

# PROPOSED NEW DWELLING AT 3 TALBOT STREET NEWTOWN TP RFI 09-04-2026

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A0.05	ENERGY RATING REQUIREMENTS	SC	10/23/25
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A9.03	VEGETATION SCHEDULE	SC	08/04/26
A9.04	VEG. REMOVAL/RETENTION PLAN	SC	08/04/26
TP.00	STREETSCAPE IMAGE	SC	08/04/26



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B



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#### Revision Schedule

No.	Note	Date
B	TP RFI 2	26-3-2026

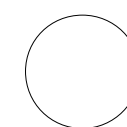
CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

**TP 09-04-2026**

A0.01

COVER SHEET

NORTH



Project No. CMD30021  
Revision B  
Drawn SC  
Date of Issue 26-3-2026

**PLANNING PROPERTY REPORT**



From www.planning.vic.gov.au at 22 April 2025 10:59 AM

**PROPERTY DETAILS**

Address: **3 TALBOT STREET NEWTOWN (GEELONG) 3220**  
 Lot and Plan Number: **Lot 1 PS405107**  
 Standard Parcel Identifier (SPI): **1PS405107**  
 Local Government Area (Council): **GREATER GEELONG** [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)  
 Council Property Number: **302983**  
 Planning Scheme: **Greater Geelong** [Planning Scheme - Greater Geelong](#)  
 Directory Reference: **Melway 451 H5**

**UTILITIES**

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **Barwon Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

**STATE ELECTORATES**

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **GEELONG**

**OTHER**

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

**Planning Zones**

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2 \(NRZ2\)](#)



**NRZ - Neighbourhood Residential**  
 Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

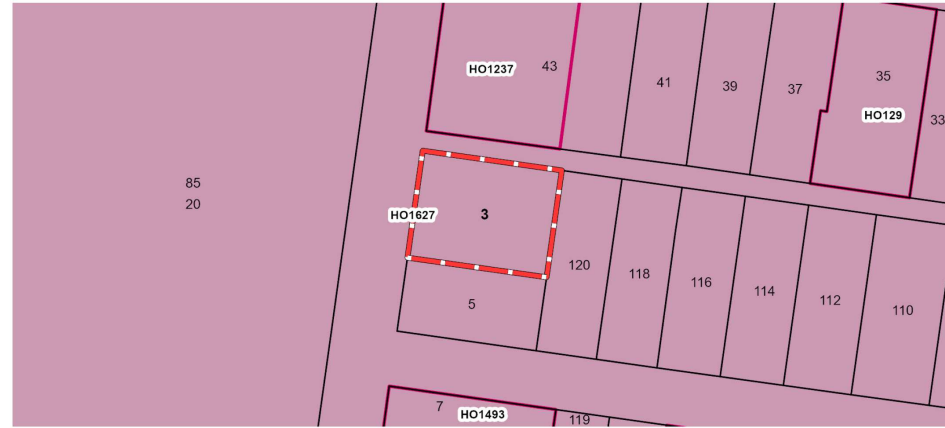
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**PLANNING PROPERTY REPORT: 3 TALBOT STREET NEWTOWN (GEELONG) 3220** Page 1 of 4

**PLANNING PROPERTY REPORT**



**Planning Overlays**

[HERITAGE OVERLAY \(HO\)](#)  
[HERITAGE OVERLAY - SCHEDULE \(HO1627\)](#)



**HO - Heritage Overlay**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[SPECIAL BUILDING OVERLAY \(SBO\)](#)  
[SPECIAL BUILDING OVERLAY SCHEDULE \(SBO\)](#)



**SBO - Special Building Overlay**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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**PLANNING PROPERTY REPORT: 3 TALBOT STREET NEWTOWN (GEELONG) 3220** Page 2 of 4

**PLANNING PROPERTY REPORT**



**Designated Bushfire Prone Areas**

**This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.  
 Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



**Designated Bushfire Prone Areas**

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.  
 Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.  
 Create a BPA definition plan in VicPlan to measure the BPA.  
 Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>  
 Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

**Native Vegetation**

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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**PLANNING PROPERTY REPORT: 3 TALBOT STREET NEWTOWN (GEELONG) 3220** Page 4 of 4

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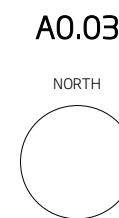


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Revision Schedule		
No.	Note	Date

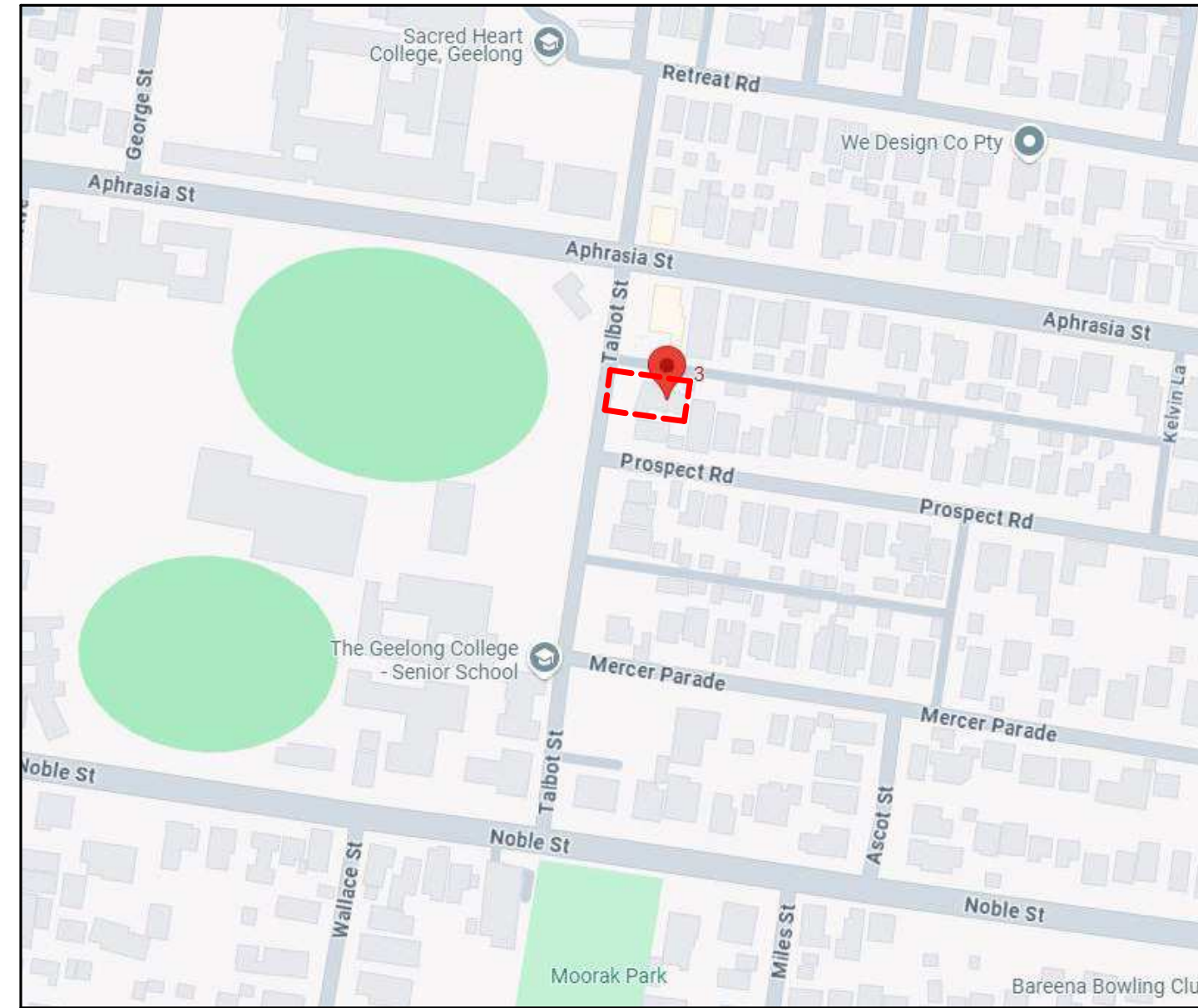
CMD30021 PROPOSED NEW DWELLING  
 3 TALBOT STREET  
 NEWTOWN

**TP 09-04-2026**



PLANNING REQUIREMENTS	
Project No.	CMD30021
Revision	SC
Drawn	SC
Date of Issue	

**SUBJECT SITE  
3 TALBOT ST - NEWTOWN**

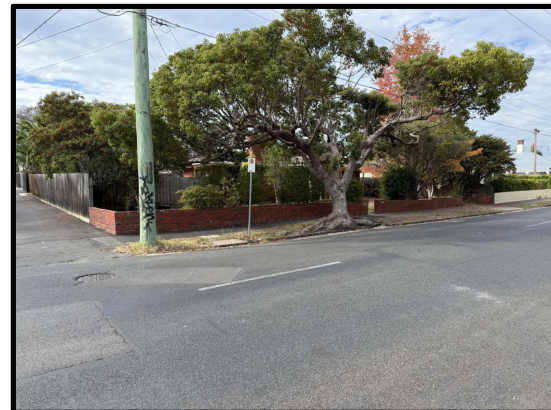


**1 AERIAL PHOTO1**  
SCALE 1 : 50

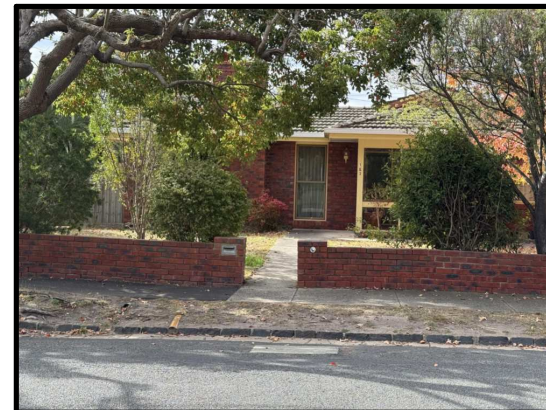
**2 LOCATION MAP**  
SCALE 1 : 50



EXISTING STREETSCAPE ADJOINING CHURCH BUILDING  
CNR APHRASIA ST & TALBOT STREET



EXISTING STREETSCAPE SUBJECT SITE  
3 TALBOT STREET



EXISTING STREETSCAPE SUBJECT SITE  
3 TALBOT STREET



EXISTING STREETSCAPE SUBJECT SITE  
3 TALBOT STREET



EXISTING STREETSCAPE ADJOINING DWELLING  
5 TALBOT STREET



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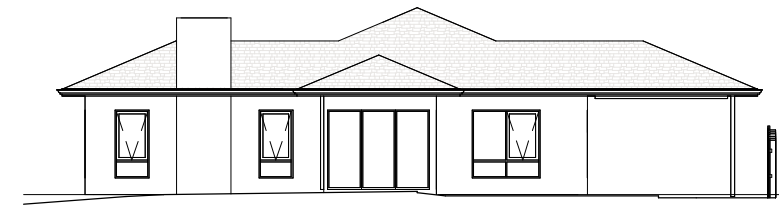
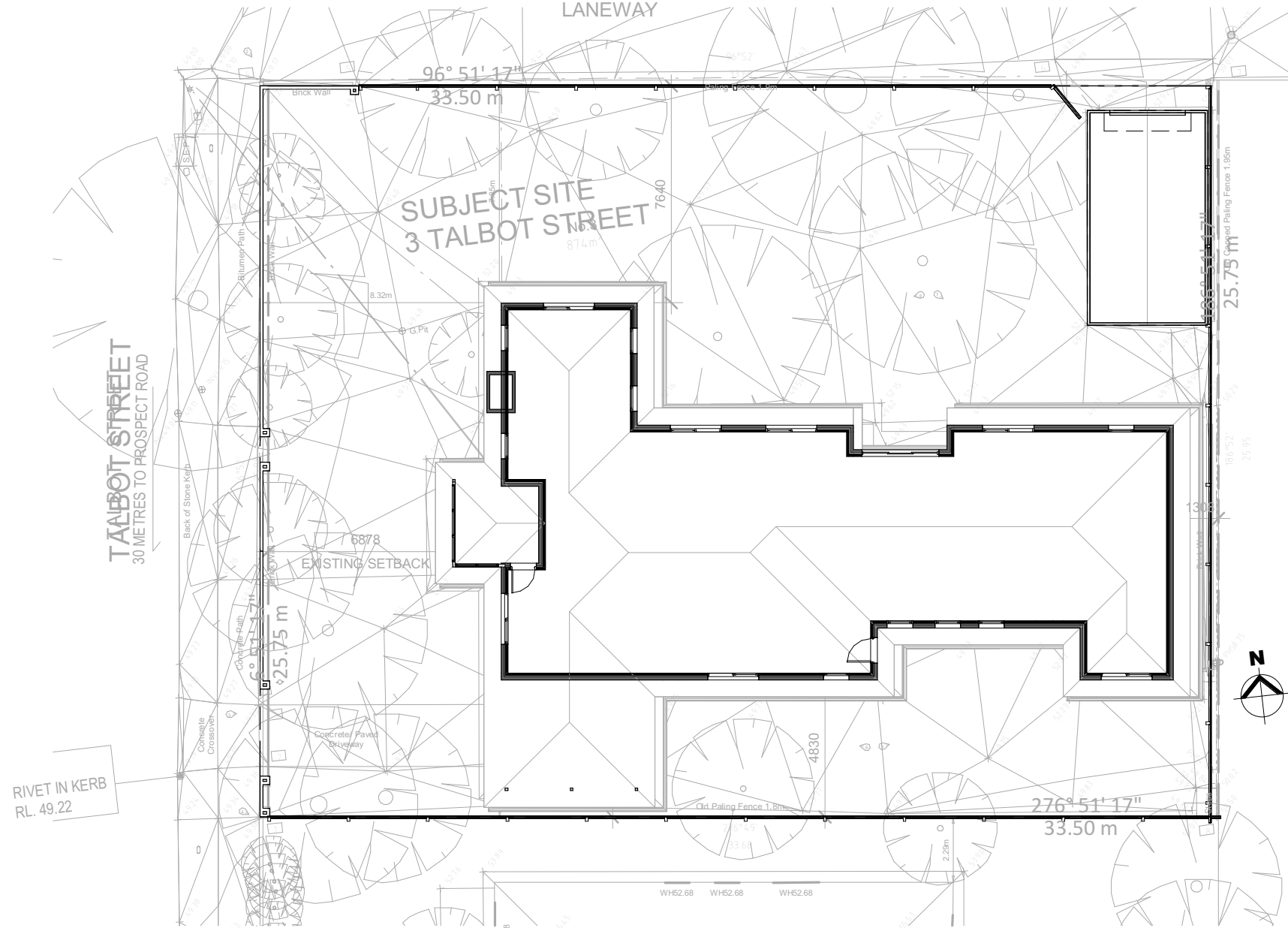
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**TP 09-04-2026**

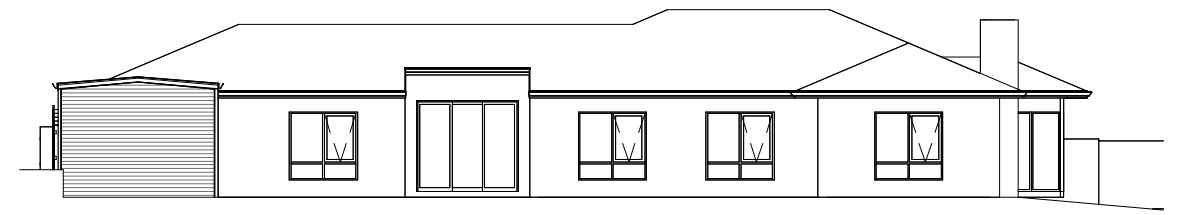
**A0.04 SITE CONTEXT**

NORTH

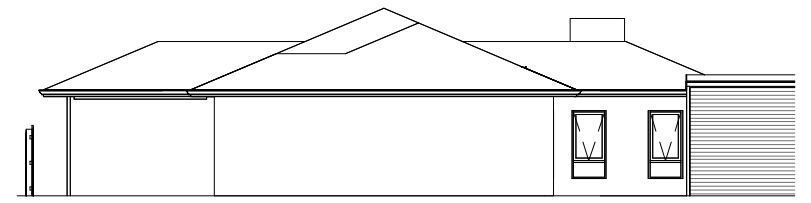
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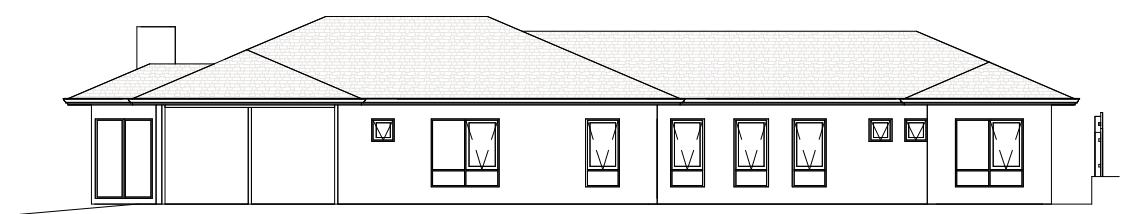
**3 Ex. West Elevation**  
SCALE 1 : 200



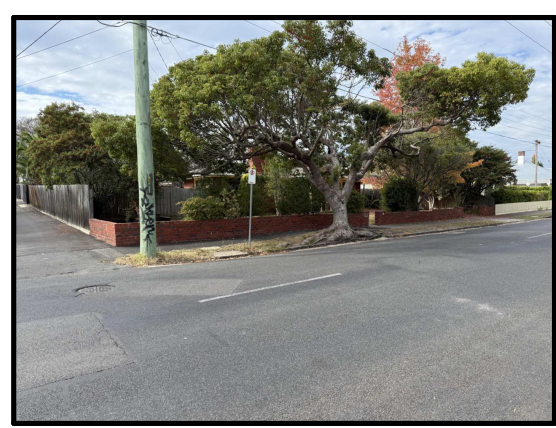
**4 Ex. North Elevation**  
SCALE 1 : 200



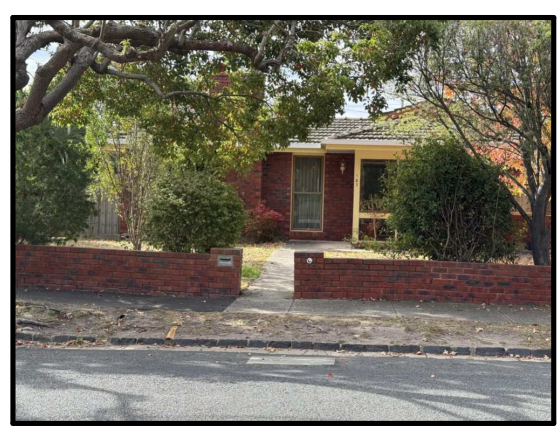
**5 Ex. East Elevation**  
SCALE 1 : 200



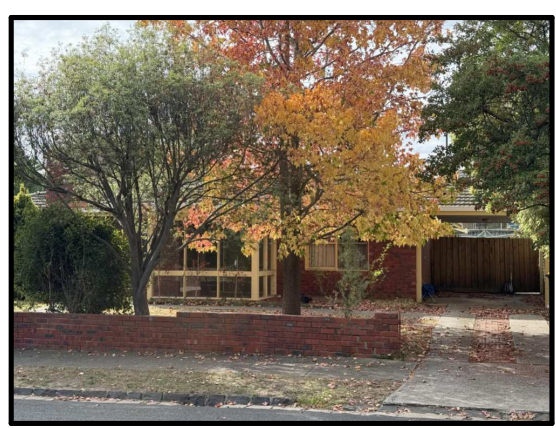
**2 Ex. South Elevation**  
SCALE 1 : 200



EXISTING STREETScape PHOTO PH.1



EXISTING STREETScape PHOTO PH.2



EXISTING STREETScape PHOTO PH.3

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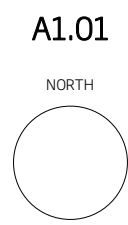


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Revision Schedule		Date
No.	Note	

CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

**TP 09-04-2026**



**A1.01 EXISTING CONDITIONS**

Project No. CMD30021  
Revision  
Drawn SC  
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**General Notes (NCC 2022 BCA Vol 2)**

- All materials and work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code Series 2022 Building Code of Australia Vol 2, and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
- Precautions must be taken before and during demolition in accordance with AS 2601-2001: The Demolition of Structures.
- During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.
- The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
- The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.
- No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.
- Protective outriggers, fences, awnings, hoarding, barricades, and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.
- Dust creating material, unless thoroughly dampened down, shall not be thrown, or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed, and a danger sign shall be at the discharge end of every chute.
- All practicable precautions shall be taken to avoid danger from the collapse of a building when any part of a framed or partly framed building is removed.
- Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons and shall be removed as soon as practicable from the site.
- No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.
- Before demolition is commenced, and during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.

- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
- The Demolisher shall be responsible for the disconnection of all telecommunication supplies.
- The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
- Any swimming pools, ponds or the like either on the demolition site or on the neighboring allotments where affected by the demolition works shall be adequately fenced and made safe, to comply with 'AS 1926 Swimming Pool Safety' Parts 1 & 2 prior to commencement of any demolition works.
- Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water to prevent any nuisance from dust.
- Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
- Removal of buildings by road must be approved by Relevant Councils Traffic Engineer.
- A site management plan is to be implemented during demolition works to control sediment run-off in accordance with EPA Victoria publication #275: Construction Techniques for Sediment Pollution Control. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period.
- It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the demolition works the builder shall engage an authorized and registered contractor for safe removal and lawful disposal.
- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

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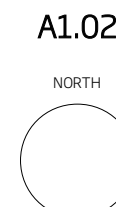
○ **demo notes**  
SCALE 1 : 20



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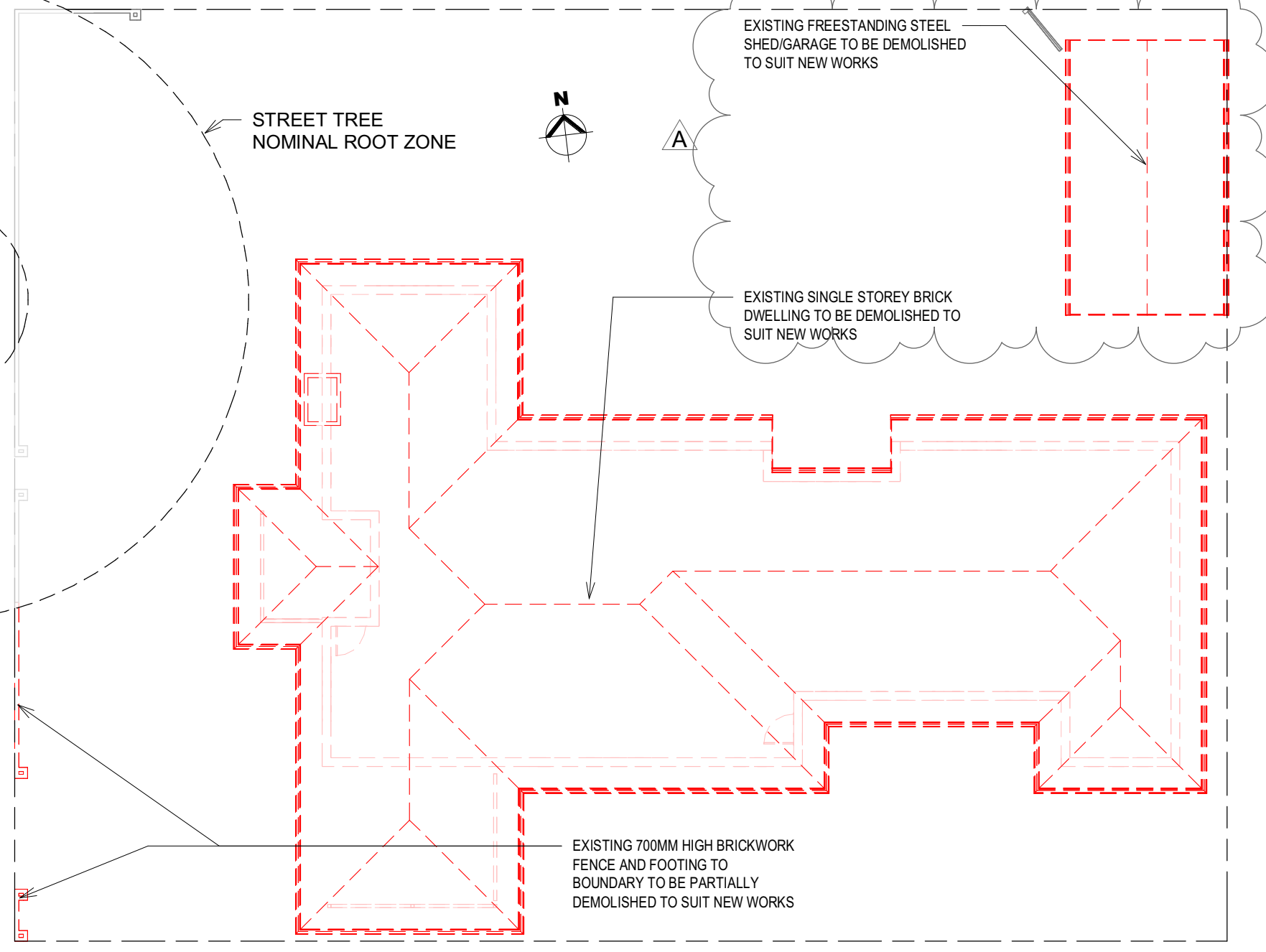
Revision Schedule		
No.	Note	Date

CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN  
**TP 09-04-2026**

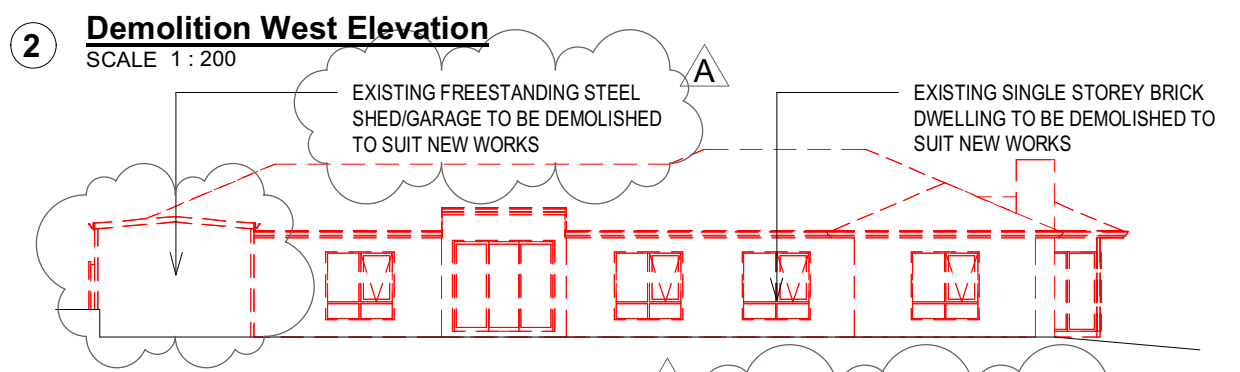


**DEMOLITION NOTES**

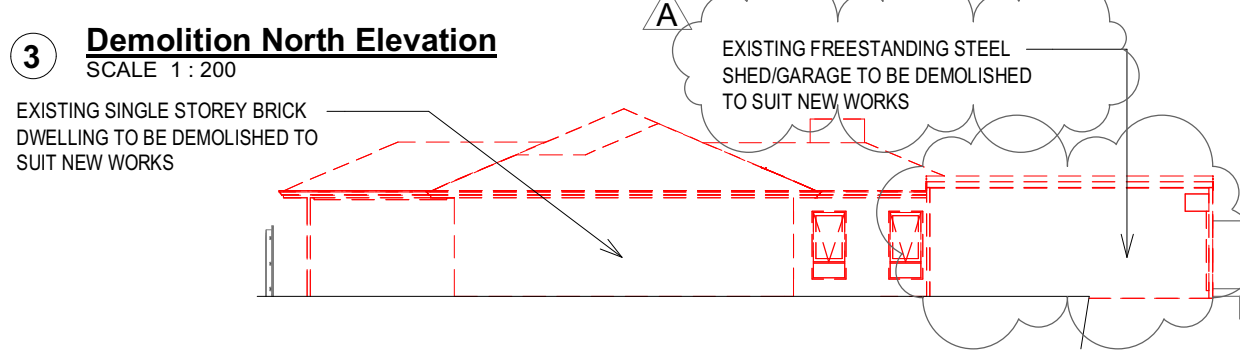
Project No. CMD30021  
Revision  
Drawn SC  
Date of Issue



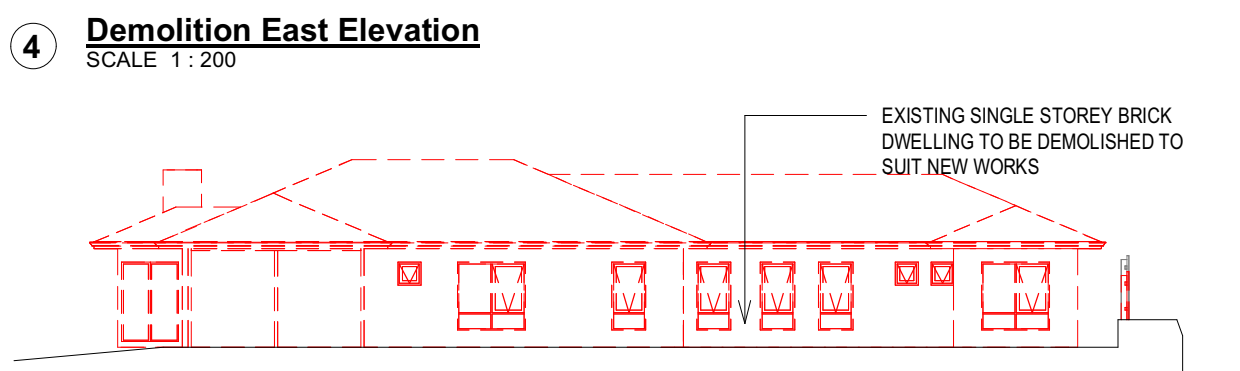
**1 DEMOLITION PLAN**  
 SCALE 1 : 150



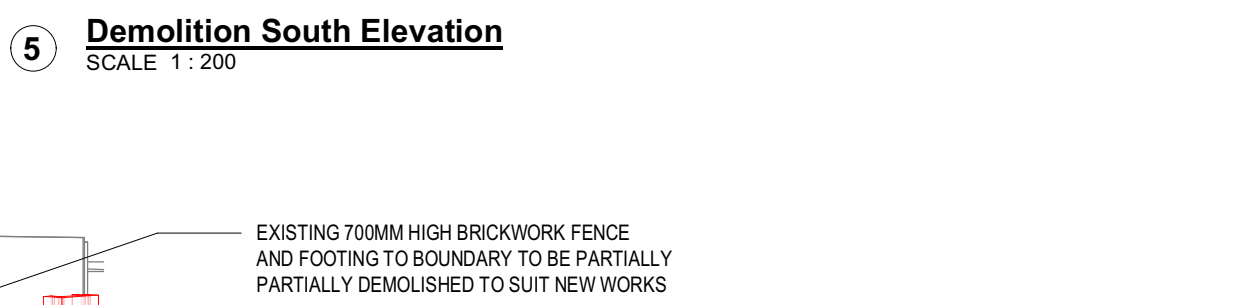
**2 Demolition West Elevation**  
 SCALE 1 : 200



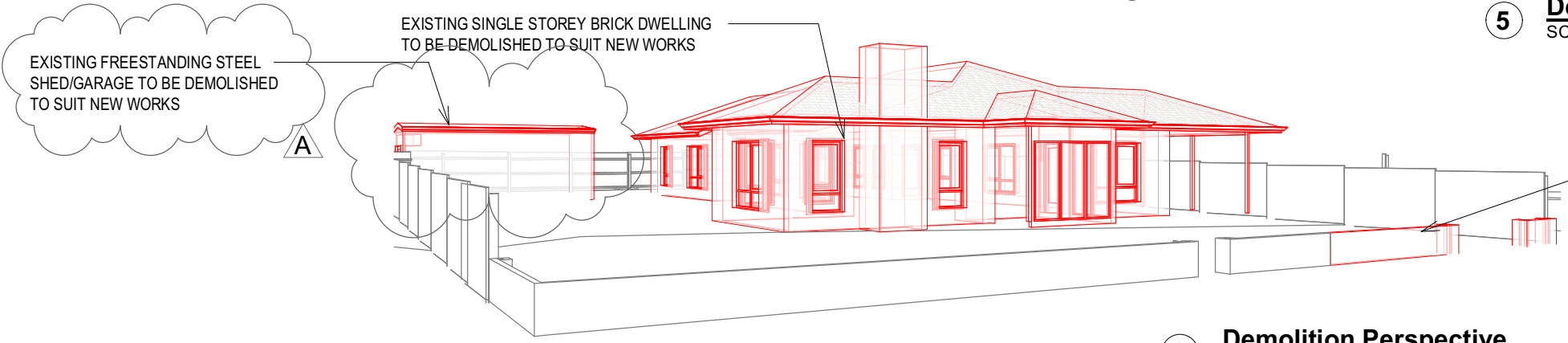
**3 Demolition North Elevation**  
 SCALE 1 : 200



**4 Demolition East Elevation**  
 SCALE 1 : 200



**5 Demolition South Elevation**  
 SCALE 1 : 200



**6 Demolition Perspective**  
 SCALE

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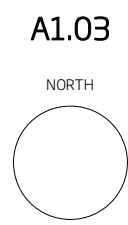


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Revision Schedule		
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CMD30021 PROPOSED NEW DWELLING  
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**TP 09-04-2026**



DEMOLITIONS PLAN	
Project No.	CMD30021
Revision	A
Drawn	SC
Date of Issue	13/01/26

### SITE ANALYSIS - 3 TALBOT STREET - NEWTOWN

<b>SITE AREA</b>	=	874.491m <sup>2</sup>
<b>BUILDING SITE COVERAGE (BSC.)</b>		
BSC max. ALLOWABLE (RESCODE)	=	524.69m <sup>2</sup> = 60.00% BSC.
<b>PROPOSED BSC.</b>	=	<b>333.41m<sup>2</sup> = 38.12% BSC.</b>
<b>HARD SURFACE COVERAGE (HSC.)</b>		
HSC-max. ALLOWABLE (RESCODE)	=	699.59m <sup>2</sup> = 80.00% BSC.
<b>PROPOSED HSC.</b>	=	<b>451.26m<sup>2</sup> = 51.60% BSC.</b>
<b>GARDEN AREA</b>		
GARDEN AREA REQUIRED	=	306.07m <sup>2</sup> = 35.00% GA.
<b>GARDEN AREA PROPOSED</b>	=	<b>417.00m<sup>2</sup> = 47.70% GA.</b>

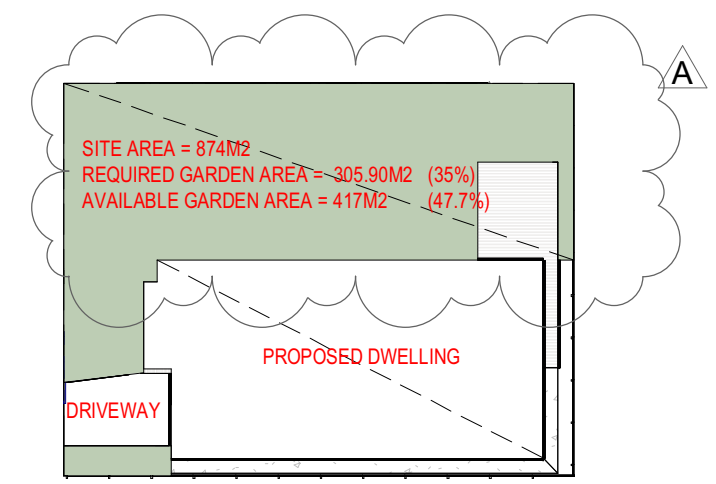
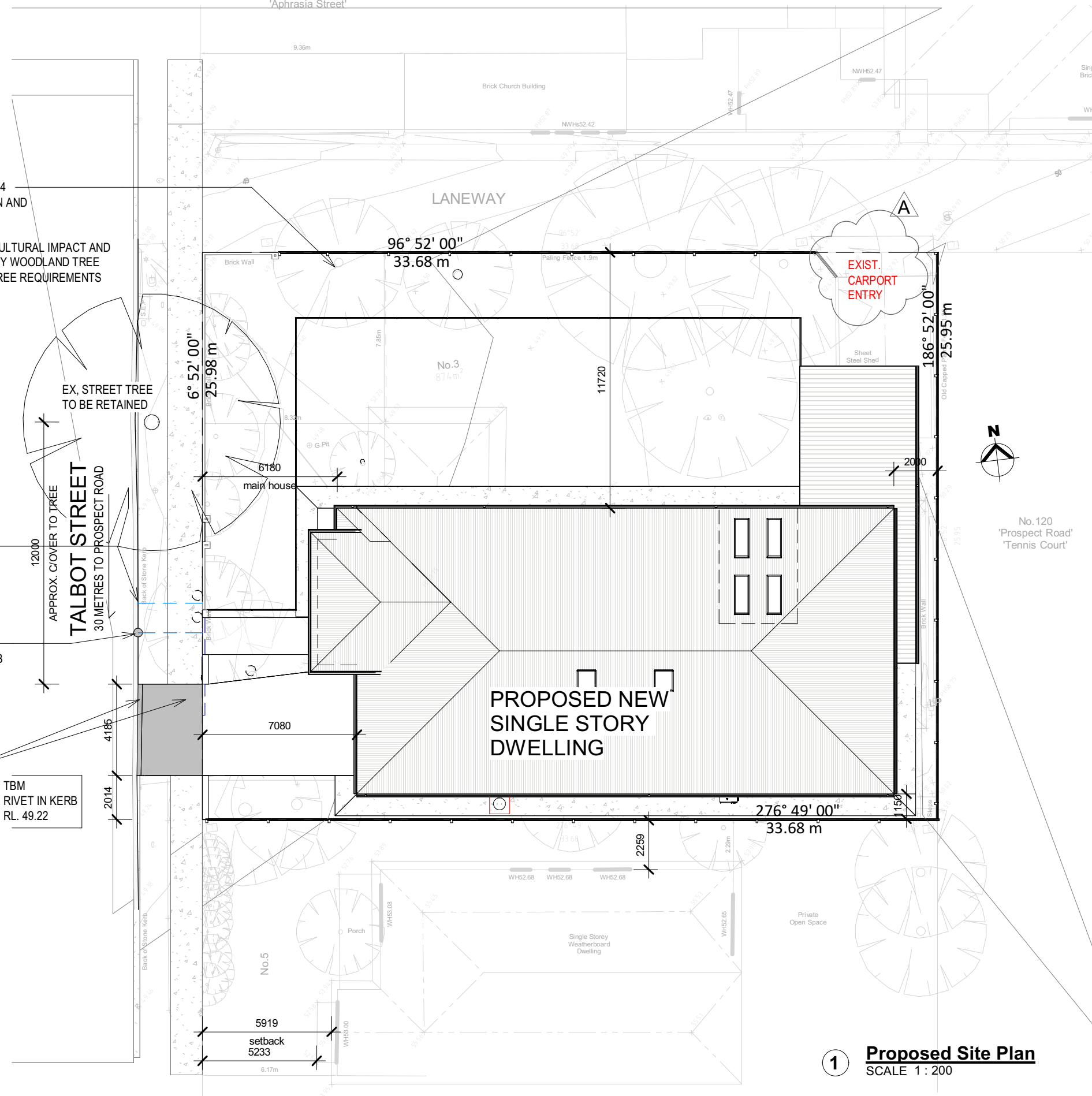
REFER TO SHEETS A9.01 - A9.04 FOR CANOPY TREE RETENTION AND VEGETATION REMOVAL.

ALSO REFER TO THE ARBORICULTURAL IMPACT AND CANOPY TREE ASSESSMENT BY WOODLAND TREE REPORTS FOR THE CANOPY TREE REQUIREMENTS AND TABLES

EX. LPOD LINE TO KERB

PROPOSED NEW POINT OF DISCHARGE TO KERB TO BE CLEAR TO EXIST. STREET TREE ROOT ZONE TO THE SATISFACTION OF THE RELEVANT AUTHORITY

REVISED C/OVER LOCATION WITH NEW WORKS TO ALTERED TO MATCH EXIST. MATERIALS



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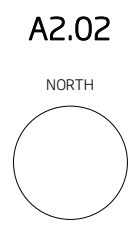


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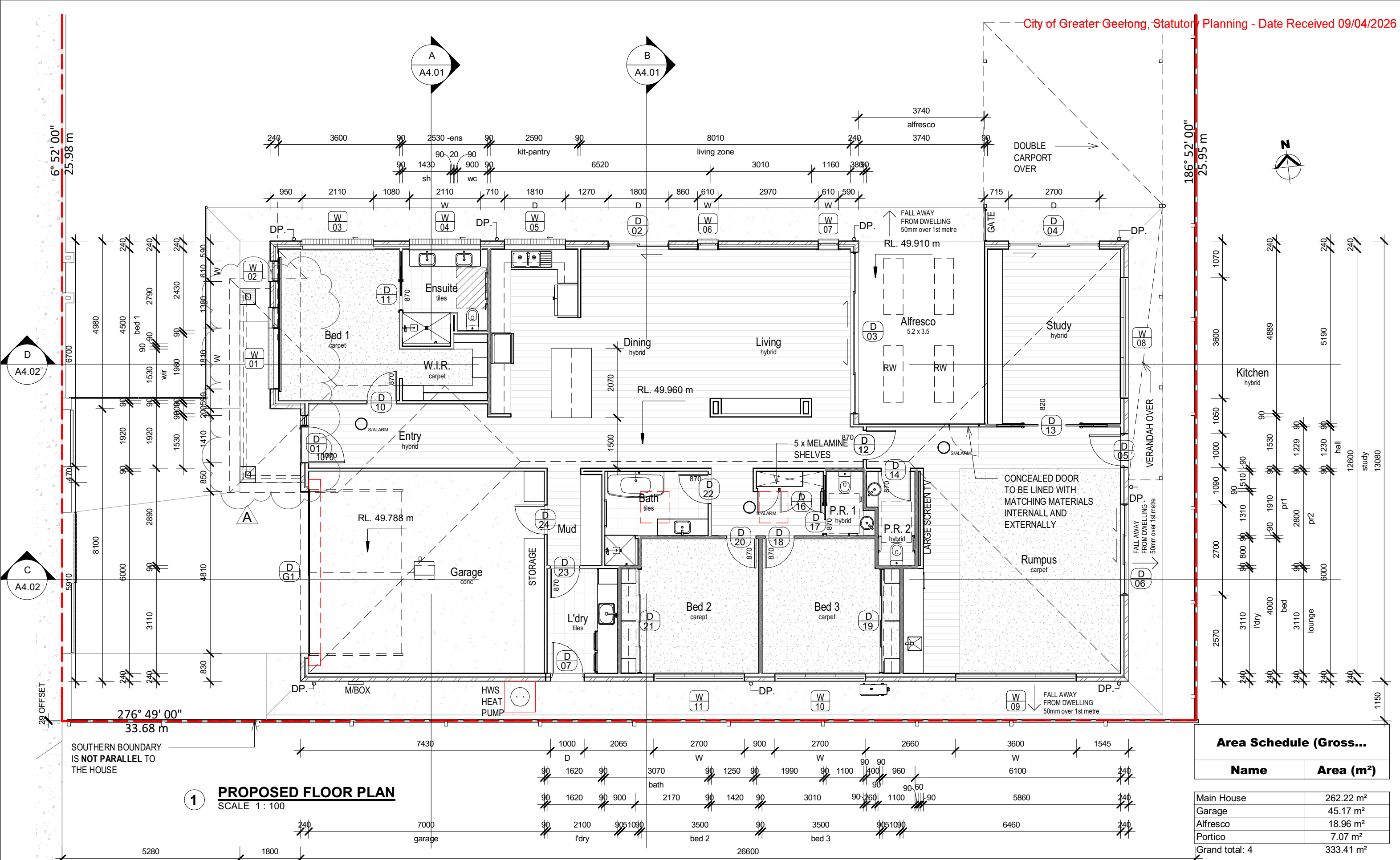
CMD30021 PROPOSED NEW DWELLING  
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**TP 09-04-2026**



**A2.02 PROPOSED SITE PLAN**

Project No. CMD30021  
Revision A  
Drawn SC  
Date of Issue 13/01/26



**1 PROPOSED FLOOR PLAN**  
SCALE 1 : 100

Area Schedule (Gross...)	
Name	Area (m <sup>2</sup> )
Main House	262.22 m <sup>2</sup>
Garage	45.17 m <sup>2</sup>
Alfresco	18.96 m <sup>2</sup>
Portico	7.07 m <sup>2</sup>
Grand total: 4	333.41 m <sup>2</sup>



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Revision Schedule		
No.	Note	Date
A	TP RFI ISSUE	13/01/26

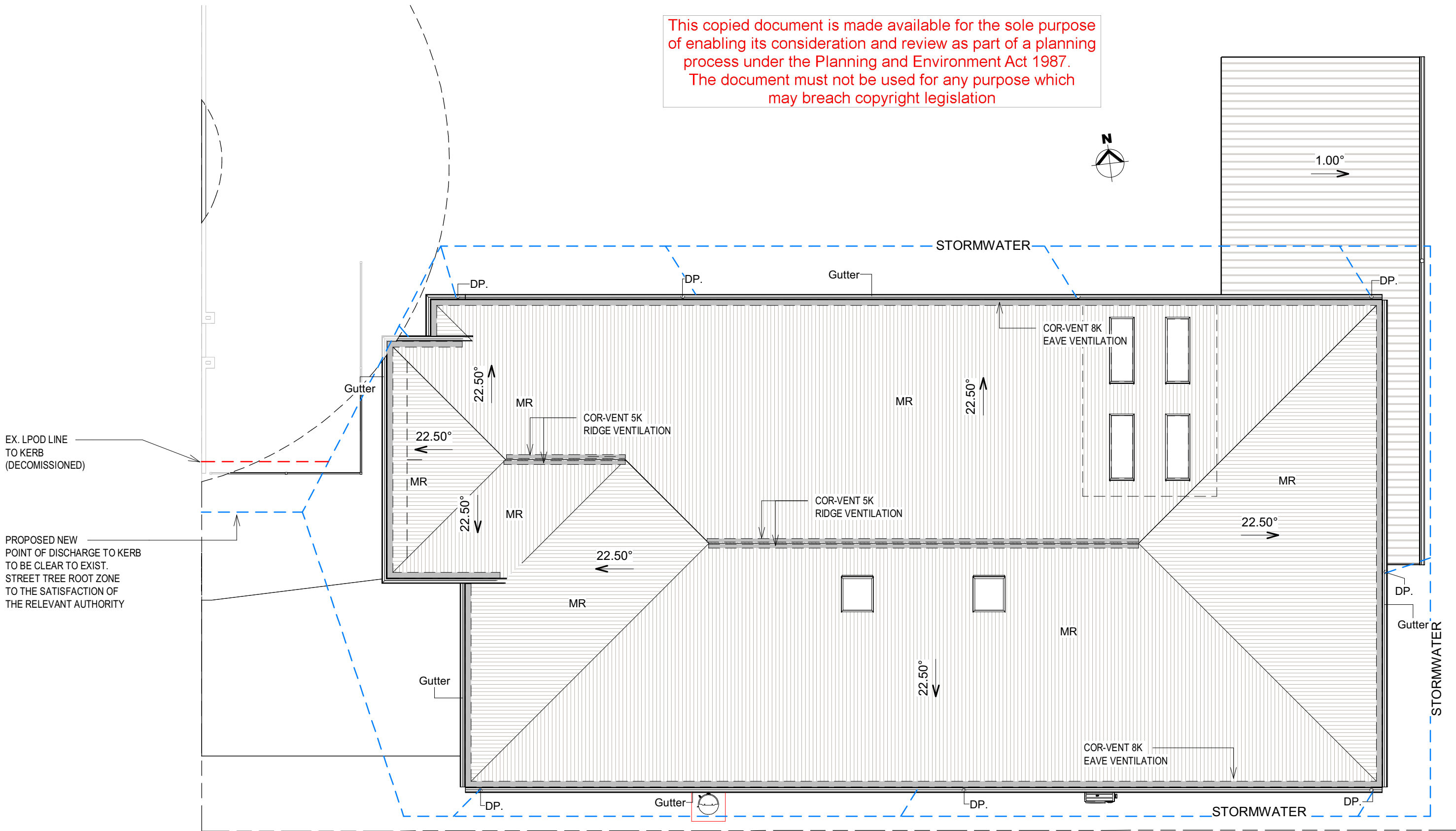
CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

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A2.04 PROPOSED FLOOR PLAN

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1 **ROOF PLAN**  
SCALE 1 : 100



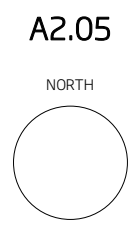
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No.	Note	Date

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3 TALBOT STREET  
NEWTOWN

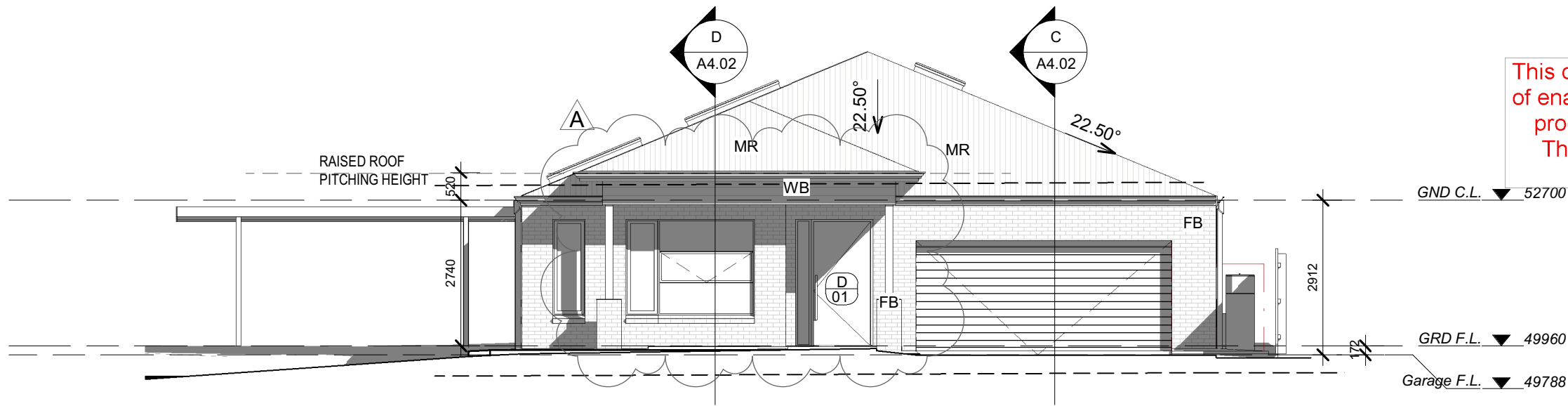
**TP 09-04-2026**



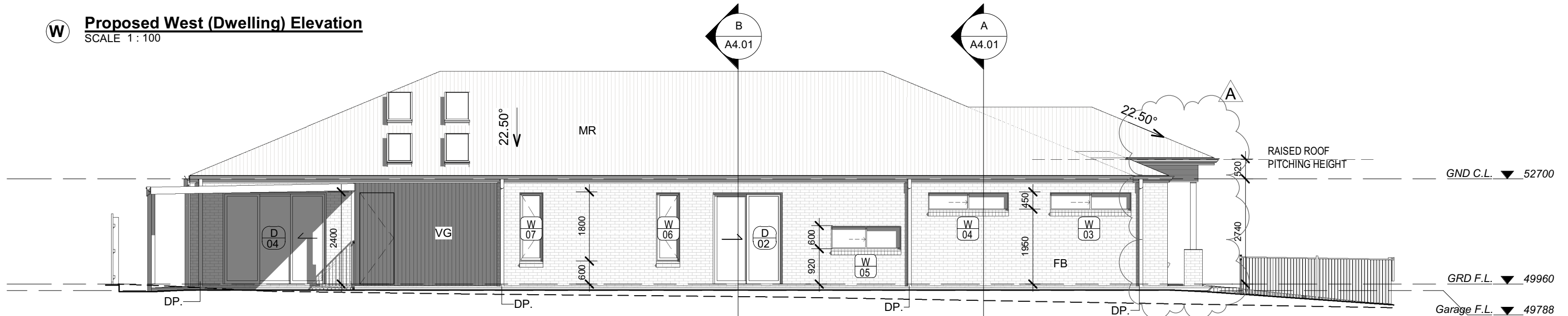
**PROPOSED ROOF PLAN**

Project No. CMD30021  
Revision  
Drawn SC  
Date of Issue

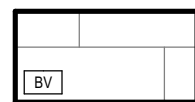
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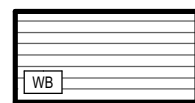
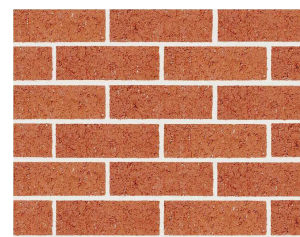
**W Proposed West (Dwelling) Elevation**  
SCALE 1 : 100



**N Proposed North Elevation**  
SCALE 1 : 100

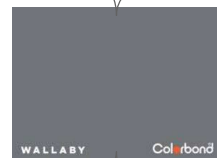


**BV - BRICK VENEER:**  
FACE BRICKWORK  
SELKIRK 'SMOOTH RED'

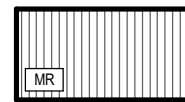


**WB - WEATHERBOARD:**  
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EXTERIOR CLADDING FOR PAINT FINISH.  
COLOUR: COLORBOND 'MONUMENT'

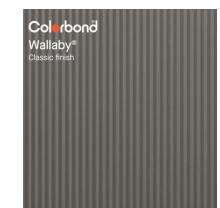
**WINDOWS:**  
SELECTED TIMBER WINDOWS AS PER PLANS  
PAINTED FINISH:  
COLOUR: COLORBOND 'WALLABY'



**GARAGE DOOR, FLASHINGS, GUTTERS DOWNPIPES, TRIM:**  
SELECTED COLORBOND FINISHED ELEMENTS AS PER PLANS  
PAINTED FINISH:  
COLOUR: COLORBOND 'WALLABY'



**MR - COLORBOND CUSTOM ORB ROOFING**  
COLOUR: 'WALLABY'



**EXTERNAL MATERIALS SCHEDULE**

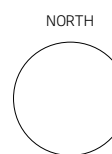
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CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

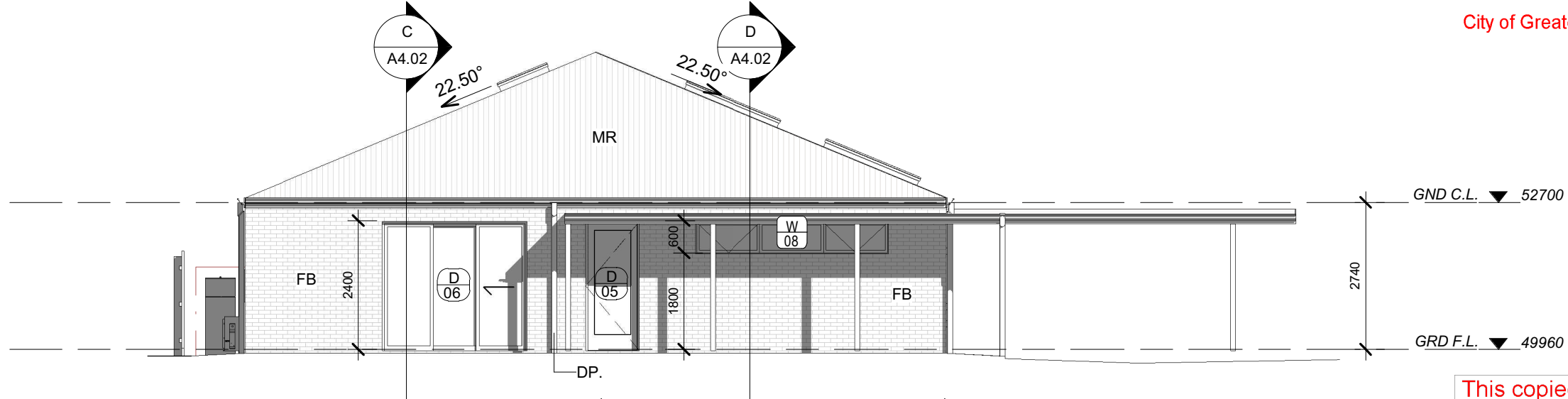
**TP 09-04-2026**

A3.01 PROPOSED ELEVATIONS



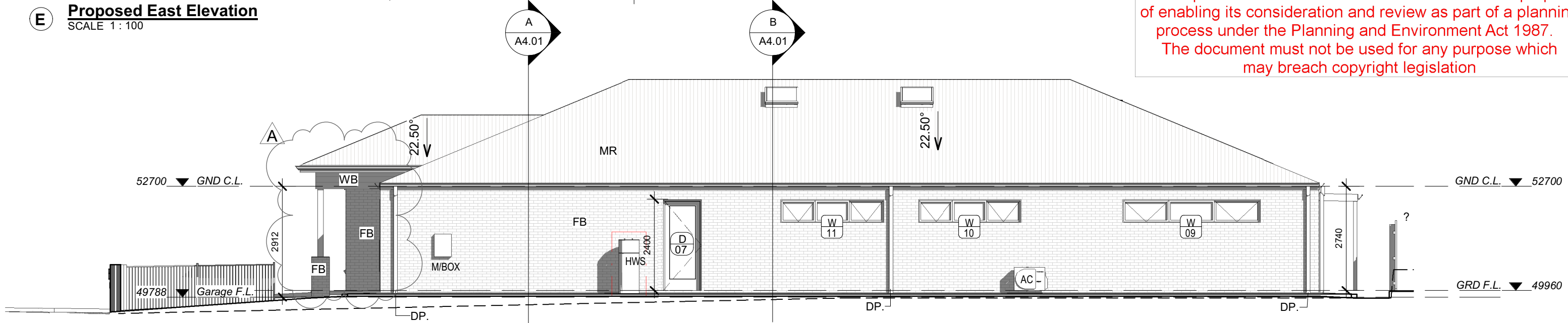
Project No. CMD30021  
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**E Proposed East Elevation**  
SCALE 1 : 100

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**S Proposed South Elevation**  
SCALE 1 : 100

**BV - BRICK VENEER:**  
FACE BRICKWORK  
SELKIRK 'SMOOTH RED'

**WB - WEATHERBOARD:**  
SELECTED HORIZONTAL WEATHERBOARD  
EXTERIOR CLADDING FOR PAINT FINISH.  
COLOUR: COLORBOND 'MONUMENT'

**WINDOWS:**  
SELECTED TIMBER WINDOWS AS PER PLANS  
PAINTED FINISH:  
COLOUR: COLORBOND 'WALLABY'

**MR - COLORBOND CUSTOM ORB ROOFING**  
COLOUR: 'WALLABY'

**GARAGE DOOR, FLASHINGS, GUTTERS DOWNPIPES, TRIM:**  
SELECTED COLORBOND FINISHED ELEMENTS AS PER PLANS  
PAINTED FINISH:  
COLOUR: COLORBOND 'WALLABY'

**EXTERNAL MATERIALS SCHEDULE**



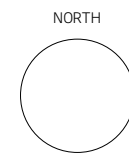
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CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

**TP 09-04-2026**

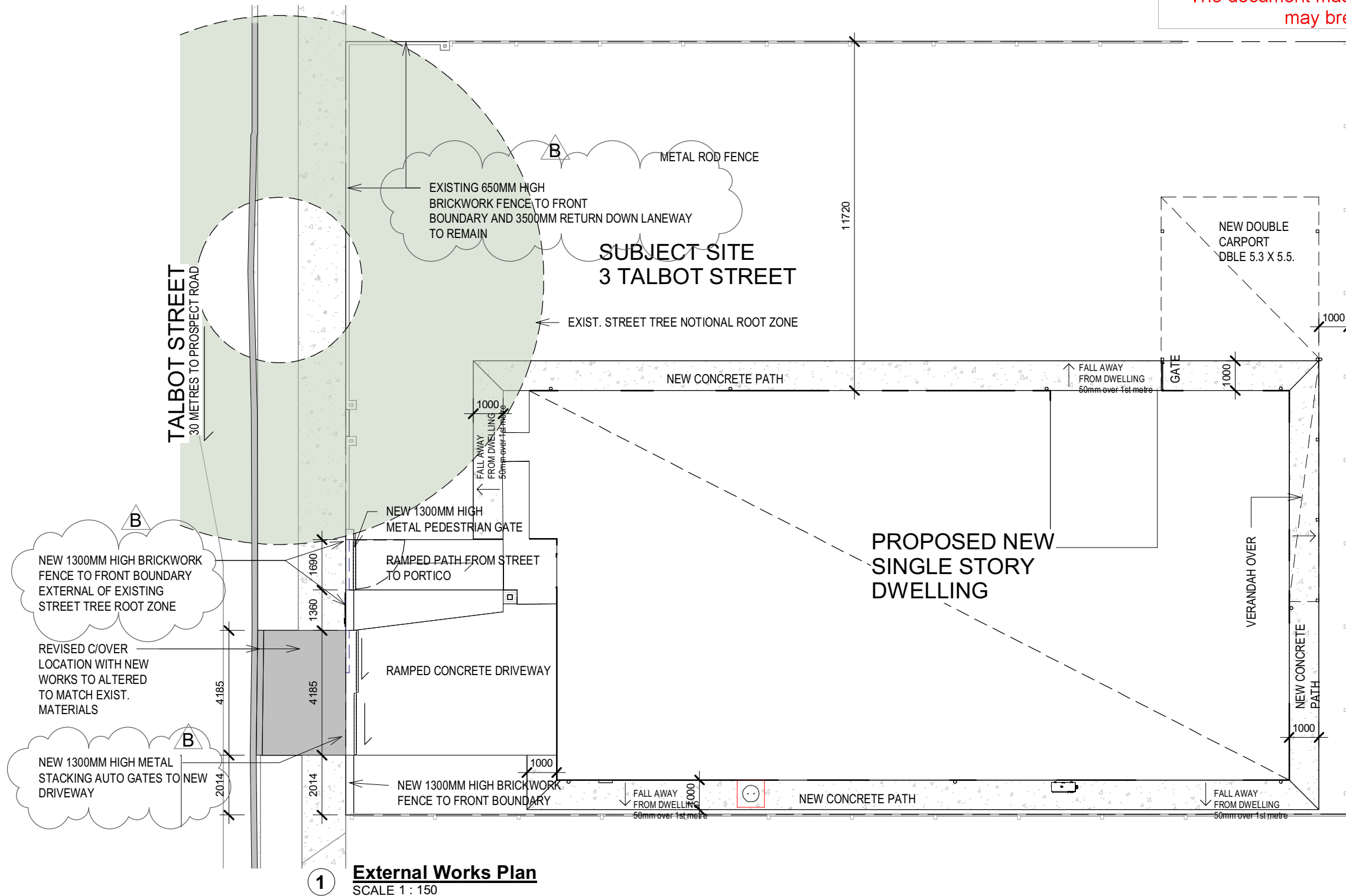
A3.02



PROPOSED ELEVATIONS

Project No. CMD30021  
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Date of Issue 13/01/26

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**1 External Works Plan**  
SCALE 1 : 150



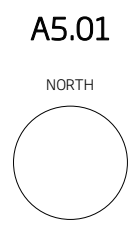
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Revision Schedule		
No.	Note	Date
B	TP RFI 2	26-3-2026

CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

**TP 09-04-2026**

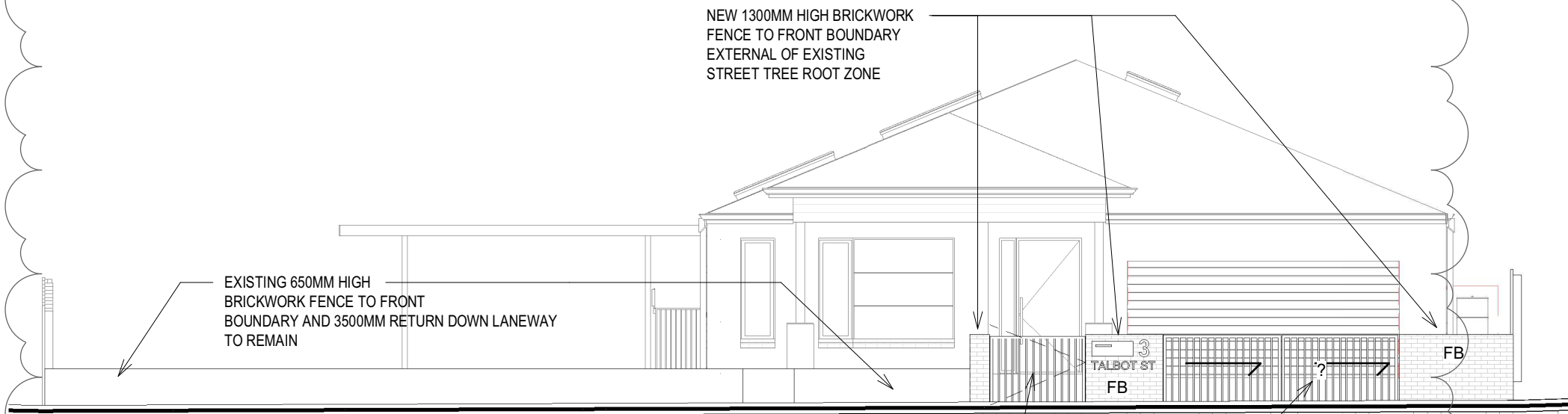


**EXTERNAL WORKS PLAN**

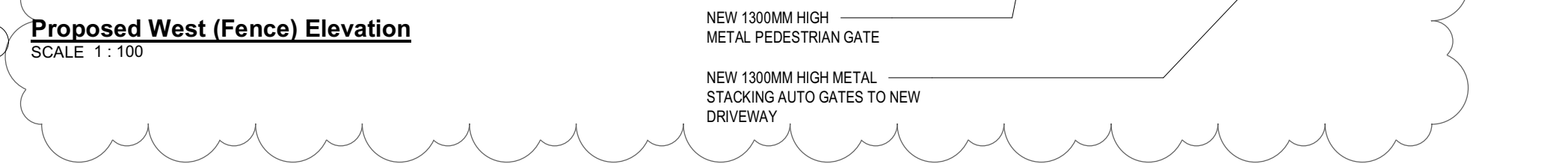
Project No. CMD30021  
Revision B  
Drawn SC  
Date of Issue 26-3-2026



**1 Proposed North (Fence) Elevation**  
SCALE 1 : 100



**2 Proposed West (Fence) Elevation**  
SCALE 1 : 100



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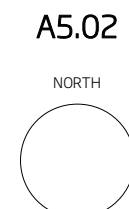


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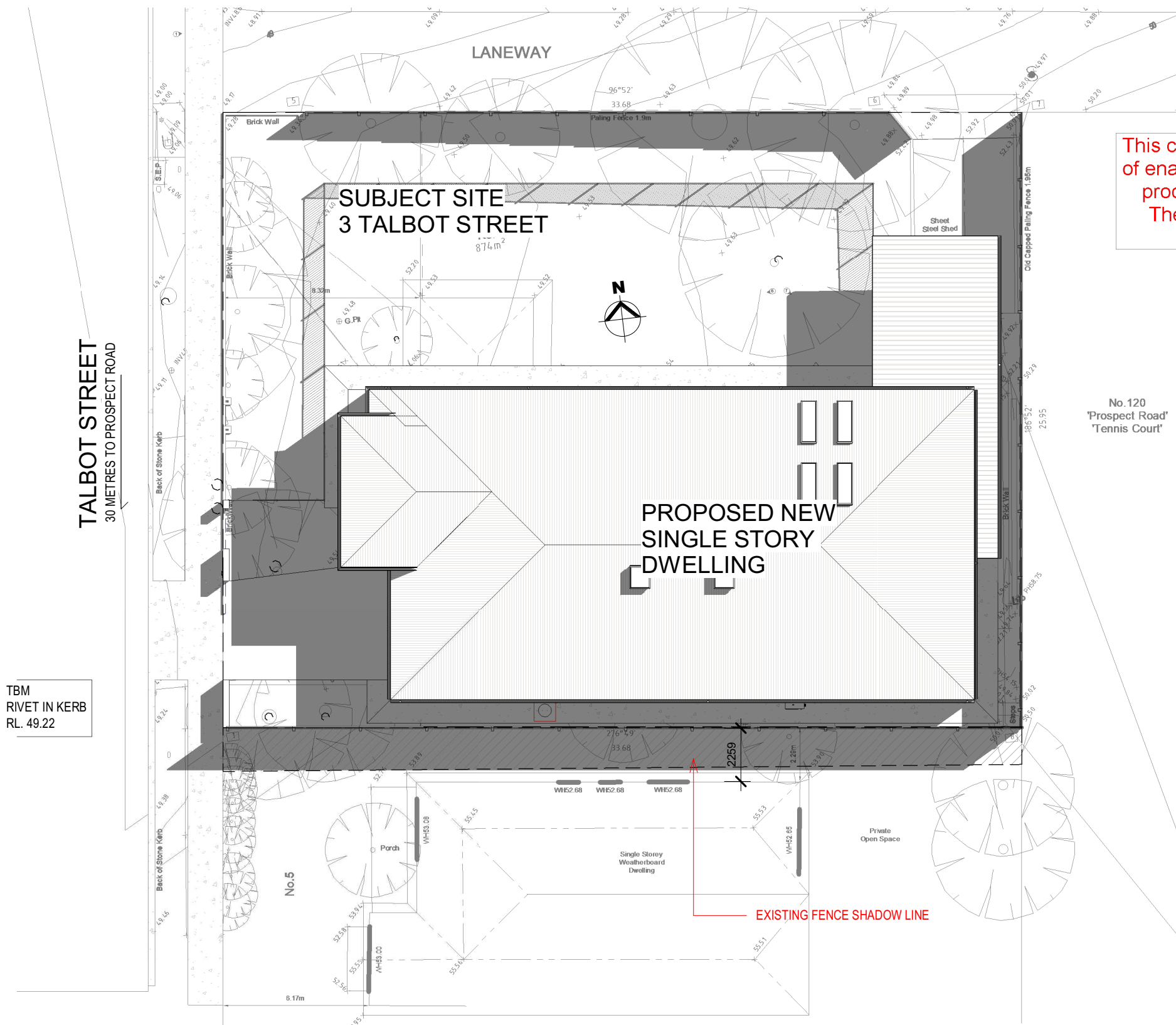
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**BOUNDARY FENCE ELEVATIONS**

Project No.	CMD30021
Revision	B
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1 **9am EQUINOX SHADOW DIAGRAM**  
SCALE 1 : 200

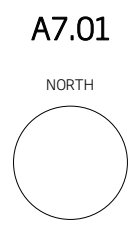


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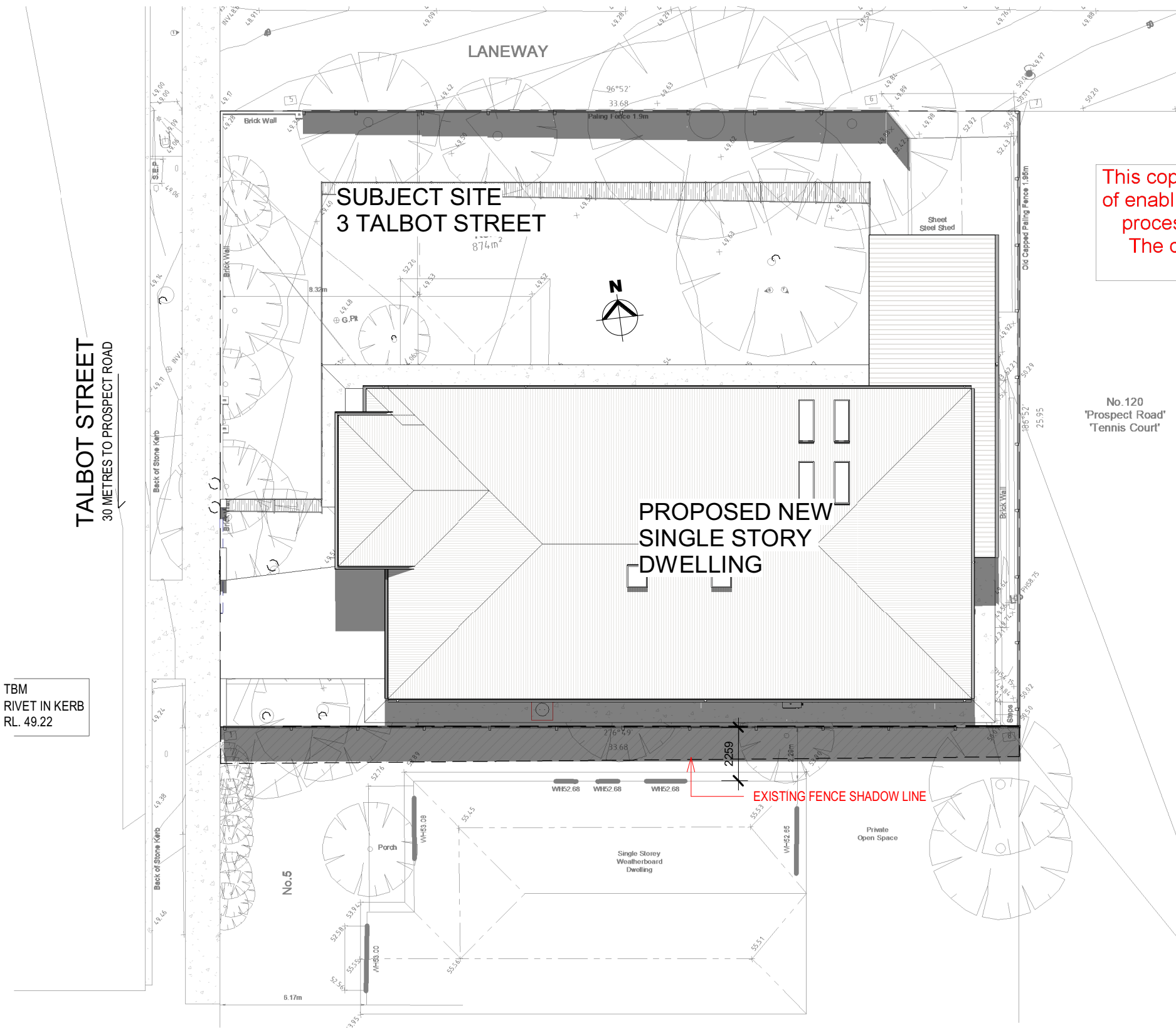
Revision Schedule		
No.	Note	Date

CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
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**TP 09-04-2026**



**A7.01**  
**9AM EQUINOX SHADOW DIAGRAM**  
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Date of Issue



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TBM RIVET IN KERB RL. 49.22

1 **12pm EQUINOX SHADOW DIAGRAM**  
SCALE 1 : 200

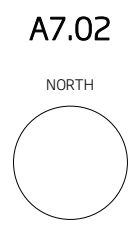


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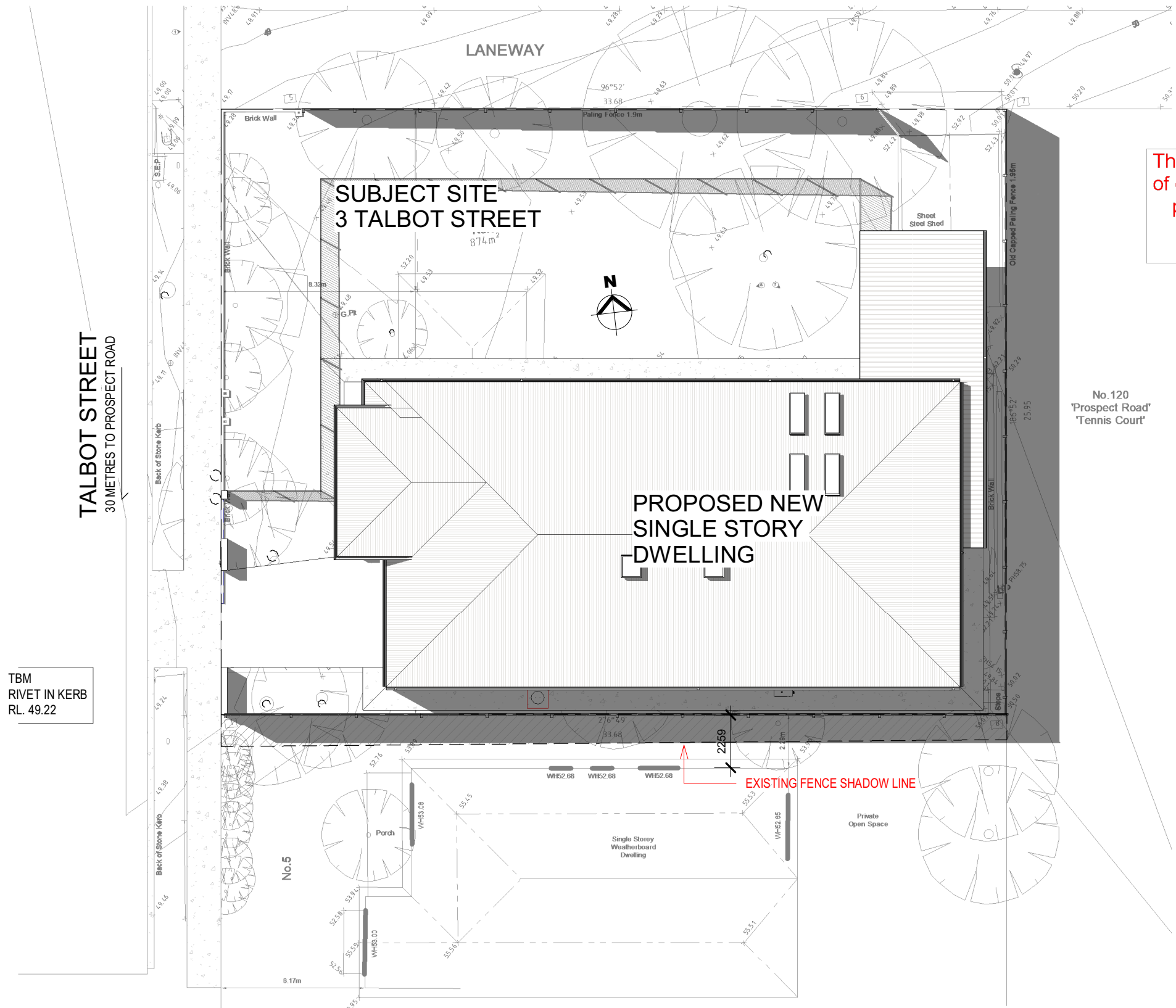
Revision Schedule		
No.	Note	Date

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3 TALBOT STREET  
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**12PM EQUINOX SHADOW DIAGRAM**  
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1 **3pm EQUINOX SHADOW DIAGRAM**  
SCALE 1 : 200



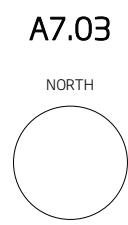
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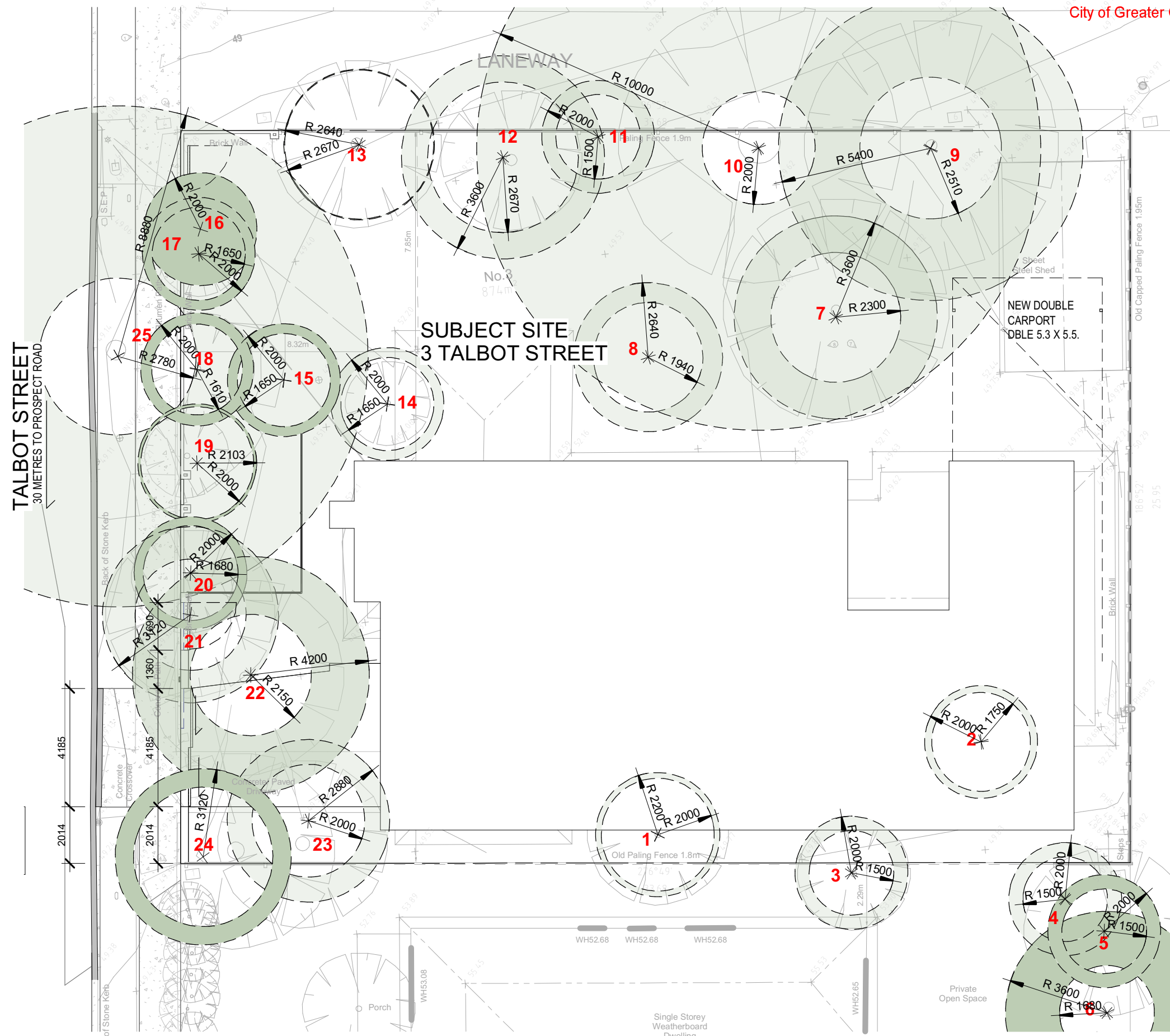
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**3PM EQUINOX SHADOW DIAGRAM**

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1 **Canopy Vegetation Plan**  
SCALE 1 : 150



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A9.01 CANOPY VEG PLAN

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Table 1 – Observations

Location	I.D No.	Botanical Name	Common Name	Origin	Type	Height (m)	Width (m)	DSH (mm)	DARF (mm)	Age	Health	Structure	Condition	Risk	Amenity Value	U.L.E (Years)	NRZ (m)	SRZ (m)	Distance to works (m)	NRZ Encroachment (%)	NRZ Encroachment Level	Canopy Tree (Y/N)	Retention (Y/N)	Notes
Subject Site (3 Talbot St)	1	<i>Hibiscus Sp.</i>	Hibiscus	Australian Native	Tree	3.5	2x4	30 x 5 = 70	380	Mature	Fair	Pcor	Fair	Low	Low	0-10	2	2.20	0.00	50.00%	Major NRZ encroachment (greater than 20% or inside the SRZ) as per AS4970.2025.	No	No	Small shrub that has been lopped regularly to keep its current shape. Tree will require removal due to encroachment from footprint of new dwelling.
Subject Site (3 Talbot St)	2	<i>Crataegus monogyna</i>	Common Hawthorn	Exotic	Tree	3	3	20 x 5 = 40	220	Mature	Fair	Poor	Fair	Low	Low	10-20	2	1.75	0.00	100.00%	Major NRZ encroachment (greater than 20% or inside the SRZ) as per AS4970.2025.	No	No	Small tree that has been lopped regularly to keep its current shape. Tree will require removal due to encroachment from footprint of new dwelling.
Neighbouring property (5 Talbot St)	3	<i>Pyrus calleryana 'Capital'</i>	Capital Pear	Exotic	Tree	3.5	2	40	80	Juvenile	Good	Good	Good	Low	Low	20+	2	1.50	1.60	5.20%	Minor NRZ encroachment (less than or equal to 10%) as per AS4970.2025.	No	Yes	Small juvenile tree in neighbouring property in good condition. Minimum NRZ/SRZ distances. New tree so no root system interaction will occur.
Neighbouring property (5 Talbot St)	4	<i>Malus sp.</i>	Apple	Exotic	Tree	3	2	80	120	Mature	Good	Fair	Fair	Low	Low	20+	2	1.50	2.50	0.00%	No encroachment	No	Yes	Small tree in neighbouring property that has been lopped regularly to keep its current shape or for fruiting purposes.
Neighbouring property (5 Talbot St)	5	<i>Coprosma repens</i>	Mirror Bush	Exotic	Tree	3	4	60	90	Mature	Good	Pcor	Fair	Low	Low	10-20	2	1.50	3.80	0.00%	No encroachment	No	Yes	Small tree in neighbouring property that has been lopped regularly to keep its current shape or for fruiting purposes.
Neighbouring property (5 Talbot St)	6	<i>Pyrus calleryana 'Capital'</i>	Capital Pear	Exotic	Tree	5	5	140	200	Mature	Good	Fair	Fair	Low	Low	20+	3.6	1.68	6.60	0.00%	No encroachment	No	Yes	Small tree in neighbouring property in good condition.
Subject Site (3 Talbot St)	7	<i>Fraxinus excelsior</i>	European Ash	Exotic	Tree	6	10	300	420	Mature	Good	Fair	Fair	Low	Low	20+	3.6	2.30	4.10	0.00%	No encroachment	Yes	Yes	Small tree with spreading canopy located on north side of existing dwelling in fair condition.
Subject Site (3 Talbot St)	8	<i>Prunus cerasifera 'Nigra'</i>	Black Cherry Plum	Exotic	Tree	5	7	100 x 5 = 220	280	Mature	Fair	Fair	Fair	Low	Low	10-20	2.64	1.94	3.70	0.00%	No encroachment	Yes	Yes	Small tree with declining canopy located on north side of existing dwelling in fair condition.
Subject Site (3 Talbot St)	9	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	Tree	6	10	280, 350 = 450	520	Mature	Good	Fair	Fair	Low	Low	20+	5.4	2.51	4.7 (.75x1.9 incursion)	0.92%	Minor NRZ encroachment (less than or equal to 10%) as per AS4970.2025.	Yes - Boundary	Yes	Small tree with spreading canopy located on north side of existing dwelling in fair condition. Footing of carport to encroach NRZ. Ensure care is taken and roots are pruned by project arborist as per AS4373.2007.
Subject Site (3 Talbot St)	10	<i>Phoenix canariensis</i>	Canary Island Date Palm	Exotic	Tree	5	9	1200	1200	Mature	Good	Good	Good	Low	Low	20+	10*	2*	8.3 (2x2.7 incursion)	0.96%	Minor NRZ encroachment (less than or equal to 10%) as per AS4970.2025.	Yes - Boundary	Yes	Small tree with spreading canopy located on the north side of the existing dwelling against side boundary fence in good condition. NRZ and SRZ differ due to being a monocot. See AS4970.2025. Footing of carport to encroach NRZ. Ensure care is taken and roots are pruned by project arborist as per AS4373.2007.
Subject Site (3 Talbot St)	11	<i>Fraxinus excelsior</i>	European Ash	Exotic	Tree	2.5	2	30 x 3 = 60	90	Mature	Fair	Fair	Fair	Low	Low	20+	2	1.50	11.50	0.00%	No encroachment	No	No	Small self-sown tree located on the north side of the existing dwelling against side boundary fence.
Subject Site (3 Talbot St)	12	<i>Eucalyptus macrandra</i>	Long-flowered Marlock	Australian Native	Tree	4	4	300	600	Mature	Fair	Poor	Fair	Low	Low	0-10	3.6	2.67	10.70	0.00%	No encroachment	No	No	Small tree located on the north side of the existing dwelling against side boundary fence that has been lopped. Entire crown new epicormic growth which has failed recently during wind event.
Subject Site (3 Talbot St)	13	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Exotic	Tree	5	8	100 x 5 = 220	600	Mature	Good	Fair	Fair	Low	Low	20+	2.64	2.67	11.20	0.00%	No encroachment	Yes - Boundary	Yes	Small multi-stemmed tree with spreading canopy and located on the north side of the existing dwelling against side boundary fence in fair condition.
Subject Site (3 Talbot St)	14	<i>Cupressus sempervirens Swanes Golden</i>	Golden Pencil Pine	Exotic	Tree	3	1.5	100	190	Mature	Good	Fair	Fair	Low	Low	10-20	2	1.65	2.00	0.00%	No encroachment	No	No	Small tree located on the west side of the existing dwelling against house wall where it has been lopped on the east side to keep the crown away from the eave and roof of the property.



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A9.02 VEGETATION SCHEDULE

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Location	I.D No.	Botanical Name	Common Name	Origin	Type	Height (m)	Width (m)	DSH (mm)	DARF (mm)	Age	Health	Structure	Condition	Risk	Amenity Value	U.L.E (Years)	NRZ (m)	SRZ (m)	Distance to works (m)	NRZ Encroachment (%)	NRZ Encroachment Level	Canopy Tree (Y/N)	Retention (Y/N)	Notes
Subject Site (3 Talbot St)	15	<i>Rhamnus alaternus</i>	Italian Buckthorn	Exotic	Tree	3.5	3	20 x 5 = 40	190	Semi-mature	Fair	Pcor	Fair	Low	Low	0-10	2	1.65	3.80	0.00%	No encroachment	No	No	Small tree located on the west side of the existing dwelling in the middle of the lawn area in fair condition. <b>Listed as an environmental weed by City of Greater Geelong.</b>
Subject Site (3 Talbot St)	16	<i>Abelia x grandiflora 'Kaleidoscope'</i>	Glossy Abelia	Exotic	Shrub	1.75	3	20 x 5 = 40	300	Semi-mature	Good	Fair	Good	Low	Low	20+	2	2.00	10.00	0.00%	No encroachment	No	No	Small shrub located on the west side of the existing dwelling against the front boundary brick fence in good condition.
Subject Site (3 Talbot St)	17	<i>Hakea laurina</i>	Pin-cushion Hakea	Australian Native	Tree	2	4	20, 30, 40 = 50	190	Semi-mature	Good	Fair	Good	Low	Low	10-20	2	1.65	9.00	0.00%	No encroachment	No	No	Small tree located on the west side of the existing dwelling against the front boundary brick fence in good condition. <b>Listed as an environmental weed by City of Greater Geelong.</b>
Subject Site (3 Talbot St)	18	<i>Kunzea baxteri</i>	Crimson Kunzea	Australian Native	Shrub	2.5	3	20, 30, 40 = 50	180	Semi-mature	Good	Fair	Good	Low	Low	10-20	2	1.61	6.50	0.00%	No encroachment	No	No	Small shrub located on the west side of the existing dwelling against the front boundary brick fence in good condition.
Subject Site (3 Talbot St)	19	<i>Abelia x grandiflora 'Kaleidoscope'</i>	Glossy Abelia	Exotic	Shrub	2	2	20 x 5 = 40	350	Semi-mature	Good	Fair	Good	Low	Low	10-20	2	2.13	5.60	0.00%	No encroachment	No	No	Small shrub located on the west side of the existing dwelling against the front boundary brick fence in good condition.
Subject Site (3 Talbot St)	20	<i>Photinia robusta</i>	Photinia	Exotic	Tree	3	3	30 x 5 = 70	200	Semi-mature	Good	Fair	Fair	Low	Low	20+	2	1.68	0.6 (1.4x2.1 incursion)	17.87%	Moderate Encroachment (greater than 10% and less than or equal to 20% of the area of the NRZ) as per AS4970.2025.	No	No	Small tree located on the west side of the existing dwelling against the front boundary brick fence in fair condition. Tree will require removal due to encroachment from proposed entrance path and gateway.
Subject Site (3 Talbot St)	21	<i>Pittosporum tenuifolium James Stirling</i>	James Stirling Pittosporum	Exotic	Tree	5	7	130, 220 = 260	290	Semi-mature	Good	Fair	Good	Low	Low	10-20	3.12	1.97	0.00	100.00%	Major NRZ encroachment (greater than 20% or inside the SRZ) as per AS4970.2025.	Yes - Boundary	No	Small tree located on the west side of the existing dwelling against the front boundary brick fence in good condition. Tree will require removal due to encroachment from proposed entrance path and gateway.
Subject Site (3 Talbot St)	22	<i>Liquidambar styraciflua</i>	Sweet Gum	Exotic	Tree	7	8	350	360	Mature	Good	Fair	Good	Low	Low	20+	4.2	2.15	0.00	50.00%	Major NRZ encroachment (greater than 20% or inside the SRZ) as per AS4970.2025.	Yes - Boundary	No	Small tree located on the west side of the existing dwelling in the middle of the lawn area in good condition. Tree will require removal due to encroachment from proposed driveway and entrance path and gateway.
Subject Site (3 Talbot St)	23	<i>Pittosporum eugenioides Variegatum</i>	Lemonwood	Exotic	Tree	5	6	80, 90, 130, 160 = 240	300	Mature	Good	Fair	Fair	Low	Low	10-20	2.88	2.00	0.50	39.00%	Major NRZ encroachment (greater than 20% or inside the SRZ) as per AS4970.2025.	Yes - Boundary	No	Small tree located on the west side of the existing dwelling against the south boundary fence in fair condition. Tree will require removal due to encroachment from proposed driveway.
Subject Site (3 Talbot St)	24	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Exotic	Tree	6	8	100 x 3, 120, 150 = 260	500	Semi-mature	Good	Fair	Good	Low	Low	20+	3.12	2.47	1.7 (1.2x3.4 incursion)	11.27%	Moderate Encroachment (greater than 10% and less than or equal to 20% of the area of the NRZ) as per AS4970.2025.	Yes - Boundary	Yes	Small tree located on the west side of the existing dwelling against the south boundary fence in fair condition. NRZ and SRZ encroachment from proposed driveway footprint. Existing driveway is closer to the base of the tree so feasible to suggest minimal actual impact will occur.
Talbot Street (Council Tree)	25	<i>Camphora officinarum</i>	Camphor Tree	Exotic	Tree	8	12x17	360, 640 = 740	660	Mature	Fair	Poor	Fair	Low	Medium	10-20	8.88	2.78	1.70	0.00%	No encroachment	Yes	Yes	A large mature tree with a spreading canopy that has been severely modified for electrical line clearance located within the thin parcel of partially grassed nature strip in front of the subject site. The NRZ and SRZ encroach into the subject site.



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Revision Schedule  
No. Note Date

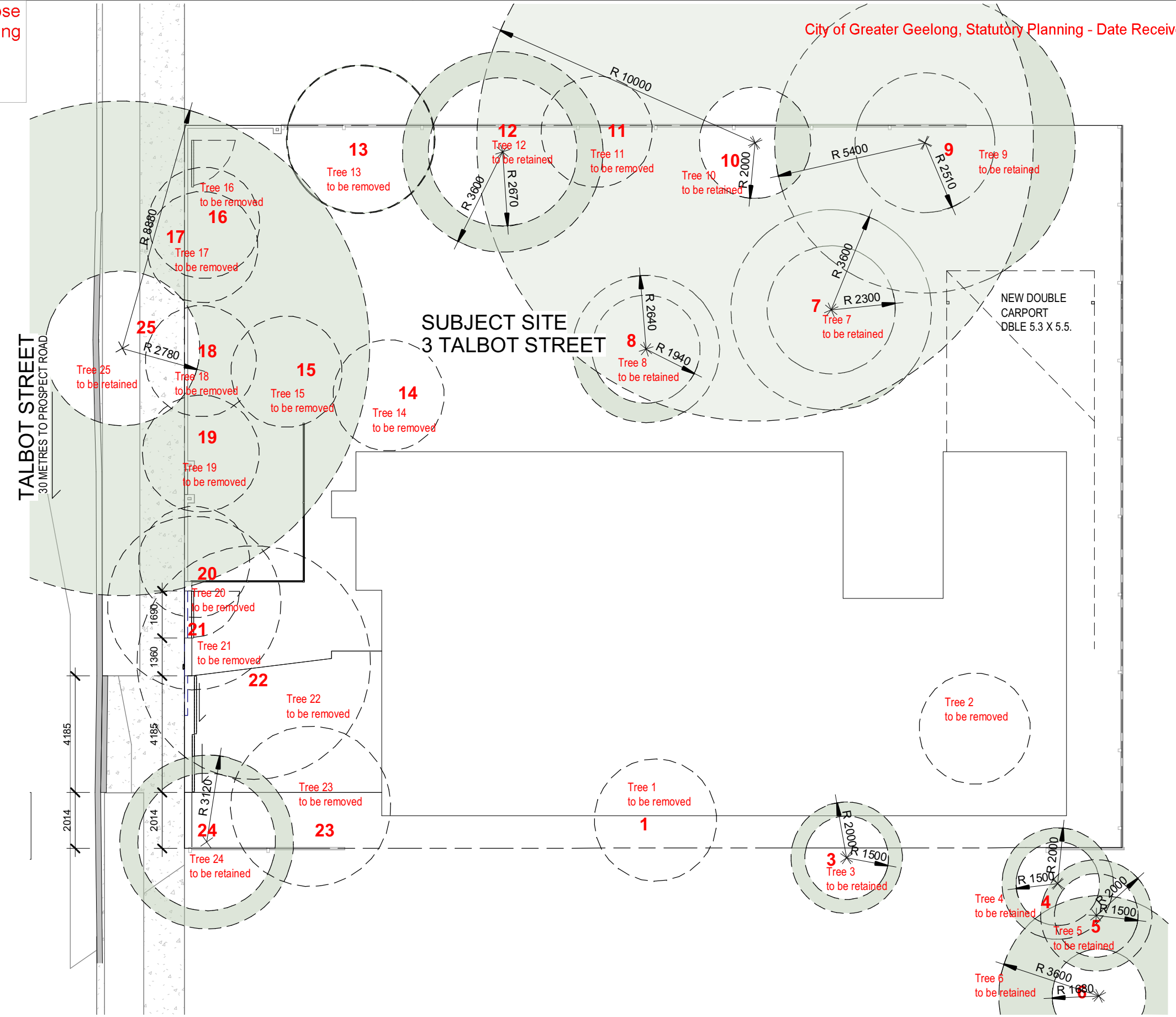
CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN

TP 09-04-2026

A9.03 VEGETATION SCHEDULE

NORTH

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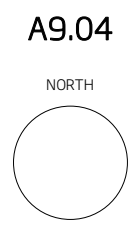
NOTE:  
REFER TO THE ARBORICULTURAL IMPACT AND CANOPY TREE ASSESSMENT BY WOODLAND TREE REPORTS FOR THE CANOPY TREE REQUIREMENTS AND TABLES

**1** **Vegetation Removal/Retention Plan**  
SCALE 1 : 150

Revision Schedule		
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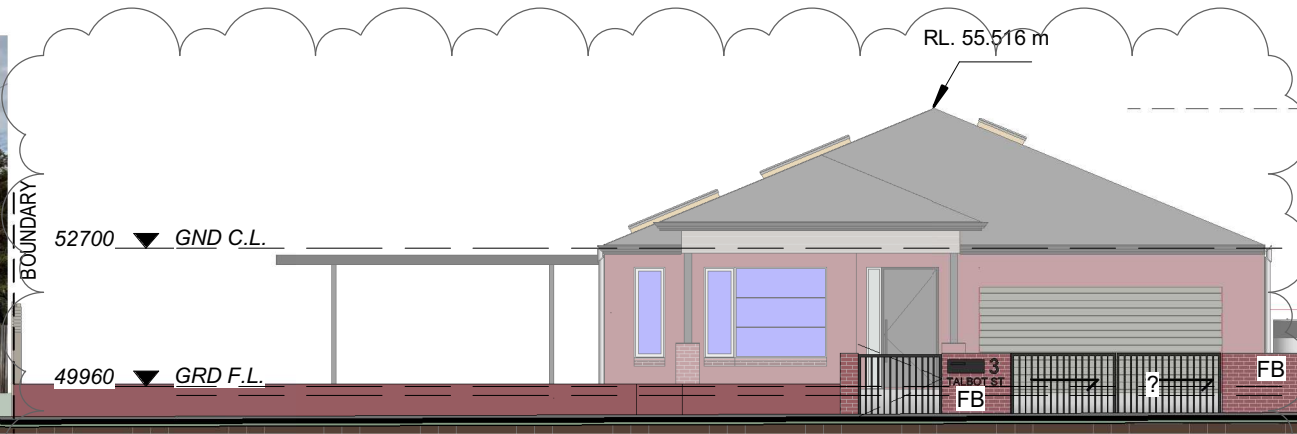
**VEG. REMOVAL/RETENTION PLAN**

Project No.	CMD30021
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**EXISTING CHURCH AT 43 APHRASIA STREET**

**PROPOSED NEW DWELLING AT 2 TALBOT STREET - NEWTOWN**

**EXISTING DWELLING AT 5 TALBOT STREET**

**1 STREETScape IMAGE**  
SCALE 1 : 150



EXISTING STREETScape ADJOINING CHURCH BUILDING  
CNR APHRASIA ST & TALBOT STREET



ARTISTIC IMPRESSION OF PROPOSED NEW DWELLING  
AT 3 TALBOT STREET



EXISTING STREETScape ADJOINING DWELLING  
5 TALBOT STREET

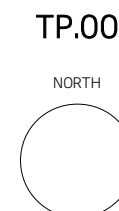
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CMD30021 PROPOSED NEW DWELLING  
3 TALBOT STREET  
NEWTOWN  
**TP 09-04-2026**



**STREETScape IMAGE**

Project No. CMD30021  
Revision A  
Drawn SC  
Date of Issue 13/01/26