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

TOWN PLANNING

REV E - 08/04/2026
TOWN PLANNING RFI

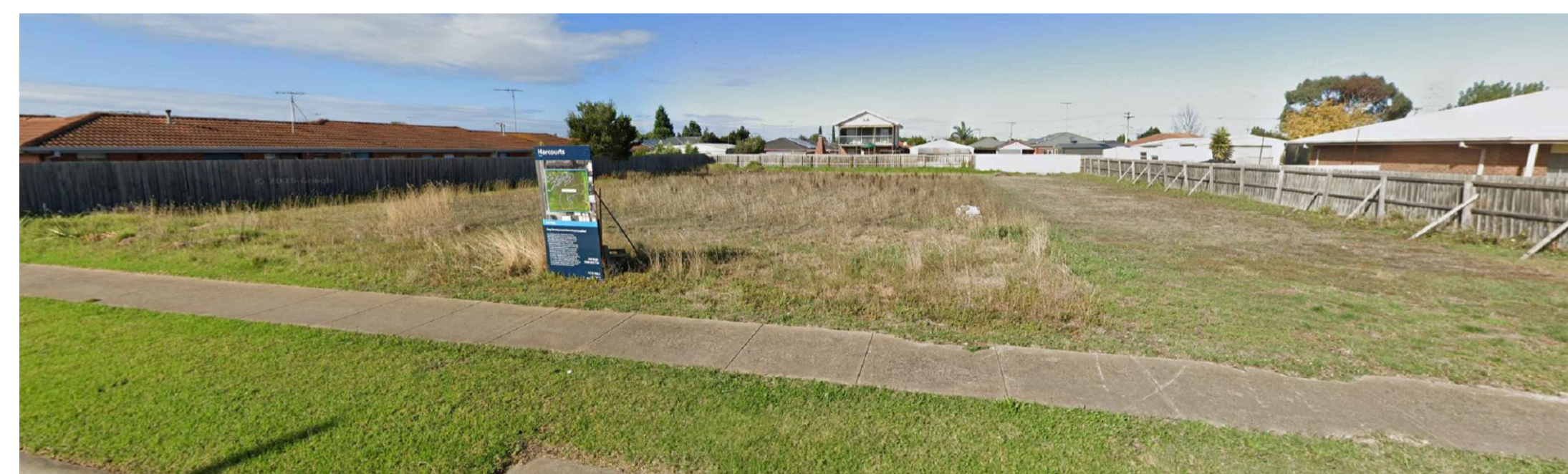


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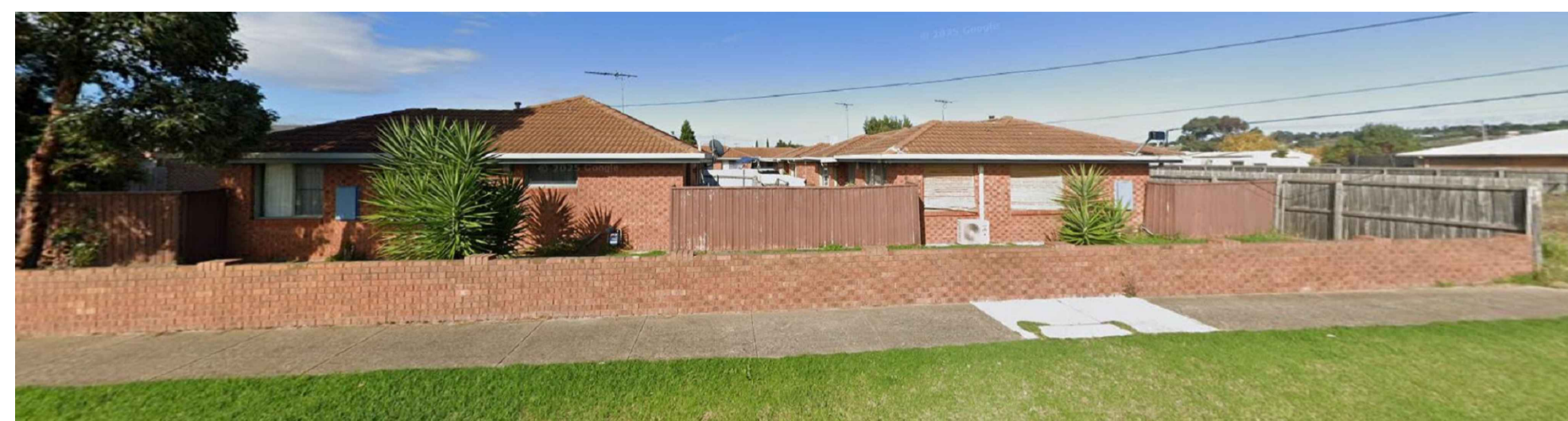
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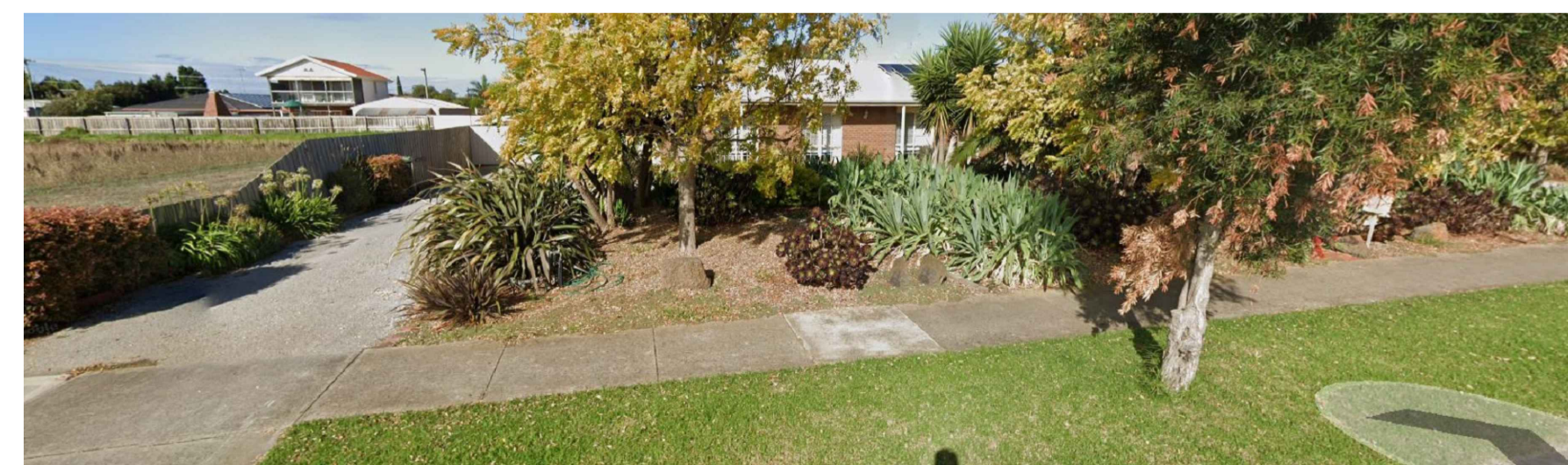
SUBJECT SITE
NO. 255-257 PLANTATION ROAD, CORIO



SUBJECT SITE
NO. 255-257 PLANTATION ROAD, CORIO



NO. 251-253 PLANTATION ROAD, CORIO




NO. 259-261 PLANTATION ROAD, CORIO

NEIGHBOURHOOD AND SITE DESCRIPTION

SCALE 1:250

IMPORTANT NOTE
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REV	DESCRIPTION	ISSUED BY	DATE
A	TOWN PLANNING APPLICATION	FM	24/09/2025
B	TOWN PLANNING RFI	FM	11/11/2025
C	TOWN PLANNING RFI	FM	18/12/2025
D	TOWN PLANNING RFI	FM	19/02/2026
E	TOWN PLANNING RFI	FM	08/04/2026


 Sheet No: **A1/A9**
 Job No: 20257363
 Drawn: FM Check: MM
 TOWN PLANNING

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

DESIGN RESPONSE

- 1 PROPOSED CONCRETE CROSSOVER TO SERVICE DWELLINGS
- 2 PROPOSED CONCRETE DRIVEWAYS TO SERVICE DWELLINGS
- 3 PROPOSED GARAGES TO SERVICE DWELLINGS
- 4 PROPOSED DWELLINGS
- 5 NEW MAILBOXES FOR THE PROPOSED UNITS.
- 6 LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 7 OPEN SPACE TO THE DWELLINGS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH SOLAR ACCESS AND EAST LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
- 8 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.

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REV: DESCRIPTION ISSUED BY DATE

NORTH

Sheet No: **A2/A9**
 Job No: 20257363
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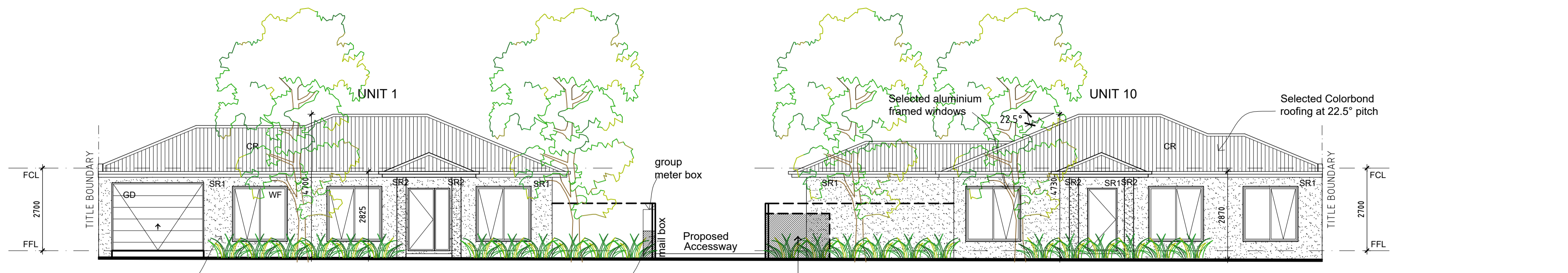
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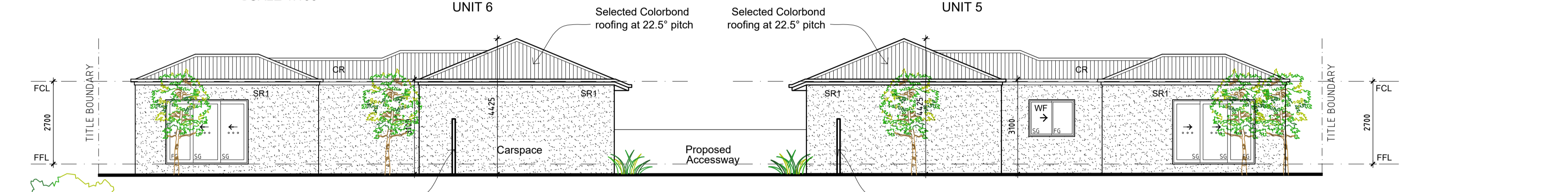
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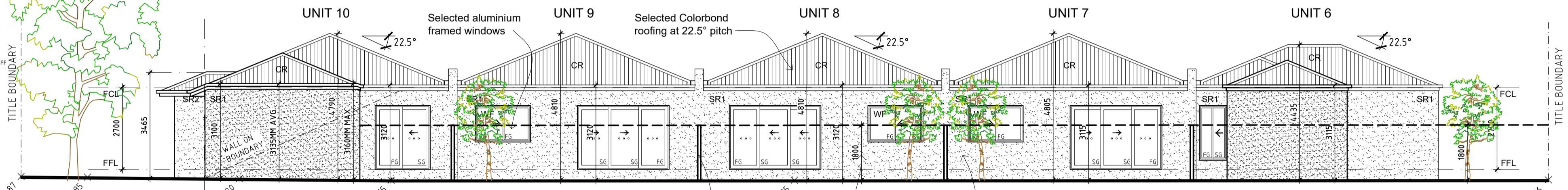
HEBEL POWER PANELS FOR EXTERNAL WALLS IS CONSIDERED TO BE MASONRY TO BE COMPATIBLE WITH COVENANT: N725575E.



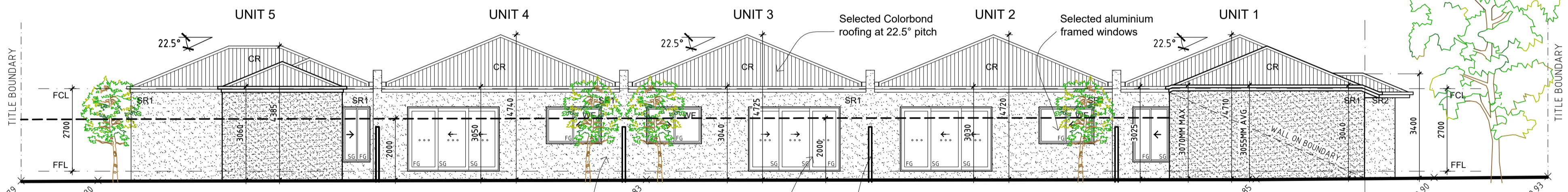
North Elevation
SCALE 1:100



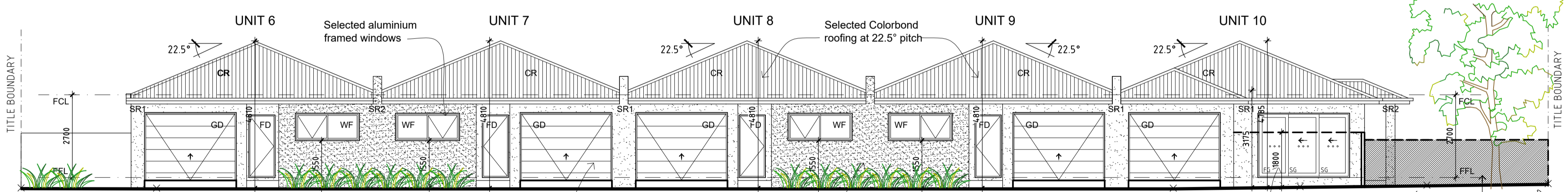
South Elevation
SCALE 1:100



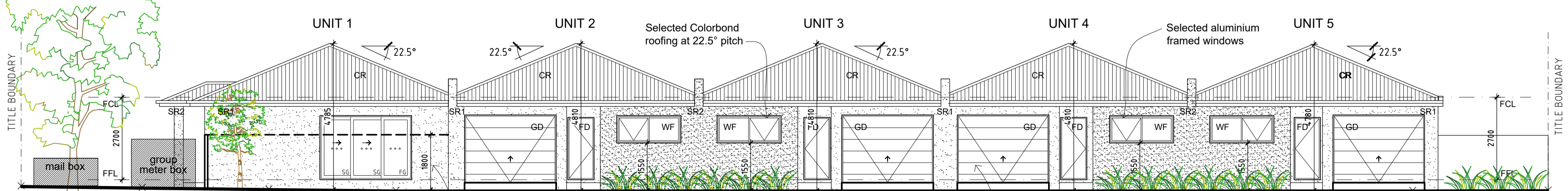
West Elevation
SCALE 1:100



East Elevation
SCALE 1:100



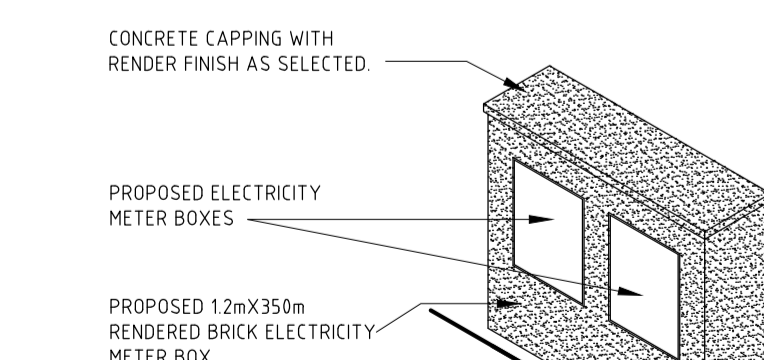
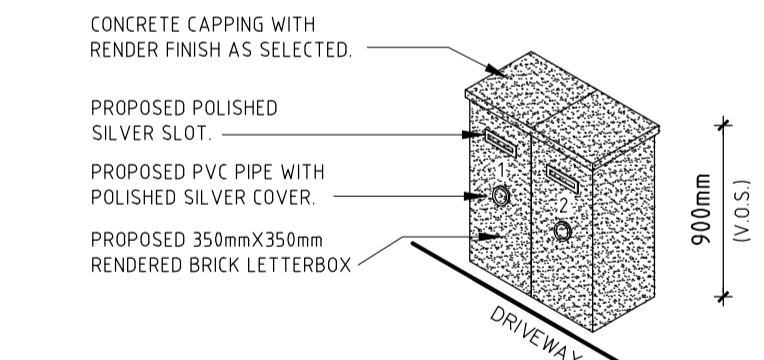
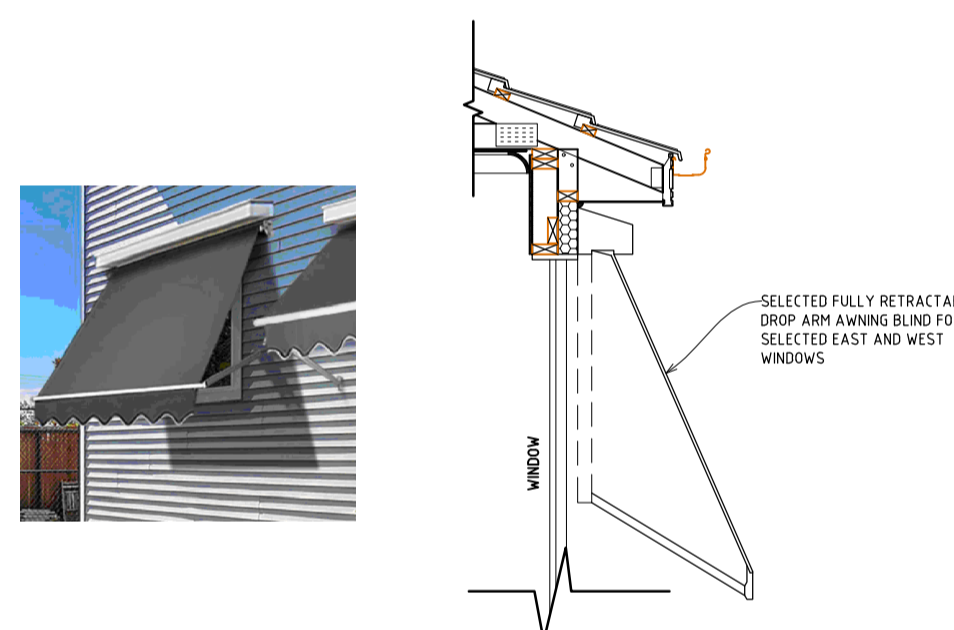
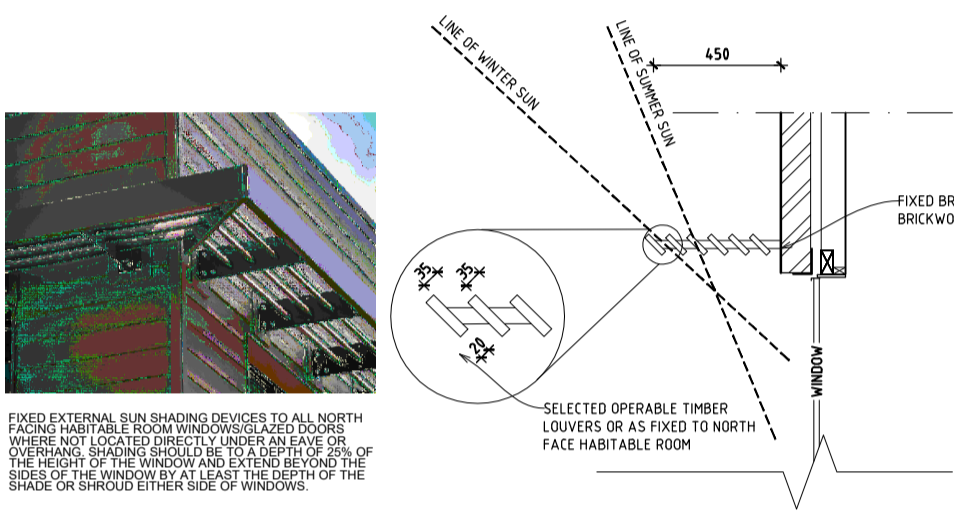
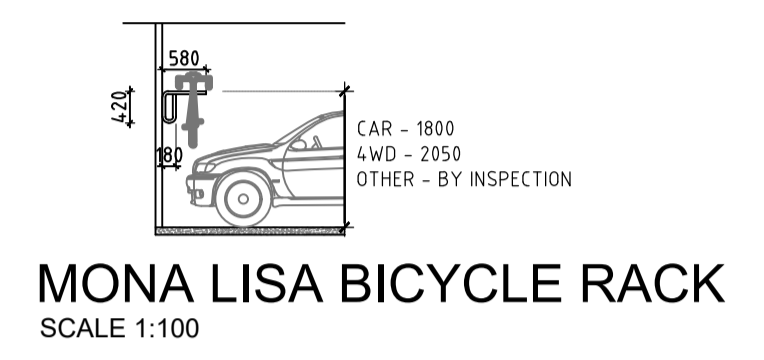
Internal East Elevation
SCALE 1:100



Internal West Elevation
SCALE 1:100

EXTERNAL COLOUR AND MATERIAL SCHEDULE	
	CR COLORBOND ROOF AT 22.5° PITCH: MONUMENT
	CG/CF COLORBOND FASCIA/ GUTTER: MONUMENT
	DP COLORBOND DOWPIPE: MONUMENT/SURMIST
	WF ALUMINIUM FRAMED WINDOWS: MONUMENT
	TP TIMBER PORCH POSTS: MONUMENT
	SR1 SMOOTH RENDER FINISH: SURFMIST
	SR2 SMOOTH RENDER FINISH: MONUMENT
	DRV COLOURED CONCRETE DRIVEWAY: LIGHT GREY
	GD GARAGE DOOR: ECO GARAGE DOORS - SLIMLINE - SURFMIST

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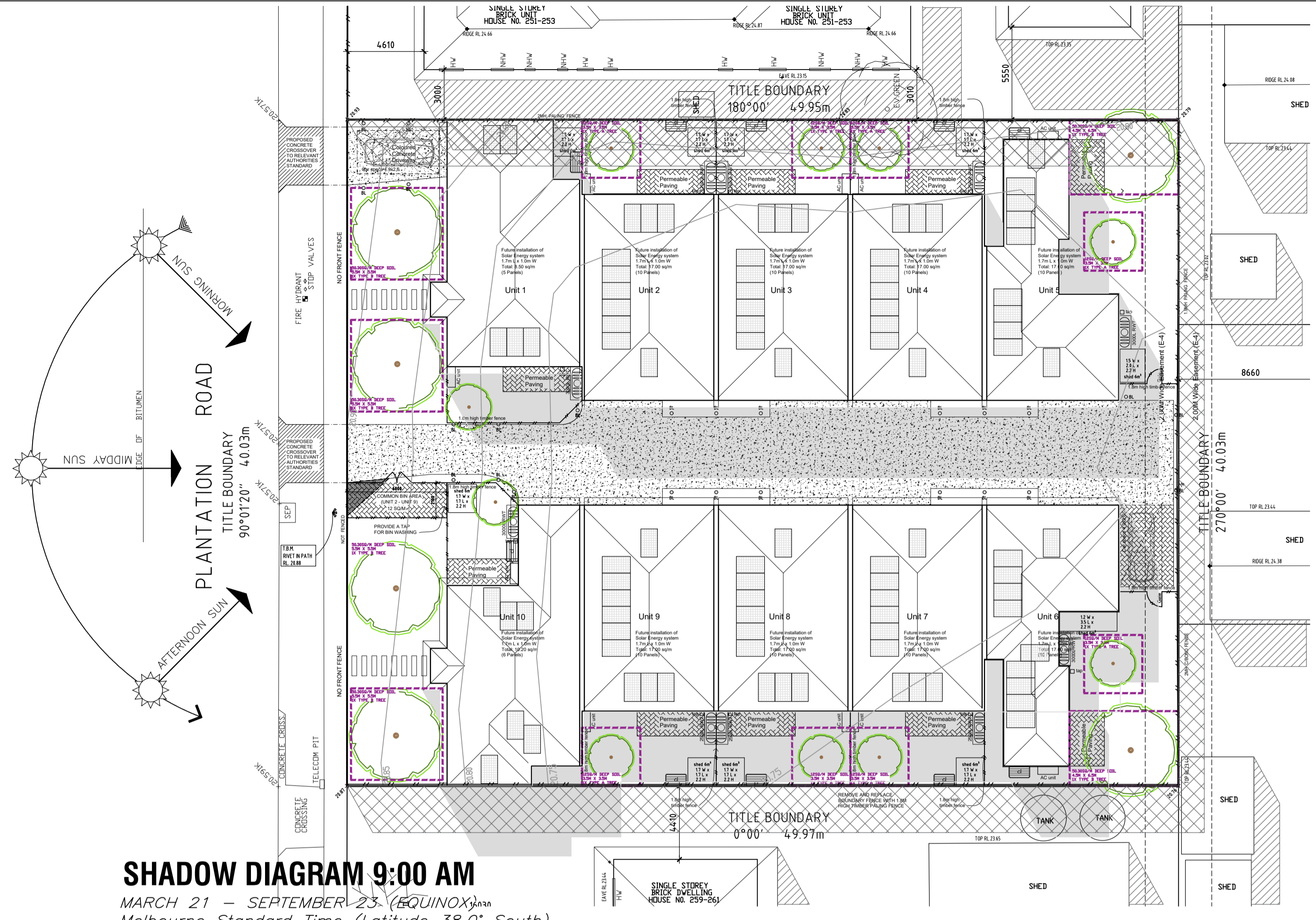
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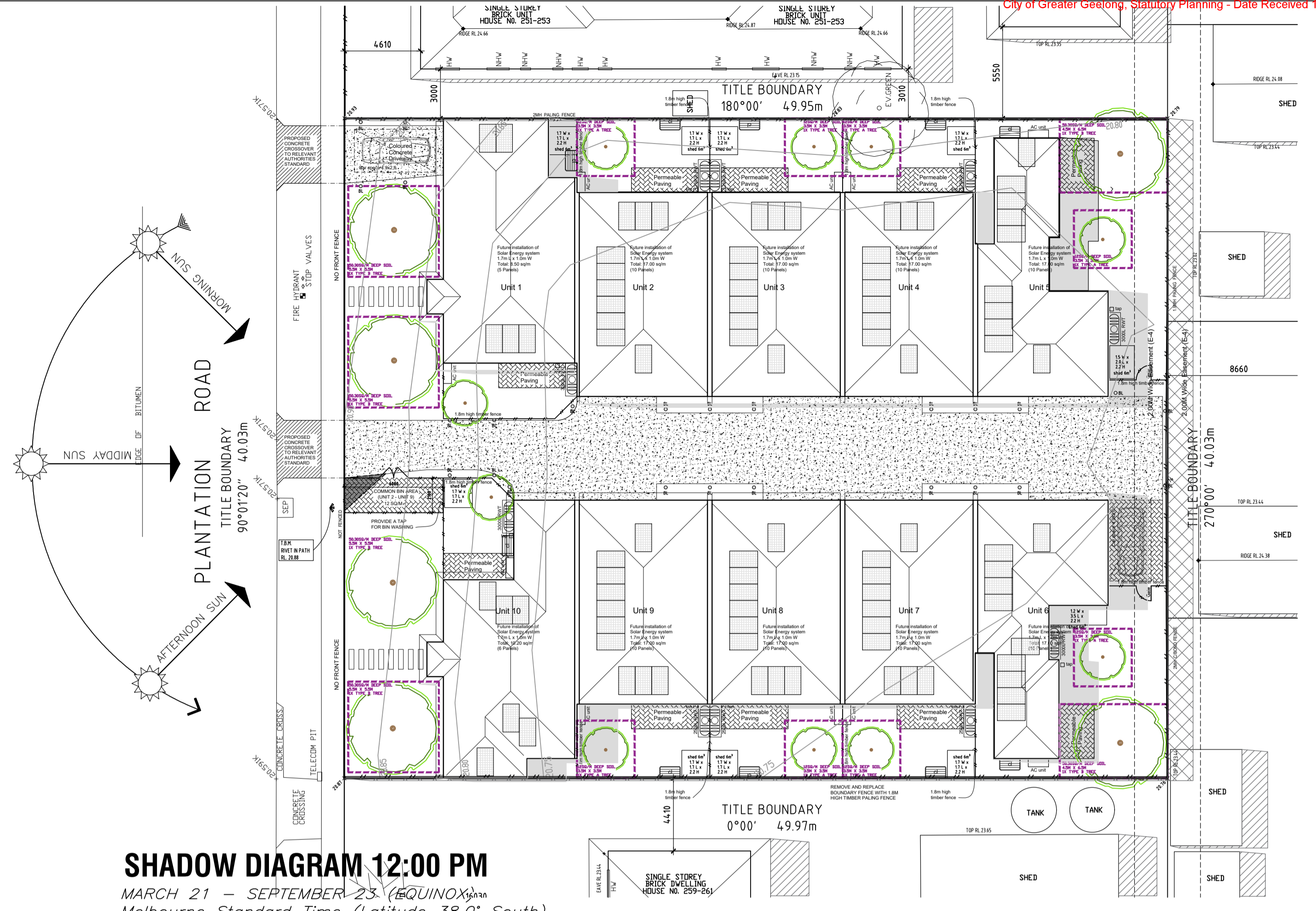
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PROPOSED ELEVATIONS
SCALE 1:100

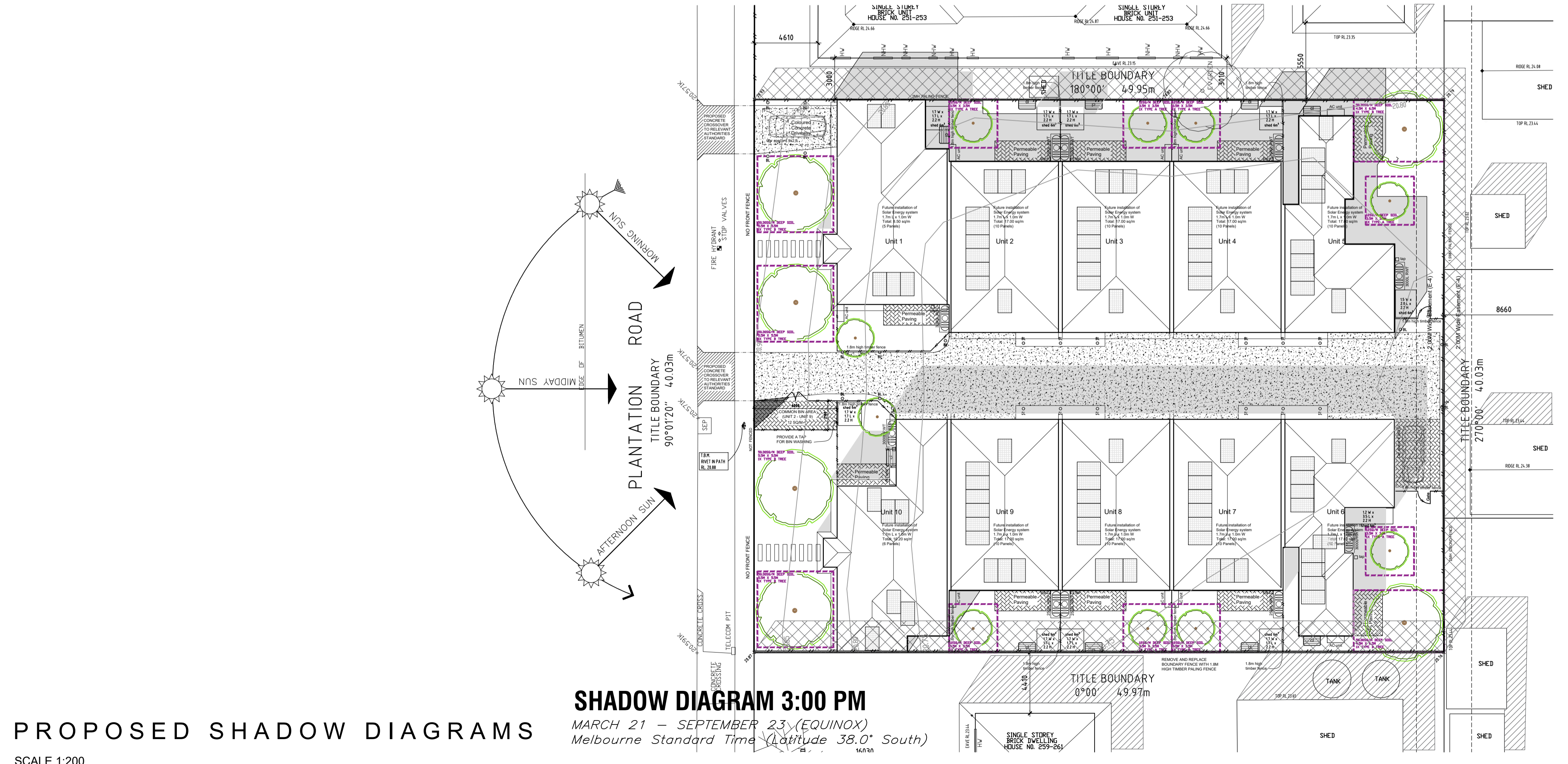
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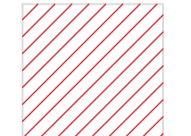
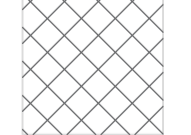


SHADOW DIAGRAM 9:00 AM
 MARCH 21 - SEPTEMBER 23 (EQUINOX)^{365.2422}
 Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM 12:00 PM
 MARCH 21 - SEPTEMBER 23 (EQUINOX)^{365.2422}
 Melbourne Standard Time (Latitude 38.0° South)



PROPOSED SHADOW DIAGRAMS
 MARCH 21 - SEPTEMBER 23 (EQUINOX)^{365.2422}
 Melbourne Standard Time (Latitude 38.0° South)

-  ADDITIONAL OVERSHADOWING
-  EXISTING FENCE SHADOW
-  EXISTING BUILDINGS SHADOWS
-  PROPOSED SHADOWS

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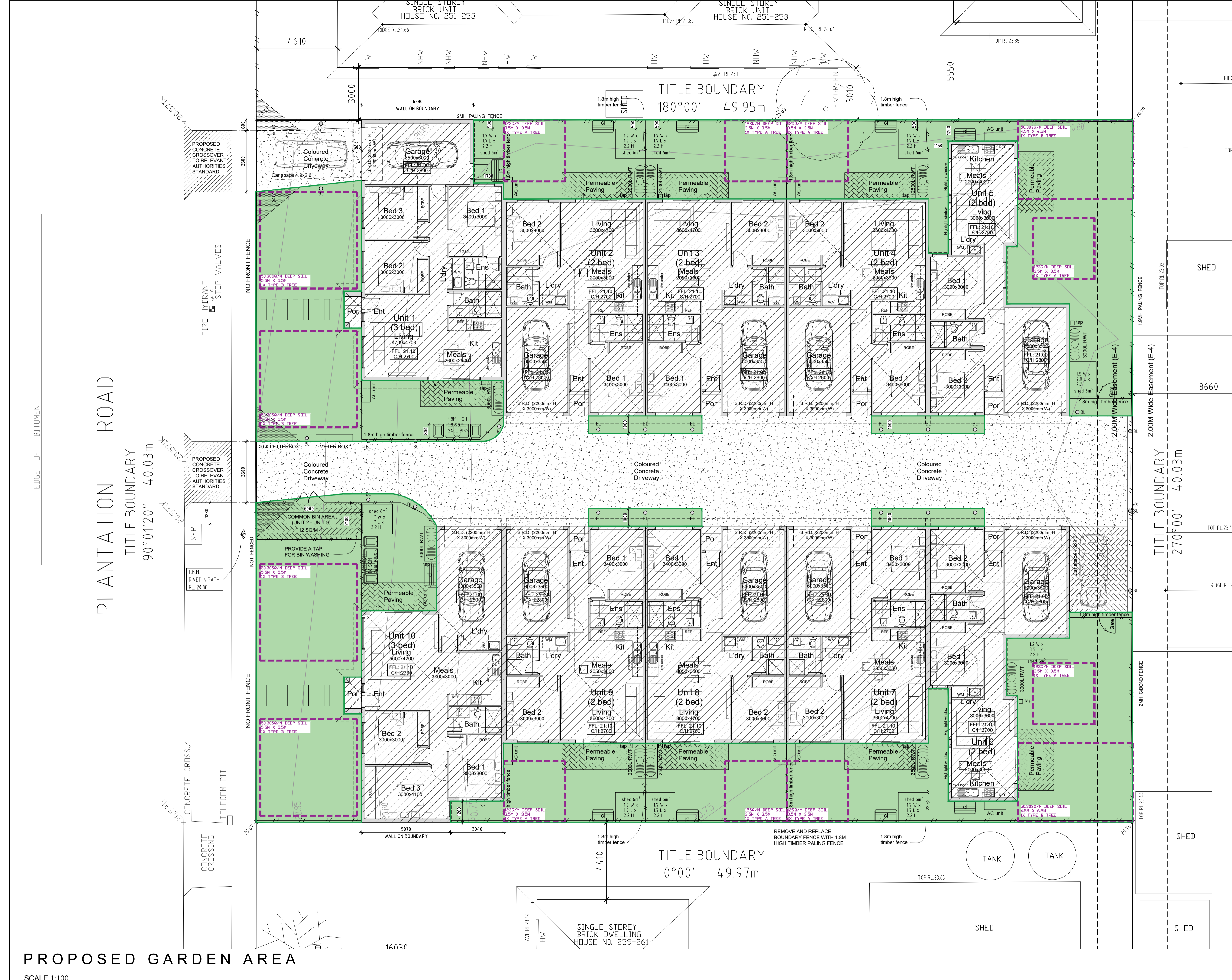
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GARDEN AREA

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 OF LESS THAN 1 METRE.

REQUIRED 35% OF 2,000.00sq/m = 700.00SQ/M ACHIEVED = 702.64sq/m 35.13%

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**
- BOLLARD LIGHTING**

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PROPOSED GARDEN AREA

SCALE 1:100

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