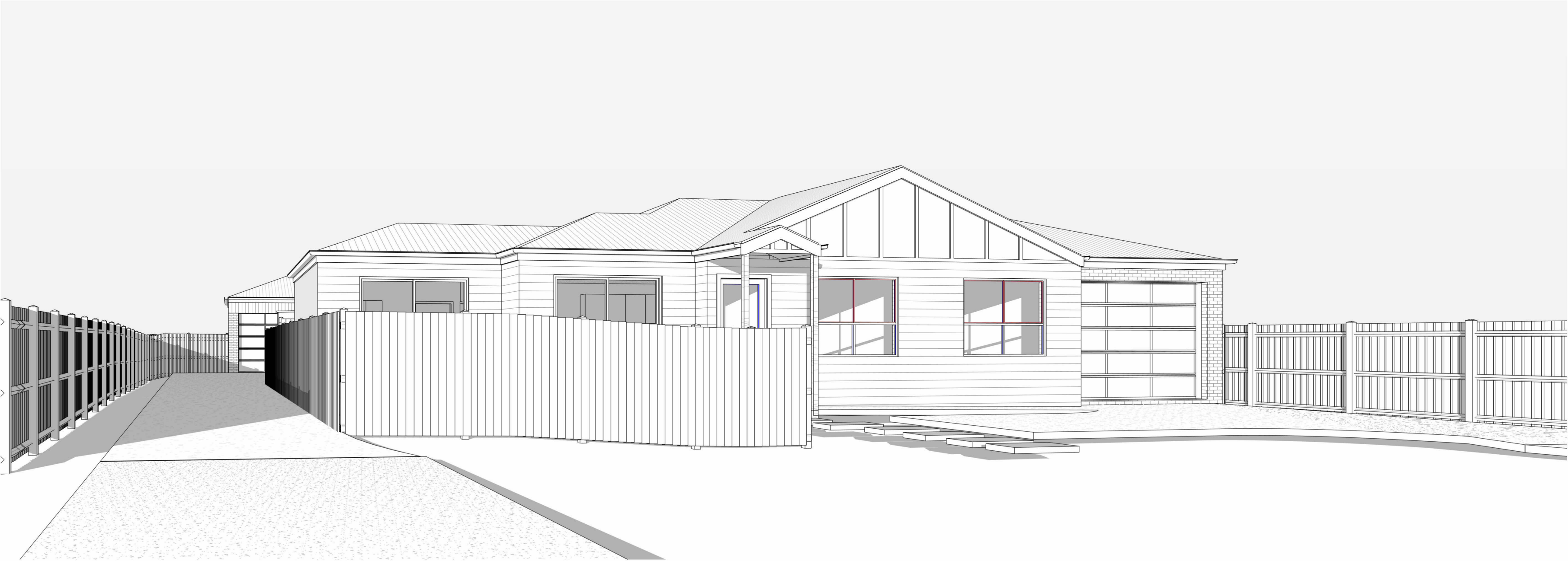


Project: UNIT DEVELOPMENT
Address: 49 FOREST ROAD SOUTH, LARA 3212
Client: MODICA DEVELOPMENTS
Drawing Issue: ISSUE FOR PLANNING
Issue Date: AUGUST 2026

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



SUBJECT SITE - 49 FOREST RD LARA 3212
scale: 1 : 250



FRONT PERSPECTIVE FOREST RD
scale:

DRAWING LIST			
DWG NO:	DRAWING NAME	REV	ISSUE DATE
P001	COVER SHEET	C	27/08/2026
P002	LOCALITY - SITE LOCALITY PLAN	C	27/08/2026
P003	SITE - NEIGHBOURHOOD SETBACK PLAN	C	27/08/2026
P004	SITE - SITE ANALYSIS PLAN	C	27/08/2026
P005	SITE - PROPOSED SITE DESIGN RESPONSE PLAN	C	27/08/2026
P006	PLAN - PROPOSED FLOOR PLAN	C	27/08/2026
P007	ELEVATIONS OVERALL	C	27/08/2026
P008	ELEVATIONS UNITS	C	27/08/2026
P009	PLAN - INDICATIVE SUBDIVISION PLAN	C	27/08/2026
P010	PLAN - GARDEN AREA & STORM DESIGN PLAN	C	27/08/2026
P011	PLAN - LANDSCAPE & TREE CANOPY PLAN	C	27/08/2026
P012	PLAN - TURNING MOVEMENTS	C	27/08/2026

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026
NO:	REVISION	APP	DATE	

anotherdimension
building design
e: info@anotherdimension.com.au | p: +61 3 5221 5658 | PO Box 3275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BDAY
© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

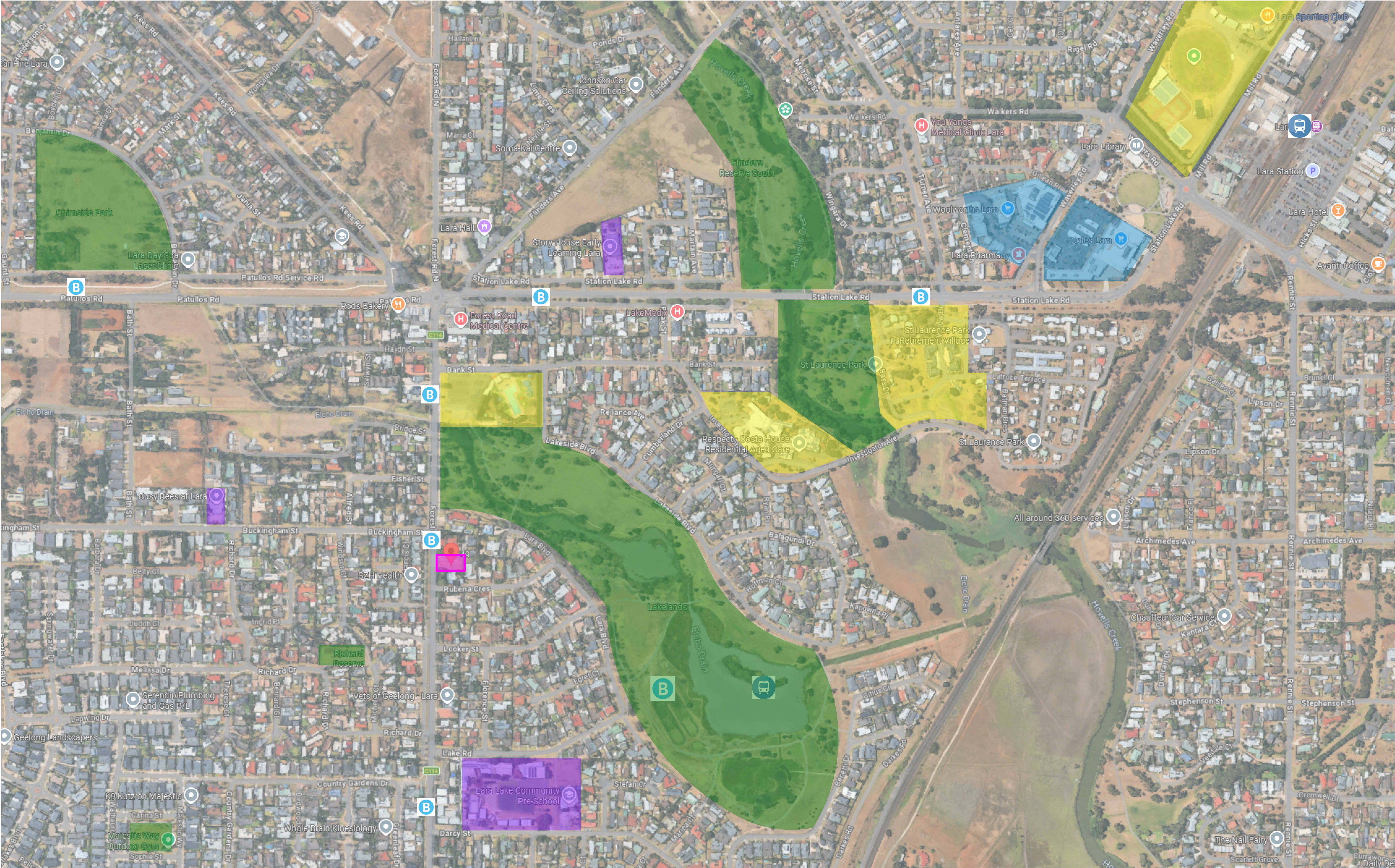
BAR SCALE
0 1000 2000 3000 4000 5000 mm
SCALE 1: 100
AT ORIGINAL SIZE
N
Design Matters
Registered Building Designer
Member

ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS
PROJECT: UNIT DEVELOPMENT
ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212
DWG TITLE: COVER SHEET
DATE: AUGUST 2026
PROJECT No: 26-020
SCALE: 1 : 250 @A1
DWG No: P001
REV: C

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



SITE LOCALITY PLAN
scale: 1 : 100

AREA ANALYSIS LEGEND			
	SUBJECT SITE		SPORTING FACILITY
	UNIT DEVELOPMENT		COMMUNITY SPACE
	SCHOOL		AGE CARE
	BUS STOPS		PLACE OF WORSHIP
	TRAIN STATION		PUBLIC OPEN SPACE
	SHOPS / RETAIL		

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026
NO.	REVISION	APP	DATE	

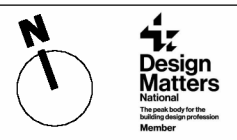
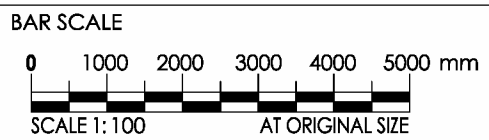
anotherdimension
building design

e: info@anotherdimension.com.au | p: +61 3 5221 5658 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VARY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.



ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212

DWG TITLE: LOCALITY - SITE LOCALITY PLAN

DATE: AUGUST 2026

PROJECT No: 26-020

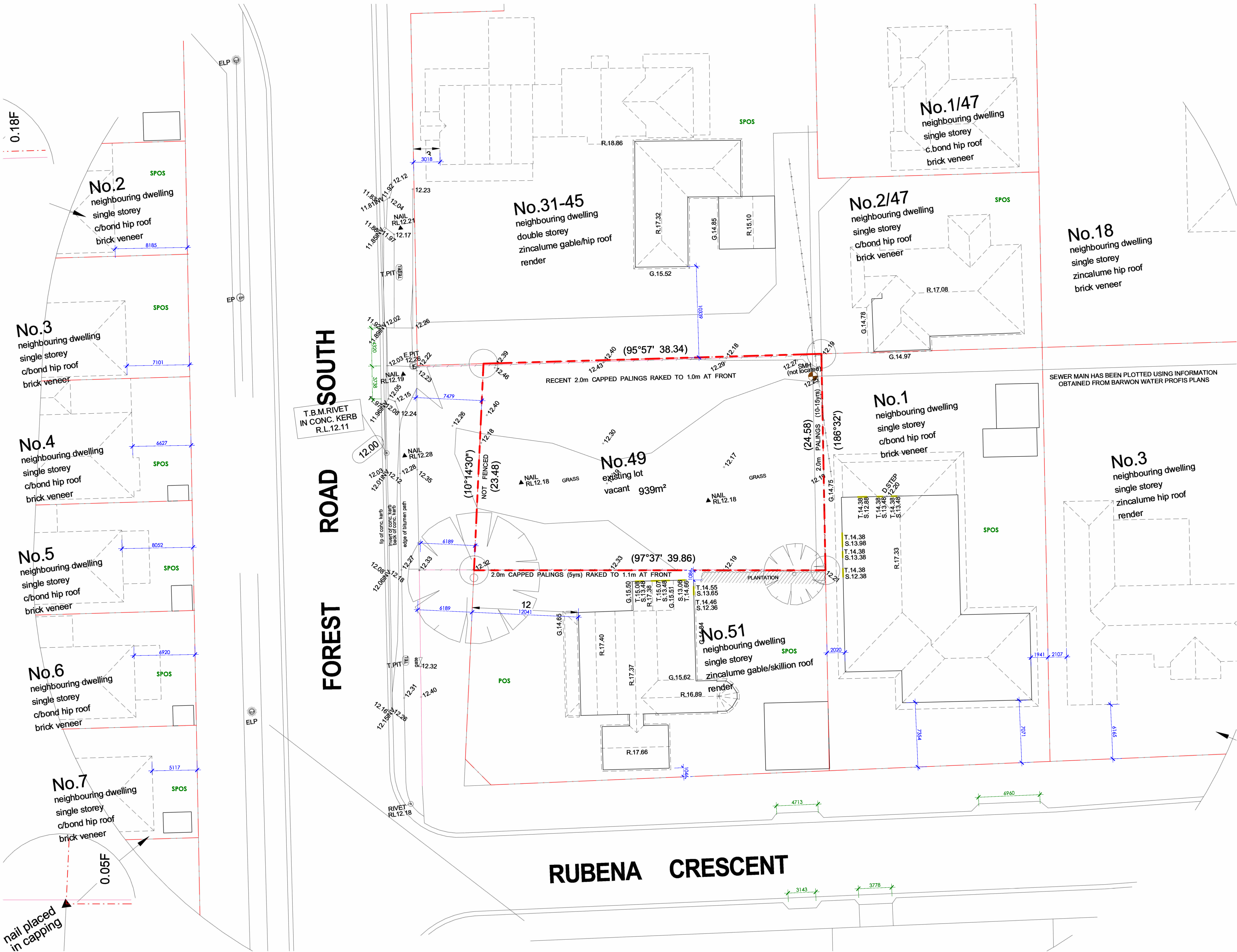
SCALE: 1 : 100 @A1

DWG No: P002

REV: C

SITE - NEIGHBOURHOOD SETBACK PLAN

scale: 1 : 200



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

SITE DESIGN RESPONSE LEGEND

SITE & TITLE BOUNDARY

CONTOUR LINE & RL +10.00

PROPOSED DEMO LINE

SEWER LINE

NEIGHBOURING WINDOWS

BUILDING OUTLINE

RESCODE SETBACKS

EASEMENT

EXISTING FENCE LINE

EXISTING BUILDING FABRIC

SITE SURFACES

MINIMUM 25m² REQUIREMENT FOR SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)

ALLOCATED GARDEN AREA INCLUDED FOR PRIVATE OPEN SPACE (P.O.S.) & SECLUDED PRIVATE OPEN SPACE - GRASS AREA

ALLOCATED GARDEN AREA NOT INCLUDED IN PRIVATE OPEN SPACE - GRASS AREA

ALLOCATED HARD SURFACES (DRIVEWAY ETC) NOT ALLOCATED TO GARDEN SPACE - PAVED CONCRETE

GARDEN BED

INFILTRATION SAND BED

RAIN GARDEN

MULCH

GRAVEL

TIMBER DECKING

EXTERNAL CONCRETE PAVERS

EXTERNAL TILES

SITE LANDSCAPING

EXISTING VEGETATION / TREE TO BE REMOVED

CANOPY TREE

LANDSCAPING LOW LEVEL

SITE OBJECTS

WT 3000L SLIMLINE WATER TANK - REFER TO STORM DESIGN RESPONSE FOR WATER TANK SIZES & TREATMENT

RG ABOVE OR BELOW GROUND RAIN GARDEN WITH TREATMENT IN m² REFER TO STORM DESIGN RESPONSE

G.S 6m³ H= 2400 mm W= 1800 mm D= 1520 mm

GARDEN STORAGE SHED SINGLE OR MULTIPLE TO ADD UP TO 6m³

BIN STORE LOCATION

EXTERNAL LOW LVL BOLLARD LIGHTING

EXTERNAL PORCH LIGHT

EXTERNAL WALL MOUNTED LIGHT

BREEZE PATH

SOLAR PANEL REQ = 26m² ALLOCATED ROOF AREA FOR SOLAR PANELS PROVISION WITH MIN DIMENSION OF 1.7M. AREA NOMINATED ON PLANS

ABBREVIATIONS

FBM TEMPORARY BENCH MARK

FFL NOMINATED FINISHED FLOOR LEVEL TO AHD

HAB HABITABLE WINDOW

NH NON HABITABLE WINDOW

POS PRIVATE OPEN SPACE

SPOS SECLUDED PRIVATE OPEN SPACE

TPM TIMBER PALING FENCE

O/H OVERHANG

LB LETTER BOX

MB METERBOARD

CLB COMMON LETTER BOX

CMB COMMON METERBOARD

GS GARDEN SHED / STORE 6m³

GB GARDEN BED

GM GAS METER

RG RAIN GARDEN

RW RETAINING WALL

WT WATER TANK

WM WATER METER

WOB WALL ON BOUNDARY

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2024
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2024
A	ISSUE FOR PLANNING	MT	SM	15/06/2024

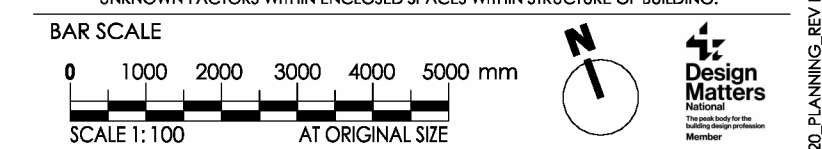
another dimension
building design
e: info@anotherdimension.com.au | p: +61 5 5221 5658 | PO Box 5275 north geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design

This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.



ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212

DWG TITLE: SITE - NEIGHBOURHOOD SETBACK PLAN

DATE: AUGUST 2024

PROJECT No: 26-020 DWG No: P003

SCALE: As indicated @A1 REV: C

LEGEND TPZ:
TREE PROTECTION ZONE
[TRX] TREE AS PER ARBORIST NOMINATED AS PER ARBORIST REPORT / INFO SUPPLIED ANY WORKS WITHIN THE TPZ OF TREES FOR RETENTION IS TO BE OVERSEEN BY THE PROJECT ARBORIST

SRZ:
STRUCTURAL ROOT ZONE

SITE DESIGN RESPONSE LEGEND

SITE & TITLE BOUNDARY	BUILDING OUTLINE
CONTOUR LINE & RL +10.00	RESCODE SETBACKS
PROPOSED DEMO LINE	EASEMENT
SEWER LINE	EXISTING FENCE LINE
NEIGHBOURING WINDOWS	EXISTING BUILDING FABRIC

SITE SURFACES

MINIMUM 25m² REQUIREMENT FOR SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	
ALLOCATED GARDEN AREA INCLUDED FOR PRIVATE OPEN SPACE (P.O.S.) & SECLUDED PRIVATE OPEN SPACE - GRASS AREA	
ALLOCATED GARDEN AREA NOT INCLUDED IN PRIVATE OPEN SPACE - GRASS AREA	
ALLOCATED HARD SURFACES (DRIVEWAY ETC) NOT ALLOCATED TO GARDEN SPACE - PAVED CONCRETE	
GARDEN BED INFILTRATION SAND BED RAIN GARDEN MULCH	GRAVEL
TIMBER DECKING	EXTERNAL CONCRETE PAVERS
	EXTERNAL TILES

SITE LANDSCAPING

EXISTING VEGETATION / TREE TO BE REMOVED	CANOPY TREE	LANDSCAPING LOW LEVEL
--	-------------	-----------------------

SITE OBJECTS

WT	3000L SLIMLINE WATER TANK - REFER TO STORM DESIGN RESPONSE FOR WATER TANK SIZES & TREATMENT
RG	ABOVE OR BELOW GROUND RAIN GARDEN WITH TREATMENT IN m² REFER TO STORM DESIGN RESPONSE
G.S	H= 2400 mm W= 1800 mm D= 1520 mm
MB	METREBOARD
CMB	COMMON METREBOARD
EXT	EXTERNAL PORCH LIGHT
EXT	EXTERNAL WALL MOUNTED LIGHT
BL	EXTERNAL LOW LVL BOLLARD LIGHTING
xx-xxm	BREEZE PATH
SOLAR PANEL REQ = 26m²	ALLOCATED ROOF AREA FOR SOLAR PANELS PROVISION WITH MIN DIMENSION OF 1.7M. AREA NOMINATED ON PLANS

ABBREVIATIONS

TBM	TEMPORARY BENCH MARK
FL	NOMINATED FINISHED FLOOR LEVEL TO AHD
HAB	HABITABLE WINDOW
NH	NON HABITABLE WINDOW
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE
TPM	TIMBER PALING FENCE
O/H	OVERHANG
LB	LETTER BOX
MB	METREBOARD
CLB	COMMON LETTER BOX
CMB	COMMON METREBOARD
GS	GARDEN SHED / STORE 6m³
GB	GARDEN BED
GM	GAS METER
RG	RAIN GARDEN
RW	RETAINING WALL
WT	WATER TANK
WM	WATER METER
WOB	WALL ON BOUNDARY

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026

another dimension building design
e: info@anotherdimension.com.au | p: +61 3 5221 5858 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

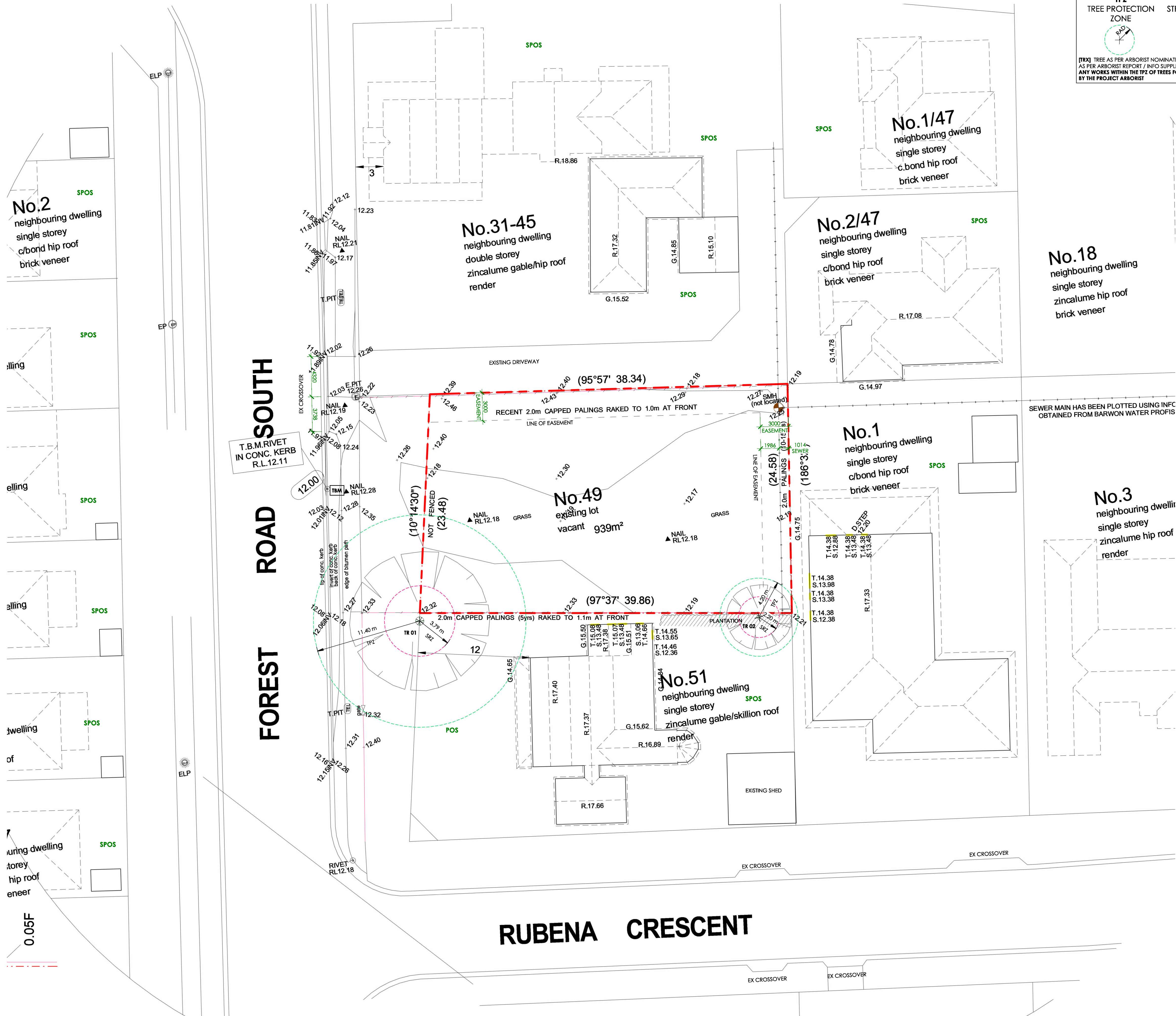
BAR SCALE
0 1000 2000 3000 4000 5000 mm
SCALE 1:100 AT ORIGINAL SIZE

Design Matters
Registered Building Designer
Member

ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS
PROJECT: UNIT DEVELOPMENT
ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212
DWG TITLE: SITE - SITE ANALYSIS PLAN
DATE: AUGUST 2026
PROJECT No: 26-020 **DWG No:** P004
SCALE: As indicated @A1 **REV:** C



SITE - EXISTING SITE PLAN
scale: 1 : 200

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

No.31-45
neighbouring dwelling
double storey
zincalume gable/hip roof
render

No.2/4 /
neighbouring dwelling
single storey
c/bond hip roof
brick veneer

SITE SURFACES



MINIMUM **25m²** REQUIREMENT
FOR SECLUDED PRIVATE OPEN SPACE (S.P.O.S)

ALLOCATED GARDEN AREA INCLUDED FOR PRIVATE OPEN SPACE (P.O.S.) & SECLUDED PRIVATE OPEN SPACE - GRASS AREA

ALLOCATED GARDEN AREA **NOT INCLUDED** IN PRIVATE
OPEN SPACE
- GRASS AREA

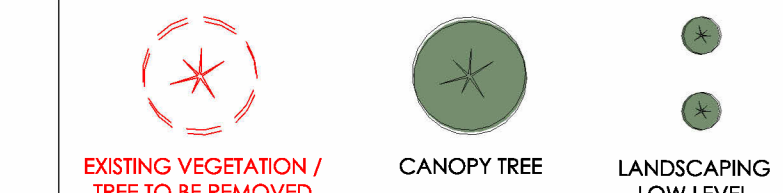
ALLOCATED HARD SURFACES (DRIVEWAY ETC) NOT
ALLOCATED TO GARDEN SPACE
- **PAVED CONCRETE**

- GARDEN BED
- INFILTRATION SAND BED
- RAIN GARDEN
- MULCH

GRAVEL

	TIMBER DECKING	EXTERNAL CONCRETE PAVERS	EXTERNAL TILES
--	-------------------	--------------------------------	-------------------

SITE LANDSCAPING



SITE OBJECTS

WT 3000L SLIMLINE WATER TANK - REFER TO STORM DESIGN RESPONSE FOR WATER TANK SIZES & TREATMENT

RG ABOVE OR BELOW GROUND RAIN GARDEN WITH TREATMENT IN m² REFER TO STORM DESIGN RESPONSE

G.S
1003

H= 2400 mm
W= 1800 mm



BIN STORE LOCATION

GARDEN STORAGE SHED
SINGLE OR MULTIPLE
TO ADD UP TO 6m³

BL
EXTERNAL LOW LVL
BOLLARD LIGHTING

 **MB**
METREBOARD

 **CMB**
COMMON METREBOARD

 **EXT**
EXTERNAL

 **EXT**
EXTERNAL WALL MOUNTED LIGHT

BREEZE PATH xx.xM

SOLAR PANEL REQ = 26m²
 ALLOCATED ROOF AREA FOR SOLAR
 PANELS PROVISION WITH MIN DIMENSION
 OF 1.7M. AREA NOMINATED ON PLANS

ABBREVIATIONS

TBM	TEMPORARY BENCH MARK
FFL	NOMINATED FINISHED FLOOR LEVEL TO AHD
HAB	HABITABLE WINDOW
NH	NON HABITABLE WINDOW
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE
TFM	TIMBER PAILING FENCE
O/H	OVERHANG
LB	LETTER BOX
MB	METERBOARD
CLB	COMMON LETTER BOX
CMB	COMMON METERBOARD
GSB	GARDEN SHED / STORE 6m ³
GB	GARDEN BED
GM	GAS METER
RG	RAIN GARDEN
RW	RETAINING WALL
WT	WATER TANK
WM	WATER METER
WOB	WALL ON BOUNDARY

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/20
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RF	BM	SM	28/07/20
A	ISSUE FOR PLANNING	MT	SM	15/06/20
NO:	REVISION	DRWN BY	APP	DATE

anotherdimension
building design

e: info@anotherdimension.com.au | p: +61 3 5221 5658 | PO Box 5275 North Geelong vic 3215

REGISTERED BUILDING DESIGNER BDAV

© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained,
used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS, EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

BAR SCALE



0 1000 2000 3000 4000 5000 mm

SCALE 1: 100 AT ORIGINAL SIZE

N

Design Matters
National
The people build the nation
Member

ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212

DWG TITLE: SITE - PROPOSED SITE DESIGN RESPONSE
PLAN
DATE: AUGUST 2026

PROJECT No: 26-020 DWG No: P005

SCALE: 1 : 100 @A1 REV: C

PLANING_REV B.M1

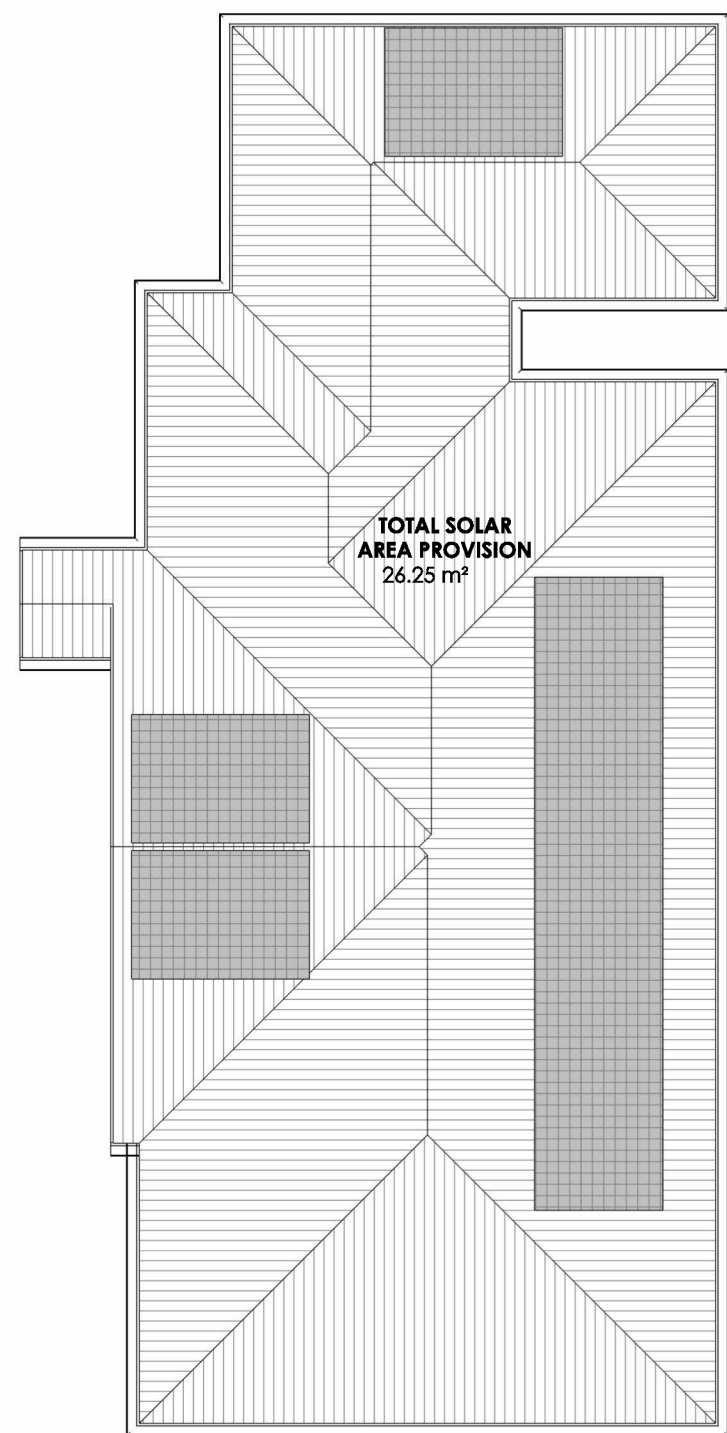
FOREST RD

SITE DESIGN RESPONSE PLAN

scale: 1 : 100

No.51
neighbouring dwelling
single storey
zincalume gable/skillion roof
render

UNIT 01 - GROUND FLOOR PLAN



UNIT 01 - ROOF PLAN

scale: 1 : 100

Overall Dimensions:
 Total Width: 11490
 Total Depth: 12200
 Section Widths: 7890, 3600
 Section Depths: 14319, 15819, 8220, 3580

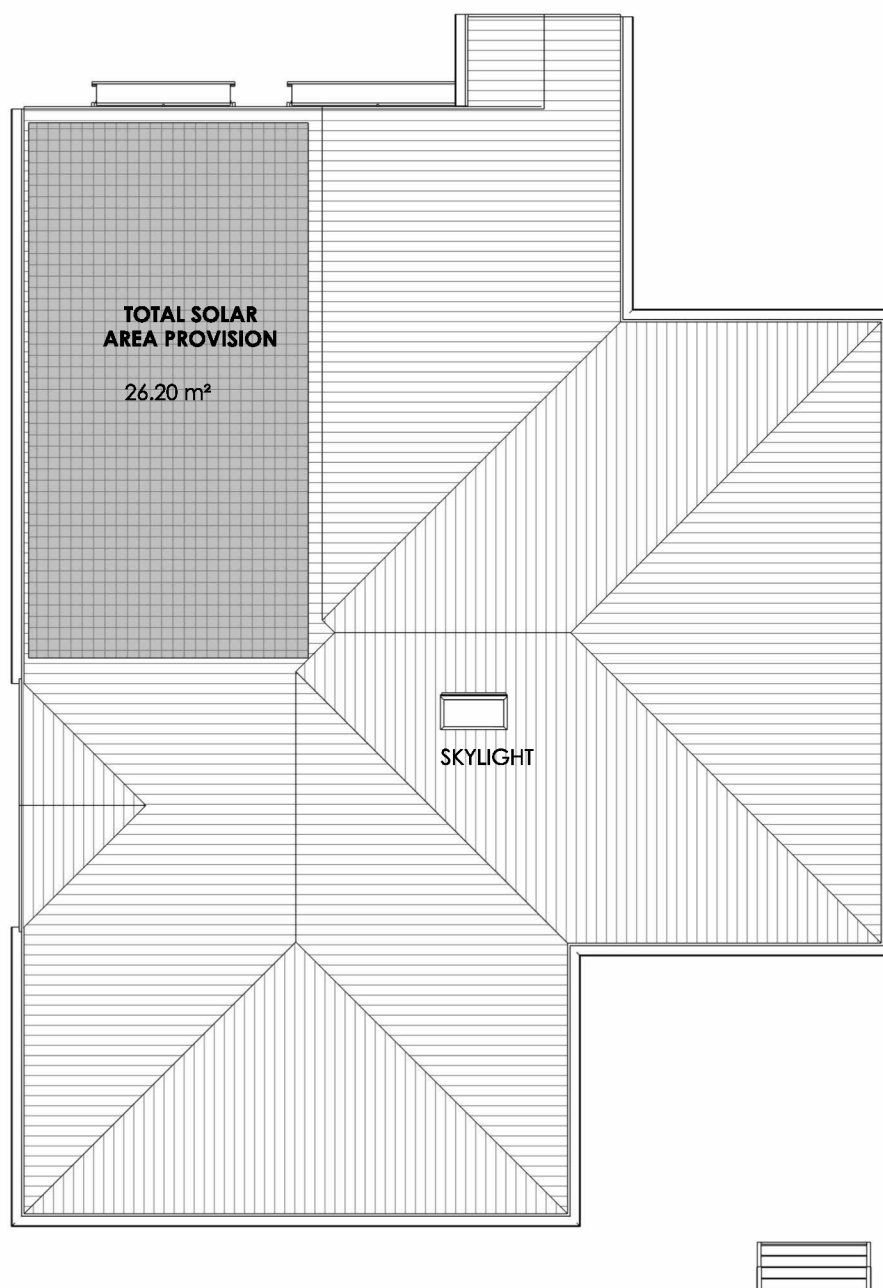
Room Details and Dimensions:

- Garage:** 6000 x 3570 (FFL + 12.514)
- Laundry:** 10359 x 3570 (D2.5)
- Living:** 4110 x 10359 (FFL + 12.600)
- Dining:** 10359 x 3570
- Kitchen:** 10359 x 3570
- Master Bed:** 3410 x 3470 (D2.4)
- Bed 02:** 3210 x 3169 (D2.11)
- Bed 03:** 3210 x 3300 (D2.15)
- Bath:** 10359 x 3570 (D2.13)
- WIR (Walk-in Closet):** 10359 x 3570 (D2.10)
- ENS (Ensuite):** 10359 x 3570 (D2.9)
- ROBE (Robe):** 10359 x 3570 (D2.14)
- Manual Window:** 10359 x 3570 (D2.1, D2.3)

Door and Window Labels:
 D2.1, D2.2, D2.3, D2.4, D2.5, D2.6, D2.7, D2.8, D2.9, D2.10, D2.11, D2.12, D2.13, D2.14, D2.15
 W2.1, W2.2, W2.3, W2.4

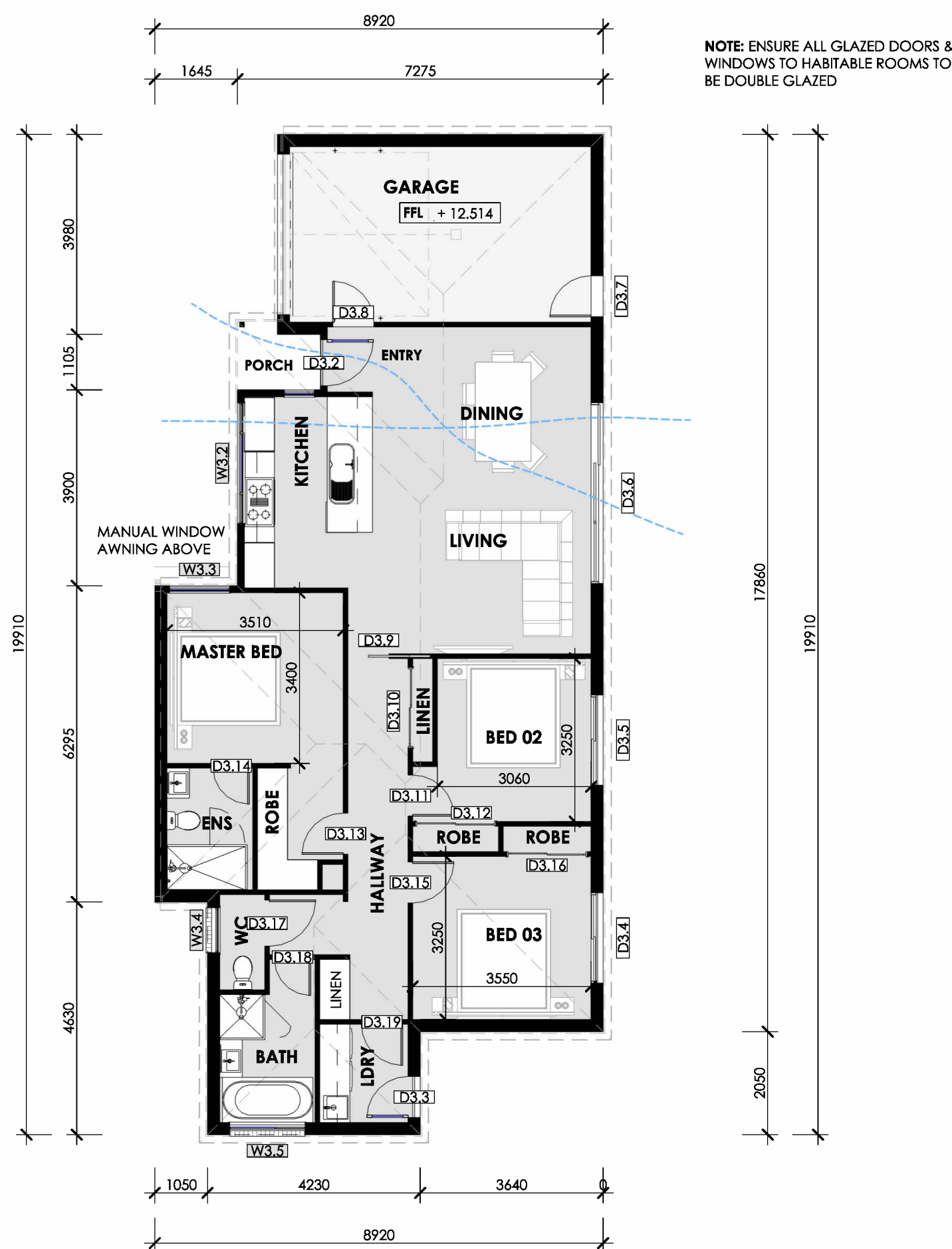
UNIT 02 - GROUND FLOOR PLAN

scale: 1 : 100

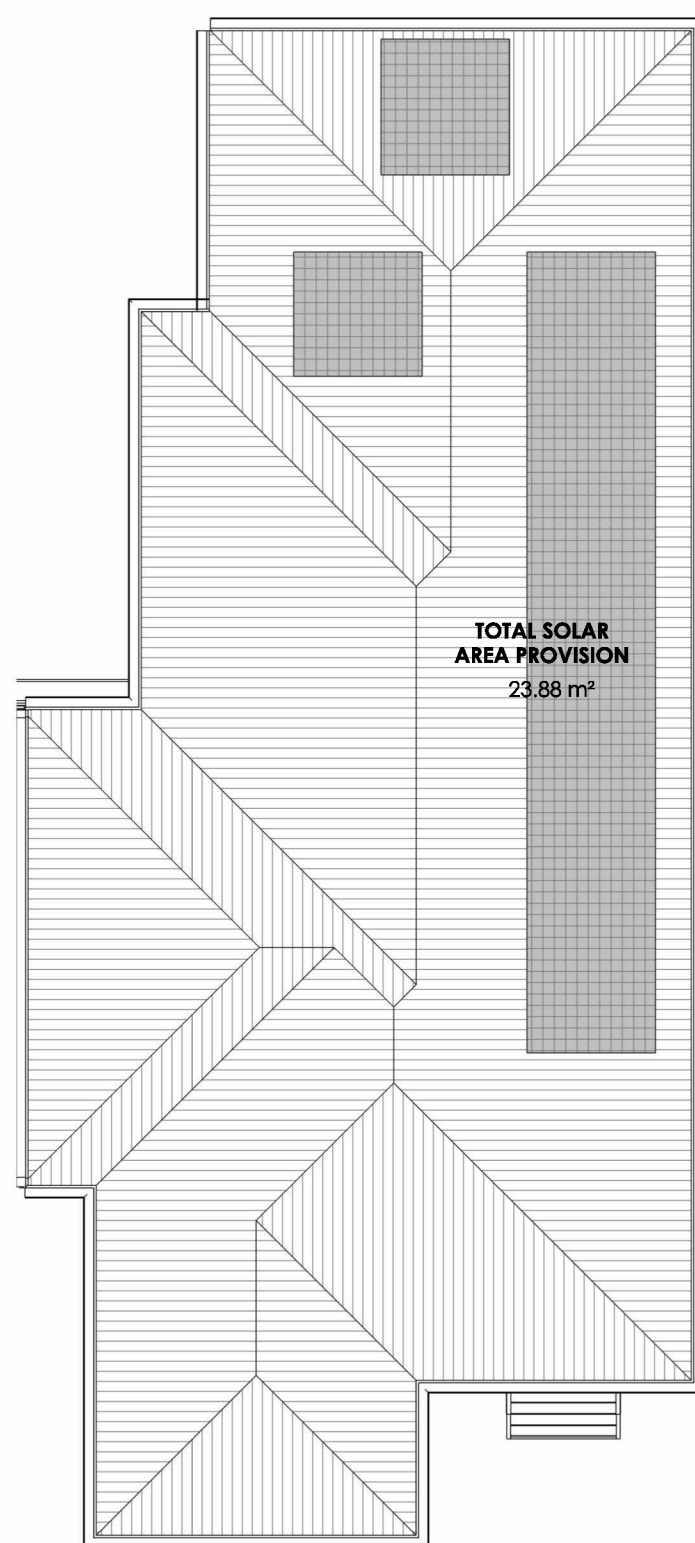


UNIT 02 - ROOF PLAN

scale: 1 : 100



UNIT 03 - GROUND FLOOR PLAN



UNIT 03 - ROOF PLAN

scale: 1 : 100

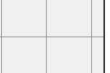
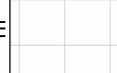
SITE DESIGN RESPONSE LEGEND

SITE DESIGN RESPONSE LEGEND

The diagram illustrates the site plan with the following elements:

- SITE & TITLE BOUNDARY:** Indicated by a thick red line at the top.
- BUILDING OUTLINE:** Represented by a thin grey line at the top right.
- CONTOUR LINE & RL +10.00:** A thin grey line with the text "CONTOUR LINE & RL +10.00" to its left.
- RESCODE SETBACKS:** Indicated by a thick green line.
- PROPOSED DEMO LINE:** Indicated by a thick red line.
- EASEMENT:** Represented by a dashed grey line.
- SEWER LINE:** A thin grey line with three 'S' markers.
- EXISTING FENCE LINE:** A thin grey line with diagonal tick marks.
- NEIGHBOURING WINDOWS:** Indicated by three 'S' markers on a thin grey line.
- EXISTING BUILDING FABRIC:** Represented by a thin grey line at the bottom right.

SITE SURFACES

	MINIMUM 25m² REQUIREMENT FOR SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)		
	ALLOCATED GARDEN AREA INCLUDED FOR PRIVATE OPEN SPACE (P.O.S.) & SECLUDED PRIVATE OPEN SPACE - GRASS AREA		
	ALLOCATED GARDEN AREA NOT INCLUDED IN PRIVATE OPEN SPACE - GRASS AREA		
	ALLOCATED HARD SURFACES (DRIVEWAY ETC) NOT ALLOCATED TO GARDEN SPACE - PAVED CONCRETE		
	- GARDEN BED - INFILTRATION SAND BED - RAIN GARDEN - MULCH		GRAVEL
	TIMBER DECKING		EXTERNAL CONCRETE PAVERS
			EXTERNAL TILES

SITE LANDSCAPING





EXISTING VEGETATION /
TREE TO BE REMOVED

 CANOPY TREE

 LANDSCAPING
LOW LEVEL

SITE OBJECTS

3000L SUBLIMINE WATER TANK - REFER TO STORM DESIGN RESPONSE FOR WATER TANK SIZES & TREATMENT

RT ABOVE OR BELOW GROUND RAIN GARDEN WITH TREATMENT IN m² REFER TO STORM DESIGN RESPONSE

RG 1.00 m²

G.S 6m³ H= 2400 mm W= 1800 mm D= 1520 mm

BIN STORE LOCATION

BL EXTERNAL LOW LVL BOLLARD LIGHTING

MB METREBOARD

CMB COMMON METREBOARD

EXT EXTERNAL PORCH LIGHT

EXT EXTERNAL WALL MOUNTED LIGHT

BREEZE PATH → xxm

SOLAR PANEL REQ = 26m²

ALLOCATED ROOF AREA FOR SOLAR PANELS PROVISION WITH MIN DIMENSION OF 1.7M. AREA NOMINATED ON PLANS

1700

ABBREVIATIONS

TBM	TEMPORARY BENCH MARK
FFL	NOMINATED FINISHED FLOOR LEVEL. TO AHD
HAB	HABITABLE WINDOW
NH	NON HABITABLE WINDOW
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE
TPM	TIMBER PALING FENCE
O/H	OVERHANG
LB	LETTER BOX
MB	METERBOARD
CLB	COMMON LETTER BOX
CMB	COMMON METERBOARD
GS	GARDEN SHED / STORE 6m ³
GB	GARDEN BED
GM	GAS METER
RG	RAIN GARDEN
RW	RETAINING WALL
WT	WATER TANK
WM	WATER METER
WOB	WALL ON BOUNDARY

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RF	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026
NO:	REVISION	DRWN BY	APP	DATE

anotherdimension
building design
e: info@anotherdimension.com.au | p: +61 3 5221 5658 | PO Box 5275 north geelong vic 3215

REGISTERED BUILDING DESIGNER BDAV

© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained,
used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

BAR SCALE

0 1000 2000 3000 4000 5000 mm

SCALE 1: 100 AT ORIGINAL SIZE

N

Design Matters
Horticultural
The quality body for the
building design profession

ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 48 FOREST ROAD SOUTH, LARA 3212

DATE FILED: JAN. 19 1968

DWG TITLE: PLAN - PROPOSED FLOOR PLAN

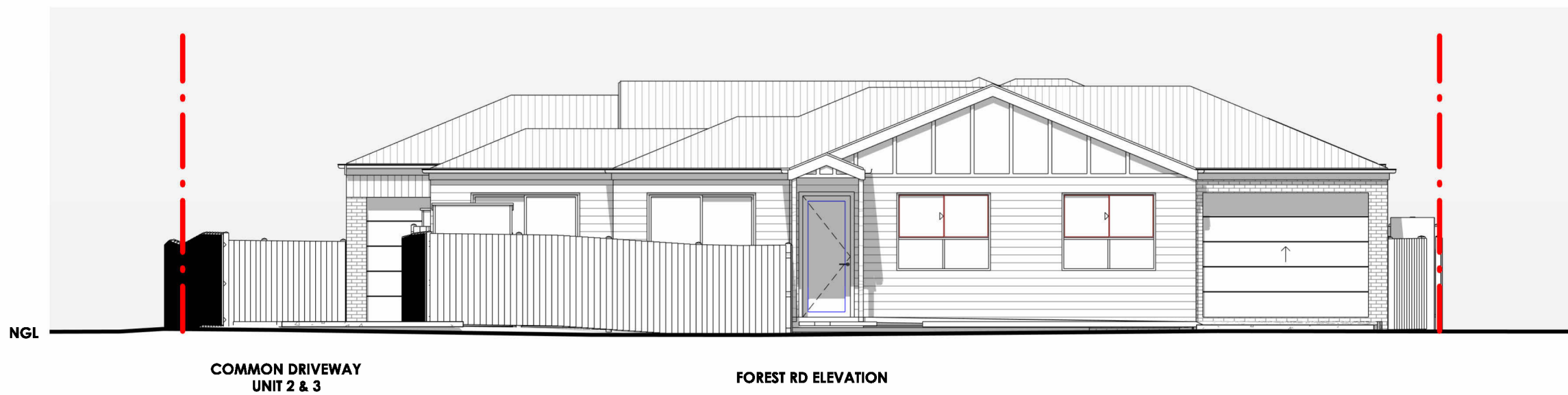
DATE: AUGUST 2026

PROJECT No: 26-020 DWG No: F000

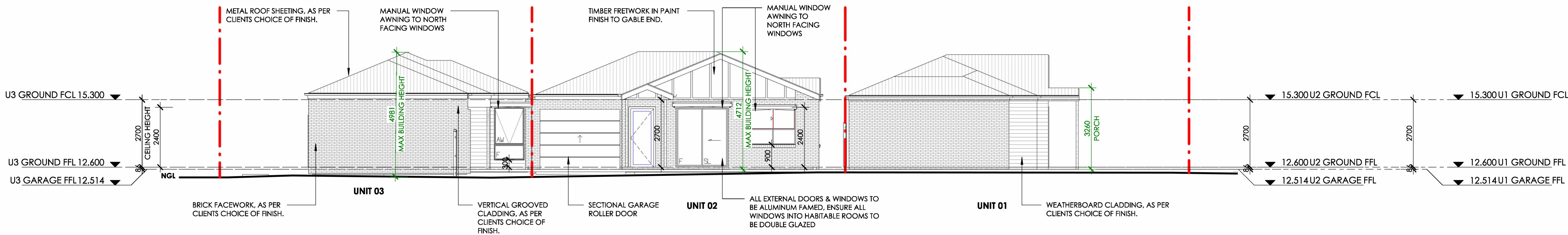
SCALE: 1 : 100 @A1 REV: C

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.

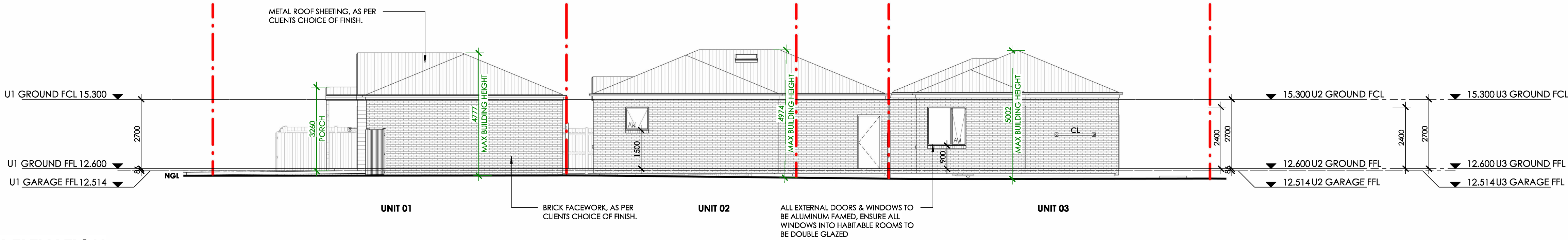
DATE: AUGUST 2026
 PROJECT No: 26-020
 DWG No: P006
 SCALE: 1 : 100 @A1
 REV: C



EAST ELEVATION - FOREST RD
scale: 1 : 100



NORTH ELEVATION
scale: 1 : 100



SOUTH ELEVATION
scale: 1 : 100

VERTICAL CLADDING

CASSETTE OR GRID CLADDING

METAL ROOF SHEETING AT NOMINATED ROOF PITCH

RENDER WITH PAINT FINISH

HORIZONTAL CLADDING

EXPOSED BRICKWORK

SITE / TITLE BOUNDARY

RESCODE SETBACK

NGL

NATURAL GROUND LEVEL

LINE OF EXISTING GROUND LINE

OVERLOOKING DIAGRAM

9000

9.0m OVERLOOKING ARC

1700

FROM NOMINATED FFL

DOOR REFERENCE

WT.01

WINDOW REFERENCE

SPOT ELEVATION TO AHD

NOM ROOF PITCH

WALL ON BOUNDARY SECTION CUT (FOR CLARITY)

GENERAL

FL

NOMINATED FINISHED FLOOR LEVEL TO AHD

FCL

NOMINATED FINISHED CEILING LEVEL TO AHD

AJ

ARTICULATION JOINT

DP

DOWNPIPE

HAB

HABITABLE WINDOW

NH

NON HABITABLE WINDOW

O/H

OVERHANG

LB

LETTER BOX

MB

METERBOARD

GS

GARDEN SHED / STORE 6m³

GB

GARDEN BED

GM

GAS METER

RW

RETAINING WALL

RWH

RAIN WATER HEADED

WT

WATER TANK

WOB

WALL ON BOUNDARY

DOORS & WINDOWS

AWN

AWNING PANEL

SL

SLIDING PANEL

F

FIXED PANEL

C

CASEMENT

CH

DOUBLE HUNG

D

GLAZED SWING DOOR

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026

anotherdimension

building design

e: info@anotherdimension.com.au | p: +61 3 5221 5858 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design

This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

BAR SCALE

0

1000

2000

3000

4000

5000 mm

SCALE 1:100

AT ORIGINAL SIZE

Design Matters

Registered Building Designer

ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212

DWG TITLE: ELEVATIONS OVERALL

DATE: AUGUST 2026

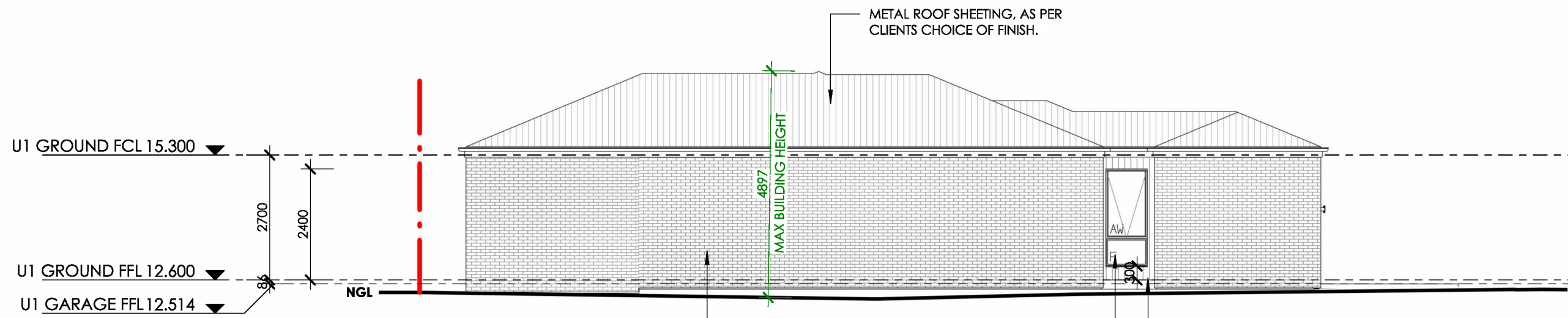
PROJECT No: 26-020

SCALE: 1 : 100 @A1

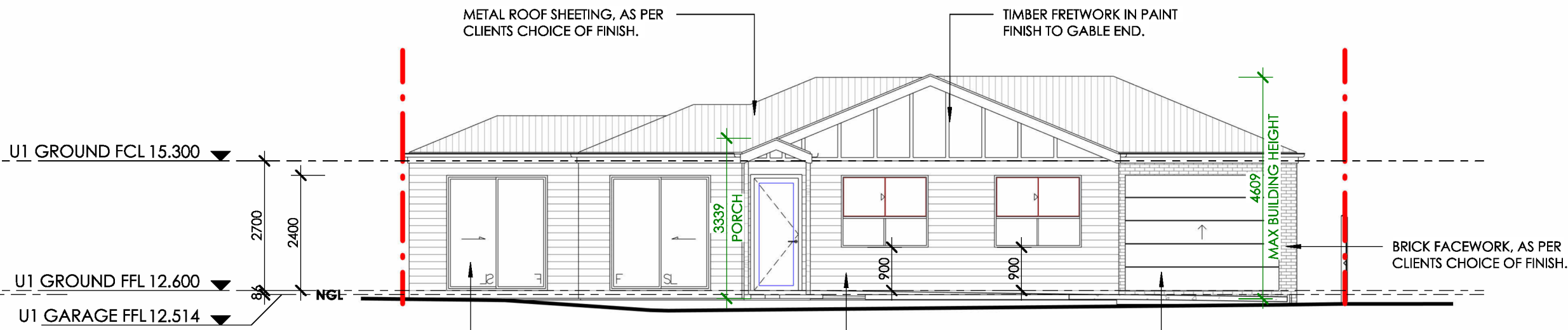
DWG No: P007

REV: C

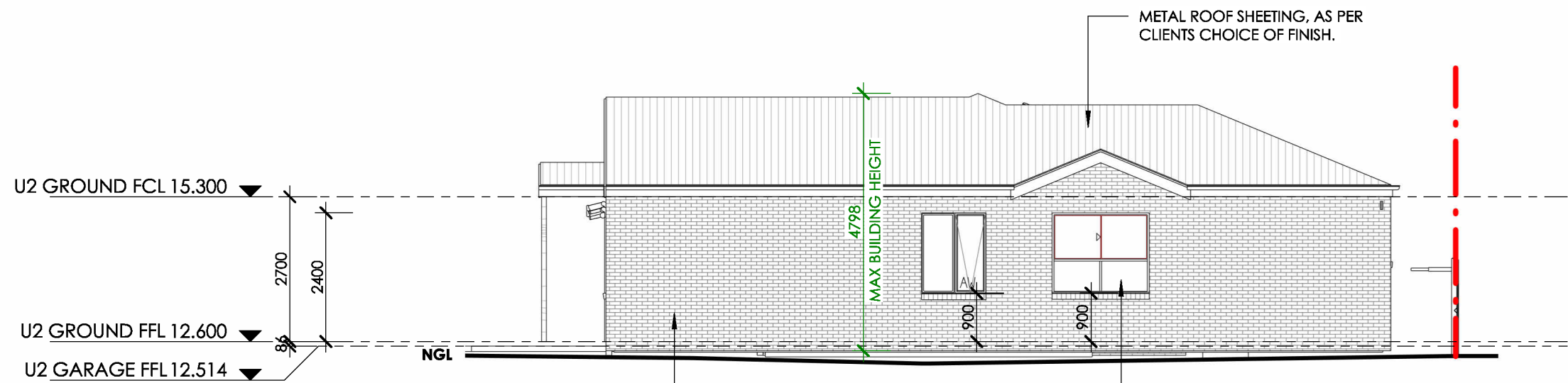
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation



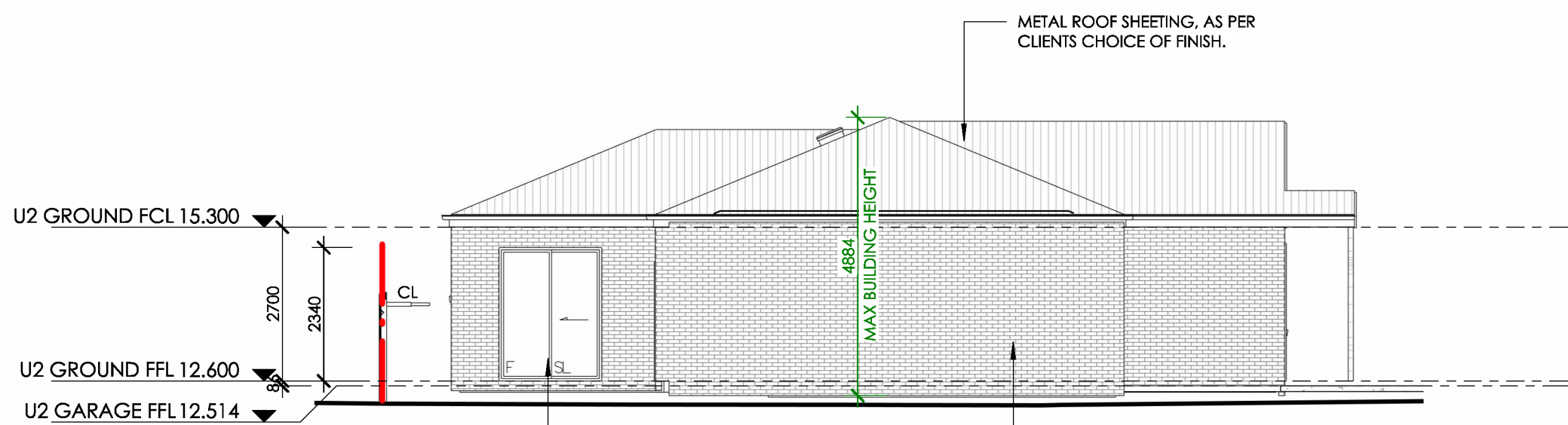
EAST ELEVATION UNIT 01
scale: 1 : 100



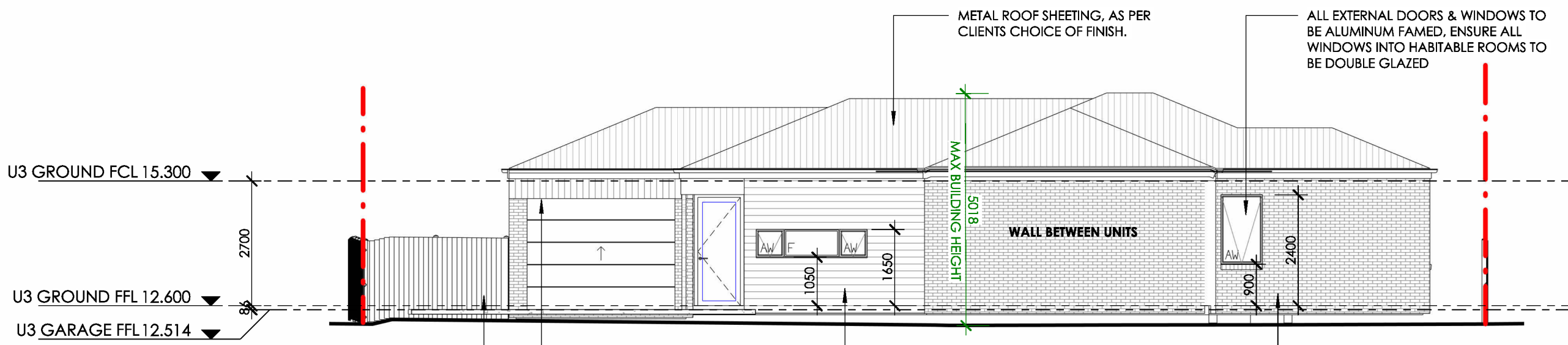
WEST ELEVATION - UNIT 01
scale: 1 : 100



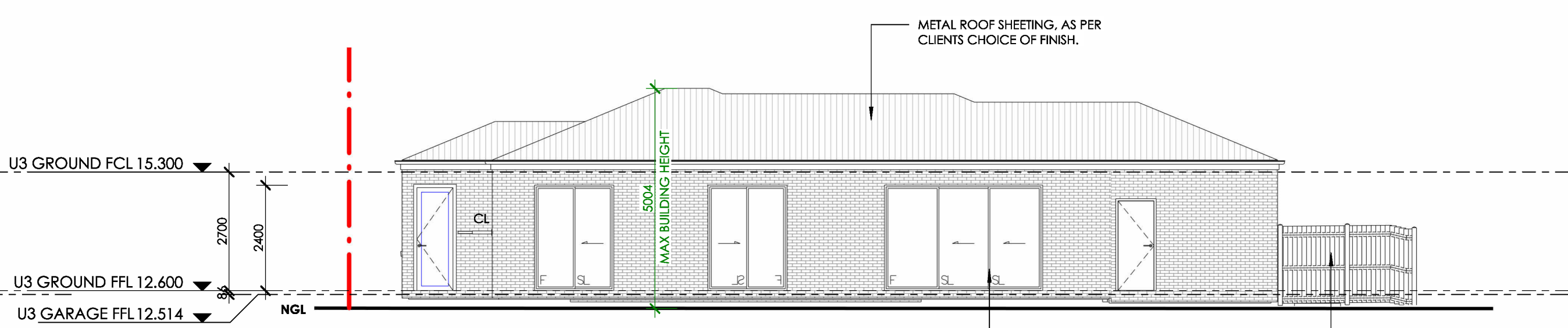
WEST ELEVATION UNIT 02
scale: 1 : 100



EAST ELEVATION UNIT 02
scale: 1 : 100



WEST ELEVATION UNIT 03
scale: 1 : 100



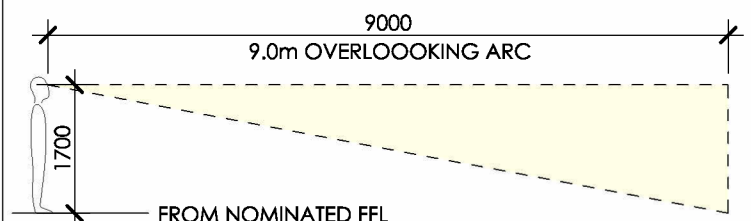
EAST ELEVATION UNIT 03
scale: 1 : 100

ELEVATION LEGEND

	VERTICAL CLADDING		RENDER WITH PAINT FINISH
	CASSETTE OR GRID CLADDING		HORIZONTAL CLADDING
	METAL ROOF SHEETING AT NOMINATED ROOF PITCH		EXPOSED BRICKWORK

	SITE / TITLE BOUNDARY		RESCODE SETBACK
	NGL NATURAL GROUND LEVEL		LINE OF EXISTING GROUND LINE

OVERLOOKING DIAGRAM



SYMBOLS

	DOOR REFERENCE		WINDOW REFERENCE
	SPOT ELEVATION TO AHD		NOM ROOF PITCH
	WALL ON BOUNDARY SECTION CUT (FOR CLARITY)		

ABBREVIATIONS

GENERAL	
FFL	NOMINATED FINISHED FLOOR LEVEL TO AHD
FCL	NOMINATED FINISHED CEILING LEVEL TO AHD
AJ	ARTICULATION JOINT
DP	DOWNPIPE
HAB	HABITABLE WINDOW
NH	NON HABITABLE WINDOW
O/H	OVERHANG
LB	LETTER BOX
MB	METERBOARD
GS	GARDEN SHED / STORE 6m³
GB	GARDEN BED
GM	GAS METER
RW	RETAINING WALL
RWH	RAIN WATER HEAD
WT	WATER TANK
WOB	WALL ON BOUNDARY
DOORS & WINDOWS	
AWN	AWNING PANEL
SL	SLIDING PANEL
F	FIXED PANEL
CH	DOUBLE HUNG
D	GLAZED SWING DOOR

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2024
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2024
A	ISSUE FOR PLANNING	MT	SM	15/06/2024

NO:	REVISION	BY	DATE

another dimension building design
e: info@anotherdimension.com.au | p: +61 3 5221 5458 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

BAR SCALE
0 1000 2000 3000 4000 5000 mm
SCALE 1:100 AT ORIGINAL SIZE

Design Matters
Registered Professional
Member

ISSUE FOR PLANNING

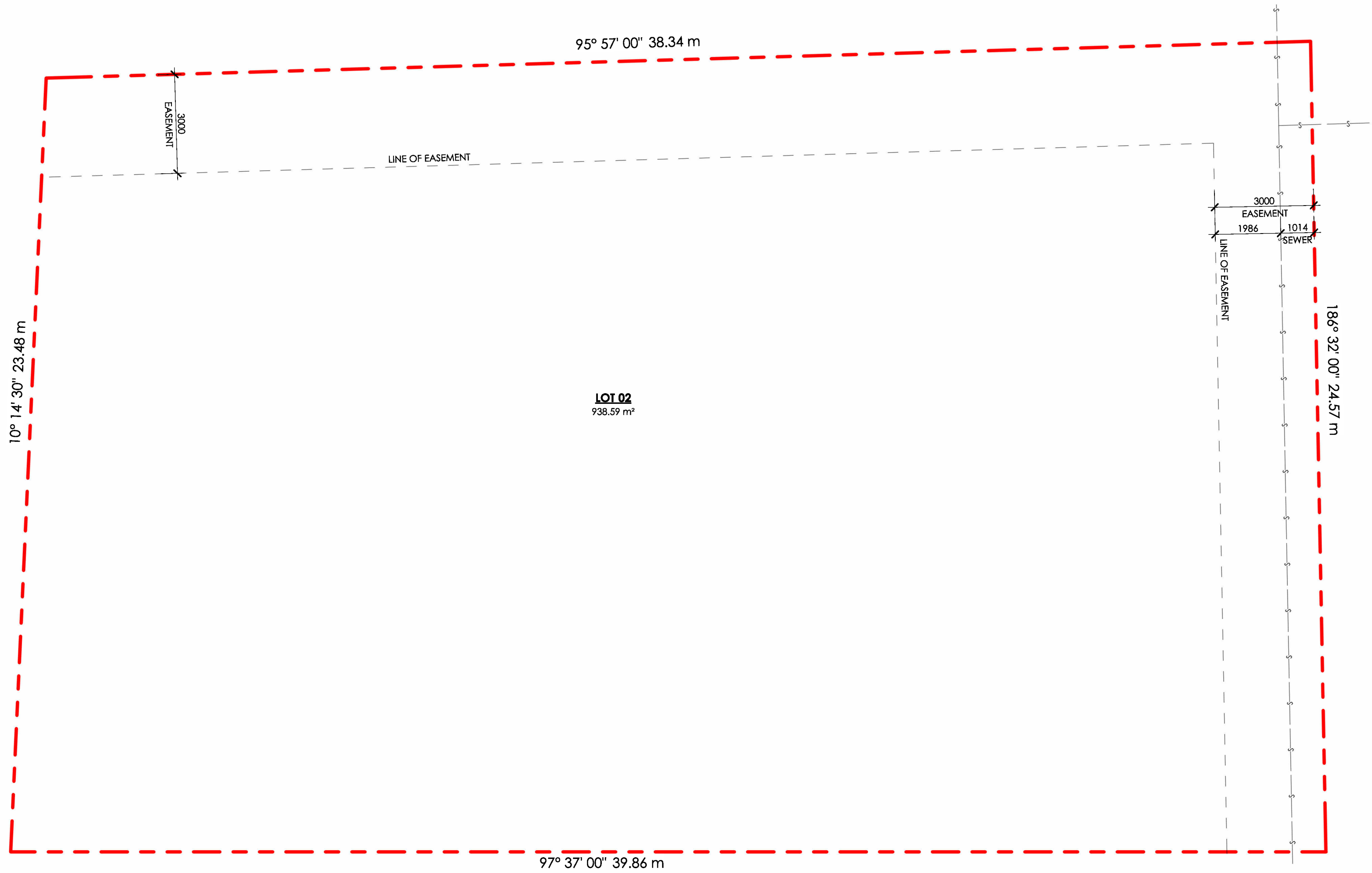
NOT TO BE USED FOR CONSTRUCTION

CLIENT:	MODICA DEVELOPMENTS
PROJECT:	UNIT DEVELOPMENT
ADDRESS:	49 FOREST ROAD SOUTH, LARA 3212
DWG TITLE:	ELEVATIONS UNITS

DATE:	AUGUST 2026		
PROJECT No:	26-020	DWG No:	P008
SCALE:	1 : 100 @A1	REV:	C

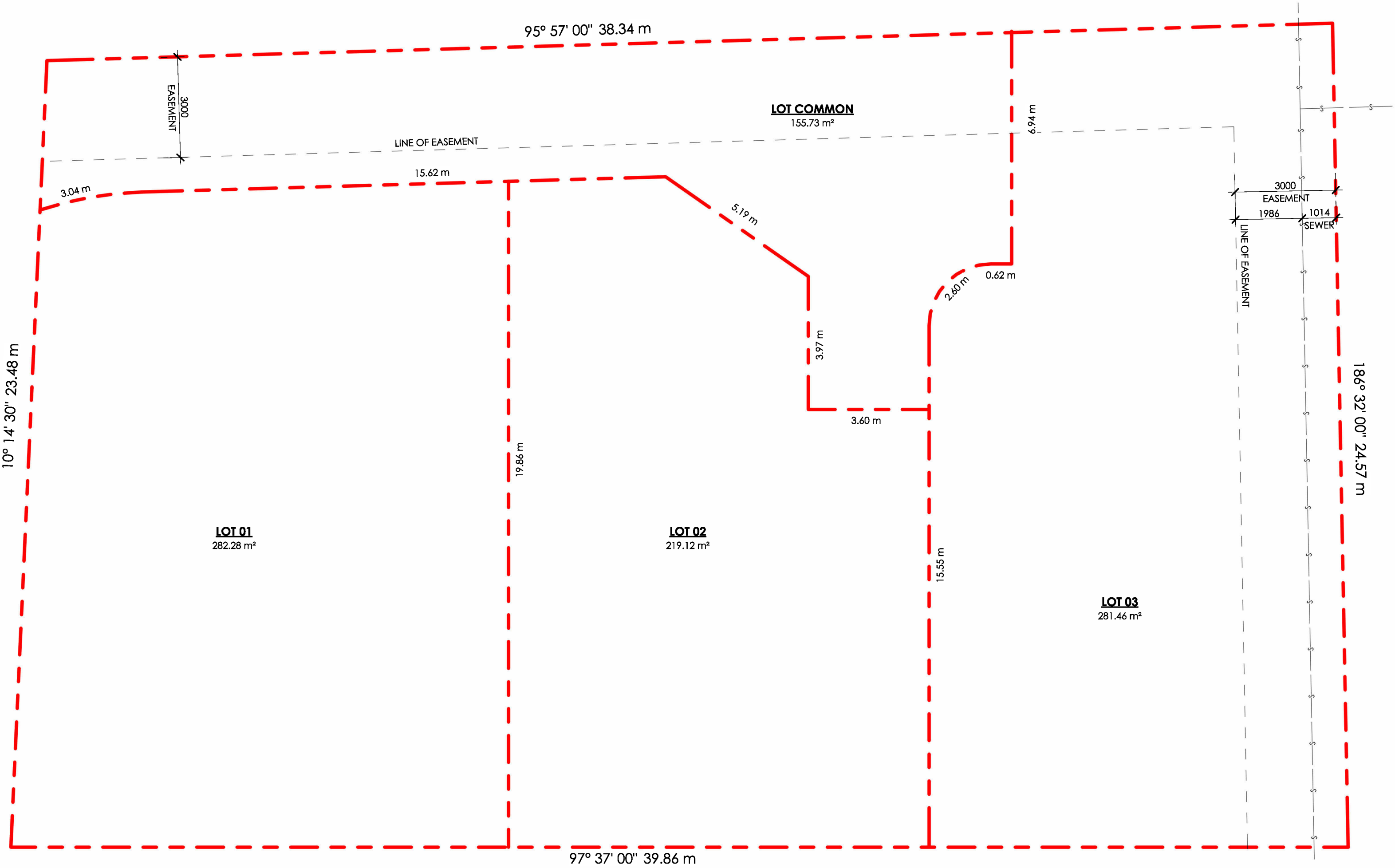
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

FOREST RD



EXISTING PLAN OF SUBDIVISION
scale: 1 : 100

FOREST RD



PLAN OF SUBDIVISION
scale: 1 : 100

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

INDICATIVE SUBDIVISION NOTES:
SUBDIVISION PLAN SHOWN IS INDICATIVE ONLY, FORMAL PLAN OF SUBDIVISION IS TO BE PREPARED BY A LICENSED LAND SURVEYOR & LODGED FOR CERTIFICATION/COMPLIANCE FOLLOWING APPROVAL OF PLANNING PERMIT.
REFER TO LAND SURVEYORS DOCUMENTATION FOR SPECIFICATION FOR SUBDIVISION & RE-ESTABLISHMENT PLAN.

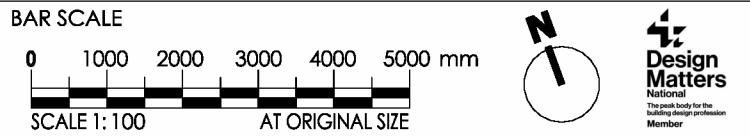
SITE DESIGN RESPONSE LEGEND	
SITE & TITLE BOUNDARY	BUILDING OUTLINE
CONTOUR LINE & RL +10.00	RESCODE SETBACKS
PROPOSED DEMO LINE	EASEMENT
SEWER LINE	EXISTING FENCE LINE
NEIGHBOURING WINDOWS	EXISTING BUILDING FABRIC

LOT SIZES		
FINAL PLAN OF SUBDIVISION TO BE COMPLETED BY LICENSED SURVEYOR		
LOT NO:	UNIT	AREA
LOT 01	LOT 01	282.28 m²
LOT 02	LOT 02	219.12 m²
LOT 03	LOT 03	281.46 m²
LOT COMMON	COMMON DRIVEWAY	155.73 m²
Grand Total: 4		938.59 m²

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2024
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2024
A	ISSUE FOR PLANNING	MT	SM	15/06/2026
NO:	REVISION	DRWN BY	APP	DATE

anotherdimension
building design
e: info@anotherdimension.com.au | p: +61 5 5221 5458 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY
© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK.
DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.



ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION
CLIENT: MODICA DEVELOPMENTS
PROJECT: UNIT DEVELOPMENT
ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212
DWG TITLE: PLAN - INDICATIVE SUBDIVISION PLAN
DATE: AUGUST 2024
PROJECT No: 26-020 DWG No: P009
SCALE: 1 : 100 @A1 REV: C

26-020_ Forest Rd - Unit Development_ REV B

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

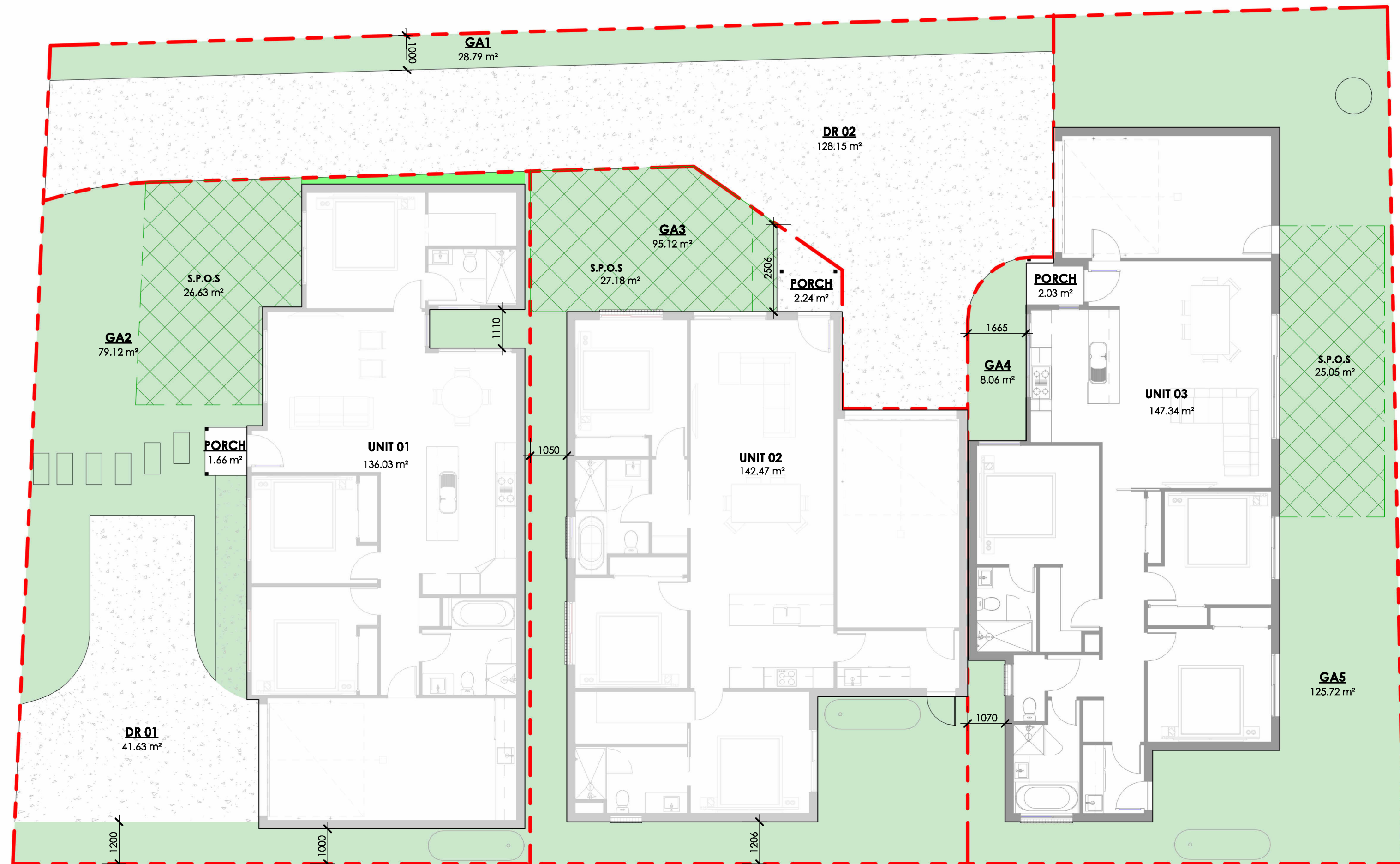
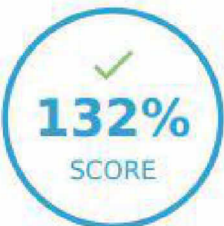
Project details

Name	26-020_ Forest Rd - Unit Development_ REV B
Project ID	9933506B
Street address	49 Forest Rd S, Lara VIC 3212, Australia
Municipality	Greater Geelong
Site area	938.59 m ²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	82%	>80%
Total phosphorus (%)	71%	>45%
Total nitrogen (%)	59%	>45%
Total gross pollutants (%)	98%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	30%	>32%
Mean annual runoff volume infiltrated or filtered (%)	84%	>3%

REFER TO ATTACHED BLUE FACTOR REPORT IN CONJUNCTION WITH SUBMISSION



GARDEN AREA PLAN

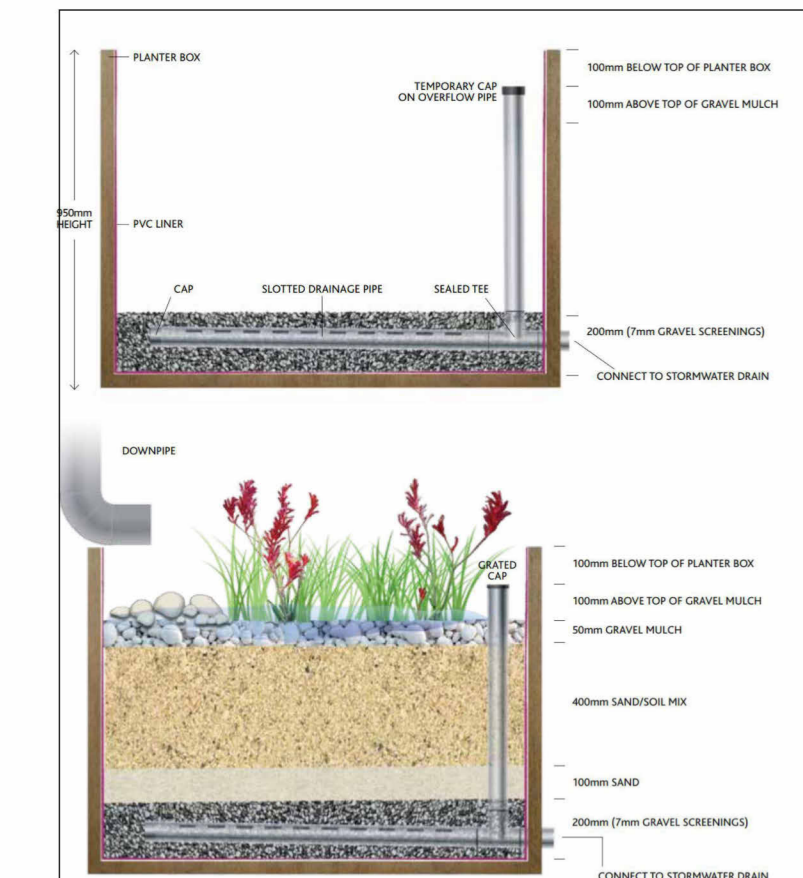
scale: 1 : 100

GARDEN AREA SCHEDULE	
MARK	m2
GA1	28.79 m ²
GA2	79.12 m ²
GA3	95.12 m ²
GA4	8.06 m ²
GA5	125.72 m ²
TOTAL GARDEN AREA:	
336.82 m ²	

GARDEN AREA	
TOTAL LOT AREA	938.59 m ²
MINIMUM GARDEN AREA REQUIRED	328.51 m ²
PROPOSED BUILDING FOOTPRINT	169.78 m ²
PROPOSED DRIVEWAYS	159.19 m ²
GARDEN AREA	336.82 m ²
GARDEN AREA PERCENTAGE	35.89 %

MANDATORY MINIMUM 'GARDEN AREA'	
LOT SIZE 400m ² - 500m ²	25%
LOT SIZE 500m ² - 650m ²	30%
LOT SIZE 650m ² & ABOVE	35%
THE DEFINITION FOR 'GARDEN AREA' IS: AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN. IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE. IT DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION LESS THAN 1 m.	

PRIVATE OPEN SPACES		
	SECLUDED PRIVATE OPEN SPACE MIN REQ	25m ²
	PRIVATE OPEN SPACE	INCLUDED
	SECLUDED PRIVATE OPEN SPACE	INCLUDED
	PRIVATE OPEN SPACE	NOT INCLUDED
	SECLUDED PRIVATE OPEN SPACE	NOT INCLUDED



RAIN GARDENS TO BE INSTALLED AS PER MELBOURNE STORM REQUIREMENTS IN CONJUNCTION WITH CIVIL ENGINEERS SPECIFICATIONS

STORM DESIGN LEGEND	
	3000L SLIMLINE WATER TANK
	IMPERVIOUS AREA - DRIVEWAY
	GRASS AREA / LANDSCAPING IMPERVIOUS
	CONFIGURATION 01 U1 ROOF AREA TO WATER TANK WT1
	CONFIGURATION 02 U2 ROOF AREA TO WATER TANK WT2
	CONFIGURATION 03 U3 ROOF AREA TO WATER TANK WT3
	CONFIGURATION 04 COMMON DRIVEWAY TO RG1
	CONFIGURATION 05 U1 DRIVEWAY TO RG2

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RPT	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026
NO.	REVISION	APP.	APP.	DATE

another dimension
building design
e: info@anotherdimension.com.au | p: +61 5 5221 5858 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY
© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be retained, used or copied for any other project without the Designer's written authority.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.
BAR SCALE
0 1000 2000 3000 4000 5000 mm
SCALE 1:100 AT ORIGINAL SIZE
Design Matters
Registered Building Designer
Member

ISSUE FOR PLANNING

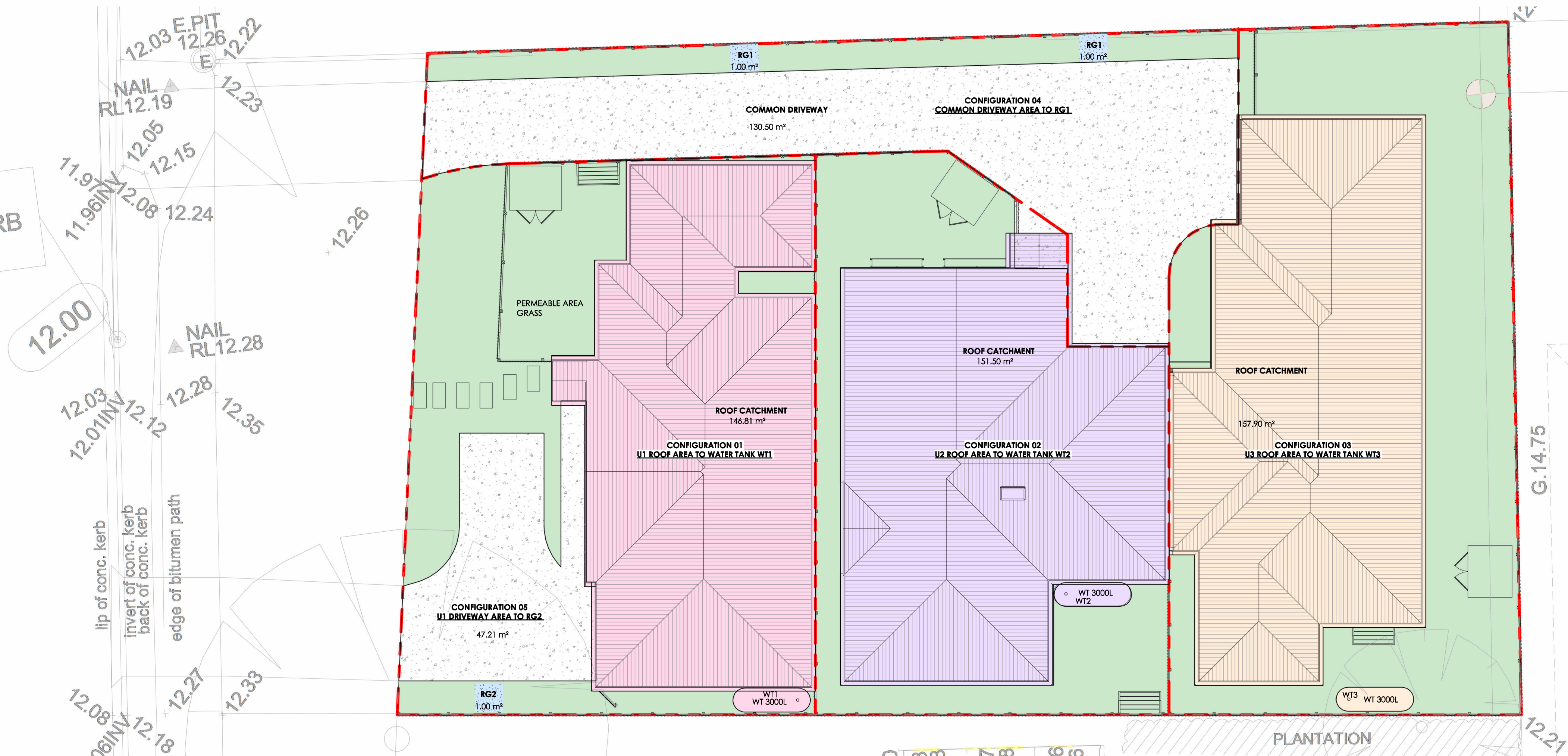
NOT TO BE USED FOR CONSTRUCTION

CLIENT:	MODICA DEVELOPMENTS
PROJECT:	UNIT DEVELOPMENT
ADDRESS:	49 FOREST ROAD SOUTH, LARA 3212
DWG TITLE:	PLAN - GARDEN AREA & STORM DESIGN
DATE:	AUGUST 2026
PROJECT No:	26-020
DWG No:	P010
SCALE:	1 : 100 @A1
REV:	C

FOREST RD

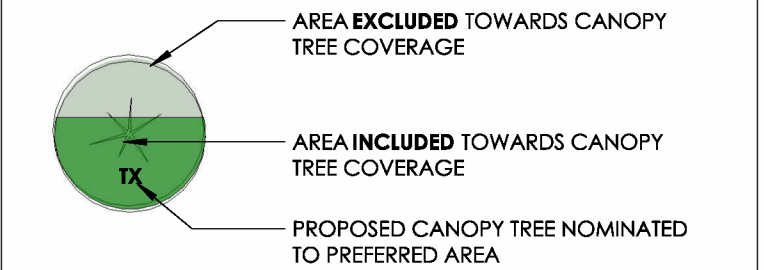
STORM DESIGN RESPONSE

scale: 1 : 100



TREE CANOPY COVERAGE

TOTAL LOT AREA	939 m ²
MINIMUM CANOPY COVERAGE REQUIRED	93.90 m ²
EXISTING CANOPY COVERAGE	
TOTAL CANOPY TREE COVERAGE PROPOSED	93.99 m ²
CANOPY COVERAGE PERCENTAGE	10.00%



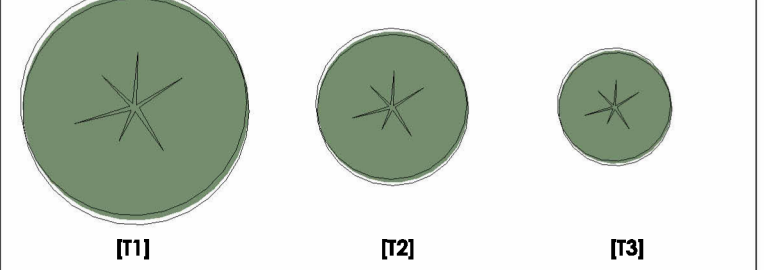
CANOPY COVERAGE AREA REQUIRED 'CANOPY COVER'

1000 m ² OR LESS	100%	DEEP SOIL AREA
MORE THAN 1000 m ²	20%	MIN 2.5M & 12m ²

CANOPY TREES LOCATED FROM WHICH PLANT WHERE AS RECOMMENDED BY THE PLANNING SCHEME FOR SUITABLE TREES & CLIMATE LOCATIONS.

PROPOSED VEGETATION

TREES



BOTANICAL NAME		
ACACIA IMPLEXA	ACACIA PYCNANTHA	BANKSIA INTERGRIFOLIA FASTIGIATA

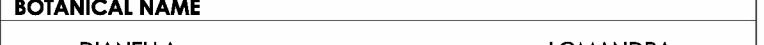
COMMON NAME		
LIGHTWOOD	GOLDEN WATTLE	SENTINEL

MATURE H x W		
5-15 m x 4-7m	3m x 10m	2.0m x 1.5m

POT SIZE		
40cm	40cm	20cm

QUANTITY:		
08	N/A	N/A

GROUND COVER & NATIVE GRASSES



BOTANICAL NAME		
DIANELLA TASMANICA	CORREA ALBA	LOMANDRA TANICA

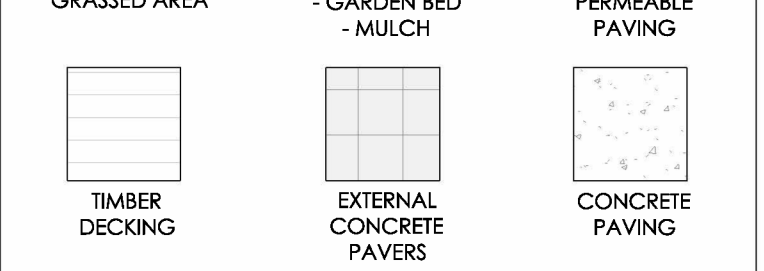
COMMON NAME		
TASMANIAN FLAX LILY	CORREA	LOMANDRA

MATURE H x W		
1.2m x 1.0m	1.0m x 1.0m	0.5m x 0.7m

POT SIZE		
14cm	20cm	20cm

QUANTITY:		
34	13	30

SURFACES



PLANTING NOTE:
ALL LOW-LEVEL PLANTING IS TO BE GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANNING PERMIT AND APPROVED LANDSCAPE DRAWINGS. SUBJECT TO PLANT AVAILABILITY AND SEASONAL SUITABILITY AT THE TIME OF CONSTRUCTION AND INSTALLATION.

ALL CANOPY TREE SPECIES ARE TO BE SELECTED AND PLANTED IN ACCORDANCE WITH THE CITY OF GREATER GEELONG INDIGENOUS PLANTING GUIDELINES AND THE APPLICABLE LOCAL INDIGENOUS PLANT PALETTE FOR THE GREATER GEELONG REGION.

C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2026
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RPT	BM	SM	28/07/2026
A	ISSUE FOR PLANNING	MT	SM	15/06/2026

another dimension building design
e: info@anotherdimension.com.au | p: +61 3 5221 5858 | PO Box 5275 North Geelong VIC 3215

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design
This drawing is Copyright and property of the Designer and must not be related, used or copied for any other project without the Designer's written authority.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE FITTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.

BAR SCALE	0 1000 2000 3000 4000 5000 mm	AT ORIGINAL SIZE
SCALE 1:100		

ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212

DWG TITLE: PLAN - LANDSCAPE & TREE CANOPY PLAN

DATE: AUGUST 2026

PROJECT No: 26-020 DWG No: P011

SCALE: 1:100 @A1 REV: C

FOREST RD

TREE CANOPY PLAN

scale: 1 : 100

FOREST RD

LANDSCAPE PLAN

scale: 1 : 100

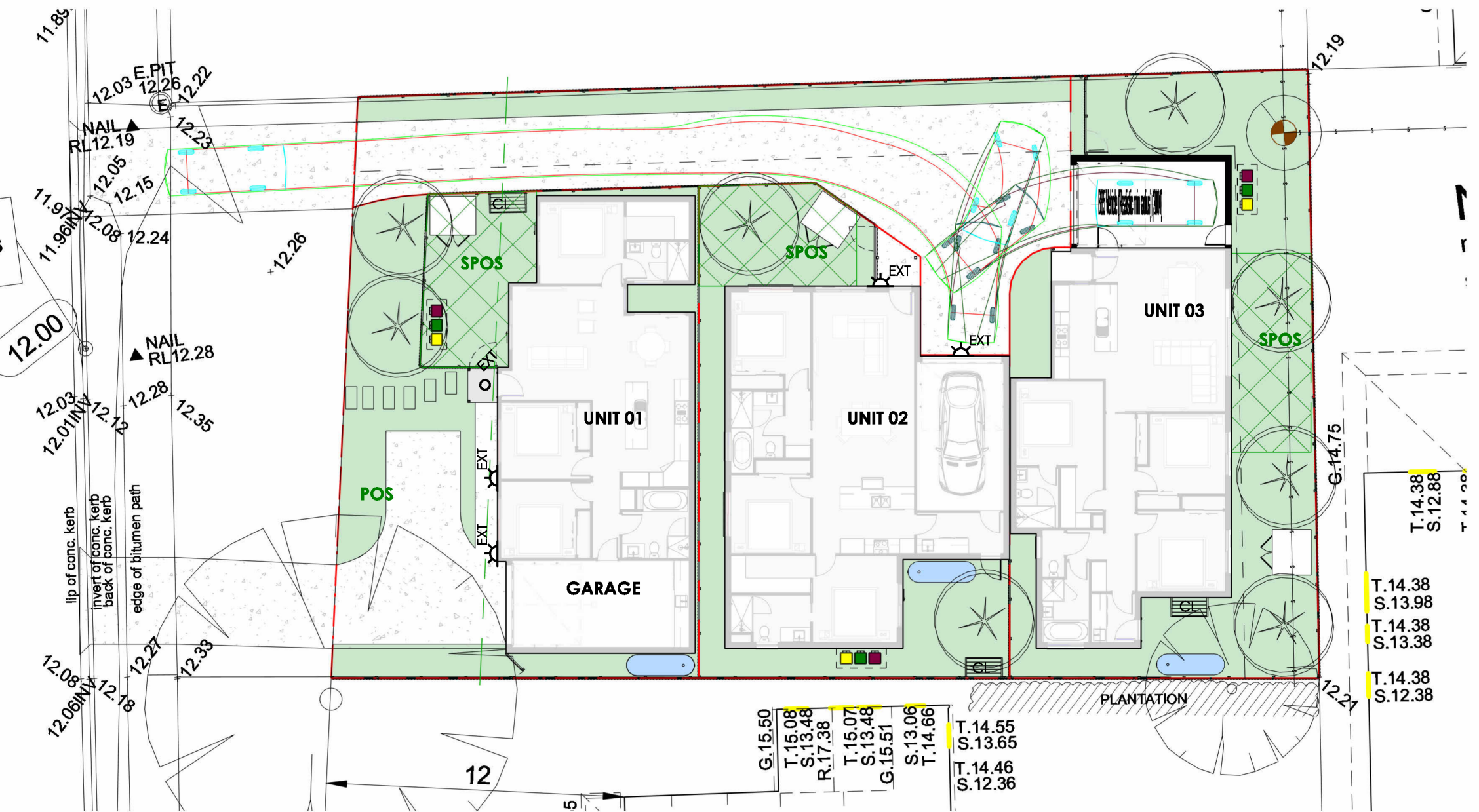
FOREST RD



TURNING MOVEMENTS - TURNING IN UNIT 03

scale: 1 : 200

FOREST RD



TURNING MOVEMENTS - TURNING OUT UNIT 03

scale: 1 : 200

FOREST RD



TURNING MOVEMENTS - TURNING IN UNIT 02

scale: 1 : 200

FOREST RD



TURNING MOVEMENTS - TURNING OUT UNIT 02

scale: 1 : 200

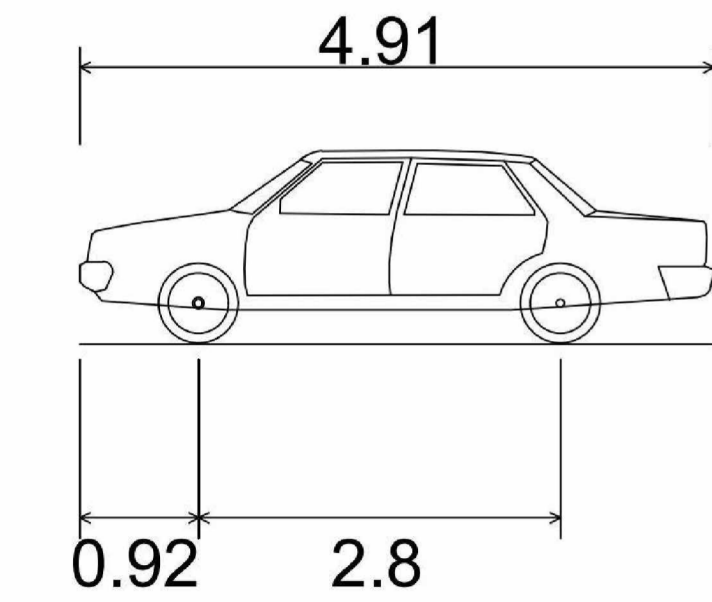
FOREST RD



TURNING MOVEMENTS - TURNING OUT UNIT 01

scale: 1 : 200

TURNING MOVEMENT LEGEND



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.499m
Min Body Ground Clearance	0.120m
Track Width	1.770m
Lock to Lock Time	4.00sec
Curb to Curb Turning Radius	5.750m

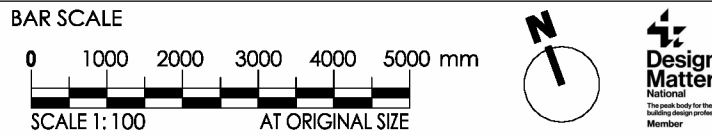
C	ISSUE FOR PLANNING UPDATED PLANS	BM	SM	27/08/2024
B	ISSUE FOR PLANNING FOLLOWING COUNCIL RFI	BM	SM	28/07/2024
A	ISSUE FOR PLANNING	MT	SM	15/06/2026

another dimension building design

REGISTERED BUILDING DESIGNER BODY

© Design Copyright - Another Dimension Building Design

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER / DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER / DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY BASED ON UNKNOWN FACTORS WITHIN ENCLOSED SPACES WITHIN STRUCTURE OF BUILDING.



ISSUE FOR PLANNING

NOT TO BE USED FOR CONSTRUCTION

CLIENT: MODICA DEVELOPMENTS

PROJECT: UNIT DEVELOPMENT

ADDRESS: 49 FOREST ROAD SOUTH, LARA 3212

DWG TITLE: PLAN - TURNING MOVEMENTS

DATE: AUGUST 2024

PROJECT No: 26-020 DWG No: P012

SCALE: As indicated @A1 REV: C

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