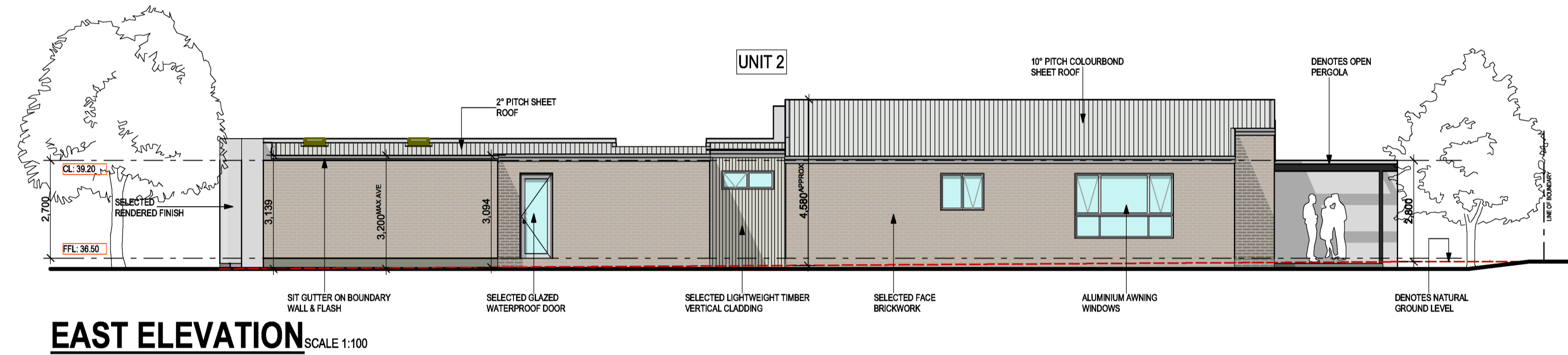
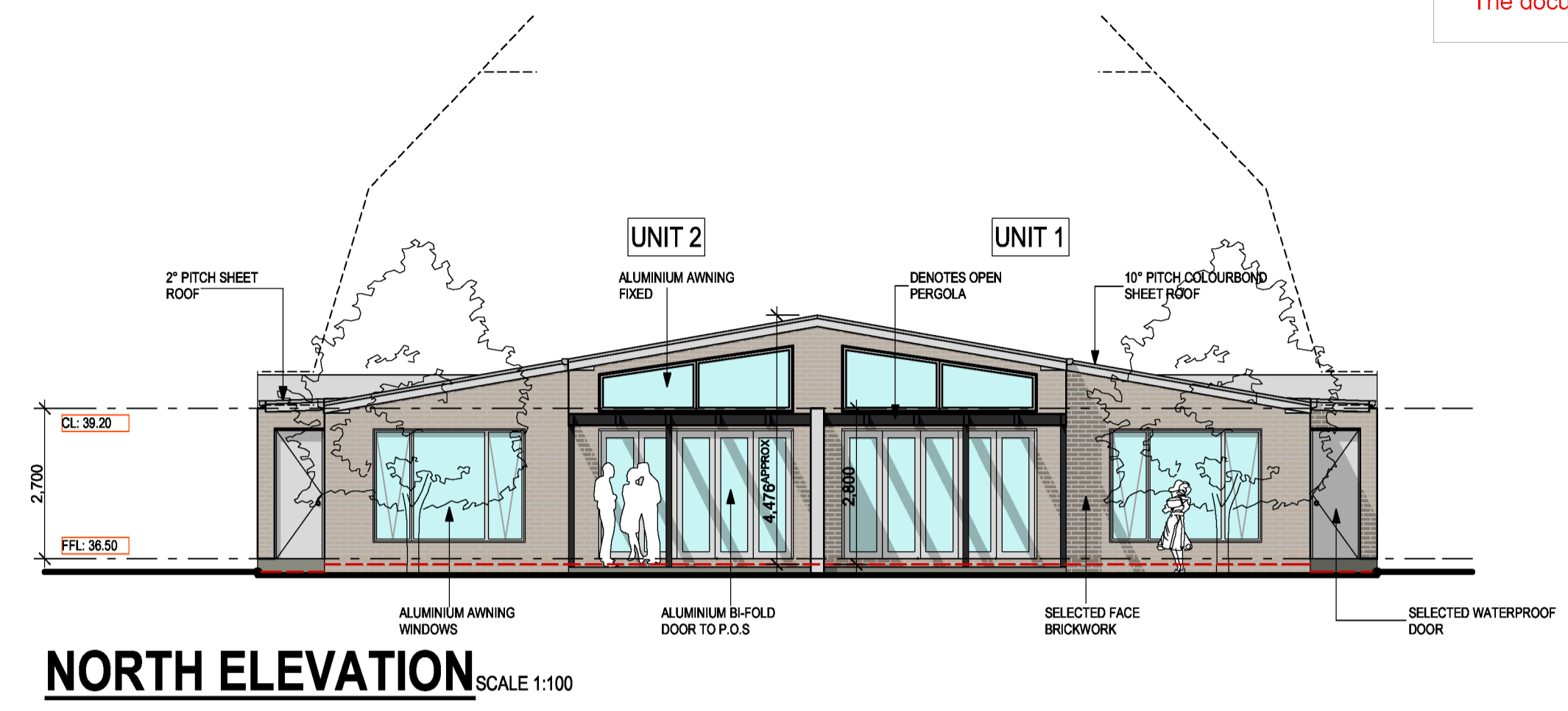
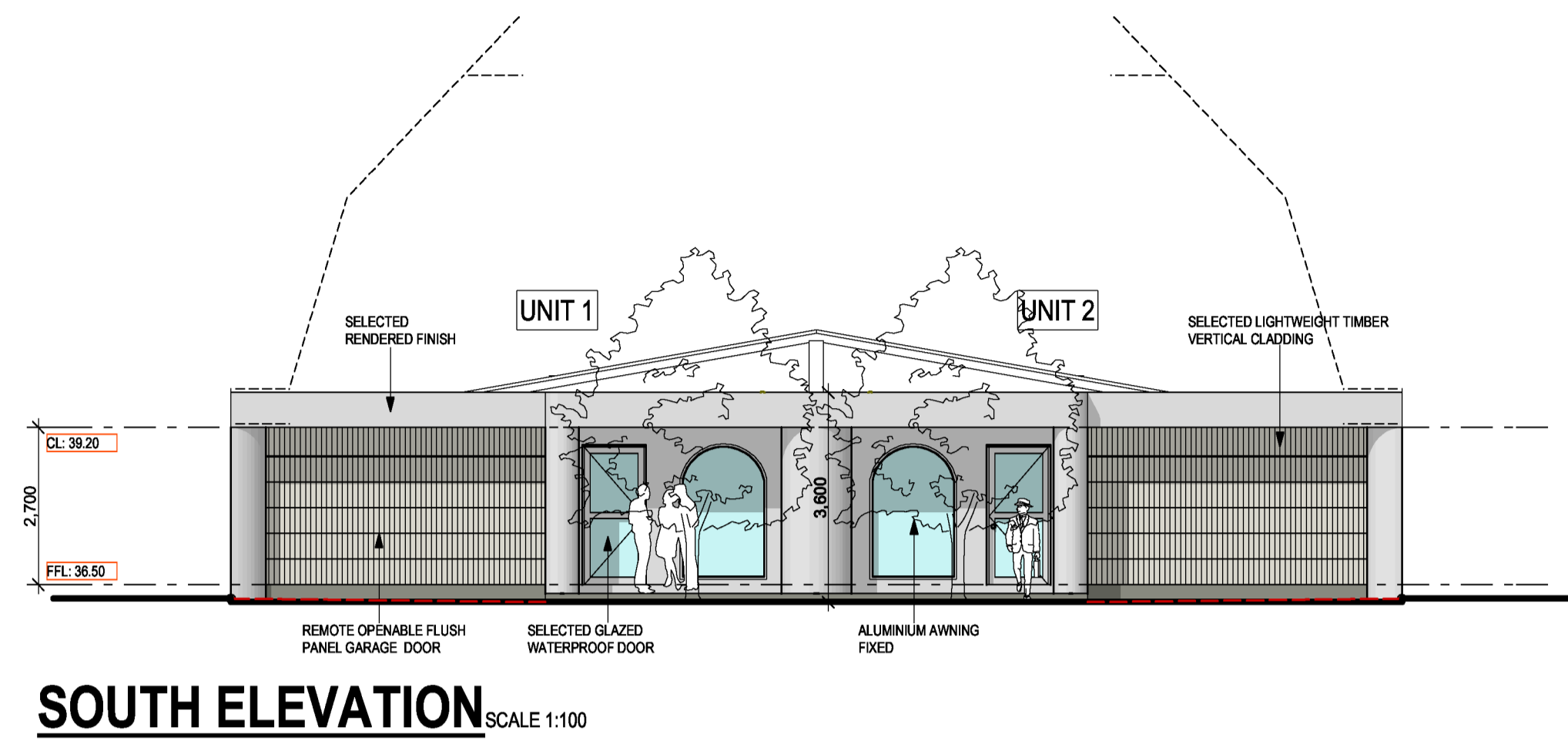
DUAL OCCUPANCY
SITE & GROUND FLOOR PLAN

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PROPOSED TOWN PLANNING APPLICATION FOR
12 CALLISTEMON COURT
OCEAN GROVE

DRAWN: A.P. CONTRACT DATE: #### W. DRWG DATE: #### JOB No: T.B.A PAGE SIZE: A1 SHEET No: P1 of 6

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FRONT VIEW UNIT 1 & 2



REAR VIEW UNIT 1 & 2

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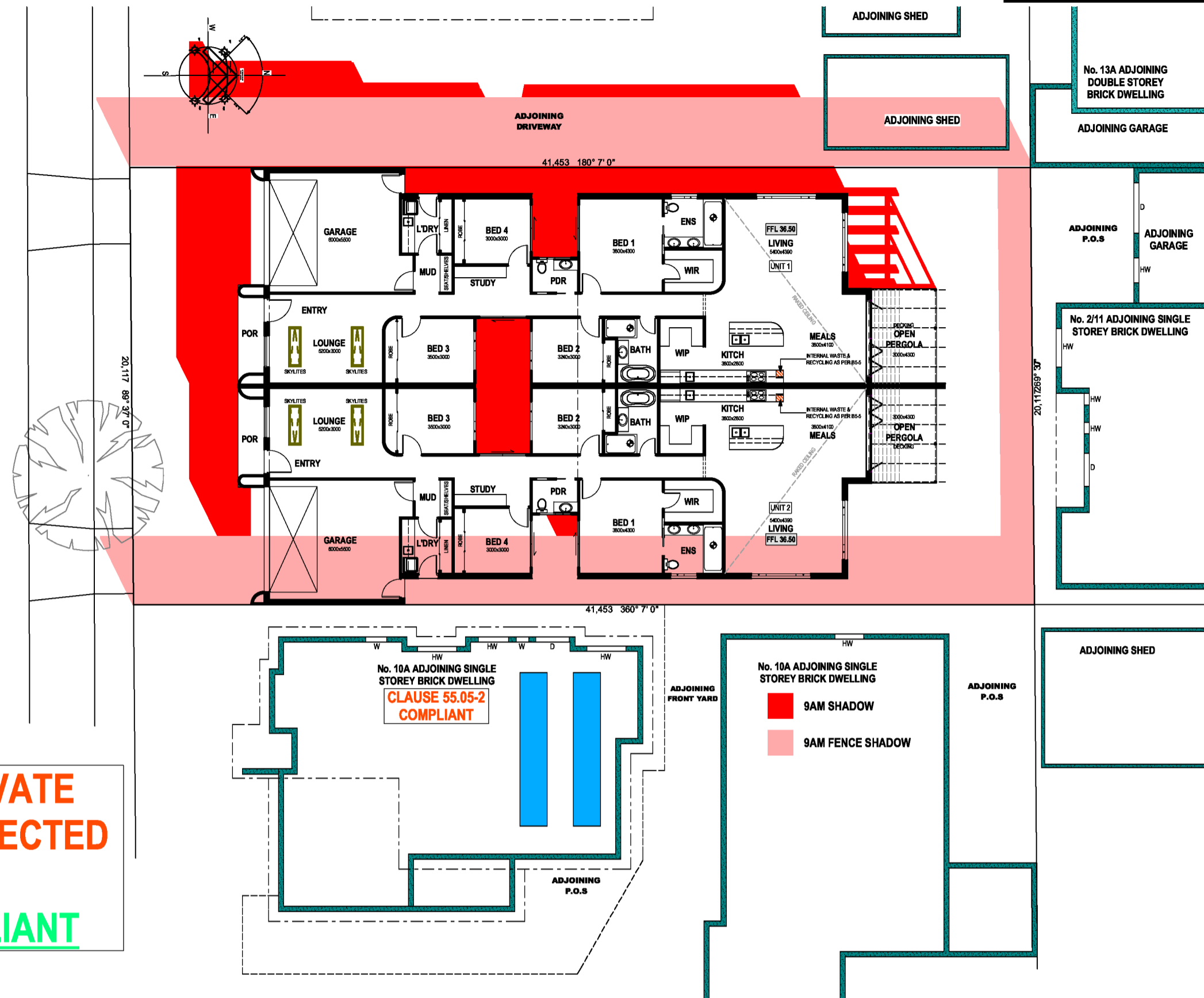
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SHADOW DIAGRAMS

9 AM SHADOW

NEIGHBOURING PRIVATE OPEN SPACE NOT AFFECTED BY PROPOSAL.
CLAUSE B4-3 COMPLIANT

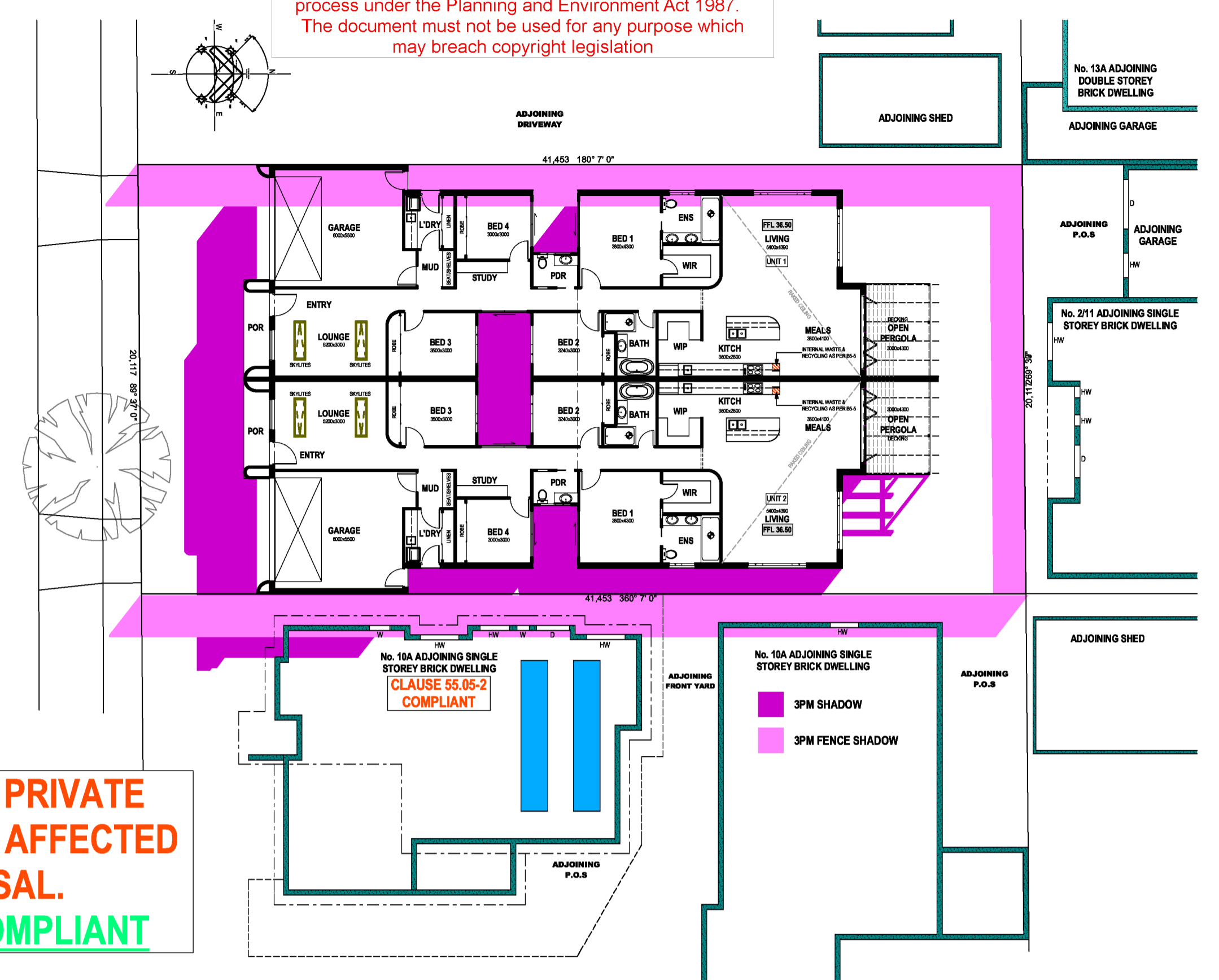
CALLISTEMON COURT



3 PM SHADOW

NEIGHBOURING PRIVATE OPEN SPACE NOT AFFECTED BY PROPOSAL.
CLAUSE B4-3 COMPLIANT

CALLISTEMON COURT

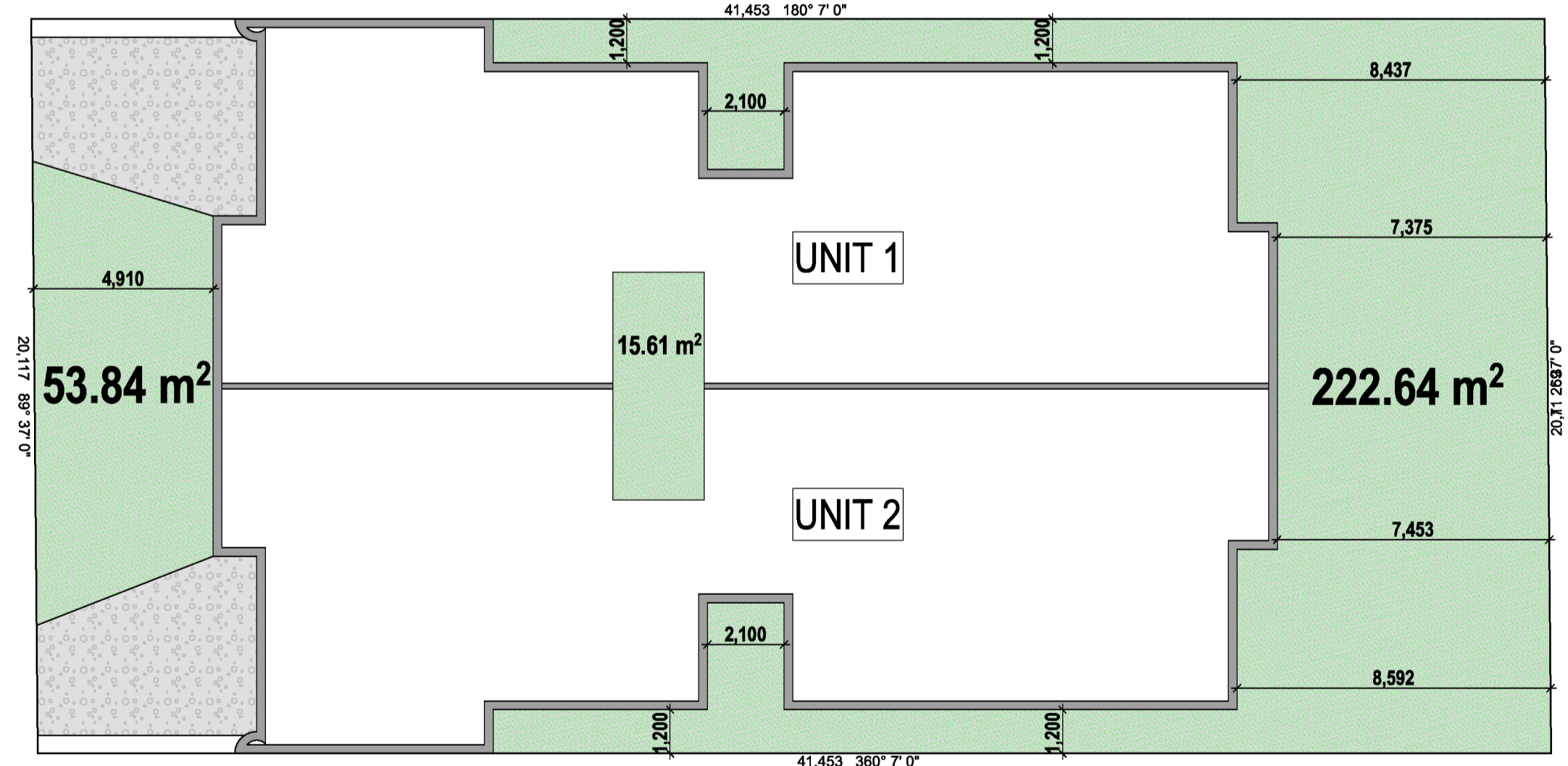
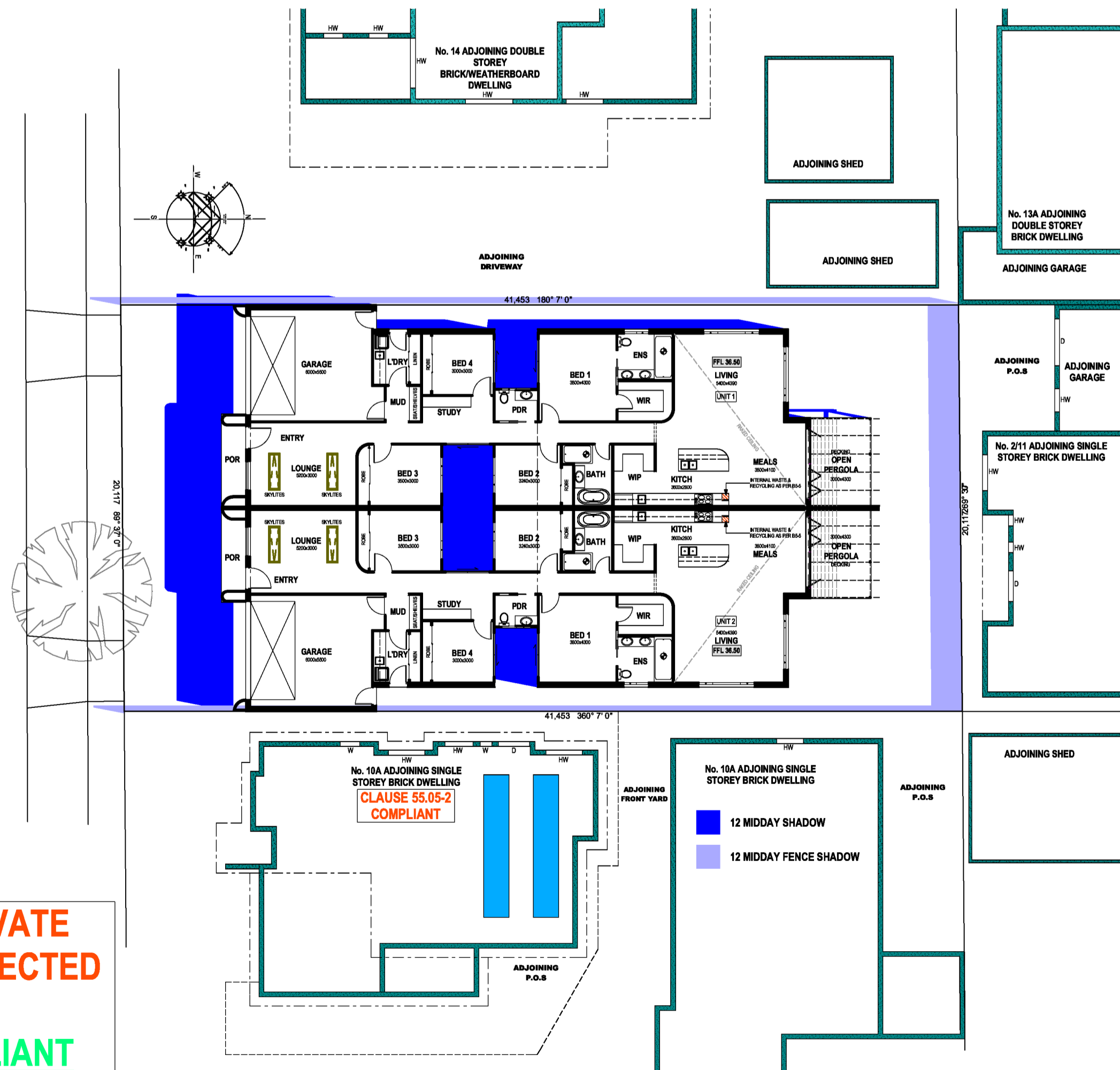


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12 MIDDAY SHADOW

NEIGHBOURING PRIVATE OPEN SPACE NOT AFFECTED BY PROPOSAL.
CLAUSE B4-3 COMPLIANT

CALLISTEMON COURT



GARDEN AREA CALCULATION %

SITE AREA = 833.87 Total
 53.84m² + 15.61m² + 222.64m² = 292.10m² Garden Area
 = 35.00 % GARDEN AREA

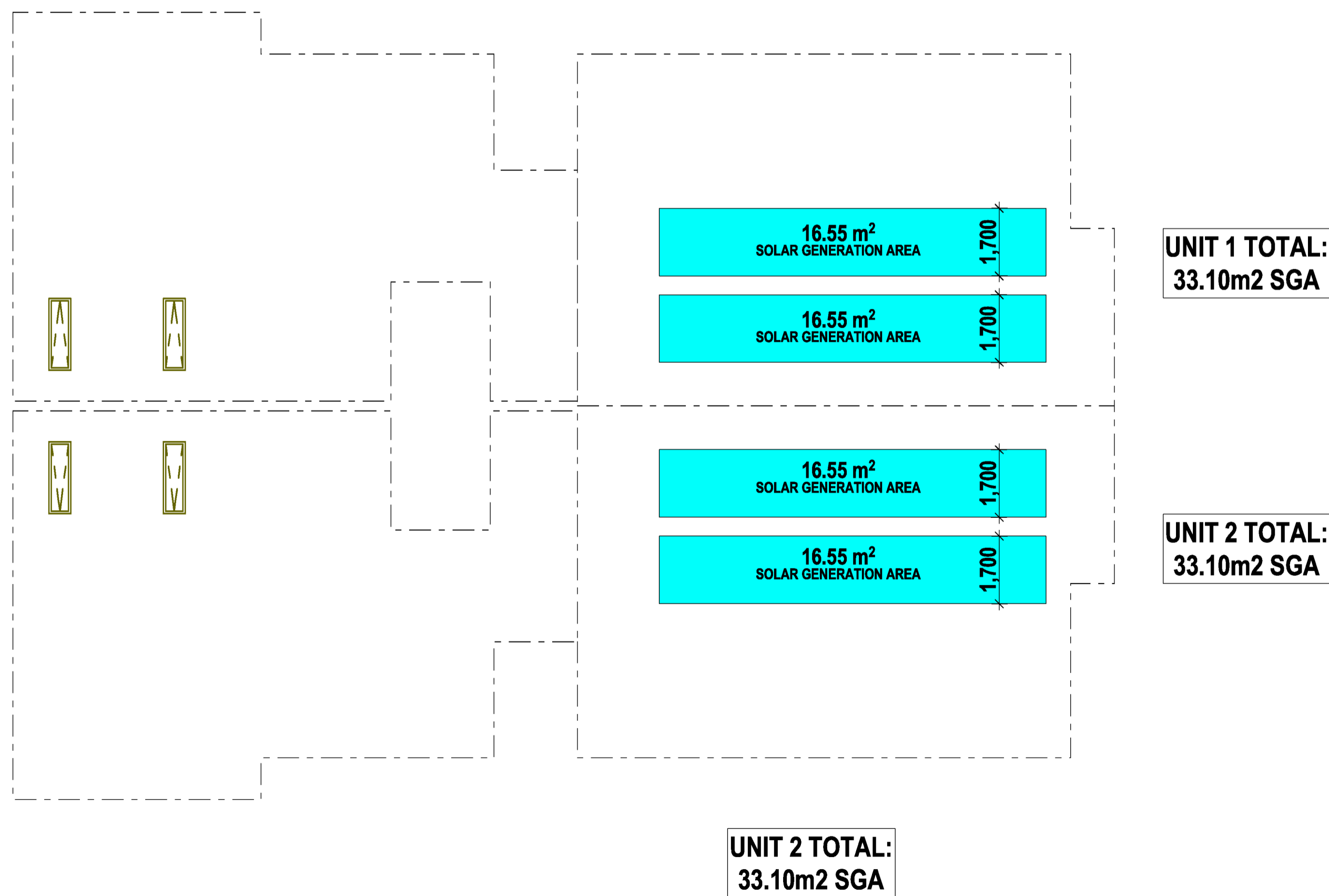
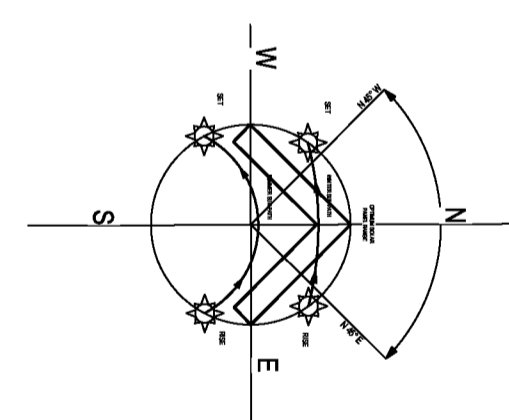
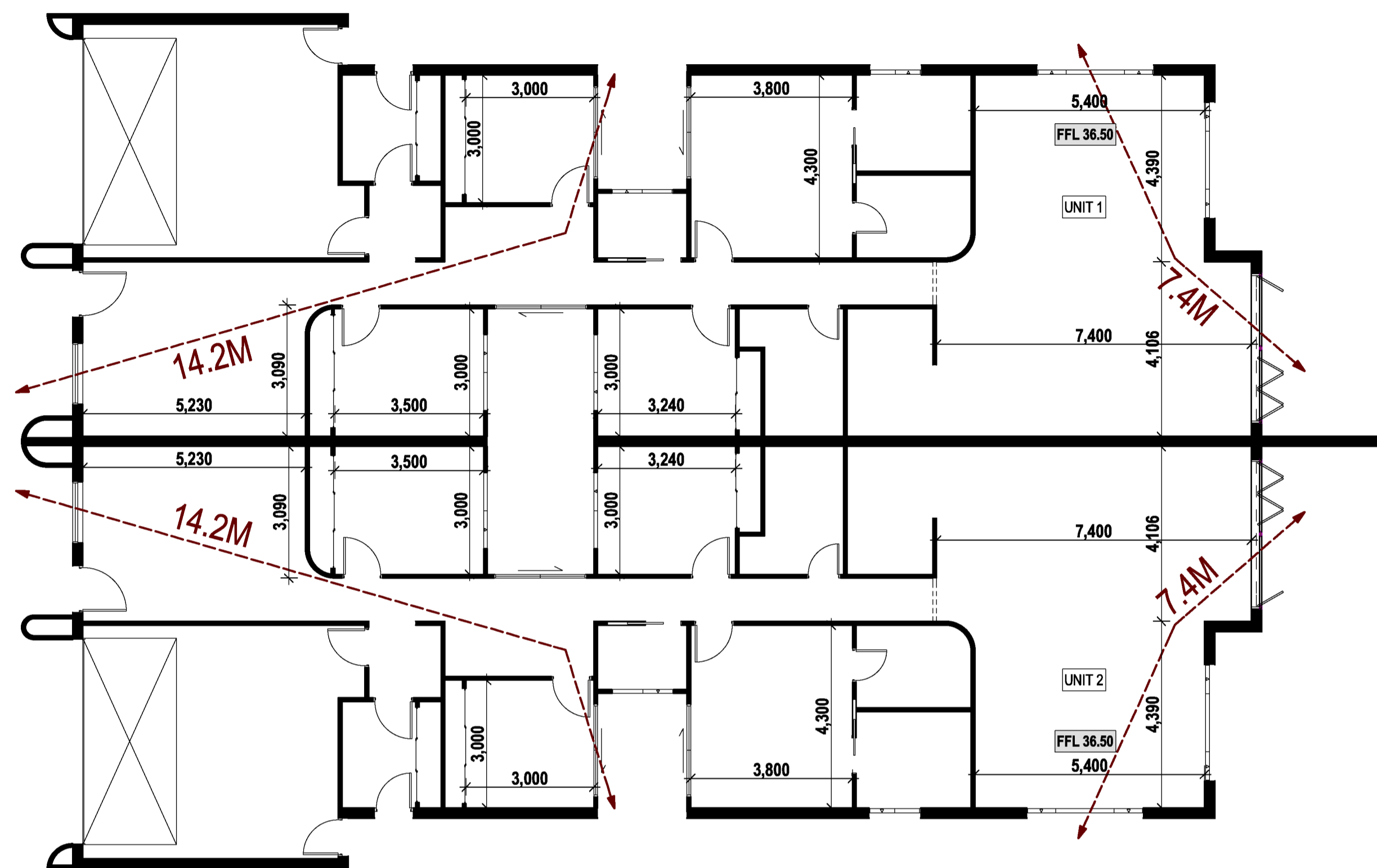
GARDEN AREA CALCULATION

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B3-10 - BREEZE PATHS
1:100

B3-7 - FUNCTIONAL LAYOUT
1:100

B3-8 - ROOM DEPTHS
1:100

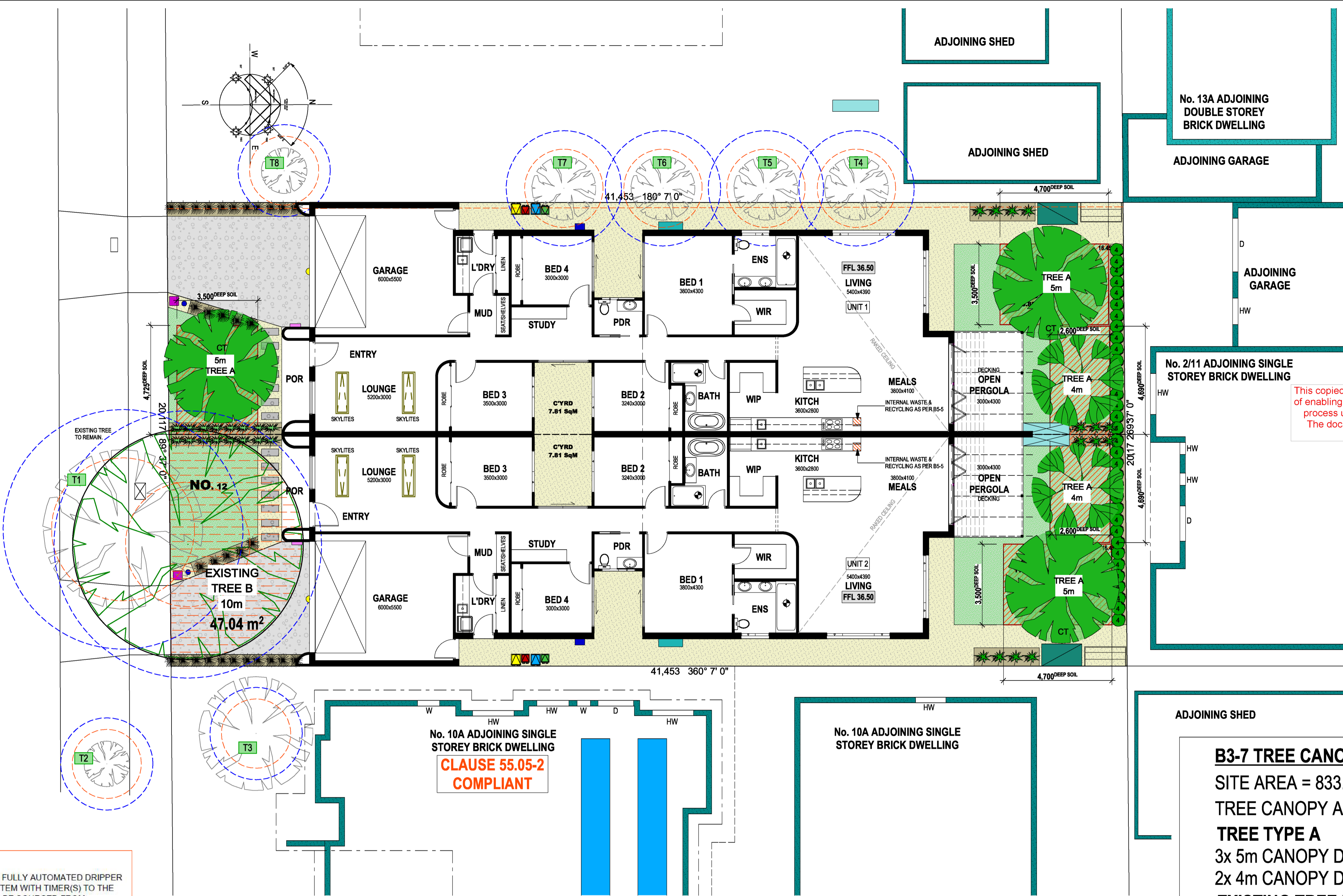


B5-3 - SOLAR GENERATION AREA
1:100

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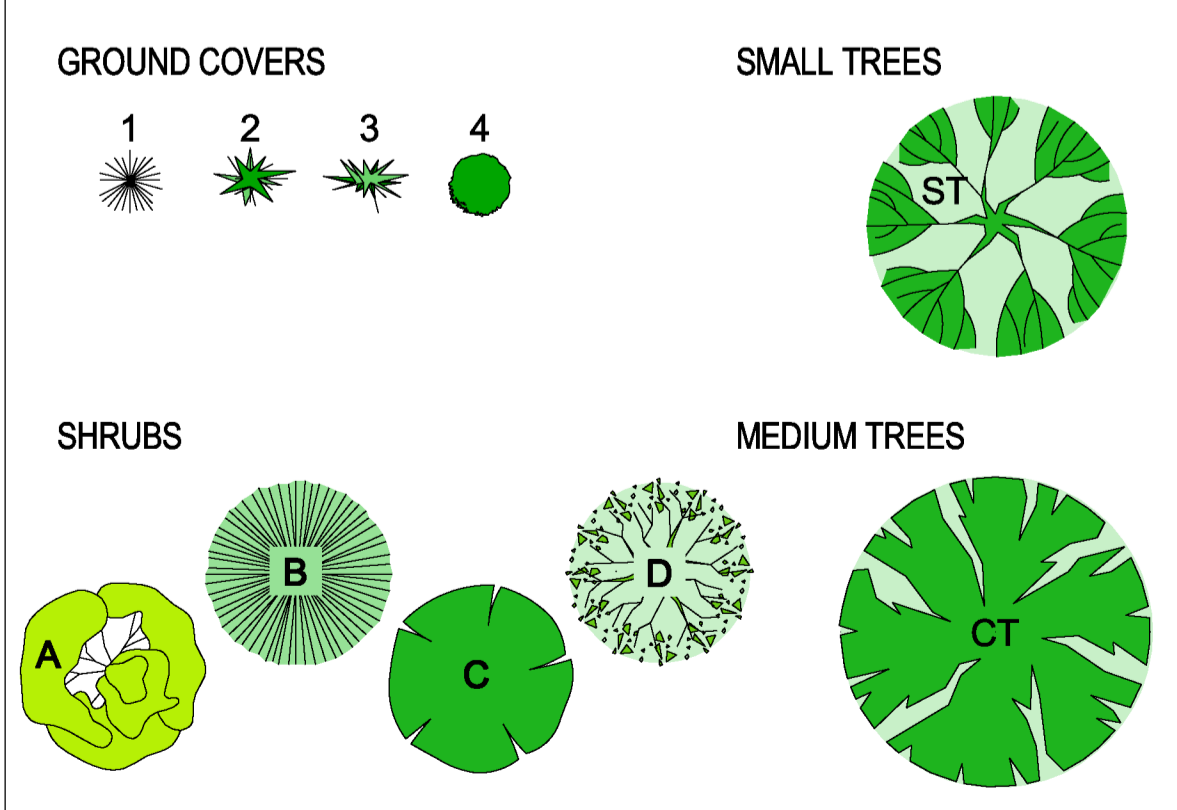
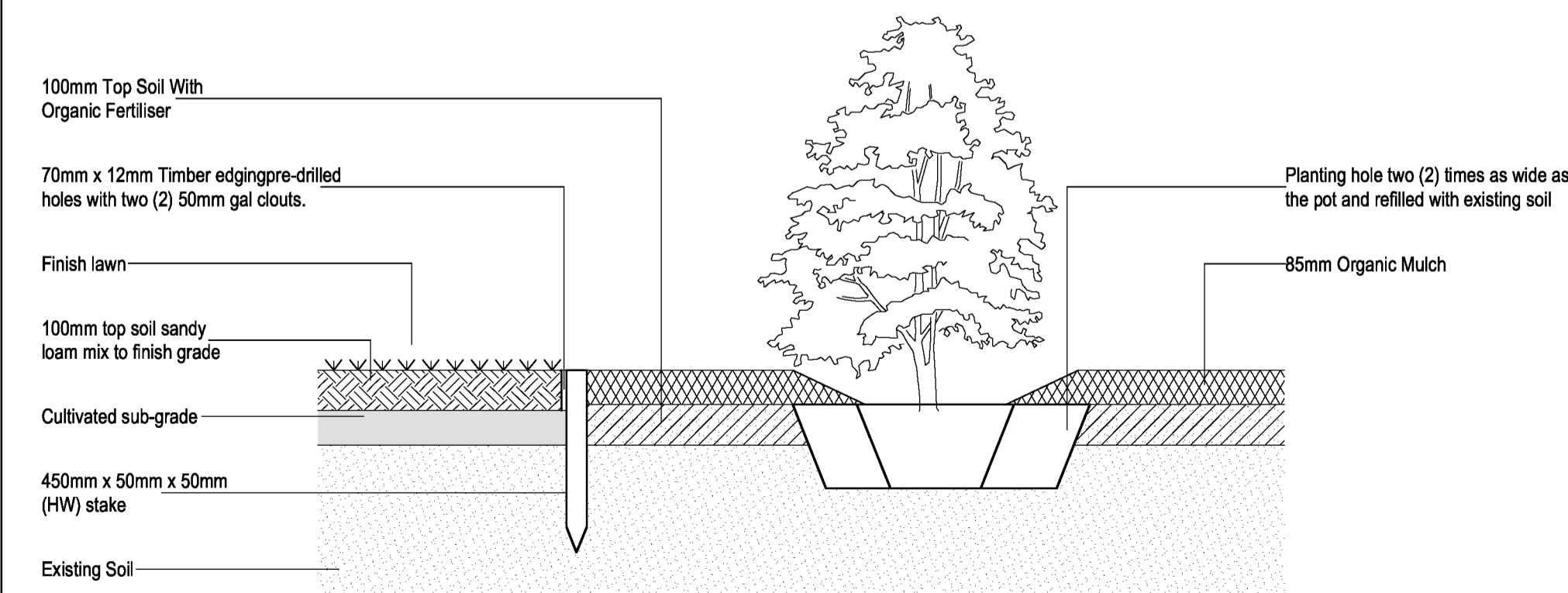
CALLISTEMON COURT



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IRRIGATION

ALL LANDSCAPED AREAS ON THE SITE TO BE SERVICED BY A FULLY AUTOMATED DRIPPER IRRIGATION SYSTEM OR MANUALLY OPERATED DRIPPER SYSTEM WITH TIMER(S) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WATER TO BE SOURCED FROM RAINWATER TANKS WITH MAINS WATER BACKUP. PROVIDE CONDUITS UNDER / THROUGH HARD STRUCTURES TO ENABLE CABLING & PLUMBING ACCESS TO ALL LANDSCAPED AREAS. INSTALL SEPARATE IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRIPPER SYSTEM PROVISION TO ALL GARDENS & SUBSURFACE DRIP IRRIGATION OR POP-UP SPRINKLERS TO ALL LAWNS.



LANDSCAPING SCHEDULE		HxW (m)	POT SIZE
BOTANICAL NAME	COMMON NAME		
GROUND COVERS - BELOW 1 METER (1m)			
1	Correa 'Dusky Bells'	0.4 x 1.0	150mm
2	Dianella Revoluta	0.5 x 0.5	150mm
3	Dietes Bicolour	0.3 x 0.3	150mm
4	Ajuga Reptans	0.8 x 0.8	150mm
SHRUBS - 1 TO 2.5 METERS (2m)			
A	Coleonema Pulcrum	1.0 x 1.0	150mm
B	Corra Alba	1.0 x 1.5	150mm
C	Lavandul Species	1.2 x 1.2	150mm
D	Westringia Fruticosa	Native Rosemary	5.0 x 5.0
SMALL TREES 5 TO 7 METERS (3m)			
ST	Callistemon vim. 'Dawson River Weeper'	Dawson River Weeper	6.0 x 4.0
CANOPY TREES - 8-12 METERS (4m)			
CT	Hymenosporum flavum	Native Frangipani	8.0 x 5.0

B3-7 TREE CANOPY AREA CALCULATION %
 SITE AREA = 833.87 Total
 TREE CANOPY AREA REQUIRED = 83.87m2 10%
TREE TYPE A
 3x 5m CANOPY DIAMETER = 19.7m2 x3 = 59.10m2
 2x 4m CANOPY DIAMETER = 25.2m2
EXISTING TREE B
 1x 10m CANOPY DIAMETER = 47.04m2
TOTAL TREE CANOPY COVER = 131.3m2

LANDSCAPING NOTES

Contractor to check location of services prior to commencement of works.

Garden bed and lawn: Areas to be cultivated to a min depth of 250 mm.

Soil type: Mix 50% Mountain soil, 50% Sandy Loam and add Gypsum 1.0kg per sqm.

Mulching: Wood chips 75 mm high.

Planting: Trees in grassed areas to have 1000mm x 1000mm mulch around the base and be staked.

Trees to be planted at least 2.0m from stormwater and sewer pipes at a distance of at least 1.5 (x) times the mature height away from the buildings.

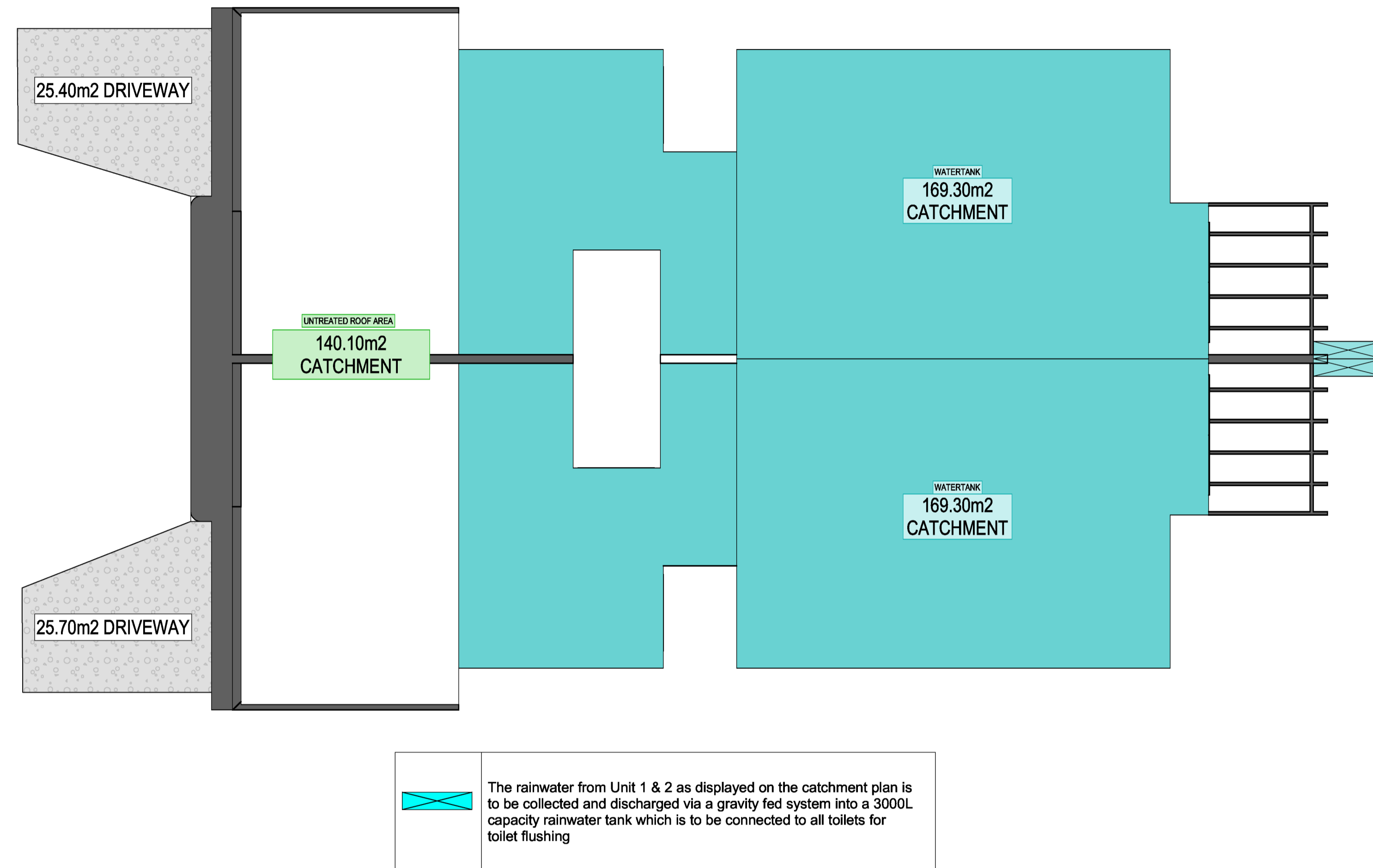
Trees should be irrigate to field capacity at least weekly for the first 12 months.

A specialist wholesale tree nursery is recommended for supply.

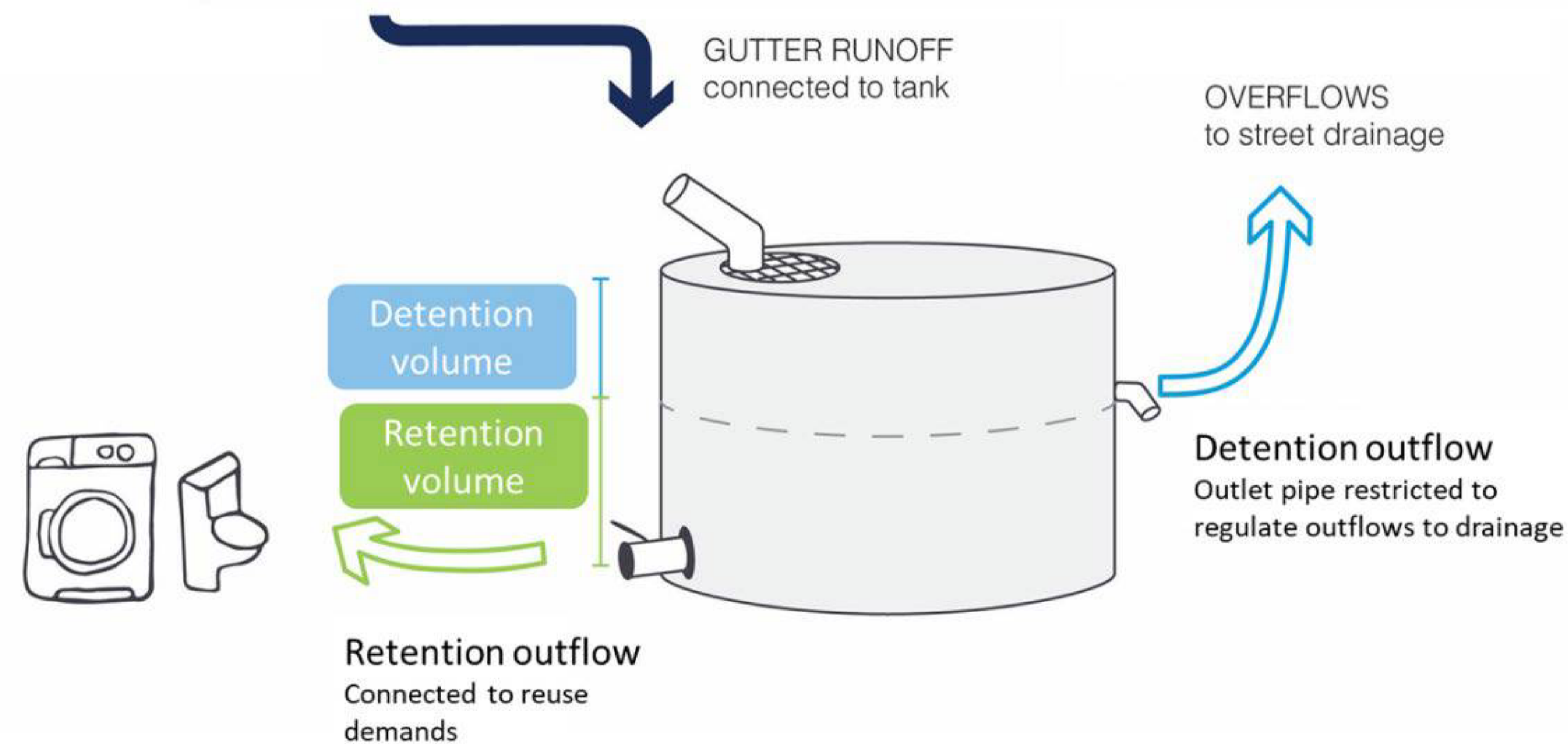
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REFER TO WSUD REPORT PREPARED BY ODIN SOLUTIONS.

CATCHMENT DETAILS IN ACCORDANCE WITH WSUD REPORT AND STORM ASSESSMENT.



STORMWATER CATCHMENT PLAN 1:100



3 WSUD ACHIEVEMENTS

The following tables outline the scores achieved in each assessment tool used. This development has achieved a 'Pass' score in each.

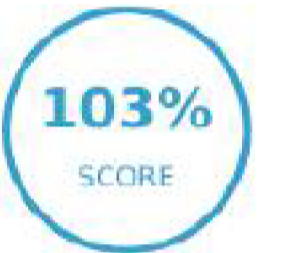
BLUE FACTOR RATINGS		
	Required Score	Project Score
Blue Factor Score	100%	103%

Project # 9ACF24AA
 V3: 12 Callistemon court, Ocean Grove
 Erkan Munur - odinsolutions@outlook.com
 12 Callistemon Ct, Ocean Grove VIC 3226, Australia
 19 April 2026 3:14 p.m.



12 Callistemon court, Ocean Grove

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.



4 WATER SENSITIVE URBAN DESIGN (WSUD) RESPONSE

DESIGN REQUIREMENT	PRIMARY WATER SOURCE	EFFICIENCY (RATING)
INDOOR WATER FIXTURES, FITTINGS & CONNECTIONS		
BASIN TAPS	MAINS WATER	5-star WELS
SHOWER TAPS	MAINS WATER	3-star WELS (> 6.0 but < 7.5 litres per minute)
CLOTHES WASHER	RAINWATER	3-star WELS (minimum requirement)
TOILETS CONNECTED TO MAINS WATER	0	
TOILETS CONNECTED TO RAINWATER	2/2	
TOILETS CONNECTED TO RECYCLED WATER	0	
TOILETS EFFICIENCY		4-star WELS

Rainwater will be collected from each roof area and stored in separate 3000L rainwater tanks located to the rear of each dwelling. The rainwater will be used to flush toilets and be connected to laundry water stops throughout the development.

Rainwater tank overflows, and any residual flows drain to the LPD via the internal drainage system.

Reducing potable (mains) water consumption through a rainwater collection and re-use scheme ensures cost savings and the efficient use of water.

Additional information is provided in Appendix A – (STORM) Blue Factor report and Appendix B – WSUD maintenance and installation.

NON-POTABLE WATER SOURCE CONNECTED TO TOILETS & WASHING MACHINE STOPS FOR BOTH UNITS