

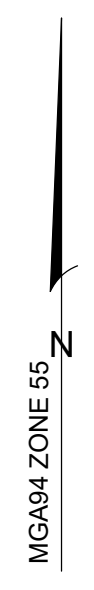
Carparking Provision

Unit 1 (2 Bedroom) = 1 covered car space (Garage)
Unit 2 (2 Bedroom) = 1 covered car space (Garage)
Unit 3 (2 Bedroom) = 1 covered car space (Garage)

- ResCode Notes**
- Site services to be screened from view in accordance with Standard to comply with Standard B3-3
 - Lighting to be provided to all external accessways and paths in accordance with Standard B3-3
 - Stormwater to be connected to the legal point of discharge LPOD as required by Council's Engineering department
 - No Front Fence is proposed.
 - Mailboxes are to be provided at the front of each dwelling in accordance with the Australia Post requirements.
 - Each Dwelling is to have an internal waste and recycling storage space of at least 0.07cubic metres with a minimum depth of 250mm
 - All internal fencing to be a minimum of 1.8m in height.
 - Private Open Space Areas to each dwelling all exceed 25sqm with a minimum 3m dimension.

ResCode Calculation

Unit 1 Area	124sqm
Unit 2 Area	106sqm
Unit 3 Area	106sqm
Garden Area (281sqm)	40.55%
Total Dwelling Area	336sqm
Driveway Areas	64.618sqm
Total Hard Surface Area	400.618sqm
Total Site Area	692.86sqm
Permeability (292.242sqm)	42.17 %
Site Coverage (336sqm)	48.49 %



GROUND FLOOR / SITE PLAN
 SCALE 1:100

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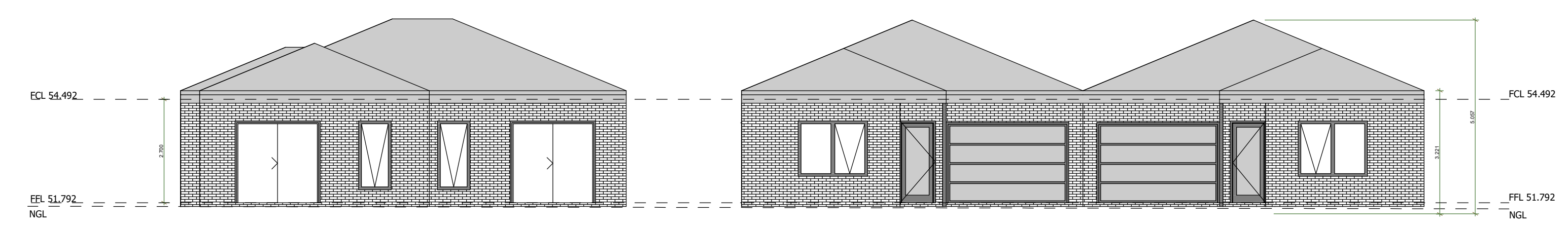
PROPOSED DWELLING	2 Kedleston Road Horne Hill
project	site location JB
scale 1:100 @ Architecture ESheet	drawn JB
date 21 April 2026	checked JB
P. 0417 329 136	E. james@stad.com

031-2025	reference number	client approval signature
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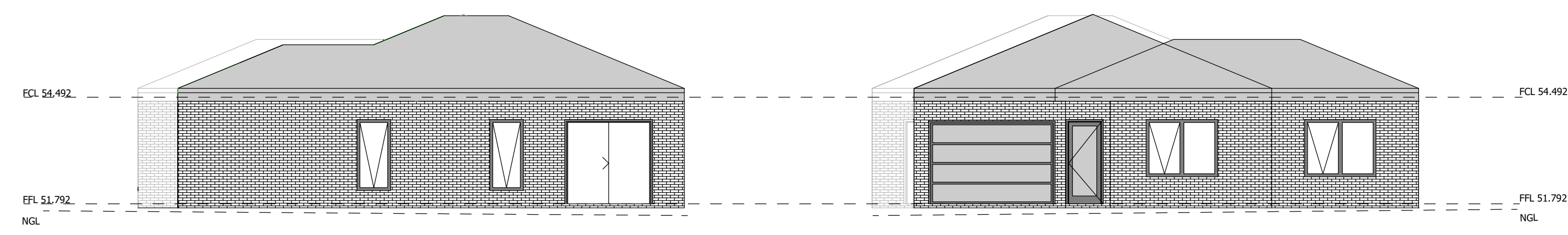
TP01
 of TP07

sheet

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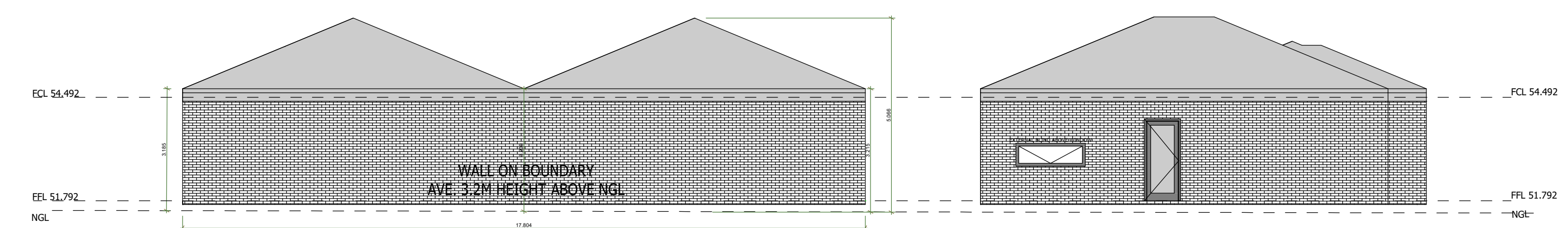
SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

COLOURS AND MATERIALS SCHEDULE
 Monument Colourbond roof (or similar)
 Grey Brick (or similar)
 Grey uPVC doors and windows (or similar)
 Grey Render (or similar)



NORTH ELEVATION

ELEVATION PLAN
 SCALE 1:100

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sheet
TP02
 of TP07

Standard B2-7
Provide a minimum canopy cover as specified in Table B2-7.1.

Table B2-7.1 Canopy cover	Site area	Canopy cover
	1000 square metres or less	10% of site area
	More than 1000 square metres	20% of site area

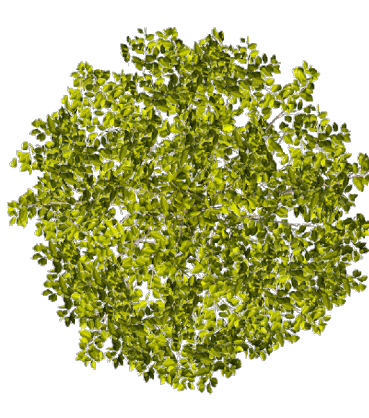

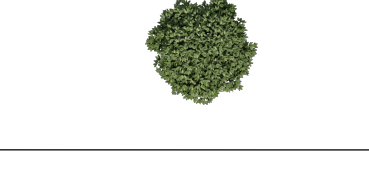

Area of subject site: 692.86sqm
Canopy Cover Requirement: 10% = 69.29sqm

Canopy and number of Trees Provided:
0 x 5m wide canopy trees = 0
18 x 4m wide canopy trees = 6 x 12.57 = 75.42
Total Canopy of 75.42sqm and 6 'Type A' Trees provided.
Type A tree details below

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

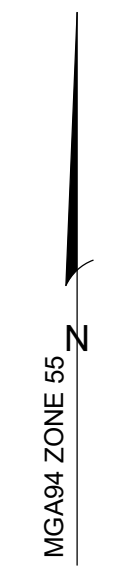
Tree Type:	A
Minimum canopy diameter at maturity	4 meters
Minimum mature canopy cover	12.6 meters
Tree in deep soil Area of deep soil	12sqm (min 2.5m dimension)
Tree in planter	12 cubic meters (min 2.5m dimension)
Minimum depth off planter soil	0.8m

PLANTING SCHEDULE

	Botanical Name	Common Name	Pot S	Height (m)	Width (m)	No.
	Type A - Eucalypt Polyanthemos	Red Box	20L	7.0 - 25.0	5.0	0
	Type A - Corymbia Eximia	Nana	20L	6.0 - 8.0	4.0	6
	Dianella Longiflora	Pale Flax Lily	140mm	1.0	1.5	34
	Lomandra longifolia confertifolia Lime	Lime Tuff	100mm	0.8	0.8	37

Lighting to Driveway / Paths
Deep Soil (12.500 m²)

Notes: No significant existing vegetation is to be retained.
All garden beds to be mulched.
Couch or other warm season turf to be utilised.



TREE CANOPY PLAN / LANDSCAPE PLAN
SCALE 1:100

KEDLESTON ROAD



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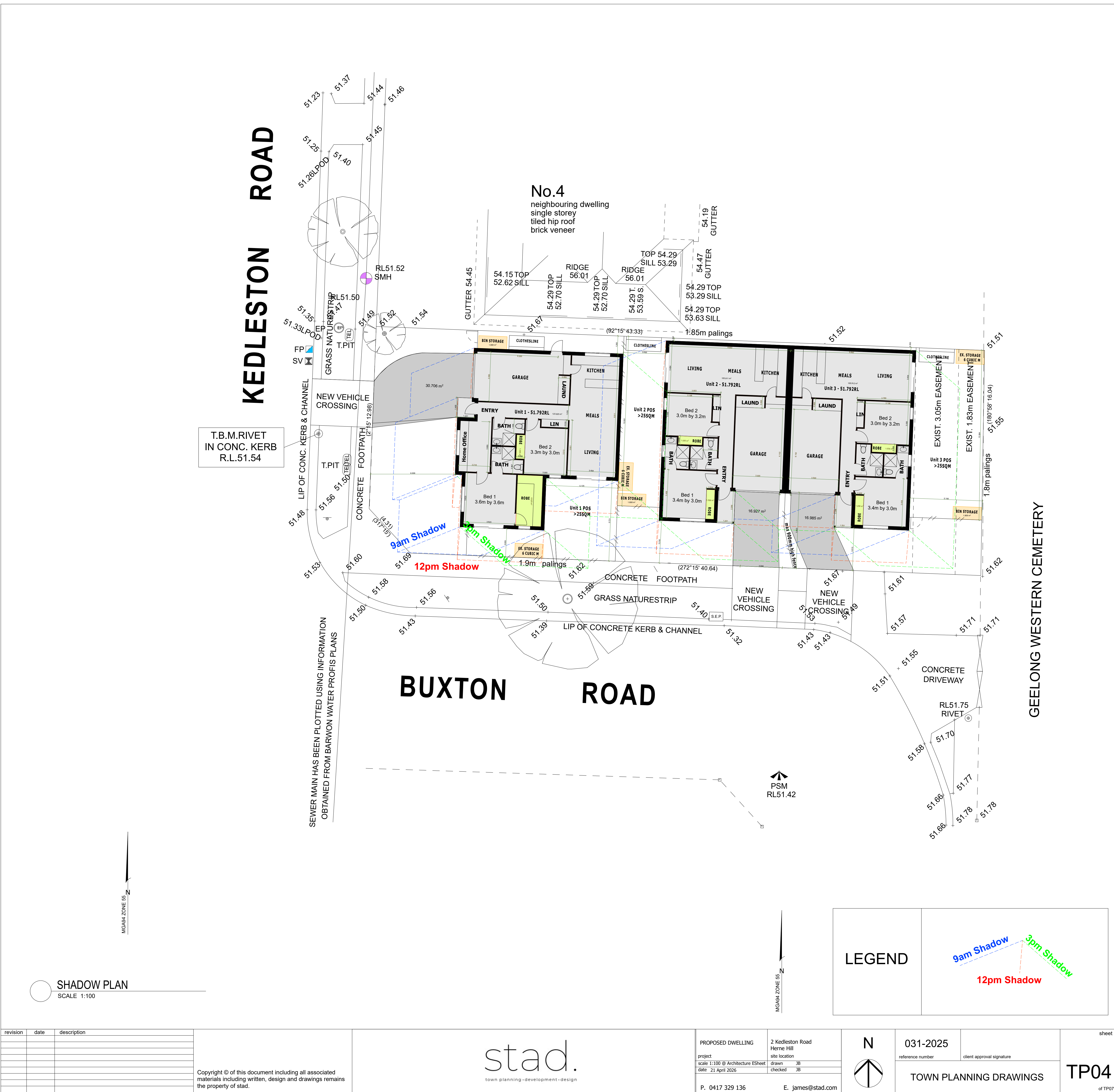
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sheet
TP03
of TP07

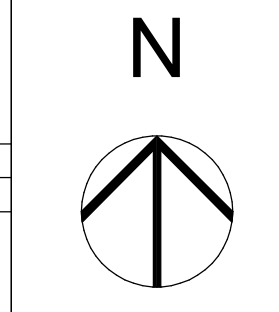


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 Herne Hill
 project site location
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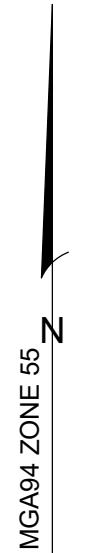


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sheet
 TP04
 of TP07



Breeze Path Requirement
 Greater than 6m and less than 18m.
 All dwellings meet the standard requirement of at least 1 breeze path.
COMPLIES



BREEZE PATH PLAN
 SCALE 1:100

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sheet
TP05
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Project # AE6CC6C5
 2 Kedleston Road Herne Hill
 James Bruscella - planspace@outlook.com
 2 Kedleston Rd, Herne Hill VIC 3218, Australia
 22 April 2026 11:39 p.m.

BLUE FACTOR.

154% SCORE

2 Kedleston Road Herne Hill
 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.

Project details
 Name: 2 Kedleston Road Herne Hill
 Project ID: AE6CC6C5
 Street address: 2 Kedleston Rd, Herne Hill VIC 3218, Australia
 Municipality: Greater Geelong
 Site area: 692.86 m²
 Planning Number:

Flow and pollutant load reductions	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	57%	>32%
Mean annual runoff volume infiltrated or filtered (%)	0%	>3%
Total suspended solids (%)	82%	>80%
Total phosphorus (%)	75%	>45%
Total nitrogen (%)	69%	>45%
Total gross pollutants (%)	98%	>70%

Notes

Stormwater to be connected to the legal point of discharge LPOD as required by Council's Engineering department.

Legend	
	2000L Rainwater Tank
	Rain Garden 100mm
	Treated Area
	Grade of Treated Area

STORMWATER PLAN
 SCALE 1:100



revision	date	description

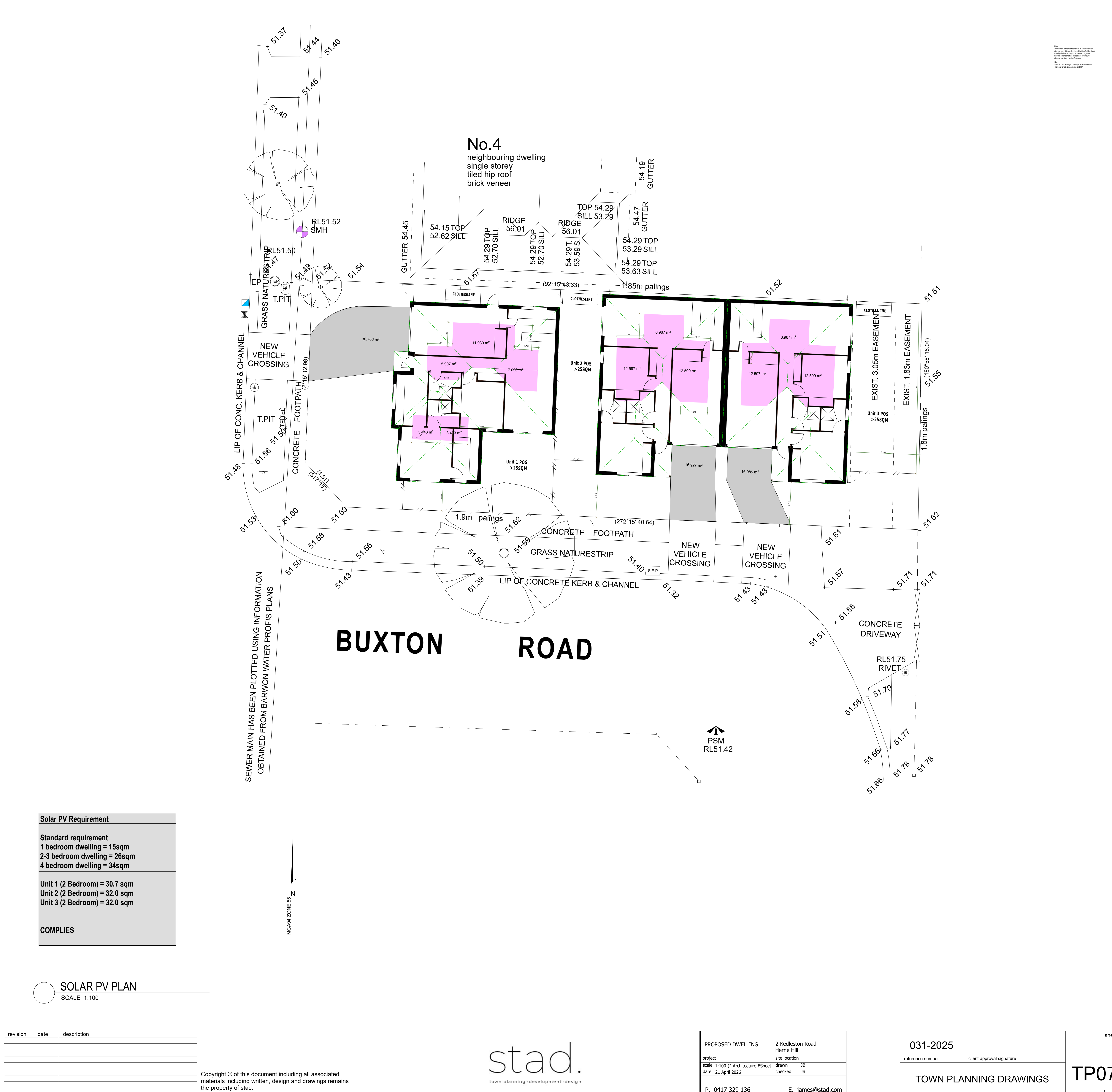
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sheet
TP06
 of TP07



Solar PV Requirement	
Standard requirement	
1 bedroom dwelling = 15sqm	
2-3 bedroom dwelling = 26sqm	
4 bedroom dwelling = 34sqm	
Unit 1 (2 Bedroom) = 30.7 sqm	
Unit 2 (2 Bedroom) = 32.0 sqm	
Unit 3 (2 Bedroom) = 32.0 sqm	
COMPLIES	

SOLAR PV PLAN
SCALE 1:100

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TP07
of TP07