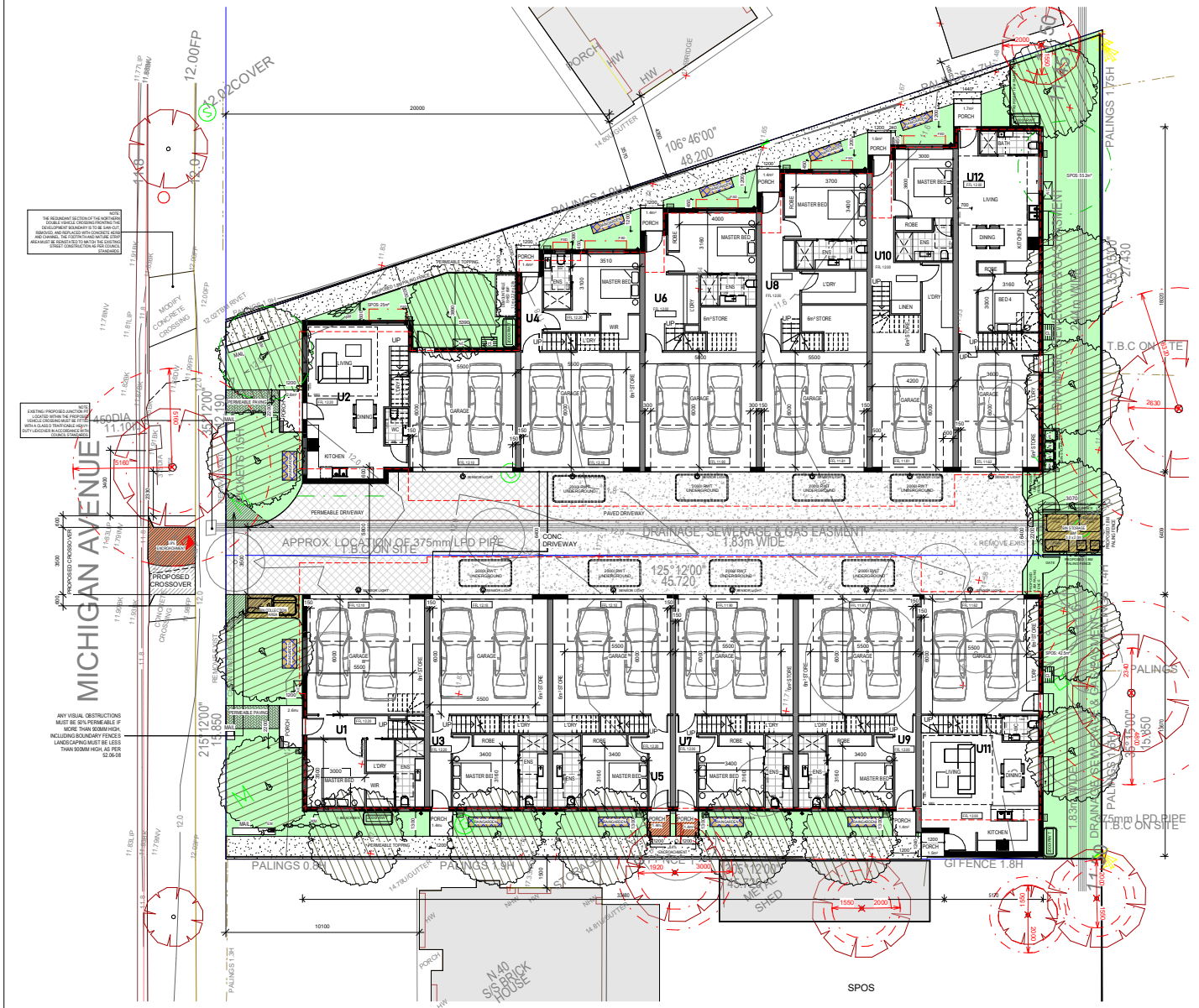
City of Greater Geelong, Statutory Planning - Date Received 9/09/2026



Ground Floor Plan
1 : 100

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

- APPROXIMATE AIR-CONDITIONING UNIT LOCATION - ALSO REFER TO FIRST FLOOR PLANS
- CL — CLOTHES LINE FOLDAWAY OR RETRACTABLE
- 100x200mm H SIGH ELECTRICAL METER BOX. TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES. PROVIDE BOLLARD WHERE WITHIN 1M OF DRIVEWAY.
- HOT WATER SYSTEM GAS INSTANTANEOUS
- MAIL — LETTER BOXES WAX 800MM HIGH AND IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST
- RAIN WATER TANKS CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
- AUTOMATIC EXTERNAL SENSOR LIGHT WITHIN COMMON PROPERTY
- WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE. IN NO CIRCUMSTANCES SHALL WATER AUTHORITY METERS BE LOCATED WITHIN DWELLINGS. LOCATION INDICATIVE ONLY.
- DWELLING'S INDIVIDUAL BIN STORAGE LOCATED WITHIN 40M OF A KERBSIDE COLLECTION POINT WITH MINIMUM DIMENSION AT 1ATTERDOR WITH 1.8M MIN HEIGHT

2500 / 2000 — 2.0M 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 S2.06-08

INTERNAL WASTE AND RECYCLING STORAGE SPACE REQ: 0.07m² AND 350mm DEPTH
PROVIDED 0.6 X 0.6 X 0.6 = 0.36m²

NORTH POINT

© THESE DRAWINGS ARE THE PROPERTY OF PLANNING & DESIGN PTY LTD AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF PLANNING & DESIGN PTY LTD

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH 9018 1529

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

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



1 First Floor Plan
1 : 100

LEGEND

APPROXIMATE AIR CONDITIONING UNIT LOCATION - ALSO REFER TO ROOF FLOOR PLANS

CLOTHES LINE FOLDAWAY OR RETRACTABLE

HOT WATER SYSTEM GAS INSTANTANEOUS

LETTER BOXES MAX 900MM HIGH AND IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST

RAIN WATER TANKS CONNECTED TO ALL SANITARY FLUSHING SYSTEMS

AUTOMATIC EXTERNAL SENSOR LIGHT WITHIN COMMON PROPERTY

WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE, IN ACCORDANCE WITH GEELONG WATER AUTHORITY WATER METERING AND SERVICING GUIDELINES. LOCATION INDICATIVE ONLY.

SMALL AND MEDIUM RESIDENTIAL BIN STORAGE LOCATED WITHIN 40M OF A KERBSIDE COLLECTION POINT WITH MINIMUM DIMENSION AT DATUM WITH 1.5M MIN HEIGHT

INTERNAL WASTE AND RECYCLING STORAGE SPACE
REQ: 0.07m² AND 350mm DEPTH
PROVIDED: 0.8 X 0.8 X 0.5 = 0.28m²

NORTH POINT

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

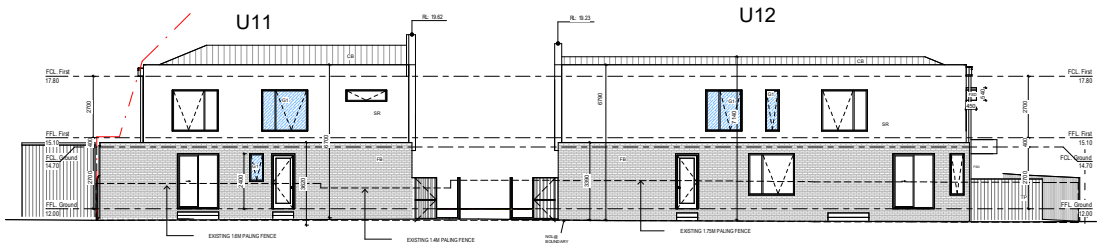
DRAWN BY	
CHECKED BY	Checker
DATE	20260430
SCALE	1 : 100
PROJECT NUMBER	6841
DRAWING TITLE	First Floor Plan

42-44 Michigan Ave, Corio

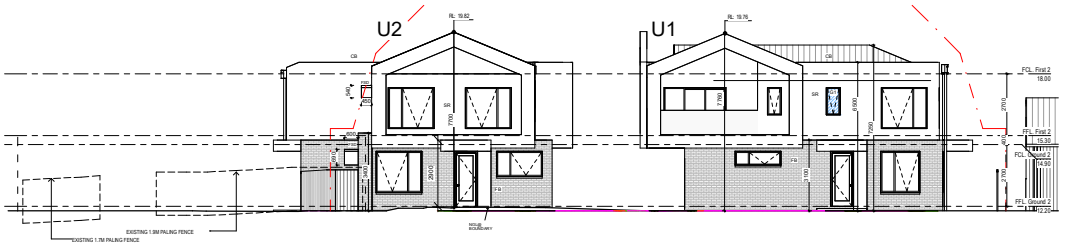
TP02 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

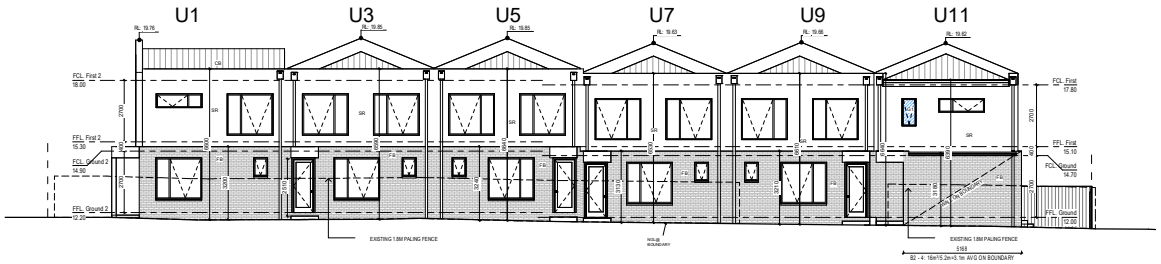
City of Greater Geelong, Statutory Planning - Date Received 9/09/2026



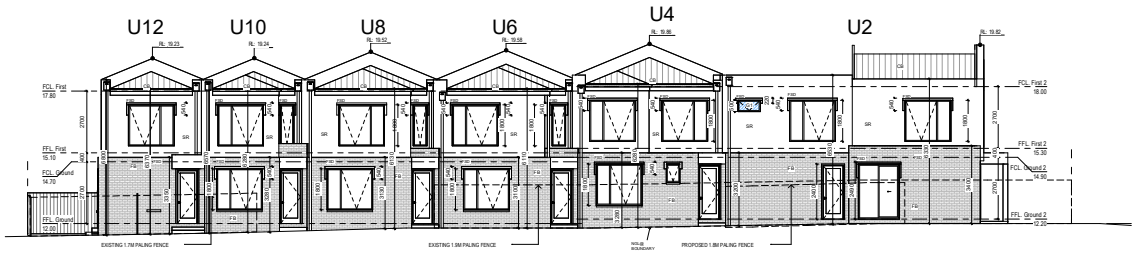
EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

MATERIAL SCHEDULE

SR	SMOOTH RENDER FINISH
FB	FACED BRICK WALL
SS	STANDING SEAM
GD	SELECTED GARAGE DOOR
TP	SELECTED PAILING FENCE
CB	SELECTED COLORBOND ROOF
G1	OBS GLASS RESTRICTED AWNING
	ALUMINUM WINDOWS THROUGH-OUT
	COLORBOND GUTTERS, FASCIA'S AND DOWNPIPE

NORTH POINT

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	
CHECKED BY	Checker
DATE	20250430
SCALE	1 : 100
PROJECT NUMBER	6841
DRAWING TITLE	ELEVATION 1

42-44 Michigan Ave, Corio

TP03 REV_A

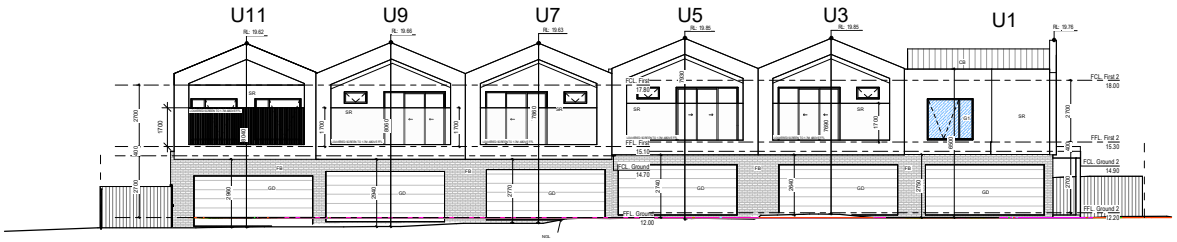
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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

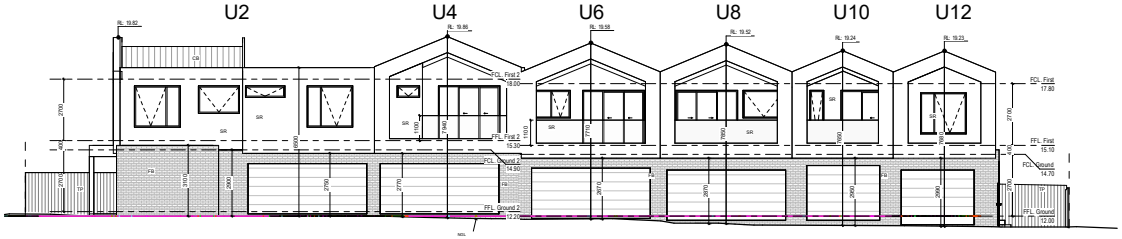
MATERIAL SCHEDULE

SR	SMOOTH RENDER FINISH
FB	FACED BRICK WALL
SS	STANDING SEAM
GD	SELECTED GARAGE DOOR
TP	SELECTED PAILING FENCE
CB	SELECTED COLORBOND ROOF
G1	OBS GLASS RESTRICTED AWNING

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



INTERNAL NORTH ELEVATION
SCALE 1:100



INTERNAL SOUTH ELEVATION
SCALE 1:100

NORTH POINT

© THESE PLANS ARE COPYRIGHT AND MUST NOT BE USED WITHOUT THE AUTHORITY OF PLANNING & DESIGN P/L

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH 9018 1529

DRAWN BY	
CHECKED BY	Checker
DATE	20260430
SCALE	1 : 100
PROJECT NUMBER	6841

DRAWING TITLE
ELEVATION 2

42-44 Michigan Ave, Corio

TP04
REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



1 Breeze Path Ground Floor
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.

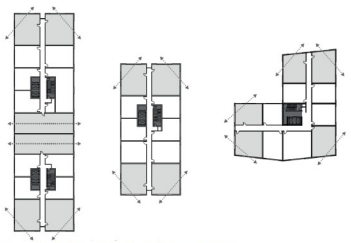
Applying the standard

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

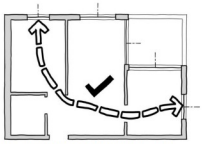
A minimum of one breeze path needs to be nominated.

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

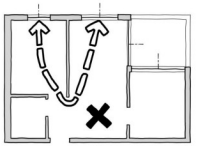
Configure floorplates with corner or through apartments to achieve effective cross ventilation.



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.

NORTH POINT

PLANNING & DESIGN
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	
CHECKED BY	Checker
DATE	20250430
SCALE	1 : 100
PROJECT NUMBER	8841
DRAWING TITLE	BREEZE PATH 1

42-44 Michigan Ave, Corio

TP05 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



1 Breeze Path First Floor
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.

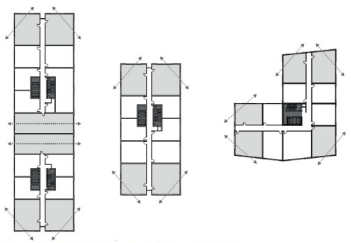
Applying the standard

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

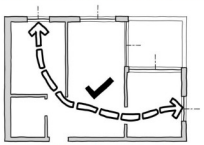
A minimum of one breeze path needs to be nominated.

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

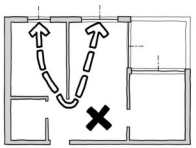
Configure floorplates with corner or through apartments to achieve effective cross ventilation.



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.

NORTH POINT

© COPYRIGHT THESE DRAWINGS ARE THE PROPERTY OF PLANNING & DESIGN PTY. LTD. AND MUST NOT BE COPIED OR USED IN ANY WAY WITHOUT THE PERMISSION OF PLANNING & DESIGN PTY. LTD.

PLANNING & DESIGN
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	
CHECKED BY	Checker
DATE	20260430
SCALE	1 : 100
PROJECT NUMBER	6841
DRAWING TITLE	BREEZE PATH 2

42-44 Michigan Ave, Corio

TP06 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



1 Roof Plan
1 : 100

POTENTIAL SOLAR PANEL GENERATION LOCATIONS (NOT PROPOSED)

SOLAR PANEL AREA

U1:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 35.0m²

U2:
BEDROOM NUMBER: 4
MIN. PANEL AREA: 34.0m²
PROVIDED PANEL AREA: 36.0m²

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

U4:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 30.0m²

U5:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 26.0m²

U6:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 27.0m²

U7:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 27.0m²

U8:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 32.0m²

U9:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 27.0m²

U10:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 26.0m²

U11:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 27.0m²

U12:
BEDROOM NUMBER: 3
MIN. PANEL AREA: 26.0m²
PROVIDED PANEL AREA: 28.0m²

NORTH POINT

© THESE PLANS ARE COPYRIGHT OF PLANNING & DESIGN PTY LTD. THEY ARE NOT TO BE USED, REPRODUCED OR COPIED IN ANY WAY WITHOUT THE PERMISSION OF PLANNING & DESIGN PTY LTD.

PLANNING & DESIGN
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY:	
CHECKED BY:	Checker
DATE:	20260430
SCALE:	As indicated
PROJECT NUMBER:	6841

DRAWING TITLE:
ROOF PLAN

42-44 Michigan Ave, Corio

TP07
REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



SHADOW DIAGRAM - 9AM

SCALE 1:150

NOTES

ADDITIONAL OVERSHADOWING CREATED BY PROPOSED DWELLING TO ADJOINING PROPERTY SPOS

40 MICHIGAN AVE'S TOTAL SPOS:	322 M²
NEIGHBOUR'S SHADED SPOS AT 9AM:	111.6 M²
% AREA SHADED:	34.7%

LEGEND

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

NORTH POINT

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	
CHECKED BY	Checker
DATE	20260430
SCALE	As indicated
PROJECT NUMBER	6841

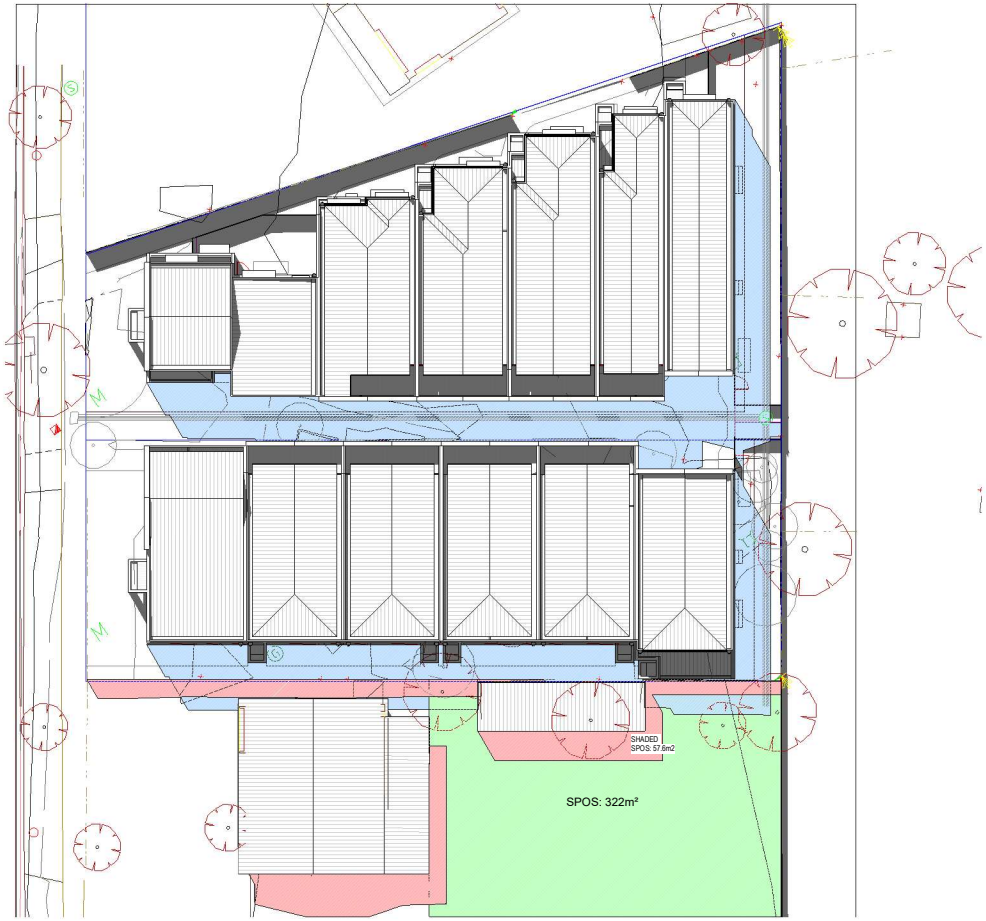
DRAWING TITLE: SHADOW DIAGRAM 1

42-44 Michigan Ave, Corio

TP08 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



SHADOW DIAGRAM - 12PM

SCALE 1:150

NOTES

ADDITIONAL OVERSHADOWING CREATED BY PROPOSED DWELLING TO ADJOINING PROPERTY SPOS

40 MICHIGAN AVE'S TOTAL SPOS:	322 M²
NEIGHBOUR'S SHADED SPOS AT 12PM:	57.6 M²
% AREA SHADED:	17.9%

LEGEND

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

NORTH POINT

© THESE PLANS ARE AND AT ALL TIMES REMAIN THE COPYRIGHT OF PLANNING & DESIGN PTY LTD AND MUST NOT BE USED WITHOUT PERMISSION

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY:	
CHECKED BY	Checker
DATE	20260430
SCALE	As indicated
PROJECT NUMBER	6841

DRAWING TITLE:
SHADOW DIAGRAM 2

42-44 Michigan Ave, Corio

TP09 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



SHADOW DIAGRAM - 3PM
SCALE 1:150

NOTES

ADDITIONAL OVERSHADOWING CREATED BY PROPOSED DWELLING TO ADJOINING PROPERTY SPOS

40 MICHIGAN AVE'S TOTAL SPOS:	322 M²
NEIGHBOUR'S SHADED SPOS AT 3PM:	55.1 M²
% AREA SHADED:	17.1%

LEGEND

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

NORTH POINT

© THESE PLANS ARE AND AT ALL TIMES REMAIN THE COPYRIGHT OF PLANNING & DESIGN PTY LTD AND MUST NOT BE USED OR REPRODUCED WITHOUT PERMISSION.

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY:	
CHECKED BY	Checker
DATE	20260430
SCALE	As indicated
PROJECT NUMBER	6841

DRAWING TITLE
SHADOW DIAGRAM 3

42-44 Michigan Ave, Corio

TP10 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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

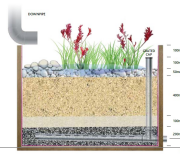


1 WSUD
1 : 100

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

LEGEND

- ROOF AREA TO RAINWATER TANK
- ROOF AREA TO RAINGARDEN
- PERMEABLE SURFACE
- UNTREATED CONCRETE DRIVEWAY AREA
- CONCRETE SURFACE



RAINGARDEN MAINTENANCE

- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS & 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 2-3 YEARS

42 - 44 MICHIGAN AVE, CARIO

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

171% SCORE

Project details

Name	V2: 42 - 44 MICHIGAN AVE, CARIO
Project ID	10E58F29
Street address	44 Michigan Ave, Corio VIC 3214, Australia
Municipality	Greater Geelong
Site area	1630.5 m²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	80%	>80%
Total phosphorus (%)	75%	>45%
Total nitrogen (%)	76%	>45%
Total gross pollutants (%)	84%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	69%	>32%
Mean annual runoff volume infiltrated or filtered (%)	0%	>3%

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

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

NORTH POINT

© THESE PLANS ARE SUBJECT TO COPYRIGHT AND MUST NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF PLANNING & DESIGN PTY LTD

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	
CHECKED BY	Checker
DATE	20250430
SCALE	As indicated
PROJECT NUMBER	6841
DRAWING TITLE	WSUD

42-44 Michigan Ave, Corio

TP11 REV_A

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

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



1 CANOPY TREE PLAN
1 : 100

TREE CANOPY REQUIREMENTS

SITE AREA:	1630.5m²
CANOPY TREES AREA PROVIDED:	256.7m² (15.7%)
CANOPY TREES AREA REQUIRED:	244.6m² (15%)

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	TOTAL CANOPY COVER
TREES						
EF	EUCALYPTUS FORRESTIANA	FUCHSIA MALLEE	11	45lt / MIN 1.8m HIGH	5m X 4m	(TYPE A) 112.2m²
TL	TRISTANIOPSIS LAURINA 'LUSCIOUS'	WATER GUM	5	45Lt / MIN 1.8m HIGH	7m X 4m	(TYPE A) 143.8m²
SHRUBS						
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	98	20cm POT	1m X 1m	
TUSSOCKS/ GRASSES/ EVERGREEN PERENNIALS						
DCC	DIANELLA CAERULA "CASSA BLUE"	CASSA BLUE FLAX LILLY	24	14cm POT	0.4m X 0.4m	

NORTH POINT

© COPYRIGHT THESE DRAWINGS, DESIGNS AND DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF PLANNING & DESIGN PTY LTD AND THE BUILDING DESIGNER. THEY MAY NOT BE USED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT PERMISSION IN WRITING FROM PLANNING & DESIGN PTY LTD. ALL RIGHTS RESERVED.

PLANNING & DESIGN
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY:	Author
CHECKED BY	Checker
DATE:	
SCALE:	1 : 100
PROJECT NUMBER	6841

DRAWING TITLE
CANOPY TREE PLAN

42-44 Michigan Ave, Corio

TP12

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation