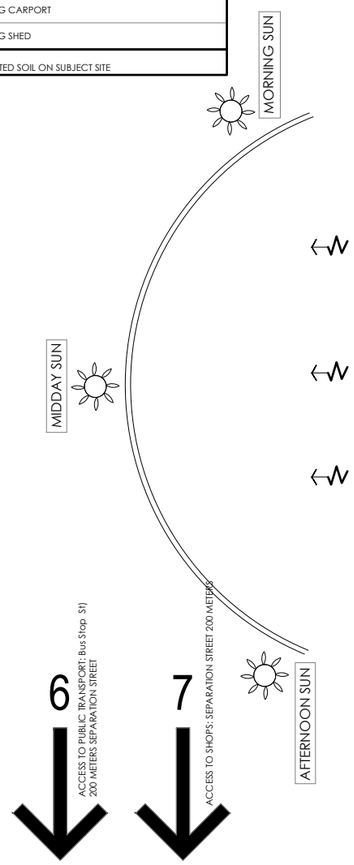
City of Greater Geelong, Statutory Planning - Date Received: 25/06/2026

LEGEND: Site Features

1	SUBJECT SITE AREA 606 m2
2	STREET FRONTAGE
3	EXISTING ADJOINING NEIGHBOURS
4	ADJOINING PRIVATE OPEN SPACE TO BE PROTECTED
5	ADJOINING SECLUDED PRIVATE OPEN SPACE TO BE PROTECTED
6	ACCESS TO PUBLIC TRANSPORT: Bus Stop St) 200 METERS SEPARATION STREET
7	ACCESS TO SHOPS: SEPARATION STREET 200 METERS
8	PARK LANDS: HUME RESERVE 150 METERS
9	PROXIMITY TO SCHOOLS: NORTH GEELONG College - 150 METERS
10	EXISTING VEHICLE ENTRY
	ROAD NOISE
HW	HABITABLE WINDOW OF ADJOINING RESIDENCES
	EXISTING DWELLING
	EXISTING GARAGE
	EXISTING CARPORT
	EXISTING SHED

NOTE:
NO CONTAMINATED SOIL ON SUBJECT SITE



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CONTEXT SITE PLAN
SCALE 1:200

LOCALITY PLAN
NOT TO SCALE

NOTE:
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date commenced:	XX / XX / 2020
date first issued:	

rev	date	drw	chk	description
A	25 /06/ 2026	XXX	TPP	CLIENT REQUESTED CHANGES

PROPOSED AREA SCHEDULE

UNIT 1 (Lot 1 - 00m2)		
Ground Floor	66.95 m²	0.00 sq
Porch	4.20 m²	0.00 sq
Garage	23.45 m²	0.00 sq
UNIT 2 (Lot 1 - 00m2)		
Ground Floor	63.15m²	0.00 sq
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TOTAL BUILDING AREA	279.48 m²	00.00 sq
Site Area	606.0 m²	
Site Coverage (70% max.)	326.52 m²	53.0 %
Permeability (20% min.)	450.00 m²	26.0 %
Common Property	124.0 m²	

client approval signature:

stage:
PLANNING

designed by:
suite 3/133 SHANNON AVE
MANIFOLD HEIGHTS VIC 3218
PH: 5221 6613
FAX: 5221 6614
email: tonypreiato @pipeline.com.au

tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

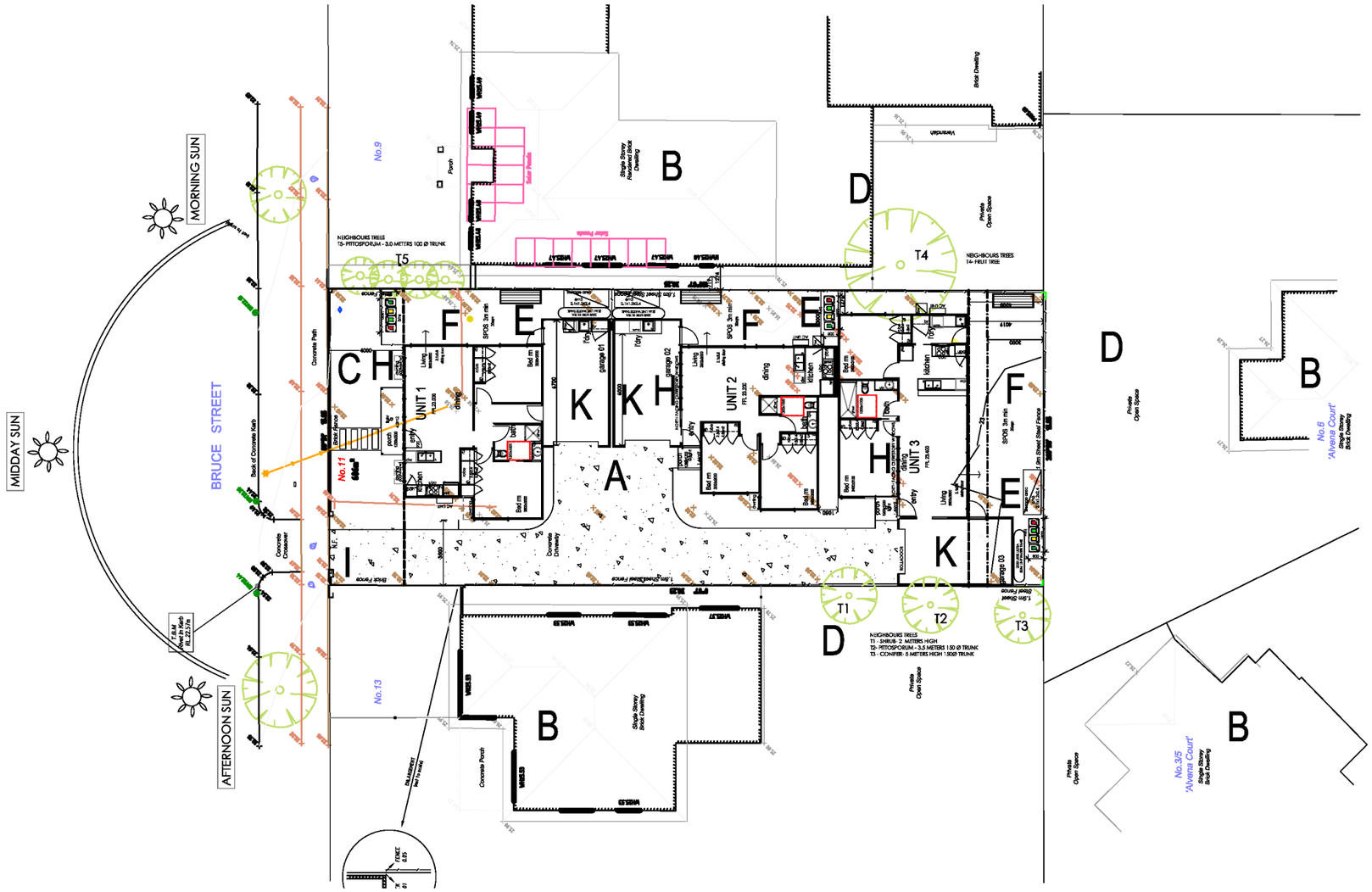
site address:
11 BRUCE STREET
BELL PARK

client:

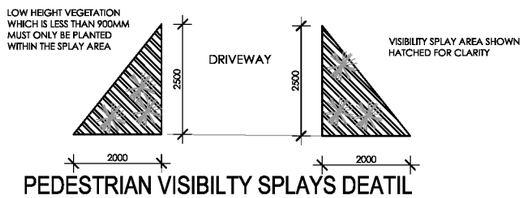
drawing title:
CONTEXT

north	date: 25/ 06/ 2026	drawn: TPP
	scale: SCALE	checked: TP
	sheet no: 01 of **	
file no: 221904		rev no: B

City of Greater Geelong, Statutory Planning 02/07/2026



LEGEND: Design Response	
A	SUBJECT SITE AREA: 606.0 m2
B	EXISTING SINGLE AND DOUBLE STOREY DWELLING
C	STREET SETBACK Unit 1- 4000 MM
D	ADJOINING PRIVATE OPEN SPACE TO BE PROTECTED
E	SERVICE AREAS
F	PRIVATE OPEN SPACE - exceeds 30m2 (Min.)
G	SECLUDED PRIVATE OPEN SPACE - exceeds 25m2 (Min.)
H	NORTH FACING LIVING ROOM WINDOWS
I	ENTRY VISIBLE FROM STREET
J	EXISTING CROSS OVER ENTRY TO SITE
K	CAR OR SPACE ACCOMMODATION



PEDESTRIAN VISIBILTY SPLAYS DEATIL

NOTE:
ACCESS WAYS MUST:
HAVE A CORNER SPLAY OR AREA AT LEAST 50% OF VISUAL OBSTRUCTION EXTENDING AT LEAST 2 METERS ALONG THE FRONTAGE ROAD FROM THE EDGE OF EXIT LANE AND 2.5 METERS ALONG THE EXIT LANE THE FRONTAGE , TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD.
THE AREA CLEAR OBSTRUCTION MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT ENTRY OR EXIT LANE WHERE MORE ONE LANE IS PROVIDED OR ADJACENT LANDSCAPE AREA PROVIDED THE LANDSCAPING IN THOSE AREA IS LESS THAN 900MM IN HEIGHT.

DESIGN RESPONSE
SCALE 1:200

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Site Legend		
mark	description	abbreviations
	demolished walls	dw
	habitable windows	hb
	habitable windows north	nhb
	site boundary	
	sewer	
	line of cross ventialtion	
power pole	electrical power pole	
2000 LITRE ULTRA SLIM LINE WATER TANK	2000 lt slim line water tank	Wt
	clothes line	
	roof catchment area m2	
	impervious concrete area	
	paved area	
	denotes dwelling outline	

Site Legend		
mark	description	abbreviations
	denotes garden area	
	denotes exclusion area	
	circulation space 1m	
	solar panel	

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client approval signature:

stage:
PLANNING

tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

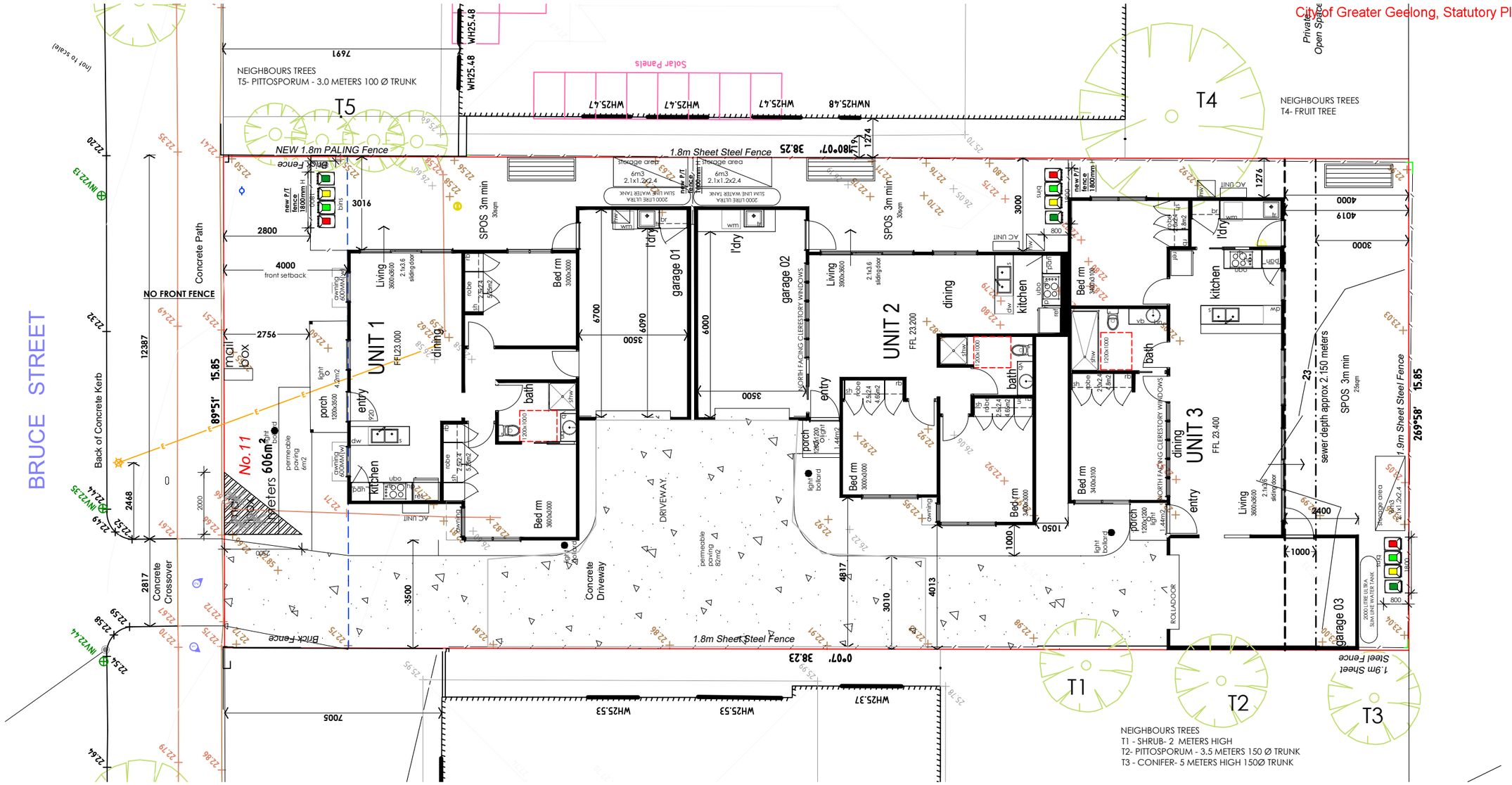
drawing title:
DESIGN RESPONSE

north

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

file no: 221904
rev no: B

City of Greater Geelong, Statutory Planning - Date Received 25/06/2026



GROUND FLOOR PLAN
SCALE 1:100

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PEDESTRIAN VISIBILTY SPLAYS DEATIL

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	paved area	
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Site Legend		
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client approval signature:

stage: PLANNING

designed by:

suite 3/133 SHANNON AVE
MANIFOLD HEIGHTS VIC 3218
PH: 5221 6613
FAX: 5221 6614
email: tonypreiato @pipeline.com.au
tonypreiato & ASSOCIATES
building designers

project: UNIT DEVELOPMENT

site address: 11 BRUCE STREET BELL PARK

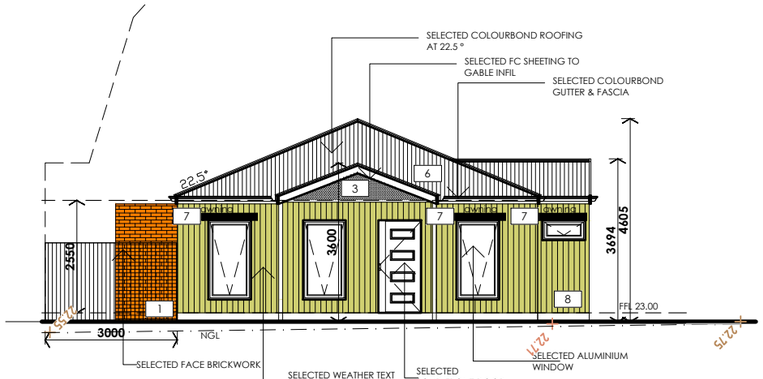
client:

drawing title: FLOOR PLAN

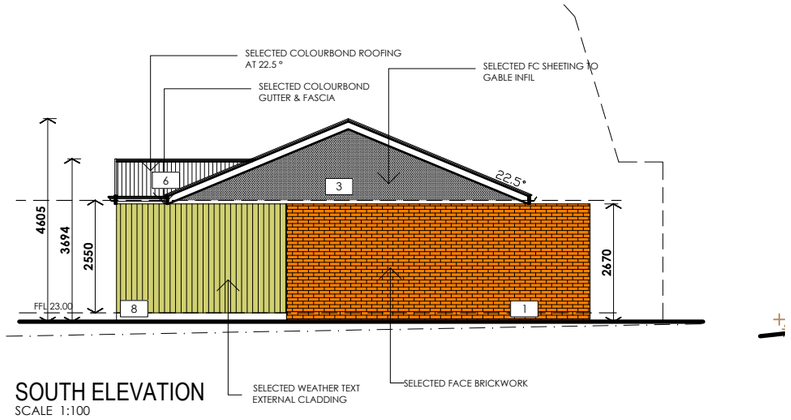
date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	
file no: 221904	rev no: B

north

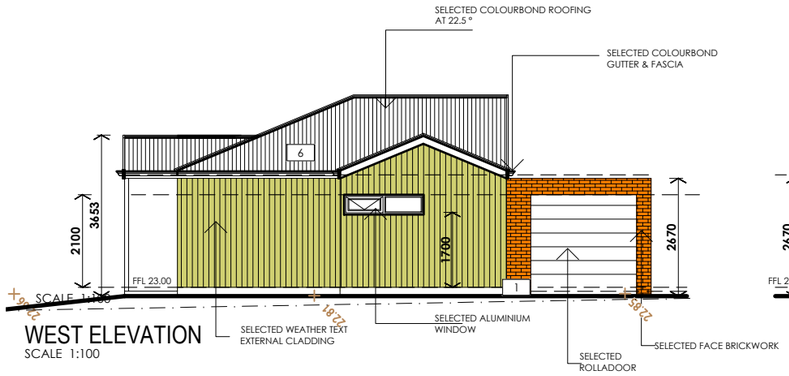
City of Greater Geelong, Statutory Planning - Date Received 25/06/2026



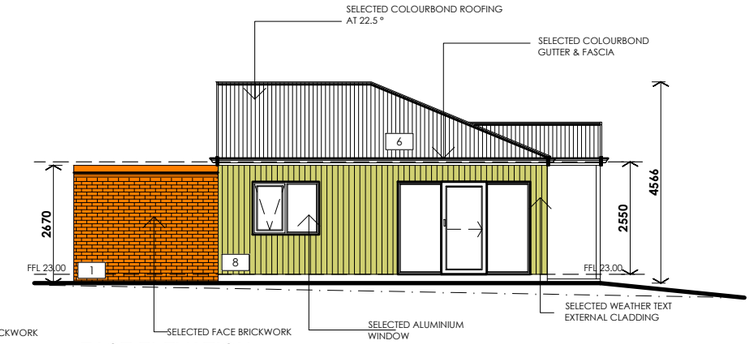
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

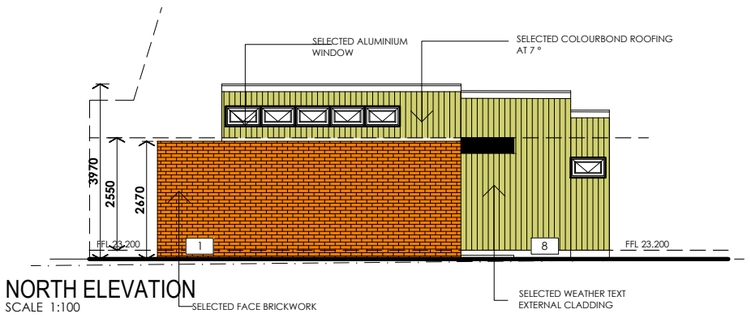


WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

ELEVATIONS UNIT 1



NORTH ELEVATION
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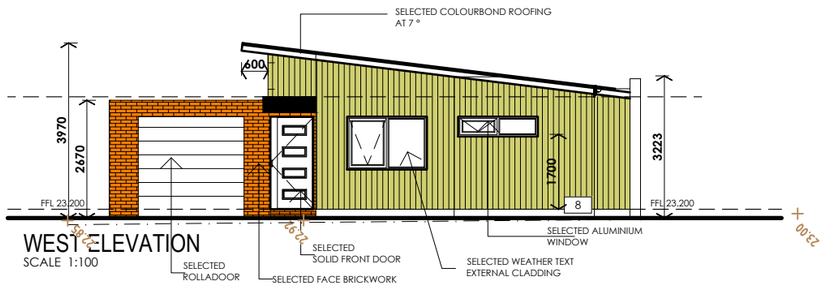

WEST ELEVATION
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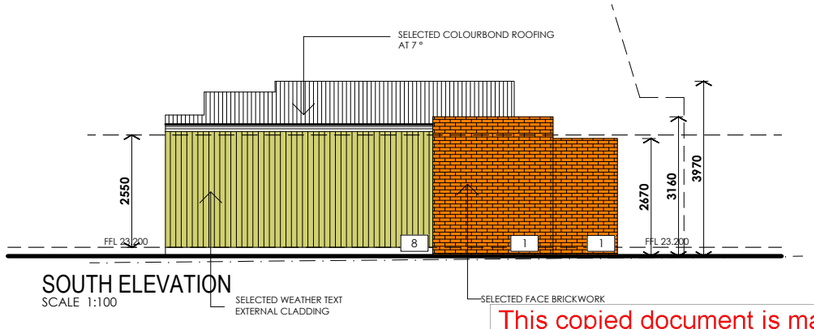

SOUTH ELEVATION
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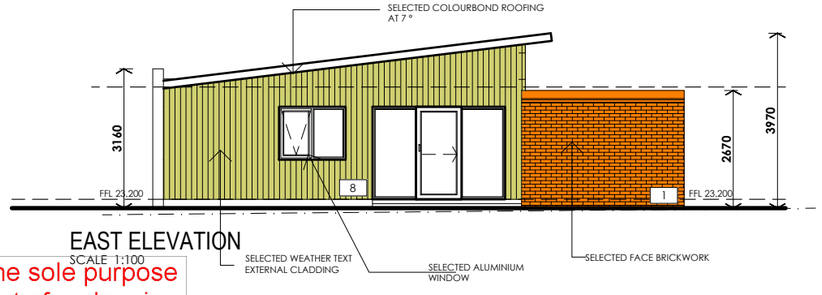

EAST ELEVATION
SCALE 1:100

ELEVATIONS UNIT 2
SCALE 1:100

MATERIAL SCHEDULE

DESCRIPTION	CODE	MATERIAL	COLOR	SAMPLE
FACE BRICKWORK	1	AUSTRALBRICKS - REMASTERED WEATHERED RED BLEND	RED BLEND	
ALUMINIUM FRAMED AWNING WINDOWS	2	POWDER COATED ALUMINIUM	DOVER WHITE	
FIBRE CEMENT PANEL CLADDING	3	JAMES HARDIE FINE TEXTURE CLADDING	NATURAL	
RENDERED LIGHT WEIGHT CLADDING	4	COLOURED RENDER DULUX	SIGNATURE GREY	
ALUMINIUM FRAMED SLIDING DOORS	5	POWDER COATED ALUMINIUM	DOVER WHITE	
SOLID TIMBER FRONT, LAUNDRY, BALCONY	6	TIMBER PAINTED	REDWOOD FOREST	
CORRUGATED IRON SHEET ROOFING @ 22.5° PITCH	7	COLORBOND SHEET ROOFING	MONUMENT	
WINDOW AWNING	8	COLORBOND WINDOW AWNINGS	DOVER WHITE	

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PLANNING

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building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

drawing title:
ELEVATIONS

north	date: 25/ 06/ 2026	drawn: TPP
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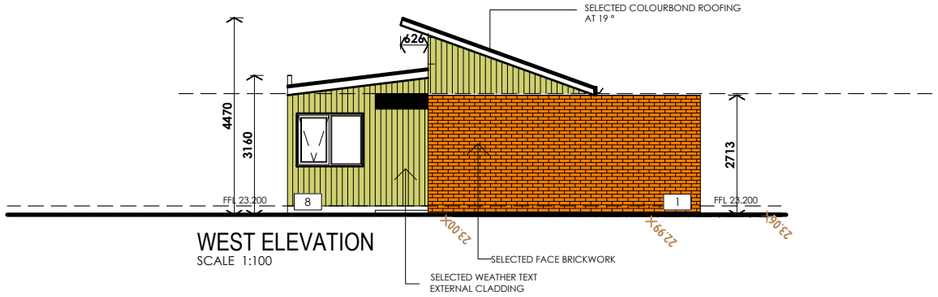
City of Greater Geelong, Statutory Planning, Date Received 25/06/2026



WEST ELEVATION
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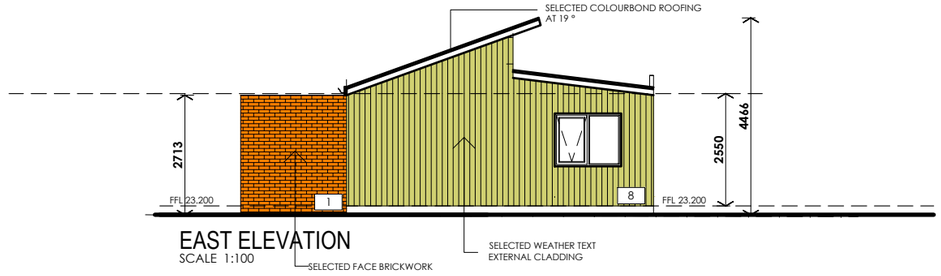

EAST ELEVATION
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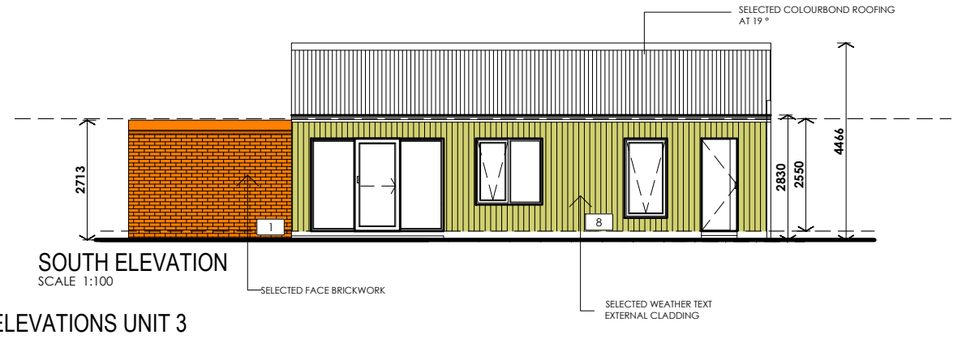

SOUTH ELEVATION
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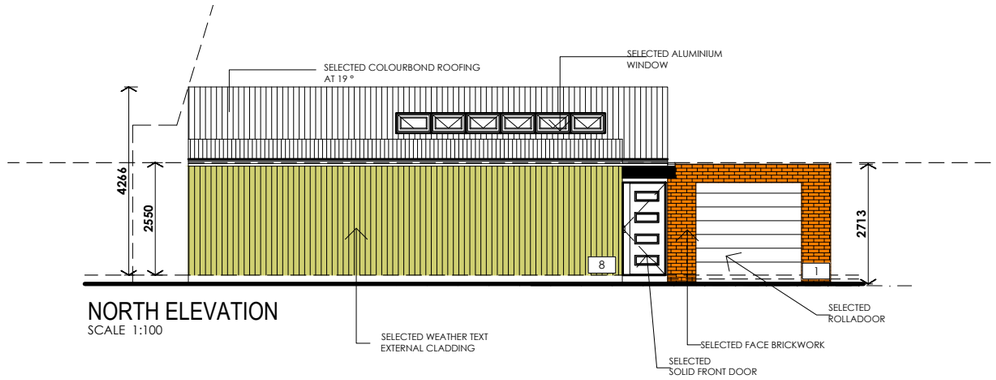
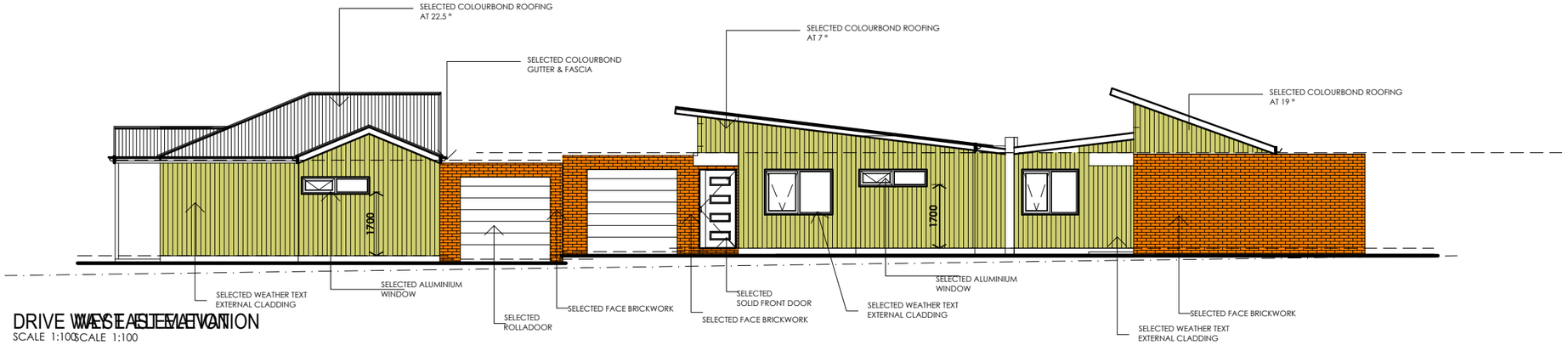
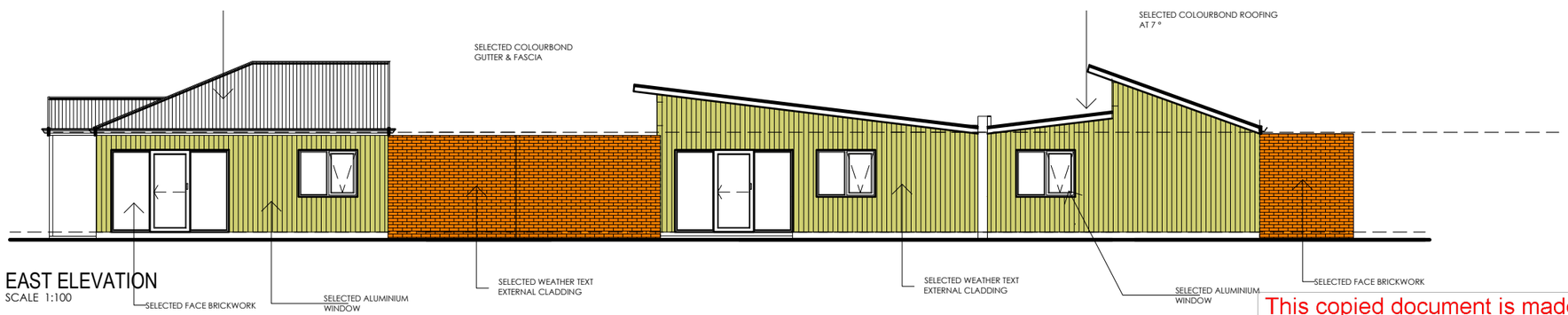


NORTH ELEVATION
SCALE 1:100

ELEVATIONS UNIT 3
SCALE 1:100



DRIVE WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

COURTYARD WEST ELEVATION
SCALE 1:100

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north

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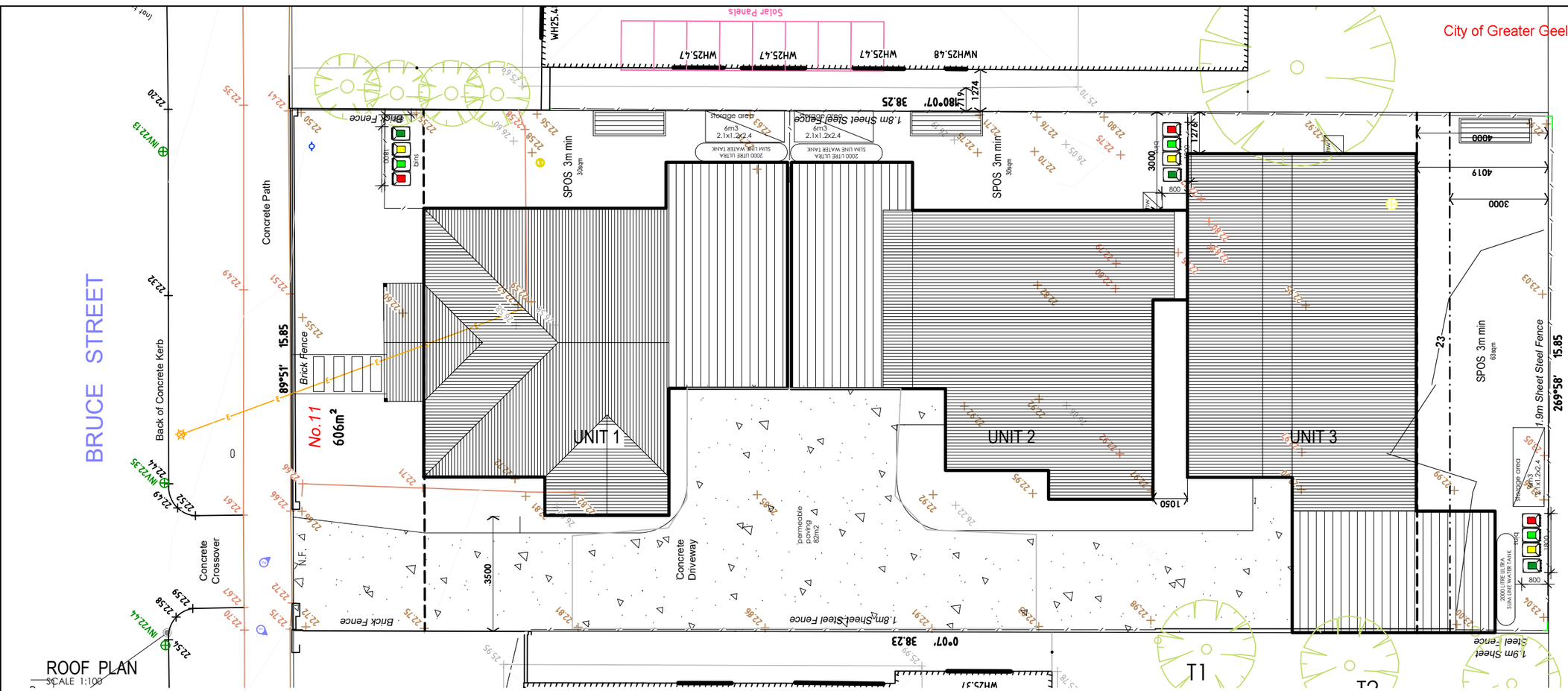
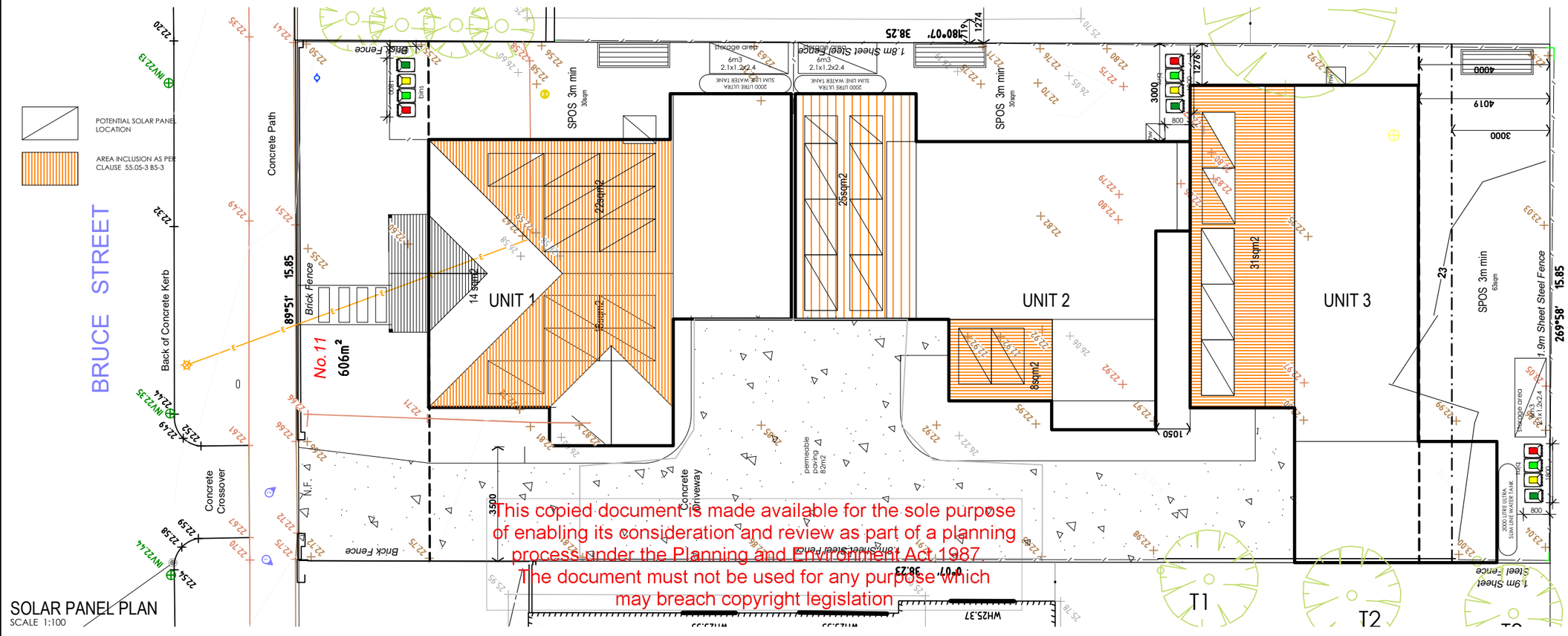


ROOF PLAN
SCALE 1:100



SOLAR PANEL PLAN
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Ground Floor	63.15m²	0.00 sq
Porch	1.44 m²	0.00 sq
Garage	23.45 m²	0.00 sq
UNIT 1 (Lot 1 - 00m2)		
Ground Floor	73.95 m²	0.00 sq
Porch	1.44 m²	0.00 sq
Garage	21.45 m²	0.00 sq
TOTAL BUILDING AREA	279.48 m²	00.00 sq
Site Area	606.0 m²	
Site Coverage (70% max.)	326.52 m²	53.0 %
Permeability (20% min.)	450.00 m²	26.0 %
Common Property	124.0 m²	

client approval signature:

stage:
PLANNING

designed by:

suite 3/133 SHANNON AVE
MANIFOLD HEIGHTS VIC 3218
PH: 5221 6613
FAX: 5221 6614
email: tonypreiato @pipeline.com.au
tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

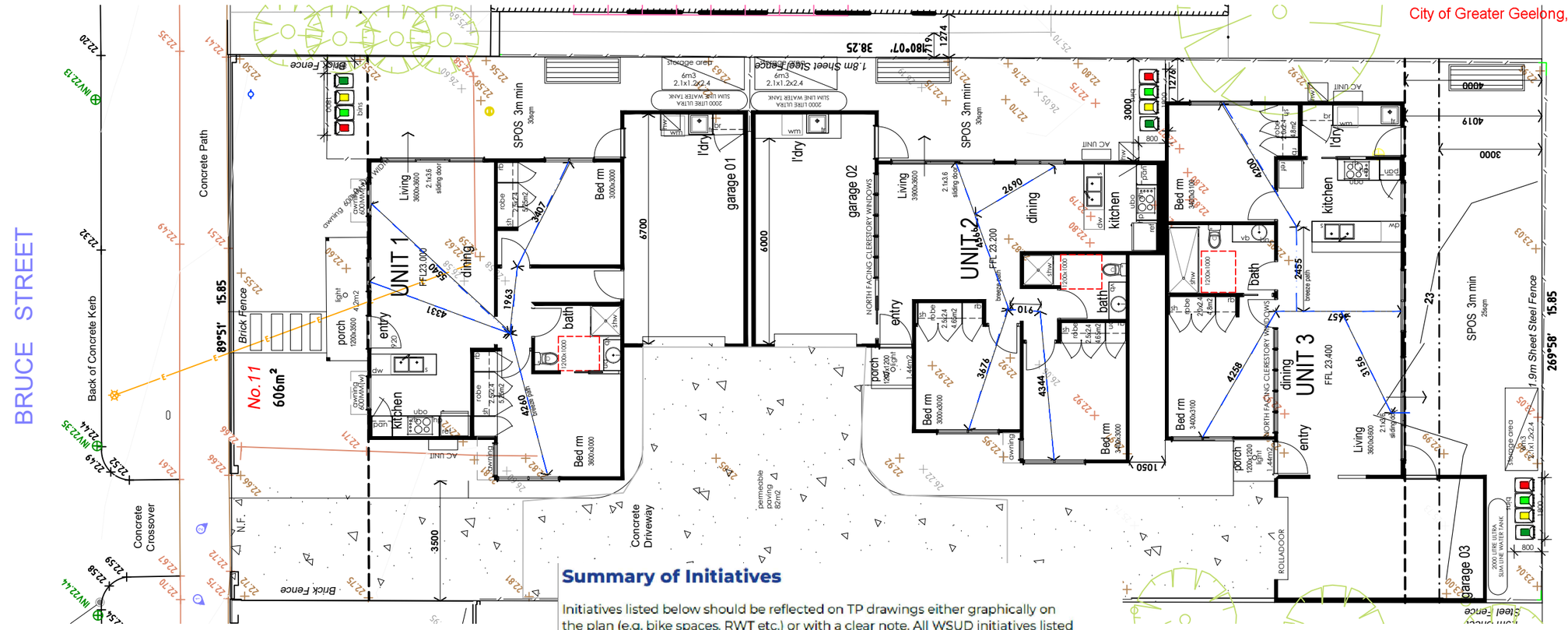
drawing title:
ROOF AND SOLAR PLAN

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

north

file no: 221904
rev no: B

City of Greater Geelong, Statutory Planning - Date Received: 25/06/2026

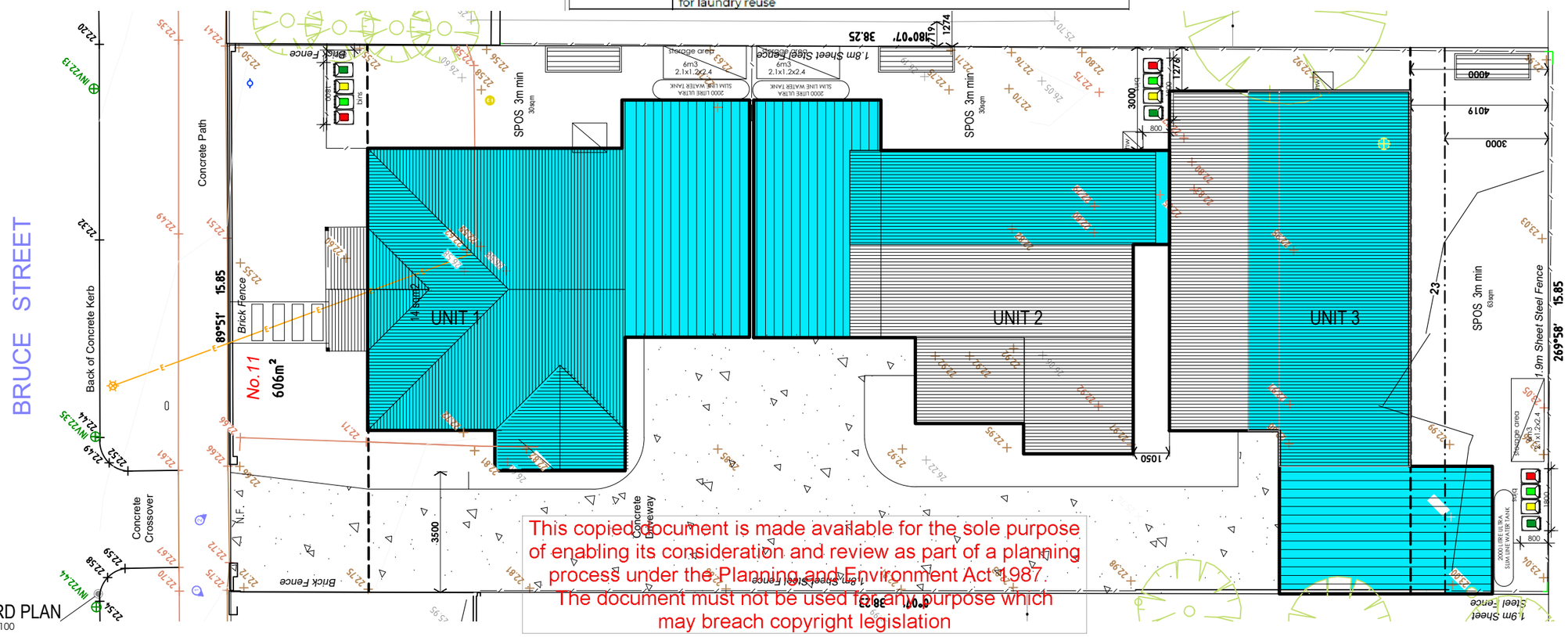


VENTILATION / BREEZE PLAN
SCALE 1:100

Summary of Initiatives

Initiatives listed below should be reflected on TP drawings either graphically on the plan (e.g. bike spaces, RWT etc.) or with a clear note. All WSUD initiatives listed in the report should be clearly noted on drawings including all areas diverting to the proposed treatment (e.g. RWT, raingarden etc.).

Category	Requirement
Stormwater	The entire roof runoff from Unit 1 and part of the roof runoff from Unit 2 & 3 will be diverted into a 2,500L tank for each unit – Water to be used for toilet flushing, irrigation and laundry – Gutter guard, first-flush and filter installed for laundry reuse



WSURD PLAN
SCALE 1:100

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date commenced:	XX / XX / 2020
date first issued:	

rev	date	drw	chk	description
A	25 /06/ 2026	XXX	TPP	CLIENT REQUESTED CHANGES

PROPOSED AREA SCHEDULE

UNIT 1 (Lot 1 - 00m2)		
Ground Floor	66.95 m²	0.00 sq
Porch	4.20 m²	0.00 sq
Garage	23.45 m²	0.00 sq
UNIT 2 (Lot 1 - 00m2)		
Ground Floor	63.15m²	0.00 sq
Porch	1.44 m²	0.00 sq
Garage	23.45 m²	0.00 sq
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Common Property	124.0 m²	

client approval signature:

stage: PLANNING

designed by:
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MANIFOLD HEIGHTS VIC 3218
PH: 5221 6613
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tonypreiato & ASSOCIATES
building designers

project: UNIT DEVELOPMENT

site address: 11 BRUCE STREET BELL PARK

client:

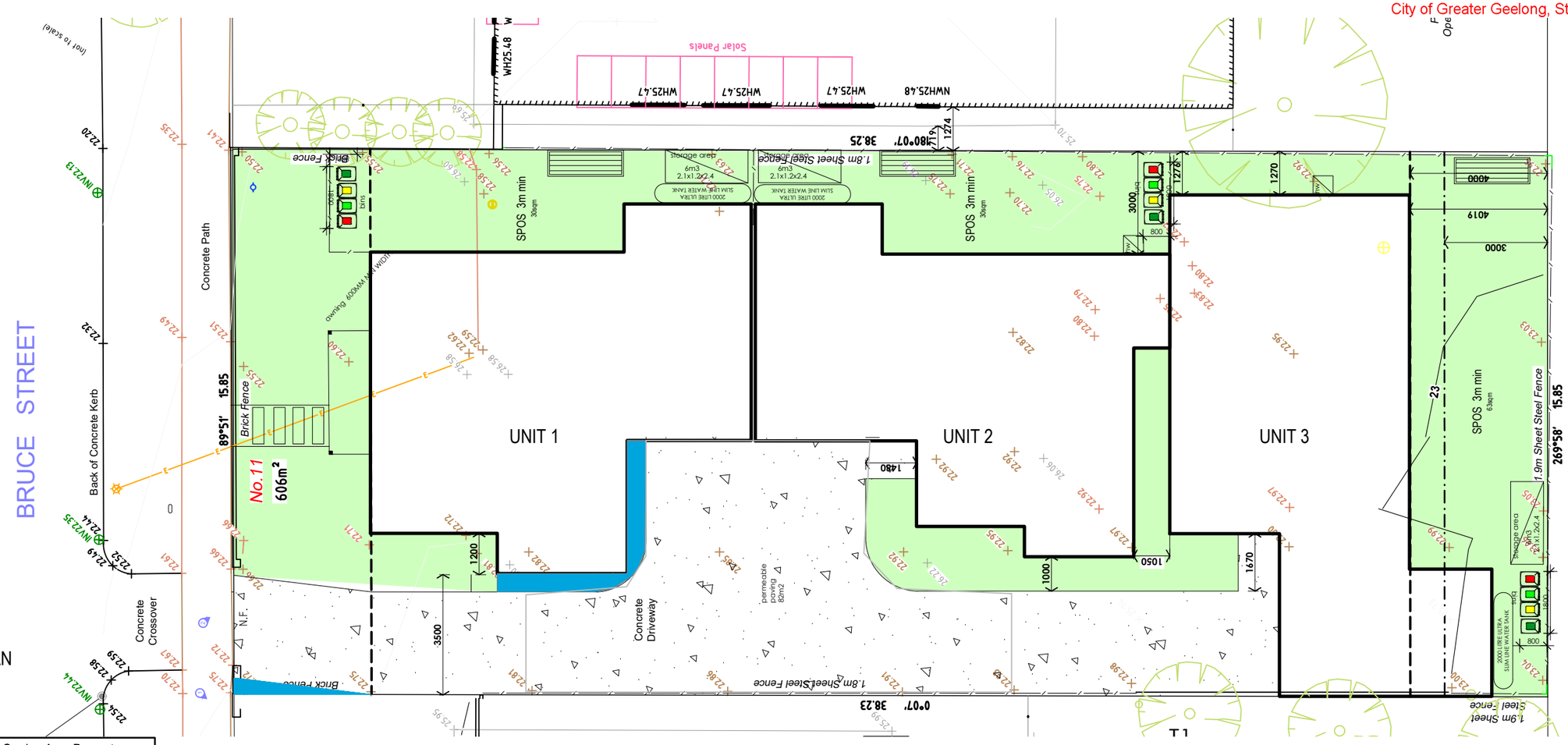
drawing title: BREEZE PLAN

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

north

file no: 221904 | rev no: B

City of Greater Geelong, Statutory Planning, Date Received 25/06/2026



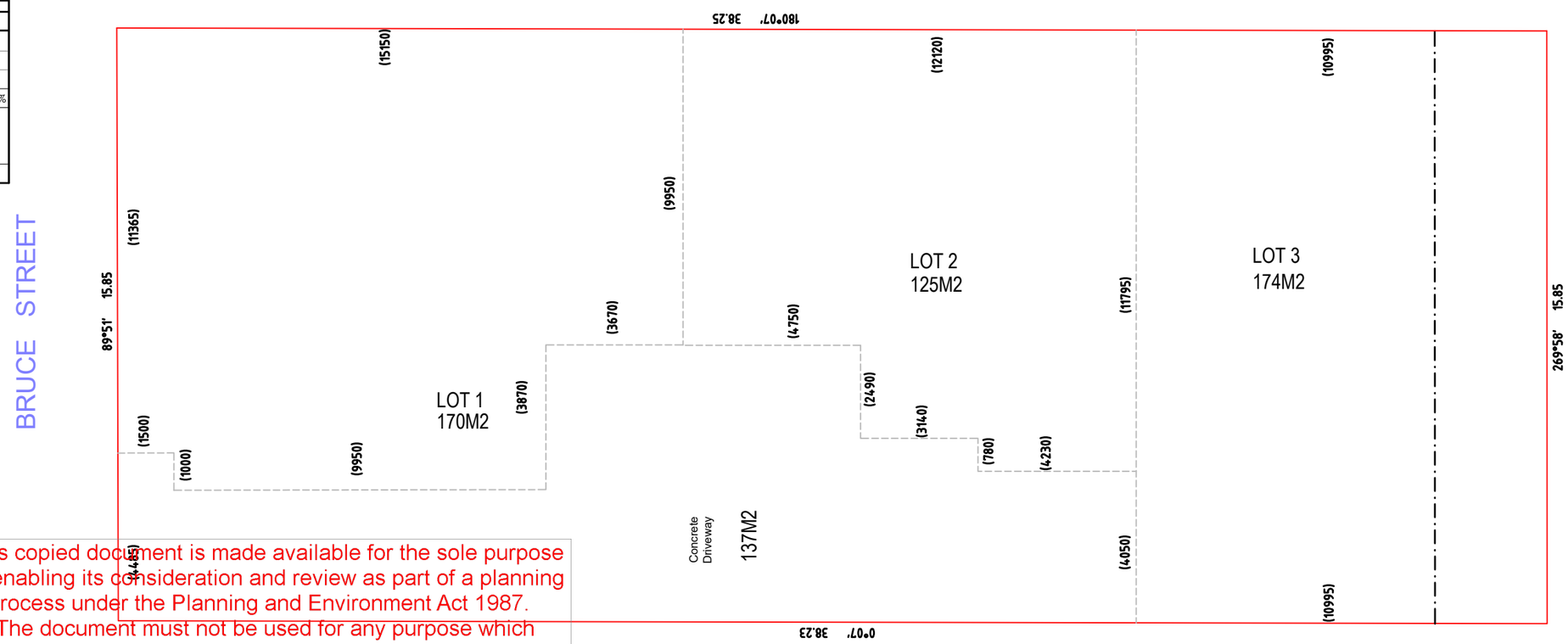
GARDEN PLAN
SCALE 1:100

LEGEND: Minimum Garden Area Percentage

FOR LOT SIZE ABOVE 606 SQUARE METRES: MINIMUM PERCENTAGE OF LOT SET ASIDE AS GARDEN AREA 181.8m2 PERCENT (30%).

TOTAL SITE AREA:

COLOUR CODE	AREA DESCRIPTION	AREA	%
	REAR/SIDE YARDS (AREAS WIDER THAN 1.2M)		
	FRONT YARD		
	SERVICE YARD		
	TOTAL AREA	197.0 M2	32.54%
	EXCLUSION AREAS: - DRIVEWAYS - ROOFED AREAS - AREAS WITH A WIDTH SMALLER THAN 1 METER		
	TOTAL EXCLUSION AREA		



SUB DIVISION PLAN
SCALE 1:100

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email: tonypreiato@pipeline.com.au
tonypreiato & ASSOCIATES
building designers

project: UNIT DEVELOPMENT

site address: 11 BRUCE STREET BELL PARK

client:

drawing title: GARDEN PLAN

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

north

file no: 221904 | rev no: B

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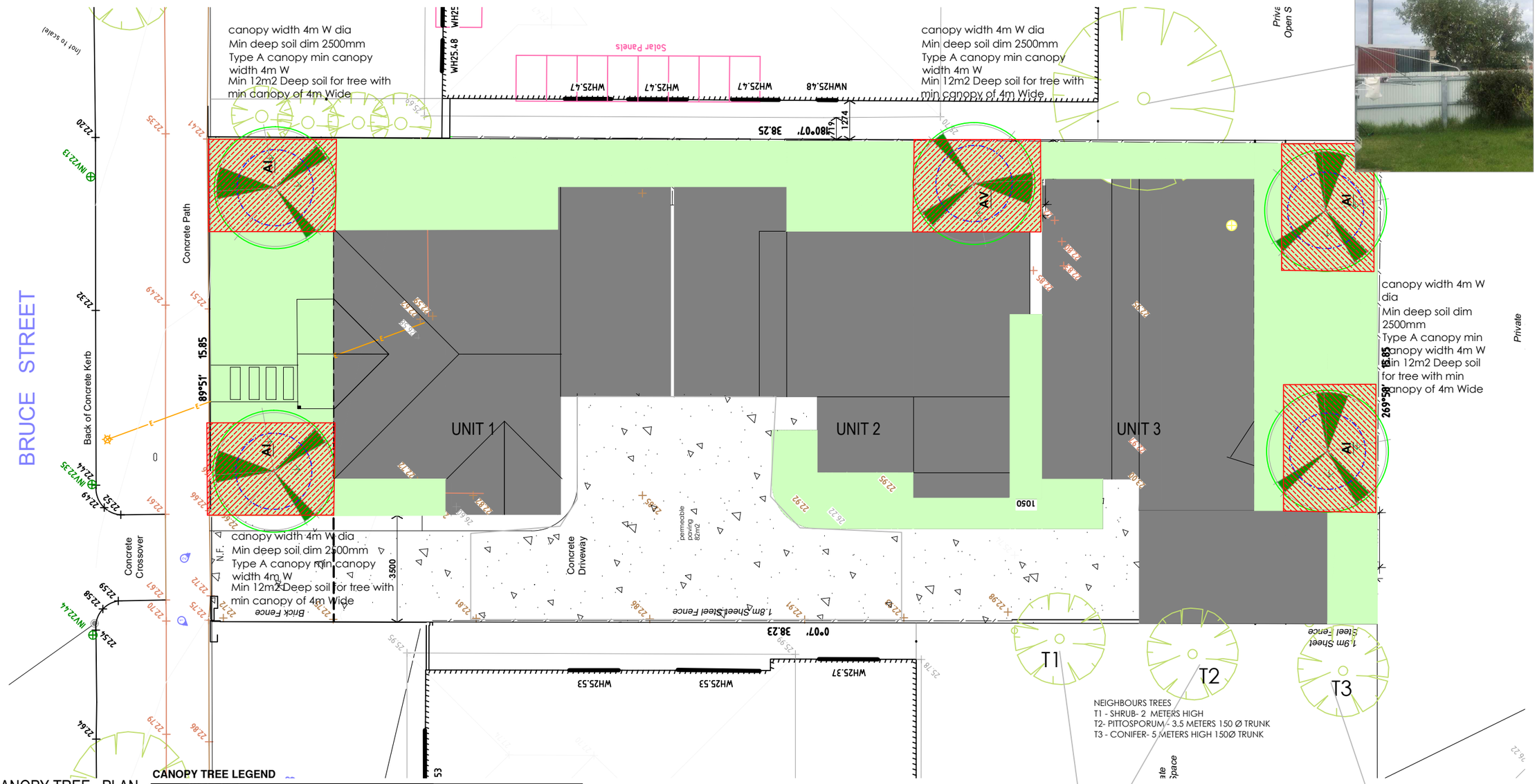

CANOPY TREE PLAN
SCALE 1:100

CANOPY TREE LEGEND

SPECIFICATION.

TREE ID	TREE TYPE	SOIL DEPTH	BOTANICAL NAME	COMMON NAME	MATURE SIZE	COVER M2	QUANTITY REQUIRED	TOTAL
AI	TYPE A	25 min	ACACIA IMPLEXA	LIGHT WOOD	10x6 M	28.3 M2	4	113.2M2
AV	TYPE A	25 min	Allocasuarina Verticillata	'Black Sheoke	6x4M	12.6 M2	1	12.6M2
TOTAL AREA COVERED								125.8 M2

HEIGHT OF TREE (METERS) | TREE IN DEEP SOIL AREA OF DEEP SOIL SOIL VOLUME M3 | SOIL PLAN DIMENSION (METERS) | TYPE

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Canopy Tree

11 BRUCE STREET BELL PARK= 606 m2
Canopy tree Requirement = 20% 121.22m²

Design Complies with Requirement

ACACIA IMPLEXA (AI)
LIGHT WOOD

Allocasuarina Verticillata 'Black Sheoke (AV)

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Permeability (20% min.)	450.00 m²	26.0 %
Common Property	124.0 m²	

client approval signature:

stage:
PLANNING

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MANIFOLD HEIGHTS VIC 3218
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email: tonypreiato @pipeline.com.au

tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

drawing title:
CANOPY PLAN

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

north

file no: 221904
rev no: B

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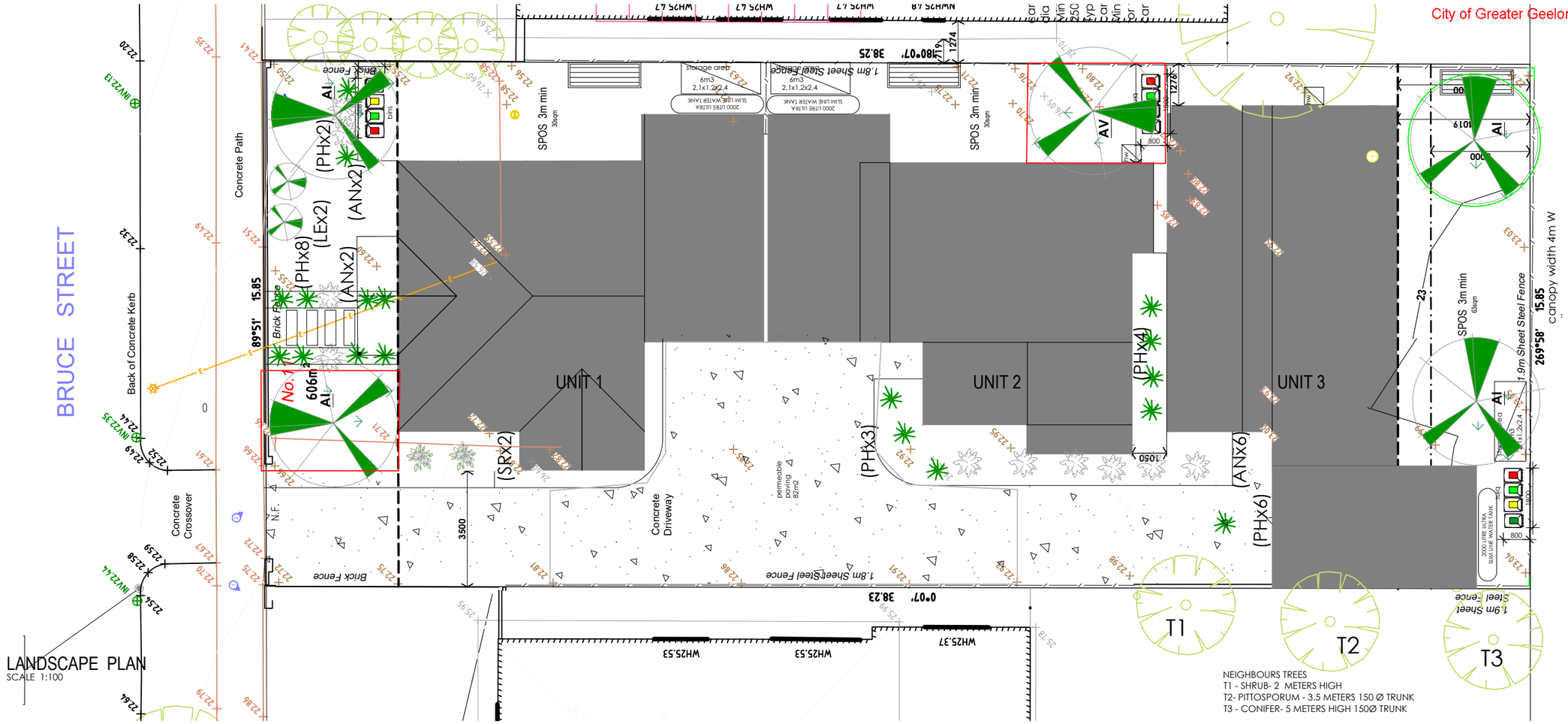

LANDSCAPE PLAN
SCALE 1:100

ACACIA IMPLEXA (AI)
LIGHT WOOD

Allocasuarina Verticillata 'Black Sheoke (AV)

ANIGOZANTHOS 'Bush Ranger' (AN)

PHORMIUM (PH)

STRELITZIA REGINAE (SR)

LEUCADENDRON 'Jester' (LE)

PLANTING LEGEND

	BOTANICAL NAME	LEUCADENDRON (LE)
	COMMON NAME	Jester
	MATURE SIZE	1.5m HIGH x 1.5m WIDE
	QUANTITY	9
	SPECIFICATION.	
	BOTANICAL NAME	ANIGOZANTHOS 'Bush Ranger' (AN)
	COMMON NAME	Kangaroo Paw
	MATURE SIZE	0.5m HIGH x 1m WIDE
	QUANTITY	22
	SPECIFICATION.	
	BOTANICAL NAME	STRELITZIA REGINAE (SR)
	COMMON NAME	Bird of Paradise
	MATURE SIZE	1.0m HIGH x 1m WIDE
	QUANTITY	10
	SPECIFICATION.	
	BOTANICAL NAME	PHORMIUM (PH)
	COMMON NAME	Maori Sunrise
	MATURE SIZE	1.0m HIGH x 0.8 - 1m WIDE
	QUANTITY	8

LANDSCAPE LEGEND

Proposed Pavers
300x600 & 450x1200 concrete pavers

Proposed Sand Surface
Granitic sand 75mm thick

Proposed Grass Surface
Cultivate subsoil to 200mm and spreading 50mm selected topsoil and Tall Fescue grass seed.

Proposed Concrete
100mm depth coloured or exposed aggregate concrete driveway.

Proposed woodmulch surface
Garden beds to be cultivated to 200mm depth, 100mm Garden Blend loam, and mulched with 75mm depth.

Proposed Pavers
500x500 concrete pavers

CANOPY TREE LEGEND

SPECIFICATION.

TREE ID	TREE TYPE	SOIL DEPTH	BOTANICAL NAME	COMMON NAME	MATURE SIZE	COVER M2	QUANTITY REQUIRED	TOTAL M2
AI	TYPE A	25 min	ACACIA IMPLEXA	LIGHT WOOD	10x6 M	28.3 M2	4	113.2M2
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TOTAL AREA COVERED								125.8 M2

TYPE
HEIGHT OF TREE (METERS)
TREE IN DEEP SOIL AREA OF DEEP SOIL SOIL VOLUME M3
SOIL PLAN DIMENSION (METERS)

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A	25 /06/ 2026	XXX	TPP	CLIENT REQUESTED CHANGES

PROPOSED AREA SCHEDULE

UNIT 1 (Lot 1 - 00m2)		
Ground Floor	66.95 m²	0.00 sq
Porch	4.20 m²	0.00 sq
Garage	23.45 m²	0.00 sq
UNIT 2 (Lot 1 - 00m2)		
Ground Floor	63.15m²	0.00 sq
Porch	1.44 m²	0.00 sq
Garage	23.45 m²	0.00 sq
UNIT 1 (Lot 1 - 00m2)		
Ground Floor	73.95 m²	0.00 sq
Porch	1.44 m²	0.00 sq
Garage	21.45 m²	0.00 sq
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Site Coverage (70% max.)	326.52 m²	53.0 %
Permeability (20% min.)	450.00 m²	26.0 %
Common Property	124.0 m²	

client approval signature:

stage:
PLANNING

designed by:
suite 3/133 SHANNON AVE
MANIFOLD HEIGHTS VIC 3218
PH: 5221 6613
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email: tonypreiato @pipeline.com.au
tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

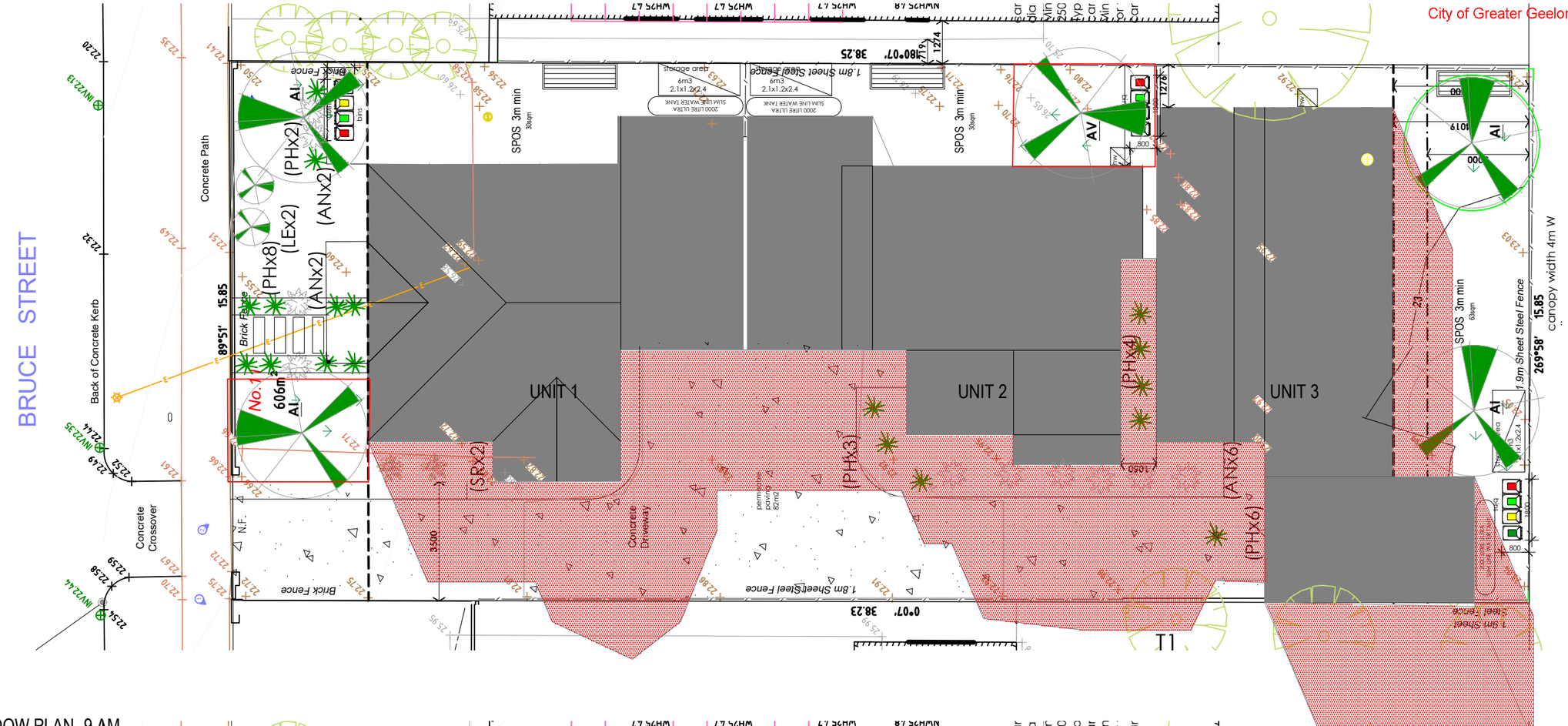
drawing title:
LANDSCAPE PLAN

north

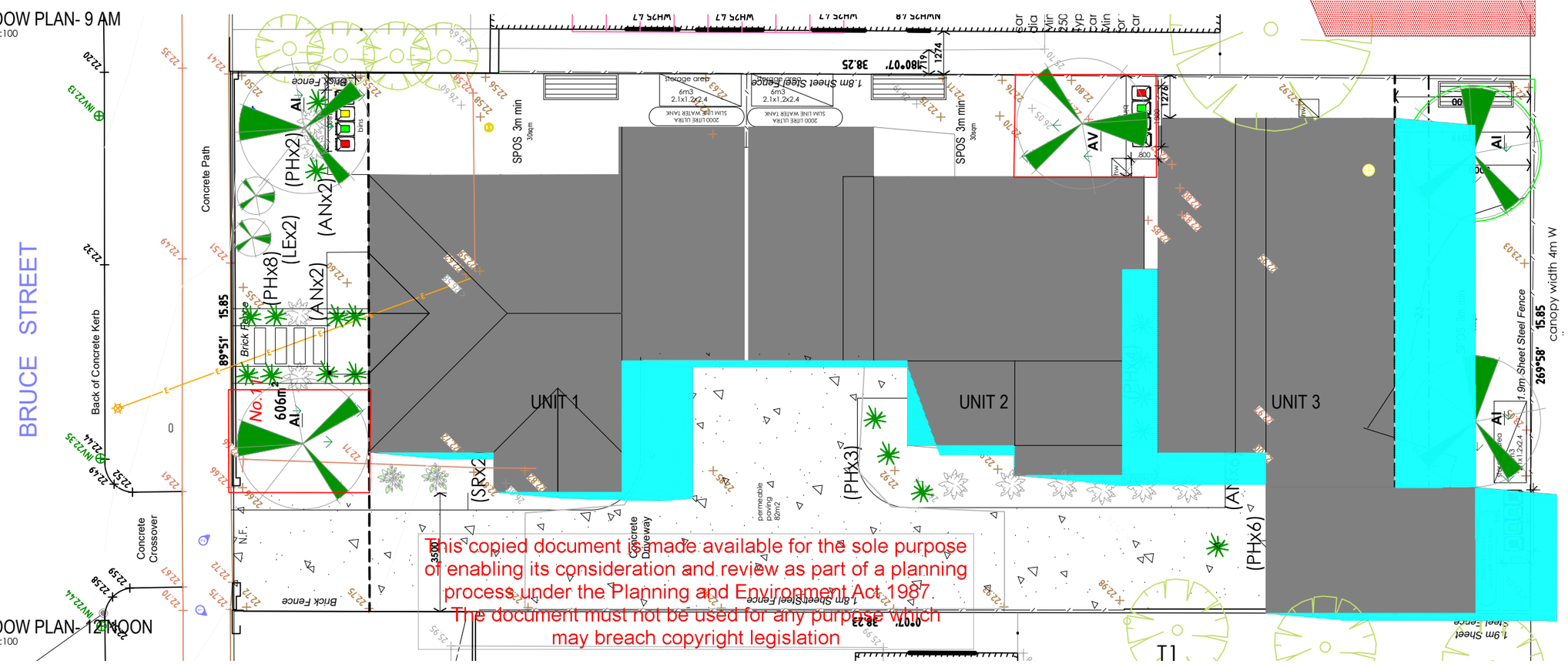
date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	
file no: 221904	rev no: B

not to be used for construction

City of Greater Geelong, Statutory Planning - Date Received 25/06/2026



SHADOW PLAN- 9 AM
SCALE 1:100



SHADOW PLAN- 12 NOON
SCALE 1:100

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Garage	23.45 m²	0.00 sq
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client approval signature:

stage:
PLANNING

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MANIFOLD HEIGHTS VIC 3218
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FAX: 5221 6614
e mail: tonypreiato @pipeline.com.au
tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

drawing title:
SHADOW PLAN S

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

north

file no: 221904
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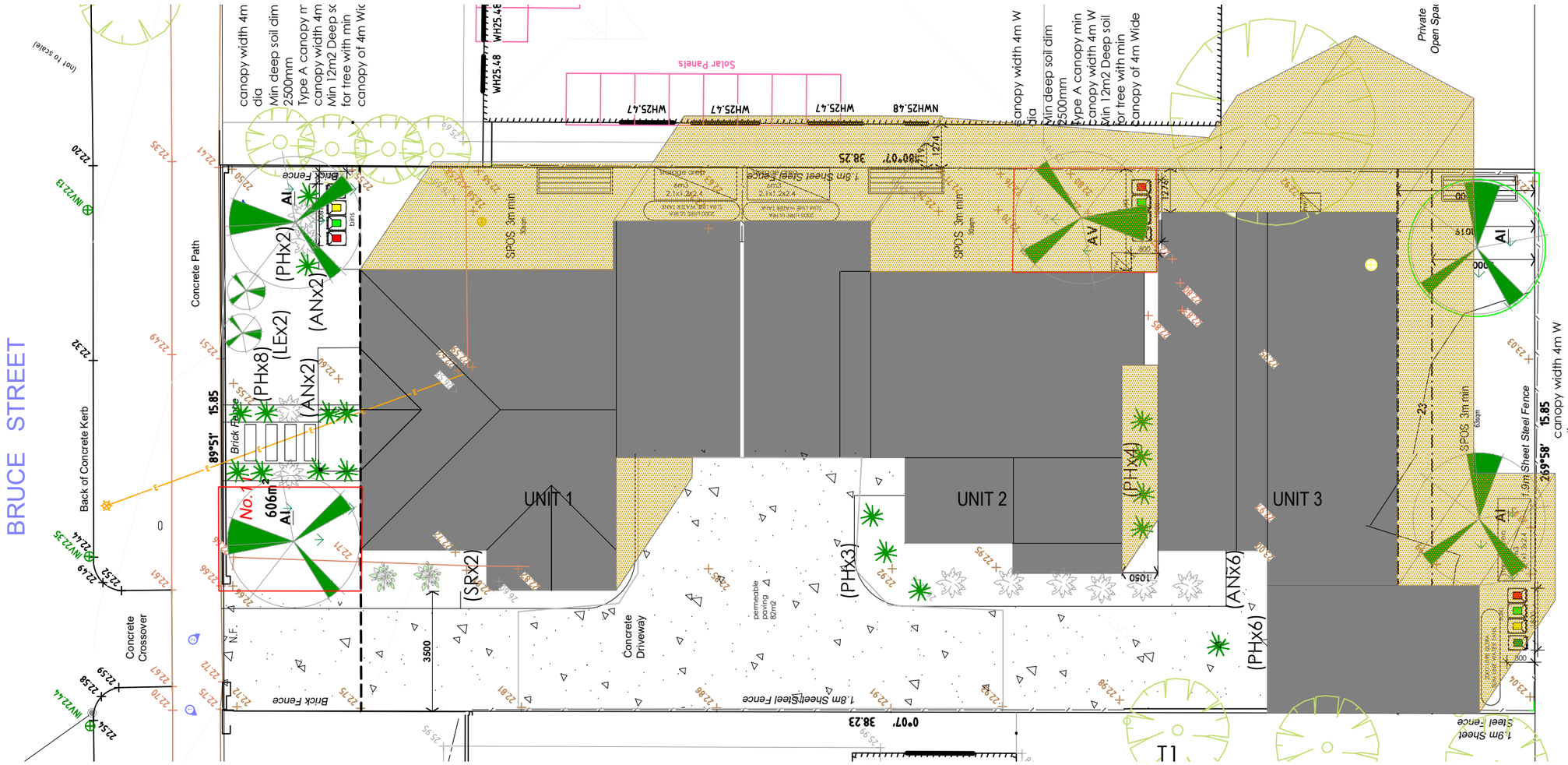
City of Greater Geelong, Statutory Planning - Date Received 25/06/2026



SHADOW PLAN- 3PM
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stage:
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project:
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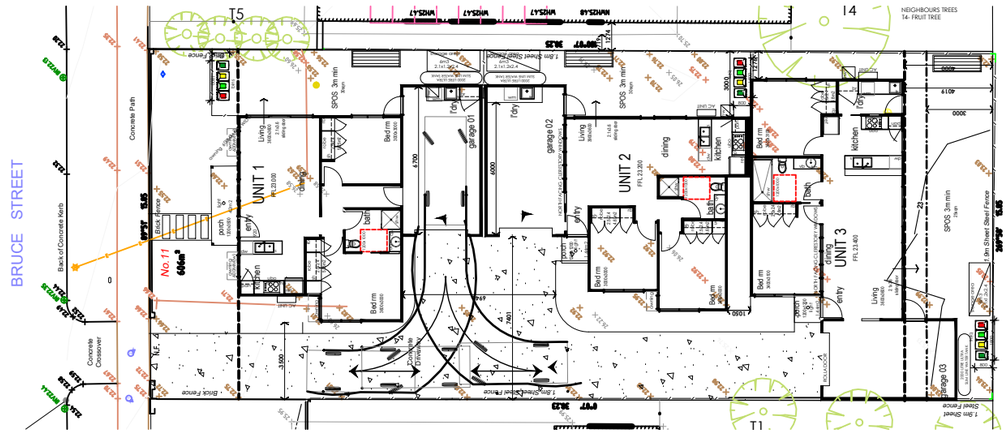
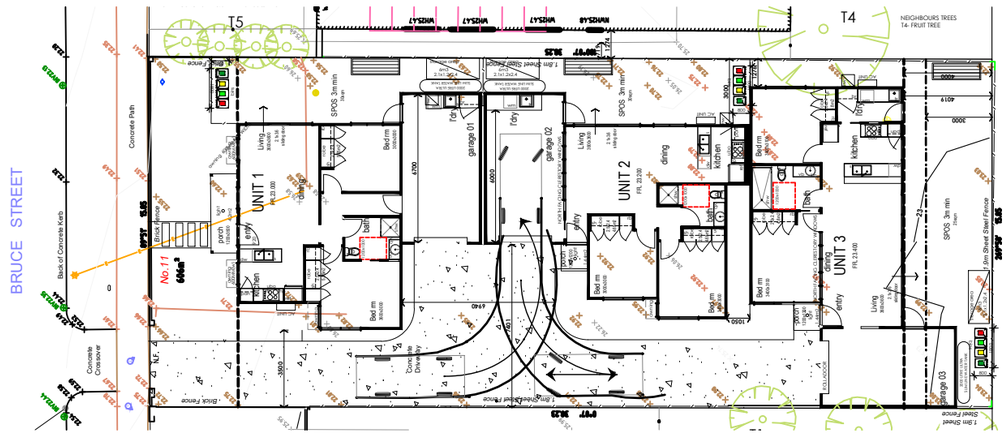
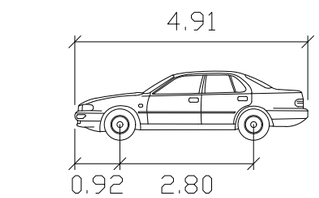


TURNING Unit 1 entry and exit
SCALE 1:200

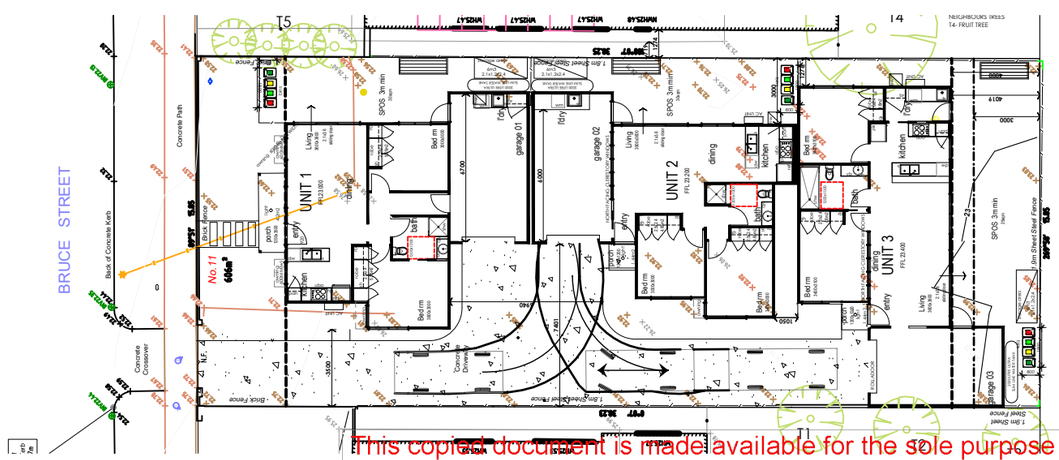


TURNING Unit 2 entry and exit
SCALE 1:200



B85 meters

Width : 1.87
Track : 1.77
Lock to Lock Time: 6.0
Steering Angle : 34.0



TURNING Unit 3 entry and exit
SCALE 1:200

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SHADOW PLAN
SCALE 1:100

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Site Area	606.0 m²	
Site Coverage (70% max.)	326.52 m²	53.0 %
Permeability (20% min.)	450.00 m²	26.0 %
Common Property	124.0 m²	

client approval signature:

stage:
PLANNING

designed by:

suite 3/133 SHANNON AVE
MANIFOLD HEIGHTS VIC 3218
PH: 5221 6613
FAX: 5221 6614
e mail: tonypreiato @pipeline.com.au

tonypreiato & ASSOCIATES
building designers

project:
UNIT DEVELOPMENT

site address:
11 BRUCE STREET
BELL PARK

client:

drawing title:
TURNING CIRCLE

date: 25/ 06/ 2026	drawn: TPP
scale: SCALE	checked: TP
sheet no: 01 of **	

north

file no: 221904
rev no: B