

WSUD Plan 03/11/2025

Project # 9520265 - 255-257 Plantation Road, Corio
255-257 Plantation Rd, Corio VIC 3214, Australia
03 November 2025 6:07 p.m.



116%
SCORE

255-257 Plantation Road, Corio
The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

Project details
Name: 255-257 Plantation Road, Corio
Street address: 255-257 Plantation Rd, Corio VIC 3214, Australia
Municipality: Greater Geelong
Site area: 2000 m²
Planning Number: 1

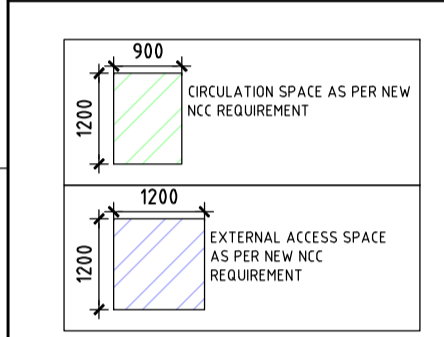
Rainwater Tank Maintenance
Regular maintenance is needed to ensure that your rainwater is safe for all requirements around the home, particularly for drinking. Design and construct the system so that the maintenance schedule can be carried out.

Monthly:
 Check and clean tank inlet screens, outlet screens, and leaf-shedding rain-heads.
 Check and clean the first flush diverter.

Annually:
 Check roofs and gutters and remove debris.
 Check filters and replace if necessary.
 Remove overhanging vegetation where possible.

3-5 yearly:
 De-slug your tank.
 In the longer term, rainwater pumps typically need servicing or replacing after approximately 10 years of use.

Guidance shall be sought via the Australian Government Department of Health, [Guidance on use of rainwater tanks](#).



EXTERNAL FINISHES SCHEDULE

- GARAGE DOORS:** Sectional overhead door to garage in selected colorbond finish.
- WALLS:** Selected face brickwork to all external walls unless otherwise noted. Cement render with selected applied finish as shown.
- GLASS:** Clear to all windows / opaque in all bathrooms & wc's.
- WINDOWS:** Aluminium framed / awning & sliding - selected colour
- ROOFS:** Tiled roof in colour as selected by client at 22.5° roof pitch.
- PROPOSED CLOTHESLINE:** fold down - wall or ground mount
- PROPOSED 6 CUBIC METRE STORAGE SHED:** (2.2m wall height to proposed storage shed)
- PROPOSED LETTER BOXES:** LB
- BOLLARD LIGHTING:** BL

IMPORTANT NOTE
NOTE: IT IS THE OWNER/BUILDERS RESPONSIBILITY TO ENSURE THAT THIS ARCHITECTURAL DRAWING IS READ IN CONJUNCTION & CONFORMS WITH ENDORSED PLANNING PERMIT DOCUMENTS AND CONDITIONS.
DO NOT SCALE THIS DRAWING
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT
SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

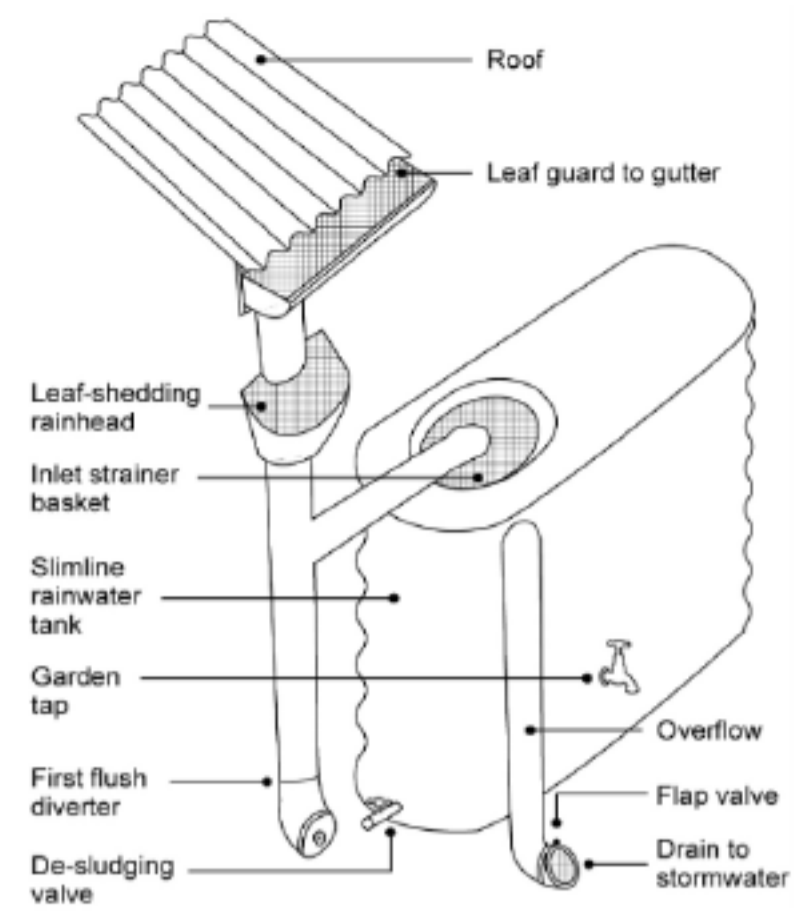
REV	DESCRIPTION	ISSUED BY	DATE
A	TOWN PLANNING APPLICATION	FM	24/09/2025

Project: PROPOSED UNIT DEVELOPMENT
At: No.255-257 PLANTATION ROAD, CORIO, VIC 3214.
For: ENABLE GROUP

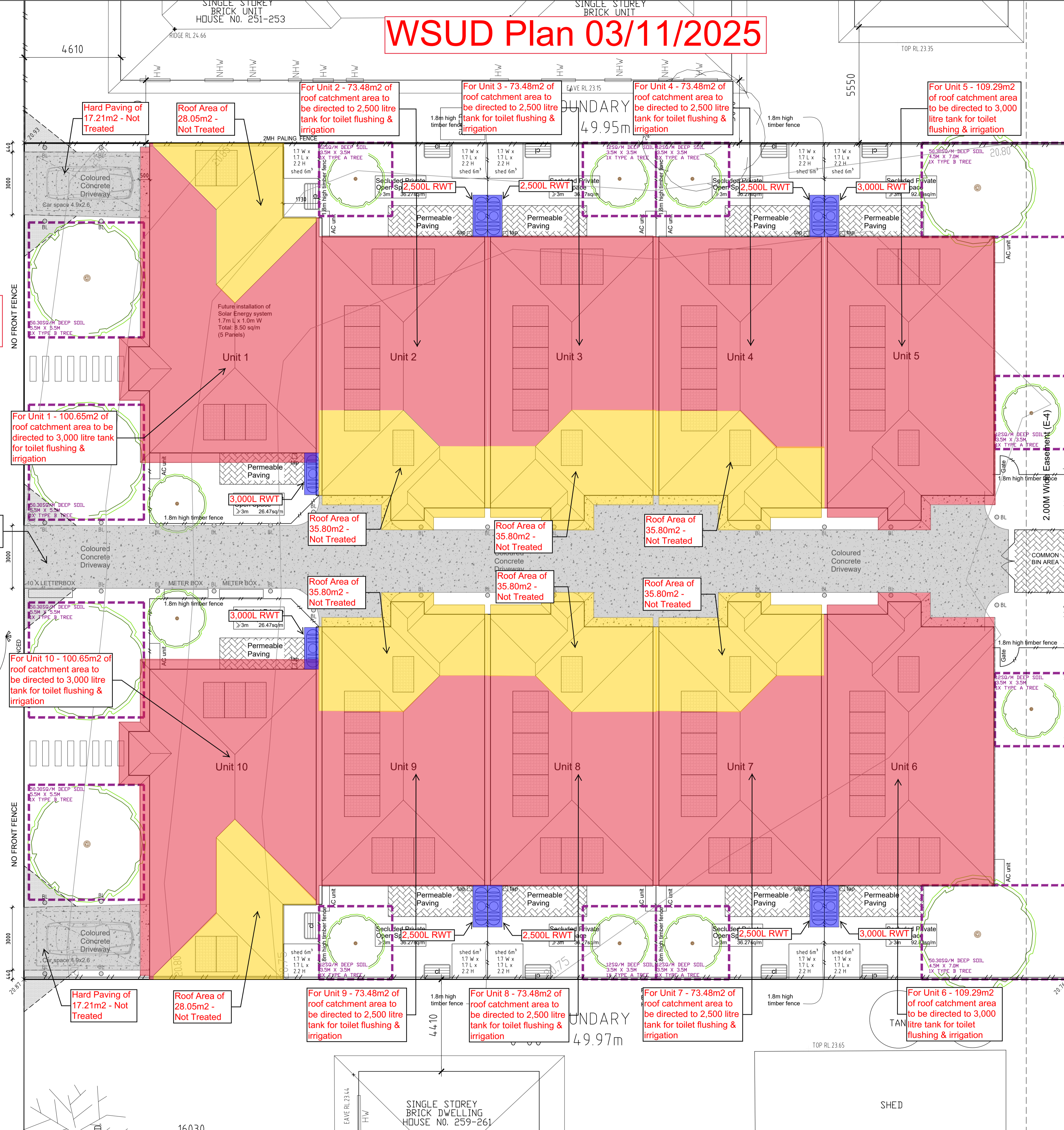


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Remaining permeable area around the site consisting of landscaped areas, permeable paving and other pervious surface



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NOTE: REFER TO SITE ANALYSIS DOCUMENTS FOR NEIGHBOURING DWELLING DETAILS

LANDSCAPE NOTE: LANDSCAPE PLAN TO BE PROVIDED BY CERTIFIED LANDSCAPE ARCHITECT TO SHOW PLANT SCHEDULE AND LAYOUTS

ADJOINING WINDOW LEGEND
HW ADJOINING HABITAT WINDOW
DW ADJOINING DOOR / WINDOW COMBINATION
W ADJOINING WINDOW

PEDESTRIAN VISIBILITY SPLAY OF A MINIMUM 2.5M LONG X 2.0M WIDE AT THE SIDE OF THE ACCESSWAY AND THE STREET RESERVE AS SHOWN HATCHED. THIS AREA TO BE KEPT CLEAR FROM A MAXIMUM HEIGHT OF 0.9M AND TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

SCALE 1:100

PROPOSED UNIT DEVELOPMENT AT No.255-257 PLANTATION ROAD, CORIO, VIC 3214.