

TOWN PLANNING PROPOSAL

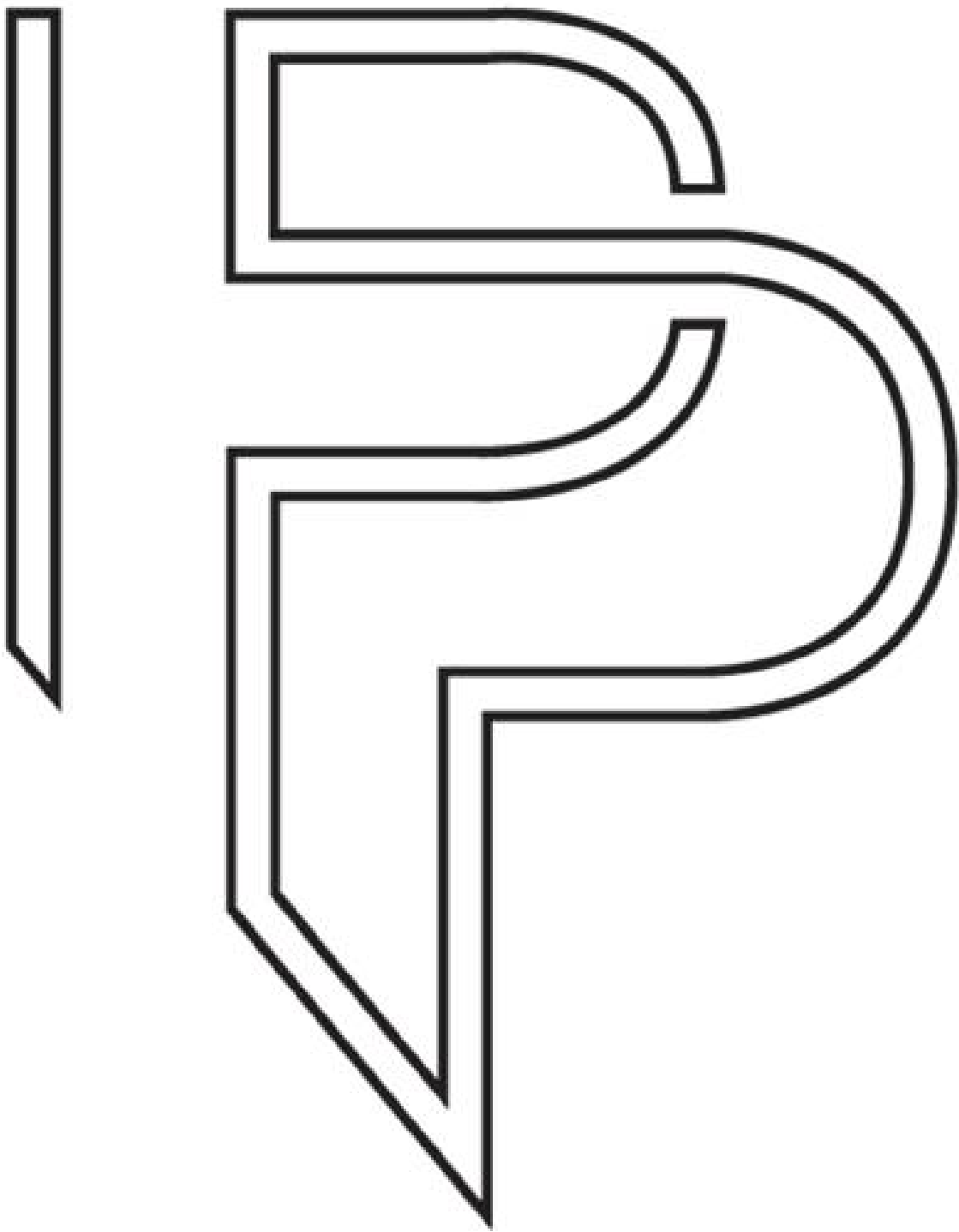
FOR:
AMIT TREHAN & GAYAN

PROPOSED:

DUAL OCCUPANCY

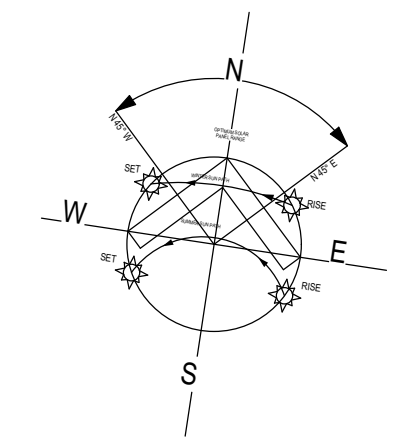
LOCATION:

75 ORTON STREET
OCEAN GROVE



P R E S T I G E P L A N S
BUILDING DESIGN & TOWN PLANNING

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NEARBY LOCATIONS:

- The Avenue 300m.
- Ocean Grove Shopping Center 200m.
- Ocean Grove Beach 200m.
- Ocean Grove Memorial Reserve 700m.
- Bellarine Secondary College 1.9Km.
- Ocean Grove Primary School 700m.

ANALYSIS LEGEND:

- (7.6) Setbacks (m)
- (ELEC) Electricity Pit
- Fire Hydrant
- TEL Telstra Pit
- P.P. Power Pole
- (P.O.S) Private Open Spaces
- B.V Brick Veneer
- W.B Weatherboard
- V Verandah
- G Garage
- P Pergola
- S Shed
- HW Habitable Room Window
- W Window
- C Carport

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SITE ANALYSIS 1:300



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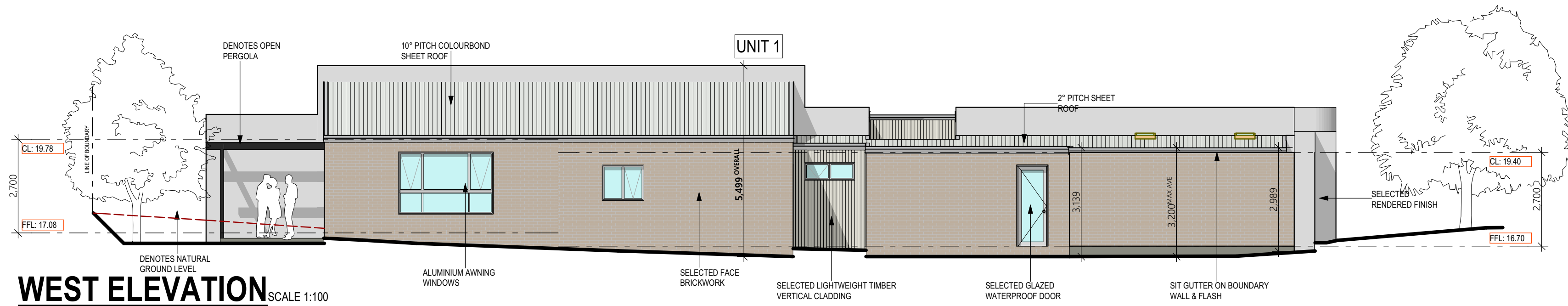
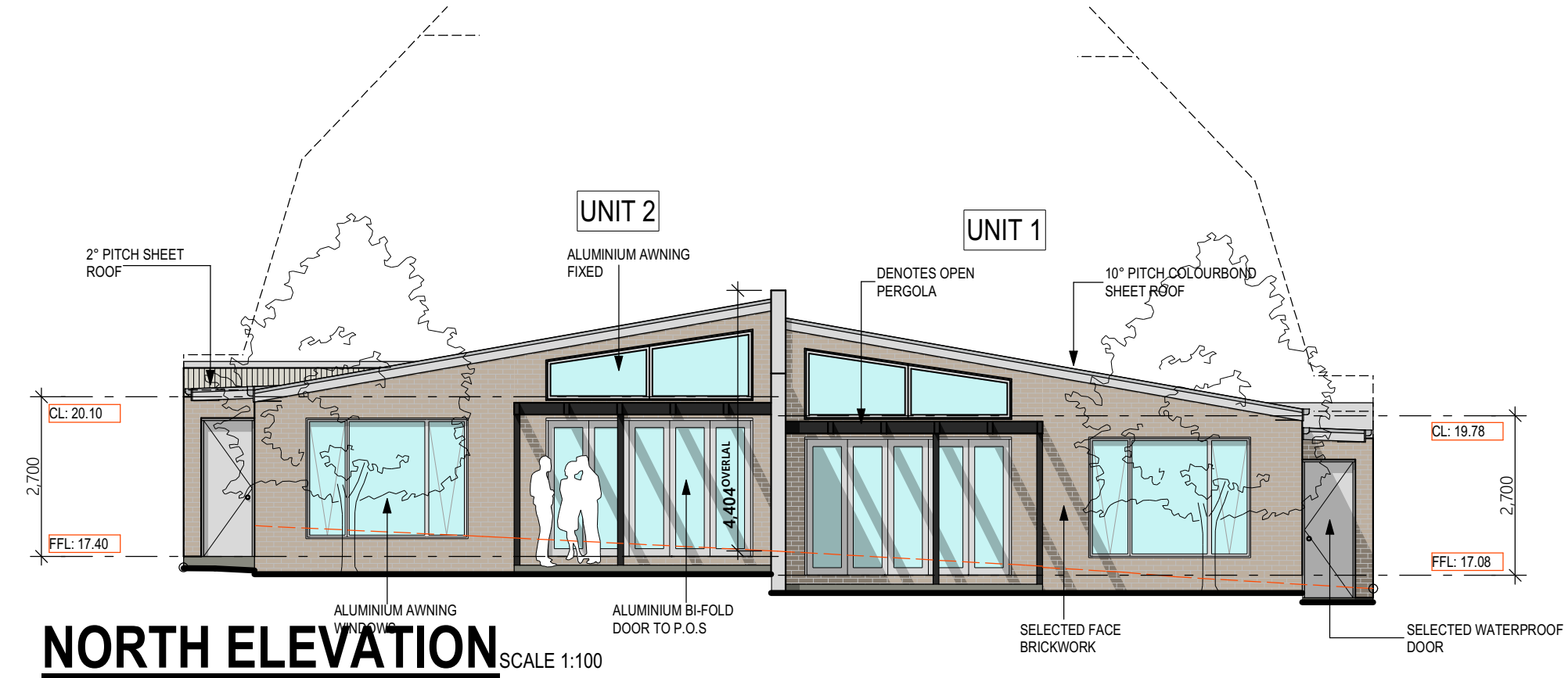
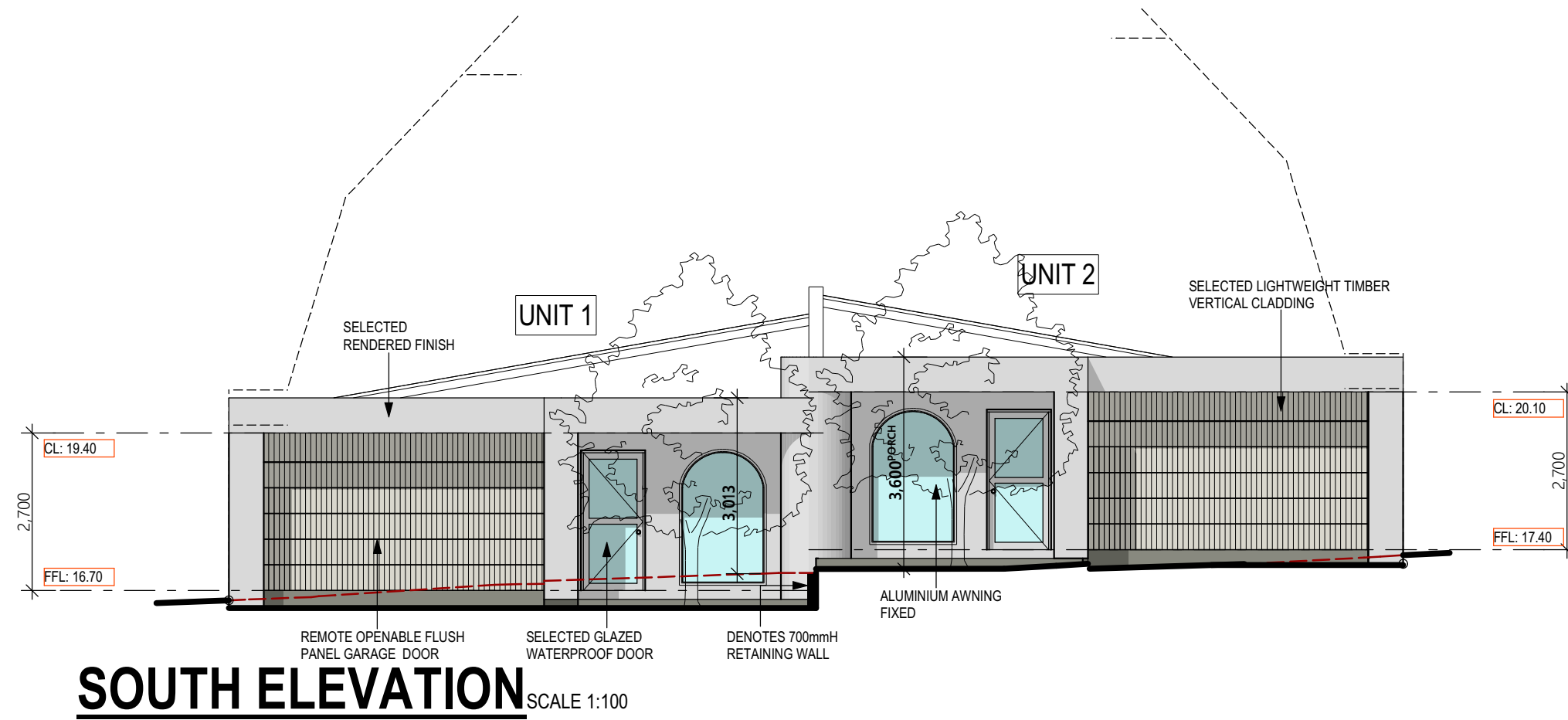
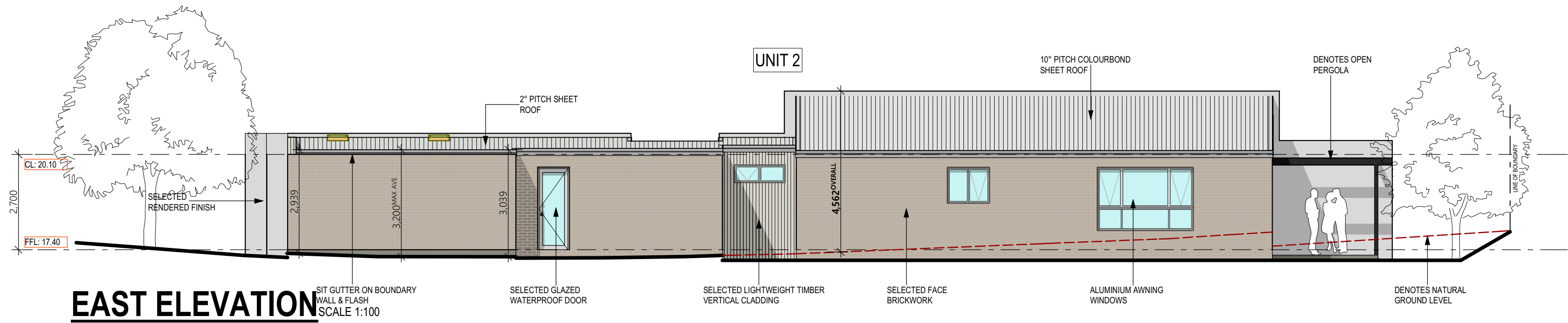
REGISTERED
Building Practitioner

DUAL OCCUPANCY

SITE ANALYSIS

No.	DATE	AMENDMENTS
1.	14-26	A.P. TOWN PLANNING
2.	10-8-26	A.P. RFI RESPONSE
3.	-	A.P.
4.	-	A.P.
5.	-	A.P.
DRAWN: A.P.		CONTRACT DATE: ####
W. DRWG DATE: ####		JOB No: T.B.A
PAGE SIZE: A1		SHEET No: S1 of 6

PROPOSED TOWN PLANNING APPLICATION FOR
AMIT TREHAN & GAYAN
75 ORTON STREET
OCEAN GROVE



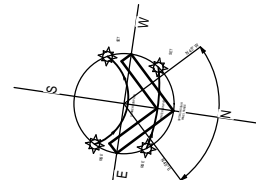
FRONT VIEW UNIT 1 & 2

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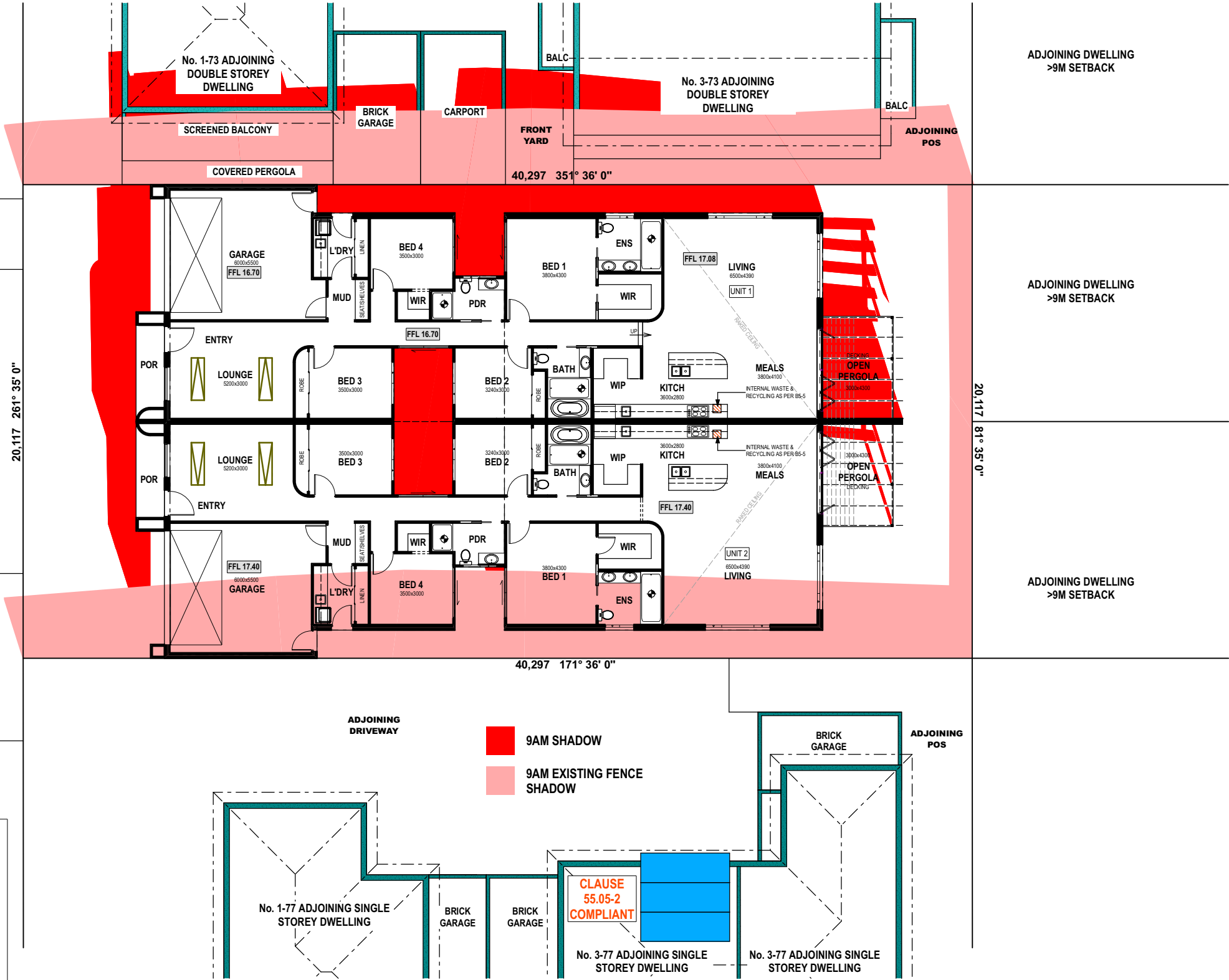
SHADOW DIAGRAMS

9 AM
SHADOW

NEIGHBOURING PRIVATE
OPEN SPACE NOT AFFECTED
BY PROPOSAL.
CLAUSE B4-3 COMPLIANT

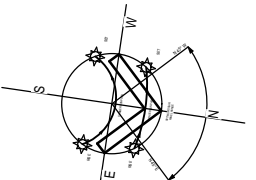


ORTON STREET



12 MIDDAY
SHADOW

NEIGHBOURING PRIVATE
OPEN SPACE NOT AFFECTED
BY PROPOSAL.
CLAUSE B4-3 COMPLIANT

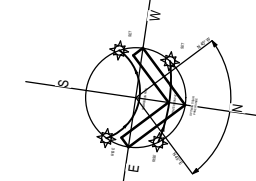


ORTON STREET



3 PM
SHADOW

NEIGHBOURING PRIVATE
OPEN SPACE NOT AFFECTED
BY PROPOSAL.
CLAUSE B4-3 COMPLIANT



ORTON STREET

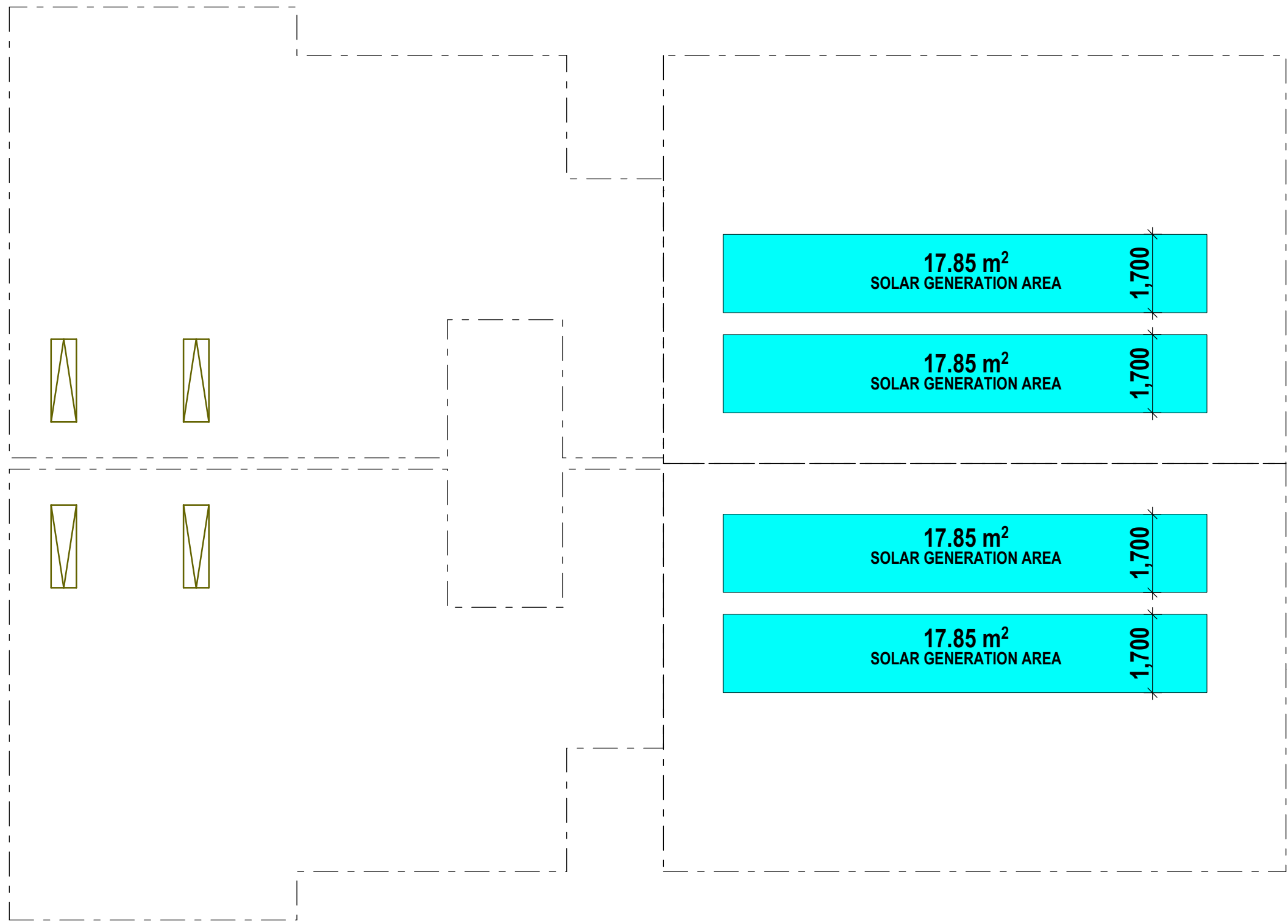
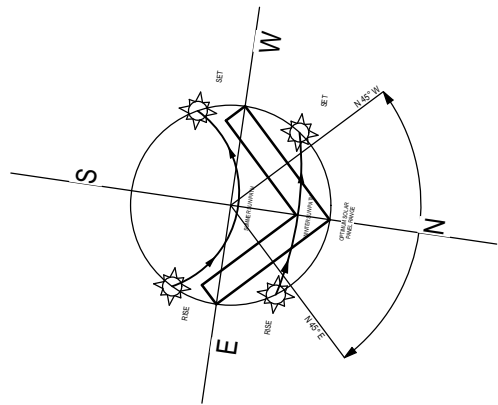
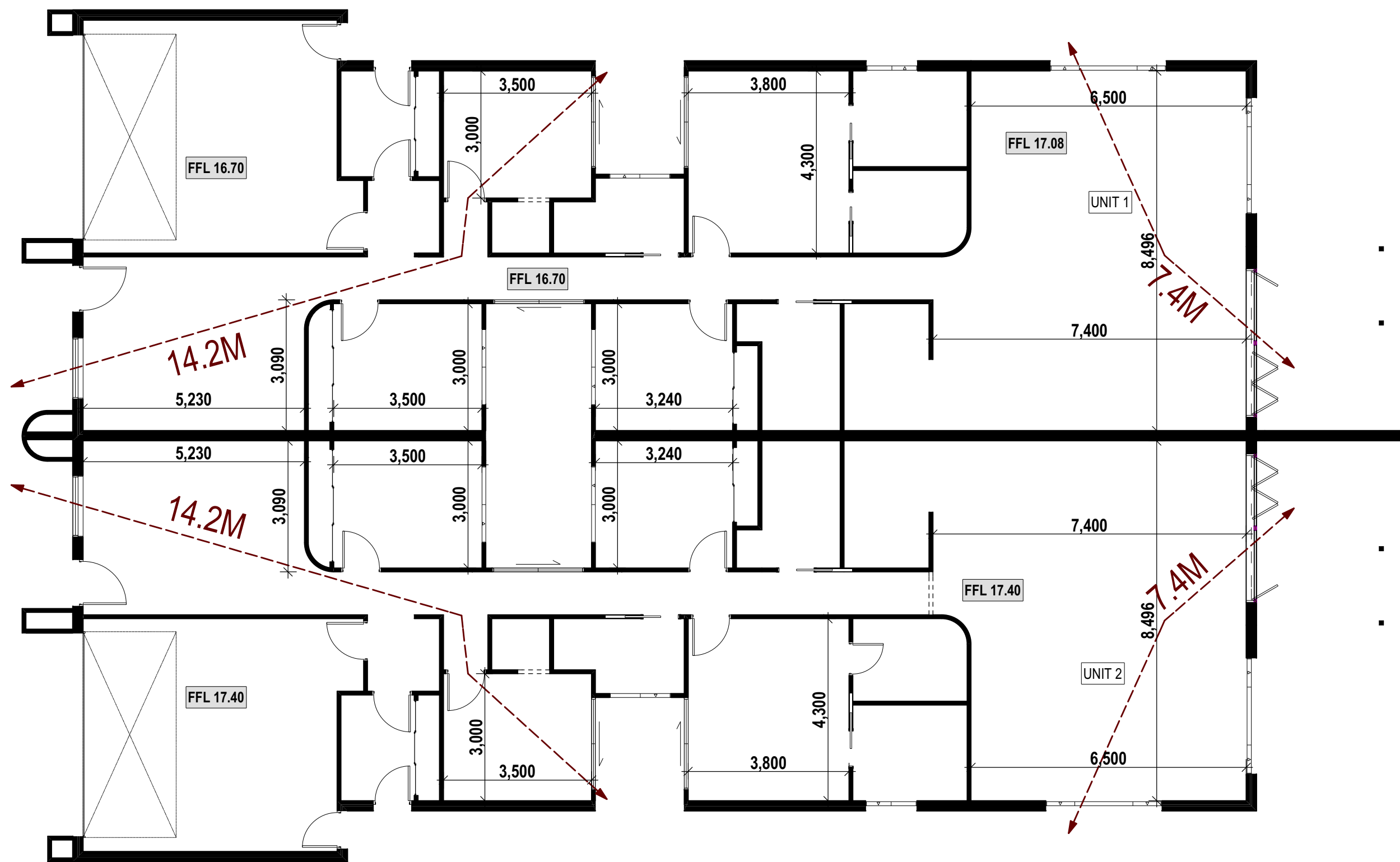


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B3-10 - BREEZE PATHS
1:100

B3-7 - FUNCTIONAL LAYOUT
1:100

B3-8 - ROOM DEPTHS
1:100



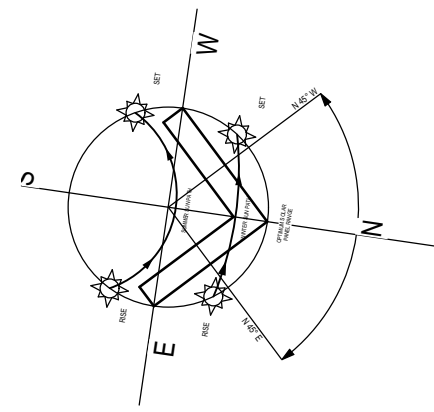
UNIT 1 TOTAL:
35.70m2 SGA

UNIT 2 TOTAL:
35.70m2 SGA

B5-3 - SOLAR
GENERATION AREA 1:100

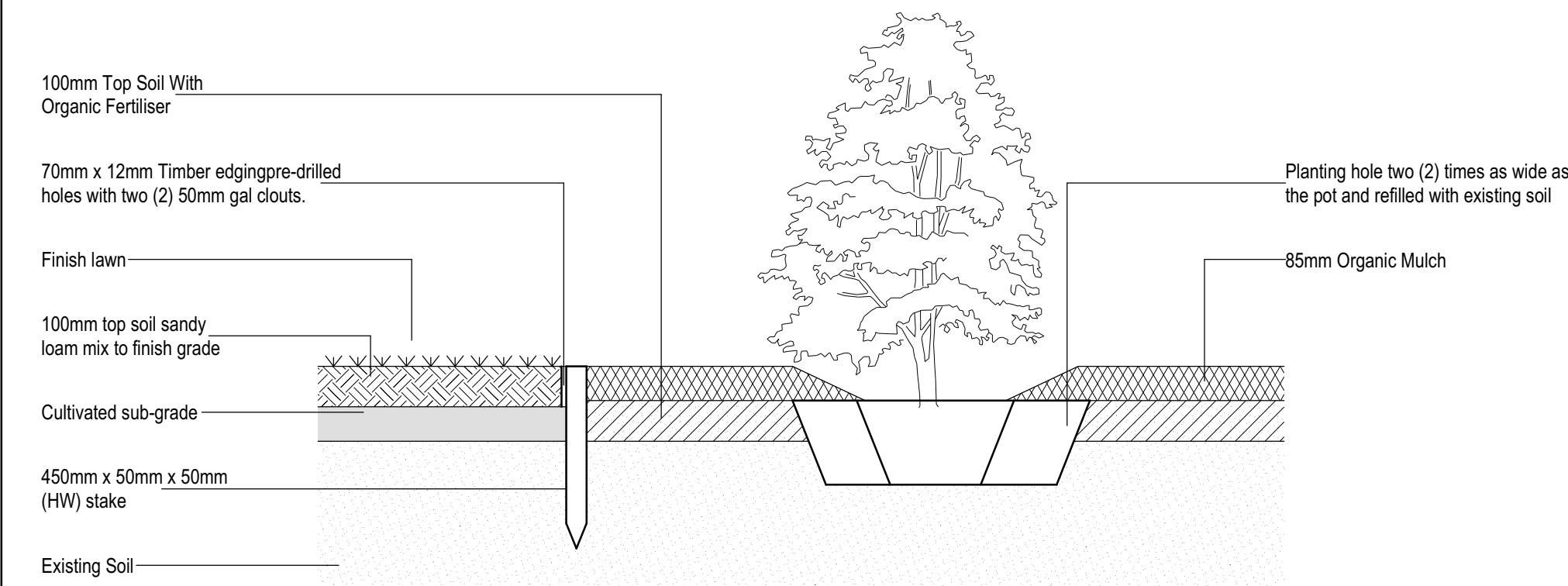
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ORTON STREET

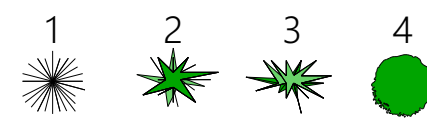


IRRIGATION

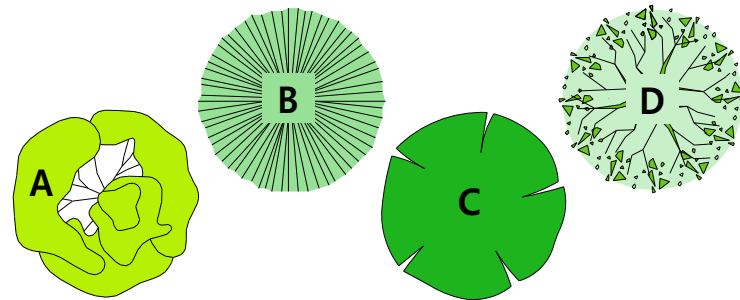
ALL LANDSCAPED AREAS ON THE SITE TO BE SERVICED BY A FULLY AUTOMATED DRIPPER IRRIGATION SYSTEM OR MANUALLY OPERATED DRIPPER SYSTEM WITH TIMER(S) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WATER TO BE SOURCED FROM RAINWATER TANKS WITH MAINS WATER BACKUP. PROVIDE CONDUITS UNDER / THROUGH HARD STRUCTURES TO ENABLE CABLING & PLUMBING ACCESS TO ALL LANDSCAPED AREAS. INSTALL SEPARATE IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRIPPER SYSTEM PROVISION TO ALL GARDENS & SUBSURFACE DRIP IRRIGATION OR POP-UP SPRINKLERS TO ALL LAWNS.



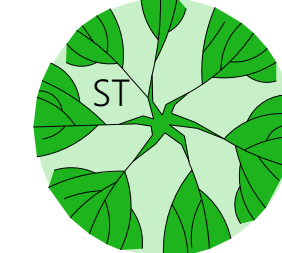
GROUND COVERS



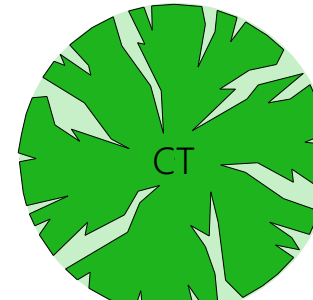
SHRUBS



SMALL TREES



MEDIUM TREES



LANDSCAPING SCHEDULE

BOTANICAL NAME	COMMON NAME	HxW (m)	POT SIZE
GROUND COVERS - BELOW 1 METER (1m)			
1 Correa 'Dusky Bells'	Correa Dusky Bells	0.4 x 1.0	150mm
2 Dianella Revoluta	Flax Lilly	0.5 x 0.5	150mm
3 Dietes Bicolour	Yellow Butterfly Lily	0.3 x 0.3	150mm
4 Ajuga Reptans	Blue Bugle	0.8 x 0.8	150mm
SHRUBS - 1 TO 2.5 METERS (2m)			
A Coleonima Pulcrum	Golden Diosma	1.0 x 1.0	150mm
B Corra Alba	Coastal Correa	1.0 x 1.5	150mm
C Lavandul Species	Lavander	1.2 x 1.2	150mm
D Westringia Fruticosa	Native Rosemary	5.0 x 5.0	150mm
SMALL TRESS 5 TO 7 METERS (3m)			
ST Callistemon vim. 'Dawson River Weeper'	Dawson River Weeper	6.0 x 4.0	40 L
CANOPY TREES - 8-12 METERS (4m)			
CT Hymenosporum flavum	Native Frangipani	8.0 x 5.0	40 L

B3-7 TREE CANOPY AREA CALCULATION %

SITE AREA = 810.65 Total
TREE CANOPY AREA REQUIRED = 81.06m² 10%
TREE TYPE A
4x 5m CANOPY DIAMETER = 19.7m² x3 = 78.80m²
2x 4m CANOPY DIAMETER = 12.6m² x2 = 25.2m²

TOTAL TREE CANOPY COVER = 104.00m²

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DUAL OCCUPANCY

LANDSCAPE PLAN

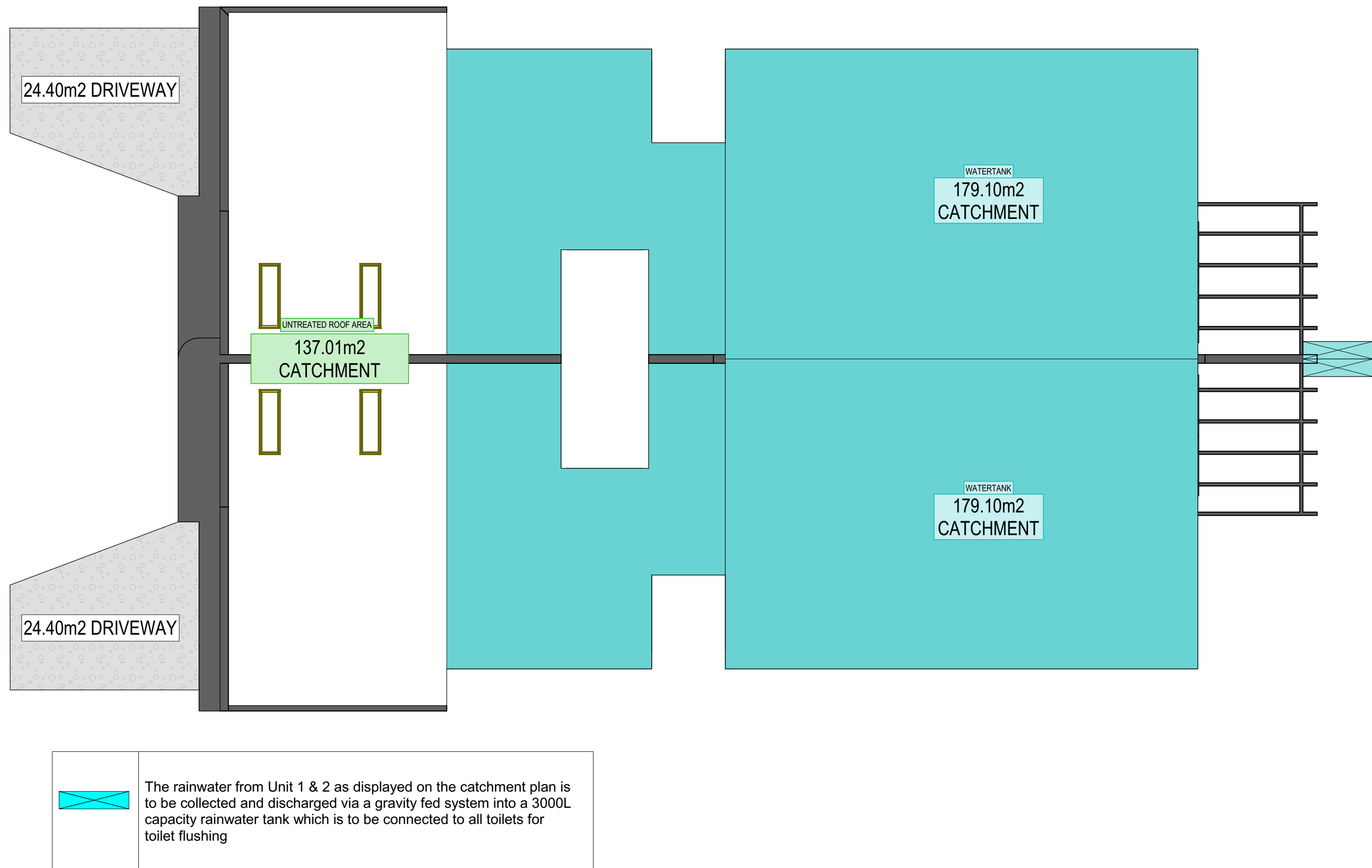
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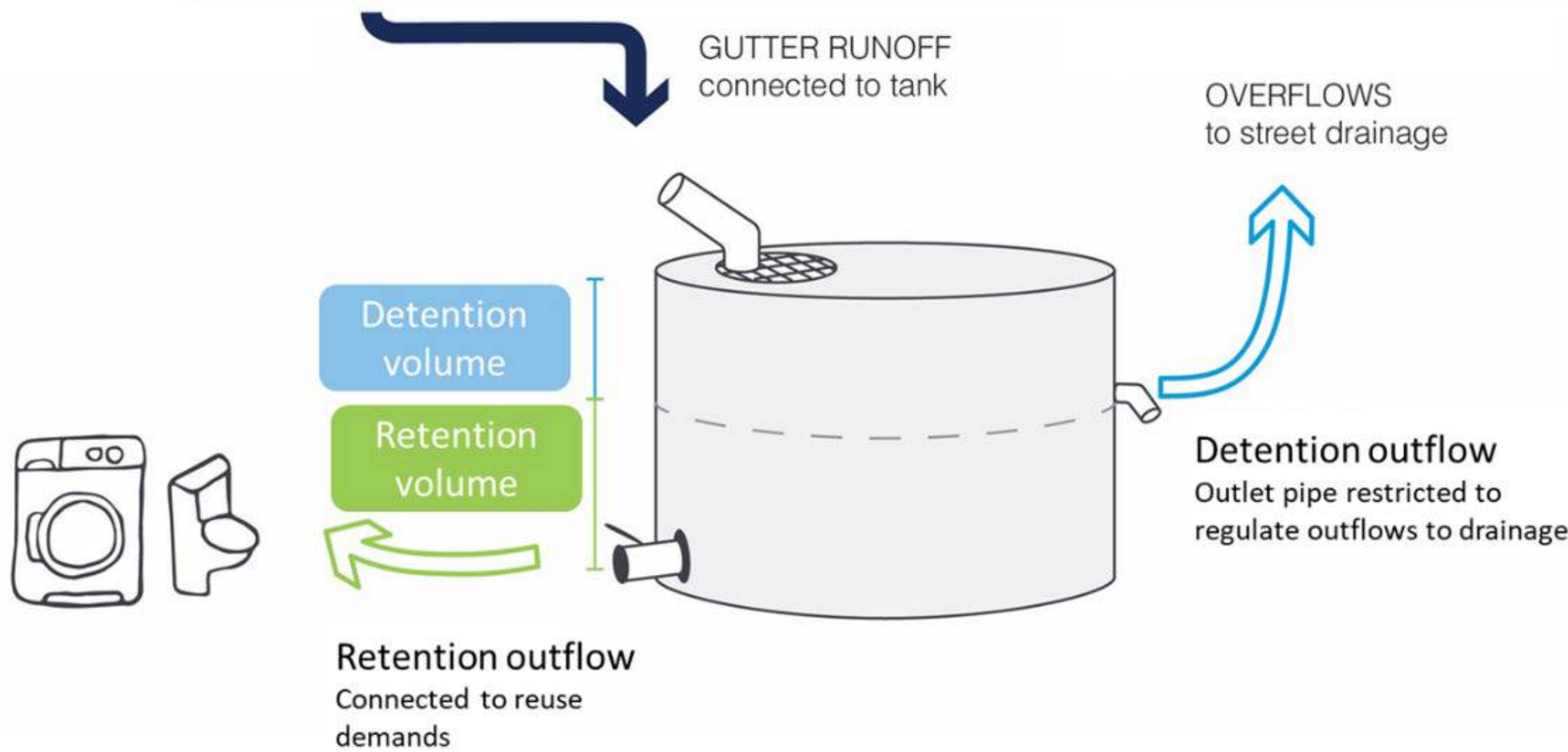
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REFER TO WSUD REPORT PREPARED BY ODIN SOLUTIONS.

CATCHMENT DETAILS IN ACCORDANCE WITH WSUD REPORT AND STORM ASSESSMENT.



STORMWATER CATCHMENT PLAN 1:100



3 WSUD ACHIEVEMENTS

The following tables outline the scores achieved in each assessment tool used. This development has achieved a 'Pass' score in each.

BLUE FACTOR RATINGS		
Blue Factor Score	Required Score	Project Score
	100%	104%

Project # 18976B8D
75 Orton street, Ocean Grove
Erkan Munur - odinsolutions@outlook.com
75 Orton St, Ocean Grove VIC 3226, Australia
11 August 2026 2:34 p.m.



75 Orton street, Ocean Grove

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



4 WATER SENSITIVE URBAN DESIGN (WSUD) RESPONSE

DESIGN REQUIREMENT	PRIMARY WATER SOURCE	EFFICIENCY (RATING)
INDOOR WATER FIXTURES, FITTINGS & CONNECTIONS		
BASIN TAPS	MAINS WATER	5-star WELS
SHOWER TAPS	MAINS WATER	3-star WELS (> 7.5 but < 9.0 litres per minute)
CLOTHES WASHER	RAINWATER	3-star WELS (minimum requirement)
TOILETS CONNECTED TO MAINS WATER	0	
TOILETS CONNECTED TO RAINWATER	3/3	
TOILETS CONNECTED TO RECYCLED WATER	0	
TOILETS EFFICIENCY		4-star WELS

Rainwater will be collected from each roof area and stored in separate 3000L rainwater tanks located to the rear of each dwelling. The rainwater will be used to flush toilets and be connected to laundry water stops throughout the development.

Rainwater tank overflows, and any residual flows drain to the LPD via the internal drainage system.

Reducing potable (mains) water consumption through a rainwater collection and re-use scheme ensures cost savings and the efficient use of water.

Additional information is provided in Appendix A – (STORM) Blue Factor report and Appendix B – WSUD maintenance and installation.

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NON-POTABLE WATER SOURCE
CONNECTED TO TOILETS &
WASHING MACHINE STOPS FOR
BOTH UNITS