City of Greater Geelong, Statutory Planning - Date Received 9/09/2026

TREEMAP
ARBORICULTURE

Arboricultural Assessment & Report

42 & 44 Michigan Avenue, Corio

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August 2026

Prepared for:
Planning & Design Pty Ltd

City of Greater Geelong, Statutory Planning - Date Received 9/09/2026

TREEMAP
ARBORICULTURE

1 Name and address of consultant

[redacted]

Treemap Arboriculture
PO Box 465, Heidelberg, Victoria 3084

2 Instructions

2.1 The instructions provided to Treemap Arboriculture on 03/08/26 by Planning & Design Pty Ltd were to provide an Arboricultural assessment and report for trees located on or near the subject site, the subject site being 42 & 44 Michigan Avenue, Corio.

3 Introduction

3.1 The owners of the subject site are undertaking investigations to develop the property. As part of the design and application process, the owners are undertaking a review of vegetation located on or near the site. This report examines the arboricultural matters associated with this vegetation.

3.2 Under the guidelines of AS4970-2025 (Australian Standard – *Protection of trees on development sites*), the following report would be defined as an 'Arboricultural impact assessment' (AIA). The standard indicates that '*Where works will occur in the NRZ of one or more trees an AIA report shall be prepared by the project arborist once the final development design (layout) is complete. The AIA report shall identify and discuss likely impacts on all trees; design modifications that have been considered; justifications for trees requiring removal; and any methods that should be implemented to minimize or avoid the impacts on trees that are to be retained*'.

4 Key Objectives

4.1 To undertake a general assessment of trees located on or adjacent to the subject site.

4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety and suitability for protection.

4.3 To provide recommendations on the suitability of the trees for protection, and provide appropriate methods of tree protection, where applicable.

5 Method

5.1 A site and tree inspection were conducted on Monday 24th August, 2026.

5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified. Trunk diameters for trees on adjoining properties may be estimated due to site access limitations.

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5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The retention or preservation of trees may not depend solely on arboricultural considerations; therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.

5.4 A feature survey plan was provided by the client (Plan of Feature Survey prepared by Kirby Land Surveying, Ref 25199 and dated 10/07/2026). The assessed trees have been numbered on this plan (Appendix 3).

5.5 A proposed ground floor plan was provided by the client for analysis (Ground Floor Plan prepared by Planning & Design P/L, Ref 8841, Revision A dated 30/04/26). The trees have been numbered on this plan and Notional Root Zones and Structural Root Zones are indicated for specific trees (Appendix 3a).

6 Observations

6.1 The site under review presented as two single residential allotments, each with an existing dwelling and detached garages. The site adjoins residential properties to the north, south and east. Morgan Avenue frontage is located to the west. The site contained large shrubs, fruit trees and environmental weeds.



Site frontage – 42 Michigan Avenue

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Site frontage – 44 Michigan Avenue

6.2 Seventeen (17) trees were assessed in detail as part of the site review. This included 9 trees or shrubs on the subject site, 7 neighbouring trees and 1 street tree. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the survey plan (Appendix 3).

6.3 The property is not influenced by any specific local vegetation controls under the City of Greater Geelong Planning Scheme. This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 24/08/26.

6.4 The site would be influenced by Clause 52.37 (Canopy Trees) of the Victorian Planning Provisions whereby *A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone*.

canopy tree means a tree that has:
a height of more than 5 metres above ground level; and
a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
– a canopy diameter of at least 4 metres;

This does not apply:

- *If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.*
- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.*

boundary canopy tree means a canopy tree if any part of its trunk is within:
– 6 metres of the narrowest street frontage of a lot; or
– 4.5 metres of the rear boundary of a lot;

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- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.*

6.4.1 No trees on the site meet the boundary canopy tree criteria.

6.5 The proposed design indicates a twelve-unit development.

7 Discussion

The Australian Standard (AS4970:2025) – '*Protection of trees on development sites'* puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report 'information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space'.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

The site contained large shrubs, fruit trees and environmental weeds. The retention values for all of the trees and shrubs on the site were rated 'Low' or 'None'. The low quality and suitability of the vegetation on the site and the absence of any local vegetation controls towards them supports an approach whereby existing trees or shrubs should offer limited constraint to any proposed site changes. All of the trees and shrubs on the site are recommended for removal (Trees 2-10). A permit is not required to remove any trees.

A factor that may influence any proposed site changes will be the design in the vicinity of the neighbouring trees and the street tree. The Notional Root Zone and Structural Root Zone for trees on adjoining land are indicated on the plan at Appendix 3a.

Street tree 1 – *Pittosporum undulatum* (Sweet Pittosporum) would be exposed to Notional Root Zone encroachment of 7.3% from a proposed crossover. The theoretical Structural Root Zone is avoided. No harm is predicted to this declining environmental weed from the design.

Neighbouring trees 11-16 are distant from the proposed site changes and no harm is predicted towards them.

Neighbouring tree 17 – *Prunus sp.* (Cherry, Peach, Plum) would be exposed to Notional Root Zone encroachment of 8.4% from the built form (porch) of Units 5 & 7. The theoretical Structural Root Zone is avoided. No harm is predicted to this tree from this minor level of encroachment.

There are no further tree protection matters related to vegetation on adjoining land.

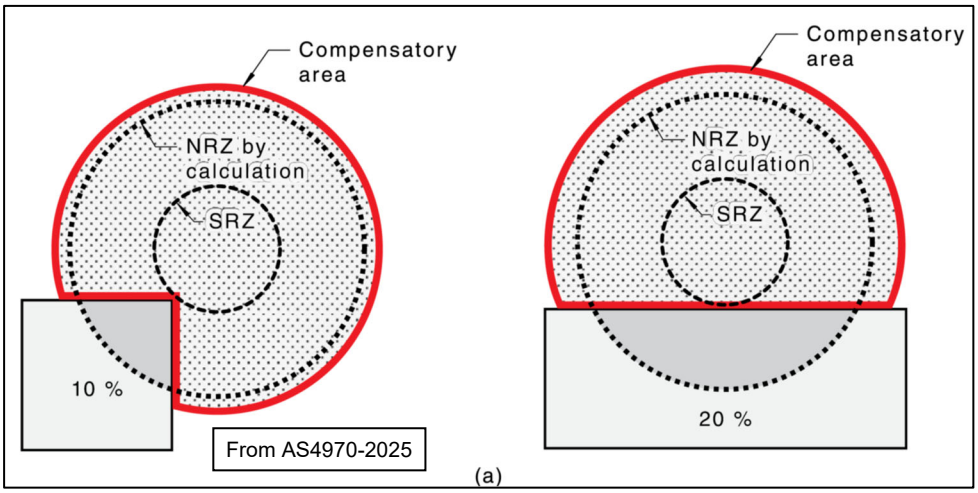
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7.1 Tree protection on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design. The overall impact towards a specific tree will be based on the severity of encroachment into the respective Notional Root Zones. The degree of root activity in the Notional Root Zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations, but these are often impractical. The alternative to undertaking root investigations is to assign appropriate Notional Root Zones.

This report adopts AS4970-2025, Australian Standard – *Protection of trees on development sites* as the preferred tree protection method. The method provides a **Notional Root Zone** (NRZ-radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed NRZ distances are provided for each tree in Appendix 1 (NRZ), and they are illustrated for specific trees at Appendix 3a.

There is scope to encroach the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970:2025 (Australian Standard – *Protection of trees on development sites*). Under various encroachment types, it is acceptable to encroach the notional root zone (NRZ) area by up to 20%. This can be applied if there is contiguous space around the tree for root development to occur and the Structural Root Zone is avoided.



8 Recommendations

8.1 The retention values for all of the trees and shrubs on the site were rated ‘Low’ or ‘None’. The low quality and suitability of the vegetation on the site and the absence of any local vegetation controls towards them supports an approach whereby existing trees or shrubs should offer limited constraint to any proposed site changes. All of the trees and shrubs on the site are recommended for removal (Trees 2-10). A permit is not required to remove any trees.

8.2 Street tree 1 – *Pittosporum undulatum* (Sweet Pittosporum) would be exposed to Notional Root Zone encroachment of 7.3% from a proposed crossover. The theoretical Structural Root Zone is avoided. No harm is predicted to this declining environmental weed from the design.

8.3 Neighbouring trees 11-16 are distant from the proposed site changes and no harm is predicted towards them.

8.4 Neighbouring tree 17 – *Prunus sp.* (Cherry, Peach, Plum) would be exposed to Notional Root Zone encroachment of 8.4% from the built form (porch) of Units 5 & 7. The theoretical

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Structural Root Zone is avoided. No harm is predicted to this tree from this minor level of encroachment.

8.5 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.

[redacted]

Consultant Arborist

9 References

Australian Standard AS 4970, 2025. *Protection of trees on development sites*. Standards Australia

10 Definitions

The NRZ, TPZ and SRZ are defined in AS4970-2025, Australian Standard – Protection of trees on development sites as:

Notional root zone (NRZ)

Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.

Tree protection zone (TPZ)

Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.

Structural root zone (SRZ)

Theoretical area around the base of a tree required for the tree's stability in the ground.

11 Expertise of Arborist to prepare report

Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College (AQF Lvl 7).
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture (AQF Lvl 5).
- More than 25 years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.
- Financial member of the International Society of Arboriculture (ISA).
- Presented paper at the International Society of Arboriculture Conference, 2011 at Parramatta, NSW.

Expertise to prepare report

- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- Prepared in excess of 4000 development reports and 500 Tree Management Plans.
- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment programs for at least ten times as many.

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Appendix 1

Tree Assessment Table

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	*Pittosporum undulatum*	Sweet Pittosporum	43	5.16	2.42	5x7	Maturing	Poor	Poor	Minor asymmetry	Woody weed	Victorian native	None	Street tree
2	*Hibiscus* sp.	Hibiscus	20	2.40	1.75	3x3	Maturing	Poor	Poor	Minor asymmetry		Exotic evergreen	Low	Remove
3	*Malus* sp.	Apple	10	2.00	1.50	2x1.5	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
4	*Callistemon pallidus*	Lemon Bottlebrush	1	2.00	1.50	1.5x1	Semi-mature	Fair	Poor	Minor asymmetry		Victorian native	Low	Remove
5	*Pittosporum undulatum*	Sweet Pittosporum	12,10,6 (16.7)	2.00	1.62	4x4	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Victorian native	None	Remove
6	*Camellia japonica*	Camellia	10,10 (14.1)	2.00	1.51	2x1	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Remove
7	*Citrus X auranticum*	Orange	15	2.00	1.55	2.5x3	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Remove
8	*Callistemon* 'Kings Park Special'	King's Park Special Bottlebrush	20,15,15,15 (32.8)	3.94	2.16	8.5x8.5	Maturing	Fair	Poor	Minor asymmetry		Australian native	Low	Remove
9	*Callistemon* 'Kings Park Special'	King's Park Special Bottlebrush	15	2.00	1.55	3x4	Semi-mature	Fair	Poor	Asymmetric		Australian native	Low	Remove
10	*Cotoneaster glaucophyllus*	Grey-leafed Cotoneaster	15	2.00	1.55	3x3	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Remove
11	*Prunus cerasifera*	Cherry-plum	15	2.00	1.55	5x5	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic deciduous	None	Neighbour's tree
12	*Ligustrum lucidum*	Shining Privet	30,25,25,25 (52.7)	6.32	2.63	7x8	Maturing	Fair	Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Neighbour's tree
13	*Prunus* sp.	Cherry, Peach, Plum	40	4.80	2.34	6x7	Maturing	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Neighbour's tree
14	*Prunus armeniaca*	Apricot	15	2.00	1.55	5x4	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Neighbour's tree
15	*Prunus* sp.	Cherry, Peach, Plum	15	2.00	1.55	3x2.5	Semi-mature	Fair	Poor	Stump re-sprout		Exotic deciduous	Low	Neighbour's tree

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Appendix 1

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
16	*Prunus* sp.	Cherry, Peach, Plum	15	2.00	1.55	4x4	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Neighbour's tree
17	*Prunus* sp.	Cherry, Peach, Plum	25	3.00	1.92	4x5	Semi-mature	Fair	Very Poor	Manipulated	Lopped	Exotic deciduous	Low	Neighbour's tree

*Descriptors in Appendix 2
DSH = Diameter at Standard Height in centimetres (bracketed dimension = modified diameter according to AS4970),
HxW= Height and Width of crown, in metres,
NRZ – optimum radial clearance distance as per AS4970, () = modified TPZ,
SRZ – theoretical radial clearance distance for tree stability as per AS4970,
Woody weeds determined from White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. Department of Environment, Land, Water and Planning, Heidelberg, Victoria

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Appendix 2
Descriptors

Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DSH (Diameter at standard height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at different levels above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for protection zone calculations (AS4970:2025)
NRZ (Notional Root Zone)	Zone enclosed by a radius of 12 times DBH that is a primary trigger for arboricultural input on a development site (AS4970-2025)
SRZ (Structural Root Zone)	Theoretical radial distance in metres measured from trunk centre to maintain tree stability - (AS4970-2025)
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
Young	Sapling tree and/or recently planted
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation
Maturing	Specimen approaching expected size in situation, with reduced incremental growth
Over-mature	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	*Good*	*Fair*	*Fair to Poor*	*Poor*	*Very poor*	*Dead*

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	*Good*	*Fair*	*Fair to Poor*	*Poor*	*Very poor*	*Failed*

Form	Description
Symmetric	Evenly balanced crown
Asymmetric	Crown biased in one direction; can be minor or major
Stump re-sprout	Adventitious shoots originating from stump or trunk
Manipulated	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements

Tree type	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Palm	Woody monocotyledon
Other	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
Ratings	*High*	*Moderate*	*Low*	*None*

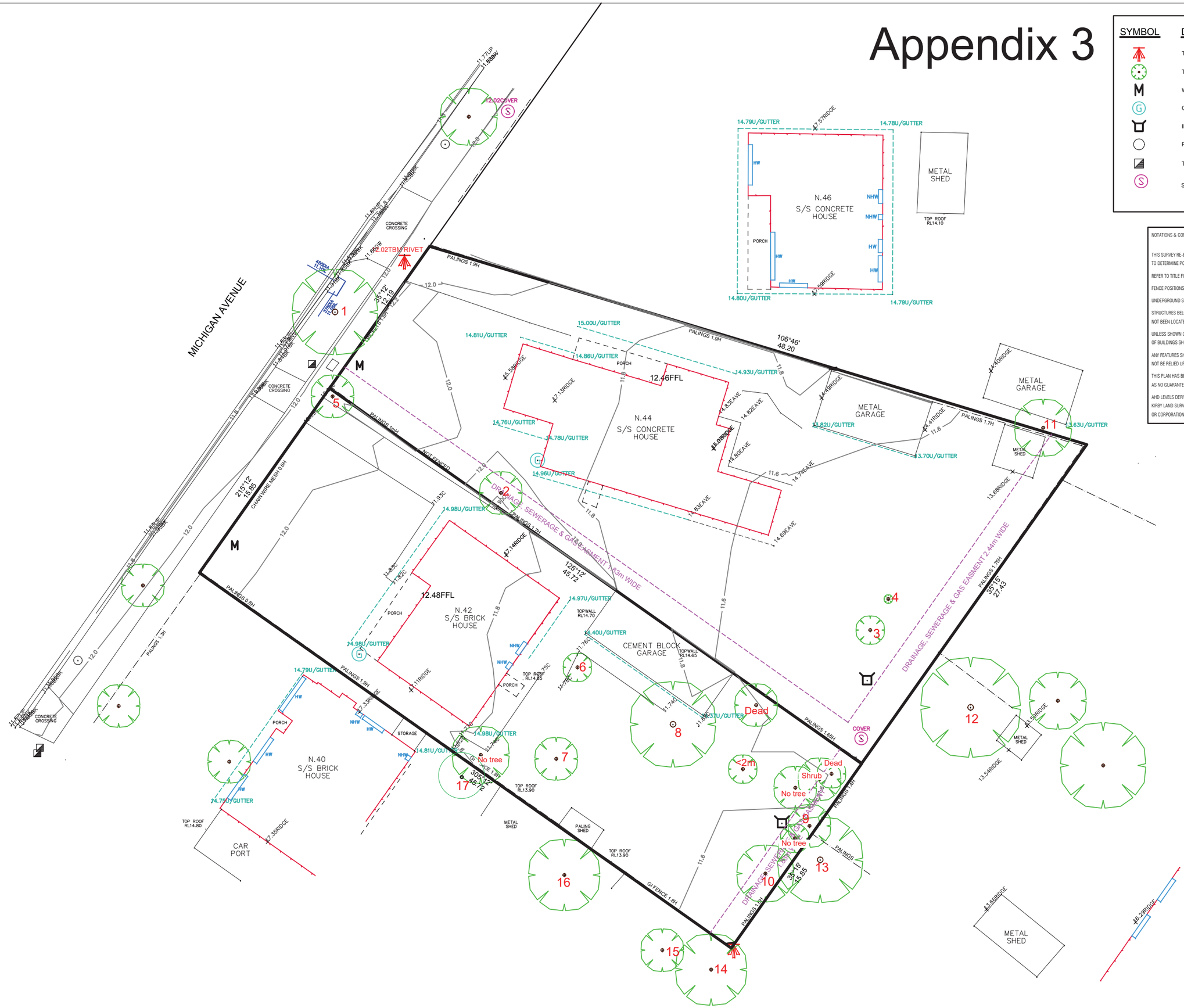
Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	*Retain*	*Could be retained*	*Consider removal*	*Remove*	*Street tree*	*Neighbour's Tree*	*Already removed*	*Transplant*

Descriptors reviewed annually and subject to change

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Appendix 3



SYMBOL	DESCRIPTION		
	T.B.M.	11.91BK	BACK OF KERB LEVEL
	TREE (TRUNK & SPREAD)	11.77LIP	LIP OF KERB LEVEL
M	WATER METER	11.68INV	INVERT OF KERB LEVEL
G	GAS METER	11.75C	CONCRETE LEVEL
	INSPECTION SHAFT	12.48FFL	FINISH FLOOR LEVEL
	POWER POLE	12.46FFL	FINISH FLOOR LEVEL
	TELSTRA PIT	HW	HABITABLE WINDOW
S	SEWER PIT	NHW	NON HABITABLE WINDOW
		GHW	GROUND LEVEL HW
		2HW	SECOND STOREY HW
		450DIA	PIPE SIZE (mm)
		11.10IL	INVERT LEVEL

NOTATIONS & CONDITIONS OF USE:

THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSIONS AND/OR ABUTTING SURVEYS AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS (IF ANY) OF LAND BOUNDED BY ANY FENCELINE.

REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS, ETC.

FENCE POSITIONS ARE ACCURATE.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED UNLESS SPECIFICALLY SHOWN.

STRUCTURES BELOW THE SURFACE LEVEL (IF ANY) INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH (IF ANY).

UNLESS SHOWN OTHERWISE THE POSITION OF ALL BUILDINGS AND MAJOR FEATURES IS TO PLOTTING ACCURACY AND THE DIMENSIONS OF BUILDINGS SHOULD NOT BE DETERMINED FROM COMPUTER DATA FOR ANY FINAL DESIGN PLANS OR WORKING DRAWINGS.

ANY FEATURES SHOWN ON ADJOINING PROPERTIES ARE FOR CONTEXT AND PLANNING PURPOSES ONLY AND THEIR LOCATIONS SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES.

THIS PLAN HAS BEEN PROVIDED AS A HARD COPY PLAN. THE HARD COPY PLAN TAKES PRECEDENCE OVER THE DIGITAL DATA AS NO GUARANTEE CAN BE GIVEN OVER THE ACCURACY OF DATA TRANSFERED TO ANOTHER SYSTEM.

AHD LEVELS DERIVED FROM CONNECTION TO MORANGHURK PM 35 (RL - SMES 00/00/0000) BY TRAVERSE SURVEY
KIRBY LAND SURVEYING PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE HOWEVER SUFFERED TO ANY PERSON OR CORPORATION THAT MIGHT USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THIS DISCLAIMER.

NORTH
TITLE
DATUM

LICENSED SURVEYOR: MATHEW KIRBY

Revisions

VOL: 08642 FOL: 798, 799

PARISH OF MOORPANYAL
COUNTY OF BOURKE
CROWN ALLOTMENTS 169&172
LOT 203 & 204 ON PL 059050

LEVELS ARE IN METRES
LEVEL DATUM: -
CONTOUR INTERVAL: -
DATE OF SURVEY: 00.00.0000

SURVEY BY: MK

KIRBY
LAND
SURVEYING

31 Enfield Ave Preston 3072 Ph:9018 1529
Email: kirbyls@outlook.com

DATE	SCALE	DRWN	CHK	PROJECT No.
05.08.2026	1:250@A3	NL	MK	26023

PLAN OF FEATURE & LEVEL SURVEY

42-44 MICHIGAN AVE, CORIO

1 OF 1

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1 Ground Floor Plan
1 : 100

Appendix 3a

NRZ - AS4970

SRZ - AS4970

AREAS SCHEDULE

SITE

SITE AREA:		1630.5m²
SITE COVERAGE:	66.1%	1077.6m²
SITE PERMEABILITY:	25.2%	410.8m²

UNIT 1

GROUND FLOOR AREA:		33.7m²
FIRST FLOOR AREA:		71.7m²
GARAGE:		40.8m²
PORCH:		2.6m²
TOTAL AREA:	15.5 SQ	148.8m²
BALCONY:		8.1m²

UNIT 2

GROUND FLOOR AREA:		47.2m²
FIRST FLOOR AREA:		73.7m²
GARAGE:		36.7m²
PORCH:		2.6m²
TOTAL AREA:	16.7 SQ	160.2m²
SPOS:		25m²

UNIT 3

GROUND FLOOR AREA:		33.2m²
FIRST FLOOR AREA:		71.7m²
GARAGE:		40.4m²
PORCH:		1.4m²
TOTAL AREA:	15.3 SQ	146.7m²
BALCONY:		10.5m²

UNIT 4

GROUND FLOOR AREA:		33.9m²
FIRST FLOOR AREA:		73.7m²
GARAGE:		40.8m²
PORCH:		1.4m²
TOTAL AREA:	15.6 SQ	149.8m²
BALCONY:		8m²

UNIT 5

GROUND FLOOR AREA:		33.2m²
FIRST FLOOR AREA:		71.7m²
GARAGE:		40.4m²
PORCH:		1.4m²
TOTAL AREA:	15.3 SQ	146.7m²
BALCONY:		10.5m²

UNIT 6

GROUND FLOOR AREA:		37.8m²
FIRST FLOOR AREA:		76.4m²
GARAGE:		45.1m²
PORCH:		1.4m²
TOTAL AREA:	16.7 SQ	160.7m²
BALCONY:		11.1m²

UNIT 7

GROUND FLOOR AREA:		33.2m²
FIRST FLOOR AREA:		71.7m²
GARAGE:		40.4m²
PORCH:		1.4m²
TOTAL AREA:	15.3 SQ	146.7m²
BALCONY:		10.5m²

UNIT 8

GROUND FLOOR AREA:		46.6m²
FIRST FLOOR AREA:		84.2m²
GARAGE:		43.9m²
PORCH:		1.4m²
TOTAL AREA:	18.3 SQ	176.1m²
BALCONY:		10.5m²

UNIT 9

GROUND FLOOR AREA:		33.2m²
FIRST FLOOR AREA:		71.7m²
GARAGE:		40.4m²
PORCH:		1.4m²
TOTAL AREA:	15.3 SQ	146.7m²
BALCONY:		10.5m²

UNIT 10

GROUND FLOOR AREA:		42.9m²
FIRST FLOOR AREA:		69.7m²
GARAGE:		33.3m²
PORCH:		1.6m²
TOTAL AREA:	15.4 SQ	147.5m²
BALCONY:		8.2m²

UNIT 11

GROUND FLOOR AREA:		46.7m²
FIRST FLOOR AREA:		74.1m²
GARAGE:		40.8m²
PORCH:		1.5m²
TOTAL AREA:	17 SQ	163.1m²
SPOS:		51.9m²

UNIT 12

GROUND FLOOR AREA:		54m²
FIRST FLOOR AREA:		78.4m²
GARAGE:		28.6m²
PORCH:		1.7m²
TOTAL AREA:	16.9 SQ	162.7m²
SPOS:		63.2m²

LEGEND

- AC — APPROXIMATE AIR-CONDITIONING UNIT LOCATION - ALSO REFER TO FIRST FLOOR PLANS
- CL — CLOTHES LINE FOLDAWAY OR RETRACTABLE
- 290 / 140 — 150x250mmx1.5m HIGH ELECTRICAL METER BOX TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES. PROVIDE BOLLARD WHEN WITHIN 1M OF DRIVEWAY.
- HOT WATER SYSTEM GAS INSTANTANEOUS
- MAIL — LETTER BOXES MAX 900MM HIGH AND IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST
- 2000l RWT — RAIN WATER TANKS CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
- AUTOMATIC EXTERNAL SENSOR LIGHT WITHIN COMMON PROPERTY
- WM — 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.
- 2250 / 800 — 1.8M2 AS PER TABLE B5.5.1 — DWELLING'S INDIVIDUAL BIN STORAGE LOCATED WITHIN 40M OF A KERBSIDE COLLECTION POINT WITH MINIMUM DIMENSION AT EXTERIOR WITH 1.8M MIN HEIGHT

2500 / 2000 — 2X2.5M SIGHT TRIANGLE

ANY VISUAL OBSTRUCTIONS MUST BE 50% PERMEABLE IF MORE THAN 900MM HIGH, INCLUDING BOUNDARY FENCES LANDSCAPING MUST BE LESS THAN 900MM HIGH, AS PER 52.06-08

INTERNAL WASTE AND RECYCLING STORAGE SPACE:
REQ: 0.07m³ AND 250mm DEPTH
PROVIDED 0.6 X 0.6 X 0.6 = 0.29m³ (600 / 600)

NORTH POINT

Revision Number	Description	Date
A	TOWNPLANNING	26/08/2025

DO NOT SCALE THIS DRAWING.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS & CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

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PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
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DRAWN BY	
CHECKED BY	Checker
DATE	20260430
SCALE	1 : 100
PROJECT NUMBER	8841
DRAWING TITLE	Ground Floor Plan

42-44 Michigan Ave, Corio

TP01 REV_A

City of Greater Geelong, Statutory Planning - Date Received 9/09/2026

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11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Treemap Arboriculture consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.

12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

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