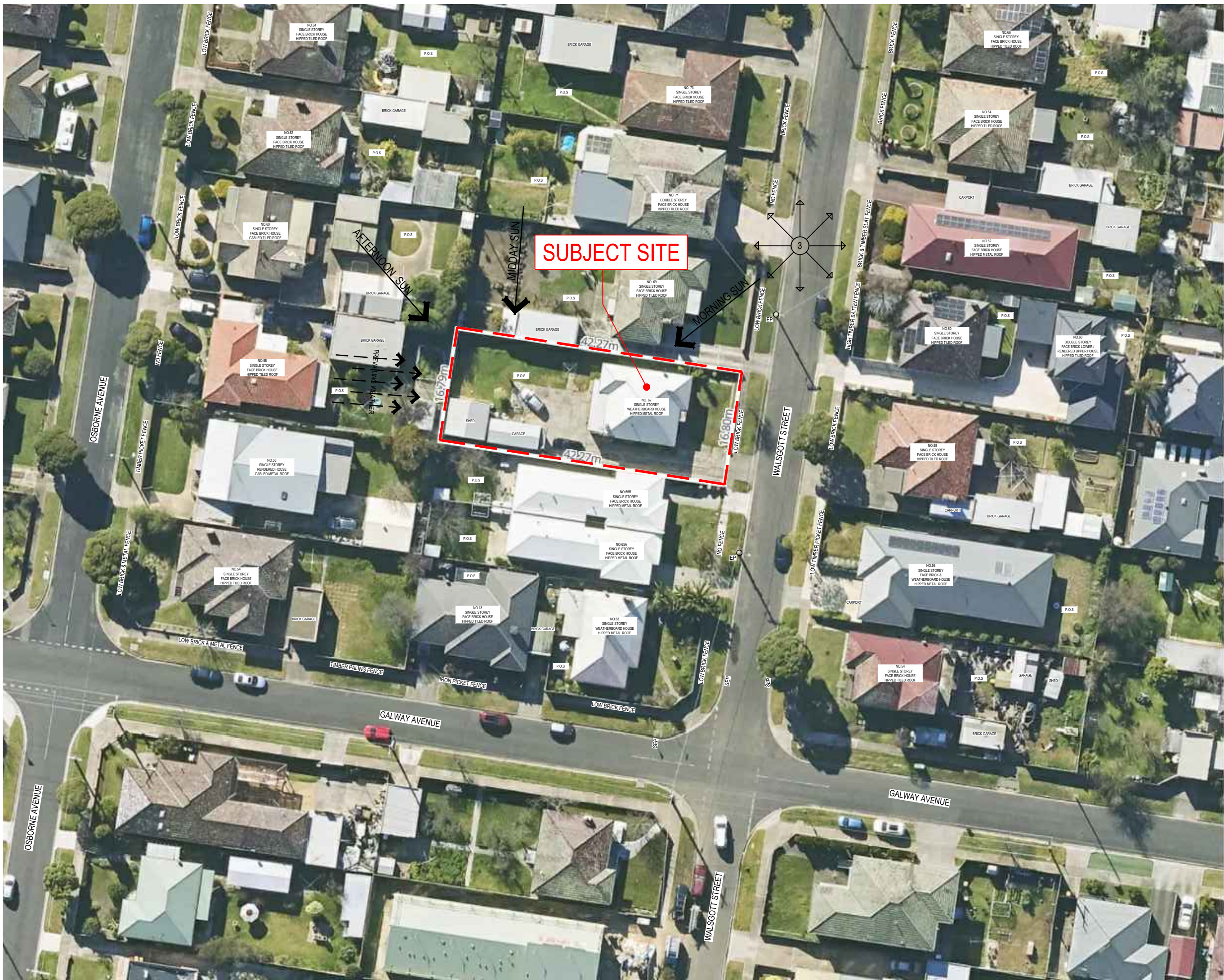




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NEIGHBOURHOOD & SITE DESCRIPTION

THE DESIGN RESPONSE IS APPROPRIATE TO ITS CONTEXT AND THE SITE. THE PURPOSE OF THIS IS TO ENSURE THAT AN APPROPRIATE LEVEL OF ANALYSIS AND ITS CONTEXT SUPPORTS RESIDENTIAL DEVELOPMENT AND SUBDIVISION PROPOSALS. THE DESIGN RESPONSE DERIVES FROM OBJECTIVES AND STRATEGIES OF CLAUSE 21.06 (BUILT ENVIRONMENT). IT IS INFLUENCED BY THE NEIGHBOURHOOD AND SITE DESCRIPTION. THE PURPOSE OF THIS IS TO ENSURE THAT AN APPROPRIATE LEVEL OF DESIGN OF THE SITE AND ITS CONTEXT SUPPORTS RESIDENTIAL PROPOSAL. THE PROPOSED DESIGN RESPONSE RESPECTS THE EXISTING AND PREFERRED CONTEXT. HENCE THIS OBJECTIVE IS MET ON THE PROPOSED DEVELOPMENT AS FOLLOWS:

- MAKES A CONSIDERED RESPONSE TO SITE OPPORTUNITIES AND CONSTRAINTS
- PROVIDE A GOOD QUALITY LIVING ENVIRONMENT
- IT INTEGRATES WITH THE PREFERRED STREET CHARACTER

DETAILS OF THE EXISTING NEIGHBOURHOOD AND SITE ARE AS FOLLOWS:

- URBAN CONSERVATION CONTROLS & ZONES
 - TOWNHOUSE & LOW RISE CODE 005
 - NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NR2B)

TOWNHOUSE AND LOW RISE HOUSING CODE - OBJECTIVE TO ENCOURAGE WELL-DESIGNED, LOW RISE RESIDENTIAL DEVELOPMENT THAT RESPECTS NEIGHBOURHOOD CHARACTER, ENSURES COMPATIBLE SITING AND SCALE, AND PROVIDES FUNCTIONAL, AND AMENITY-FOCUSED DWELLINGS.

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NR2B) OBJECTIVE THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NR2B) SEeks TO PROTECT AND ENHANCE THE EXISTING NEIGHBOURHOOD CHARACTER BY LIMITING DEVELOPMENT INTENSITY AND ENSURING CHANGE IS INCREMENTAL. THE ZONE EMPHASISES LOW SCALE RESIDENTIAL DEVELOPMENT, GENERALLY SINGLE- AND DOUBLE-STORY DWELLINGS, WITH BUILT FORM, HEIGHT, AND SITE COVERAGE THAT RESPOND TO THE PREVAILING CHARACTER OF THE AREA.

SUBJECT SITE DESCRIPTION

THE SUBJECT SITE IS A RECTANGULAR ALLOTMENT OF 710.10M² WITH AN EASTERN FRONTAGE TO WALSGOTT STREET. THE LAND HAS A SLIGHT FALL FROM WEST TO EAST, HOWEVER IS RELATIVELY FLAT.

IT IS CURRENTLY OCCUPIED BY A SINGLE-STORY WEATHERBOARD DWELLING, WITH A DETACHED GARAGE AND METAL SHED. THERE IS A LOW FRONT BRICK FENCE, AND LANDSCAPING IS MINIMAL. PRIMARILY LAWN, WITH A GARDEN BED RUNNING ALONG THE NORTH FENCE LINE WITHIN THE FRONT SETBACK. DRIVEWAY IS IN PLAN CONCRETE. THERE IS AN EASEMENT ON THE ADJOINING PROPERTY AT THE REAR. ON THE NATURE STRIP, THERE IS A MEDIUM SIZED PLUM TREE TO BE RETAINED. THERE ARE NO PARKING RESTRICTIONS ON THE STREET IN FRONT OF THE SITE.

ADJOINING INTERFACING PROPERTIES & PRIVATE OPEN SPACES:

SOUTH INTERFACING - PROPERTY NO. 65

THIS SITE IS DEVELOPED WITH TWO SIDE-BY-SIDE SINGLE-STORY MODERN DWELLINGS SIMILAR TO THIS PROPOSAL. THE DWELLINGS ARE OF FACE BRICK WALLS WITH RENDERED FEATURES TO THE FRONT FACADES. THE ROOF IS HIPPED IN STYLE, LINED WITH PROFILED SHEET METAL. THE GARAGE IS INTEGRATED INTO THE MAIN BUILDING.

LANDSCAPING TO THE FRONT SETBACK IS MINIMAL, LARGELY COVERED WITH LAWN AND GARDEN STRIPS ALONG THE FENCE AND ALONG THE FRONT OF THE DWELLINGS. THE FRONT BOUNDARY IS LINED WITH A BRICK FENCE WITH TIMBER SLATS. DRIVEWAYS ARE IN EXPOSED AGGREGATE. CROSSOVERS ARE IN PLAN CONCRETE. THERE IS A POWER POLE ON THE NATURE STRIP.

NORTH INTERFACING - PROPERTY NO. 69

THE SITE CONSISTS OF A SINGLE-STORY POST-WAR STYLE DWELLING WITH FACE BRICK WALLS AND A HIPPED, TILED ROOF, ALONG WITH A DETACHED BRICK GARAGE AND SHED. A LOW BRICK FENCE LINES THE FRONT BOUNDARY.

LANDSCAPING IS MINIMAL, FEATURING A FEW SMALL FLOWERING TREES WITHIN THE LAWNED FRONT SETBACK AND A STRIP OF GARDEN ALONG THE NORTH FENCE LINE. THE DRIVEWAY IS IN PLAN CONCRETE. A POWER POLE IS LOCATED ON THE NATURE STRIP.

WEST INTERFACING - PROPERTY NO. 60 OSBORNE AVENUE

THE SITE CONSISTS OF A SINGLE-STORY POST-WAR STYLE DWELLING WITH FACE BRICK WALLS AND A GABLED, TILED ROOF, ALONG WITH A DETACHED BRICK GARAGE AND SHEDS. A LOW BRICK FENCE LINES THE FRONT BOUNDARY.

LANDSCAPING TO THE FRONT CONSISTS OF PEBBLES AND SCATTERED HEDGE PLANTS SUCH AS BOXWOOD AND CYPRISSUS, ALONG WITH OTHER SIMILAR PLANTS. THE DRIVEWAY IS IN PLAN CONCRETE. A POWER POLE IS LOCATED ON THE NATURE STRIP.

ARCHITECTURAL STYLE THE STYLE OF DWELLINGS SEEN WITHIN EYESIGHT OF THE SUBJECT SITE ON WALSGOTT STREET ARE GENERALLY SINGLE-STORY POST-WAR AND MODERN STYLES.

BUILT FORM & MATERIALS SCALE AND PROPORTIONS OF THE EXISTING DWELLINGS ON WALSGOTT STREET ARE SINGLE- AND DOUBLE-STORY BRICK OR WEATHERBOARD DWELLINGS. ROOFS WITHIN EYESIGHT OF THE SUBJECT SITE ARE GENERALLY HIPPED ROOFS LINED WITH TILES OR PROFILED SHEET METAL.

THE COMMON STYLE AND MATERIALS USED WITHIN THE AREA THAT STAND OUT ARE POST-WAR STYLE DWELLINGS WITH BRICK WALLS AND HIPPED, TILED ROOFS.

GARDENS, FENCING & STREET FRONTAGE FRONT GARDENS VISIBLE FROM THE SUBJECT SITE ARE MINIMAL, BUT FORMAL IN STYLE, GENERALLY WITH EXPANSIVE LAWN AREAS AND GARDEN STRIPS ALONG FENCE LINES AND ALONG THE FRONT OF THE DWELLINGS. SOME LAWNS HAVE MINIMAL TREES SCATTERED ON THEM.

THE MAJORITY OF PROPERTIES ALONG THE STREET FEATURE A FRONT FENCE. THE MAIN STYLE OF FENCE IS A LOW BRICK WALL RANGING FROM 600-800 HIGH; HOWEVER, OTHER STYLES SUCH AS TIMBER SLATS, A COMBINATION OF BRICK AND TIMBER, TIMBER PALING, AND TIMBER PICKET FENCING CAN ALSO BE SEEN ALONG THE STREET. HEIGHTS ARE RELATIVELY LOW FOR MOST FENCES, BEING BELOW 1 M. LETTERBOXES ARE TYPICALLY INTEGRATED INTO THE FENCE STRUCTURE. THERE ARE A FEW EXAMPLES OF FRONT BOUNDARIES HAVING NO FENCE.

OFF-STREET CAR SPACES GARAGES EITHER FORM PART OF THE DWELLING CONSTRUCTION OR ARE COMMONLY DETACHED AND LOCATED TO THE REAR. THE COMMON MATERIAL IS BRICK WITH METAL ROOFING. HOWEVER, METAL GARAGES AND CARPORTS CAN BE SEEN AT A FEW PROPERTIES. DRIVEWAYS ARE MOST COMMONLY FINISHED IN PLAN CONCRETE. CROSSOVERS ARE CONCRETE THROUGHOUT THE STREET. THERE ARE NO PARKING RESTRICTIONS ON WALSGOTT STREET.

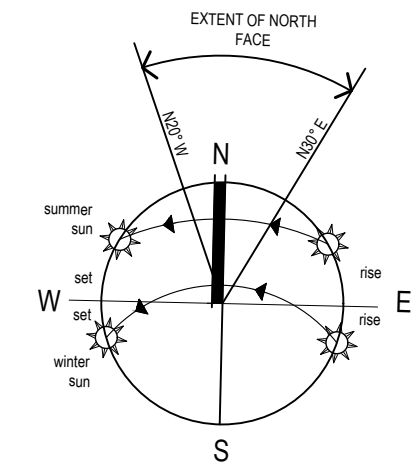
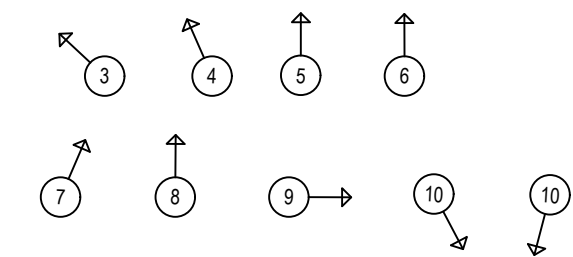
GENERALLY, IT IS CONSIDERED THAT THE PROPOSAL AS DETAILED IN THIS APPLICATION COMPLIES WITH THE EXISTING STREET PATTERN.

SIGNIFICANT FEATURES OF THE AREA

1. THE SITE IS CURRENTLY OCCUPIED BY A SINGLE-STORY WEATHERBOARD DWELLING, WITH A DETACHED GARAGE AND METAL SHED.
2. SITE IS LOCATED IN AN ESTABLISHED SUBURBAN AREA NEAR THE COASTLINE, WHICH CAN TAKE ADVANTAGE OF THE EXISTING SERVICES AND THE AVAILABLE PHYSICAL INFRASTRUCTURE.

CLOSE PROXIMITY TO:

3. 1.7 KMS TO NORTH GEELONG SECONDARY COLLEGE
4. 2 KMS TO BELL PARK PRIMARY SCHOOL
5. 1 KMS TO CFA (COUNTRY FIRE AUTHORITY)
6. 4 KMS TO BARWON HEALTH NORTH GEELONG
7. 0.65 KMS TO SHOPPING STRIPS (MR SEPARATION ST. & THOMPSON RD)
8. 4.5 KMS TO NOIRLANE (ARC/AQUATIC CENTRE)
9. 2 KMS TO ST HELENS RESERVE
10. 4.7 KMS TO WESTFIELD NORTH GEELONG
11. 1.5 KMS TO MULTICULTURAL AGED CARE SERVICES



NEIGHBOURHOOD & SITE DESCRIPTION

PROPOSED UNIT DEVELOPMENT
NO.67 WALSGOTT STREET, GEELONG

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date	19/12/2025
revision	A
scale	1:500 @A1
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TP01

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DESIGN RESPONSE

THE PROPOSED DESIGN RESPONSE IS INFLUENCED BY THE NEIGHBOURHOOD AND SITE DESCRIPTION. THE PURPOSE OF THIS IS TO ENSURE THAT AN APPROPRIATE LEVEL OF DESIGN OF THE SITE AND ITS CONTEXT SUPPORTS RESIDENTIAL AND SUBDIVISION PROPOSAL.

THE CONTEXT AREA IS IMPACTED ON THE PROPOSED DEVELOPMENT THROUGH NEIGHBOURHOOD CHARACTERISTICS. THE DEVELOPMENT IS IMPACTED UPON ITS SETTING THROUGH MANY FACTORS INCLUDING SCALE, HEIGHT, SETBACKS, SPACE BETWEEN BUILDINGS, LANDSCAPE, OVERSHADOWING, OVERLOOKING MASS AND PROPORTIONAL, ROOF FORM AND PITCH, FACADE ARTICULATION AND DETAILING, WINDOW AND DOOR PROPORTIONS, VERANDAS, EAVES, AND PARAPETS, BUILDING MATERIALS, PATTERNS, TEXTURES AND COLOURS.

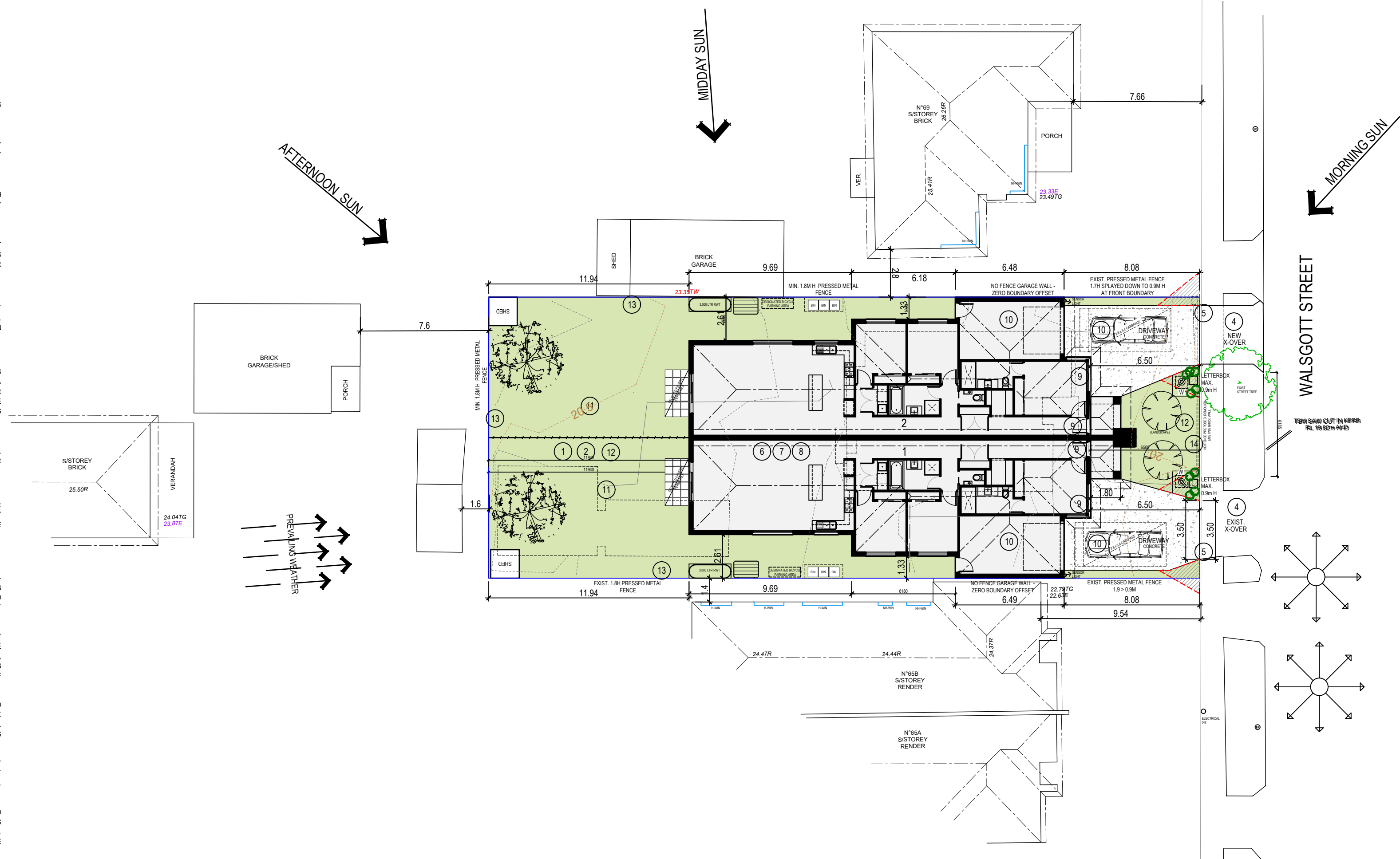
THE DESIGN RESPONSE HAS BEEN DERIVED FROM THE NEIGHBORHOOD AND SITE DESCRIPTION AND:

- RESPONSE TO THE PREFERRED NEIGHBOURHOOD CHARACTER
- RELATES TO ANY OTHER DEVELOPMENT ON THE SITE SURROUNDING LAND DEVELOPMENT BY INCLUDING, IN PARTICULAR, CORRECTLY PROPORTIONED ELEVATIONS IN CONTEXT OF ADJOINING BUILDINGS
- ACKNOWLEDGES THE ENVIRONMENT OF THE SITE
- IS INNOVATIVE RATHER THAN IMITATIVE

SIGNIFICANT FEATURES THAT WERE CONSIDERED:

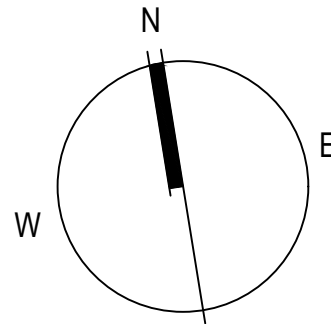
- 1. SITE AREA AND SHAPE**
THE SUBJECT SITE, WITH A GENEROUS AREA OF 710.12M², COMFORTABLY ACCOMMODATES WELL PROPORTIONED LIVING AREAS AND PRIVATE OPEN SPACES FOR BOTH PROPOSED DWELLINGS. THE SITE IS RECTANGULAR IN SHAPE WITH A SLIGHT FALL TOWARDS THE FRONT BOUNDARY (FALL FROM WEST TO EAST).
- 2. EXISTING CONDITIONS**
THE SITE IS CURRENTLY OCCUPIED BY A SINGLE STOREY WEATHERBOARD DWELING, AND A DETACHED METAL GARAGE & SHED. SHEET METAL FENCES LINES THE SIDE AND REAR BOUNDARIES AND A LOW BRICK FENCE LINES THE FRONT BOUNDARY. ALL EXISTING STRUCTURES WILL BE DEMOLISHED, AND THE SITE CLEARED IN PREPARATION FOR DEVELOPMENT. FENCES TO REMAIN EXCEPT FOR THE LOW BRICK FENCE WHICH WILL BE DEMOLISHED AS PART OF THE PROPOSAL.
- 3. LOCATION AND INFRASTRUCTURE**
THE SITE IS LOCATED IN AN ESTABLISHED SUBURBAN AREA, BENEFITING FROM EXISTING PHYSICAL INFRASTRUCTURE AND SERVICES.
- 4. CROSSOVERS**
THE EXISTING CROSSOVER WILL BE RETAINED, WITH AN ADDITIONAL CONCRETE CROSSOVERS TO BE CONSTRUCTED.
- 5. ACCESS**
THE SITE BENEFITS FROM CONVENIENT VEHICLE AND BICYCLE ACCESS VIA WALSGOTT STREET.
- 6. PROPOSED DEVELOPMENT**
THE PROPOSAL COMPRISES OF TWO SINGLE STOREY DWELLINGS IN A DUPLEX FORM, EACH WITH A SINGLE CAR GARAGE AND A CAR SPACE ON THE DRIVEWAY. THE SCALE AND PROPORTIONS ARE CONSISTENT WITH THE NEIGHBOURHOOD CHARACTER, WHICH FEATURES PREDOMINANTLY SINGLE STOREY DWELLINGS WITH HIPPED ROOFS LINED IN TILES OR PROFILED SHEET METAL.
- 7. ARCHITECTURAL STYLE, FORM & MATERIALS**
ARCHITECTURAL STYLE THE DWELLINGS ADOPT A MODERN DESIGN, CONSISTENT WITH NEWER BUILDS ALONG WALSGOTT STREET. THE DESIGN RESPECTS THE SURROUNDING CONTEXT IN TERMS OF HEIGHT, ROOF FORM, MATERIALS, AND FINISHES.
MATERIALS THE DWELLINGS WILL PRIMARILY FEATURE FACE BRICKWORK TO SIDE AND REAR, COMPLEMENTED BY A COMBINATION OF WEATHERBOARD AND RENDERED FACADE. ROOFS WILL BE HIPPED AND LINED WITH PROFILED SHEET METAL. ALUMINUM FRAMED WINDOWS AND SLIDING DOORS WILL BE FINISHED IN A SELECTED COLOUR.
BUILDING FORM & LAYOUT EACH DWELLING HAS ITS OWN STREET FRONTAGE. THE FACADES ARE ARTICULATED, WITH WINDOW PLACEMENT DESIGNED TO BREAK UP BUILDING MASS AND PROVIDE NATURAL LIGHT AND VENTILATION. THE OPEN PLAN LIVING AREAS CONNECT DIRECTLY TO WEST-FACING SECURED PRIVATE OPEN SPACES, ALSO MAXIMISING NORTHERN SUNLIGHT. BEDROOMS ARE POSITIONED AROUND THE BUILDING PERIMETER FOR OPTIMAL DAYLIGHT AND VENTILATION.

- 8. BUILDING HEIGHT**
THE MAXIMUM ALLOWABLE HEIGHT IS 8.5 METRES. THE PROPOSED DWELLINGS COMPLY WITH THIS HEIGHT REQUIREMENT AS INDICATED ON THE ELEVATIONS.
- 9. SAFETY & SURVEILLANCE**
EACH DWELLING PROVIDES PASSIVE SURVEILLANCE VIA THE PART GLAZED ENTRY DOOR AND WINDOWS OF BED 1 FOR ON-LOOKING TO THE FRONT SETBACK, DRIVEWAY AND THE PUBLIC REALM, ENHANCING SAFETY.
- 10. OFF-STREET CAR PARKING**
A TOTAL OF FOUR CAR SPACES ARE PROPOSED - TWO PER DWELLING. EACH INCLUDES A SINGLE CAR GARAGE (3.5M X 6.0M MINIMUM) AND ONE DRIVEWAY PARKING SPACE.
- 11. SOLAR ORIENTATION**
BOTH DWELLINGS PROVIDE WEST-FACING SECURED OPEN SPACE WITH DIRECT ACCESS FROM THE LIVING AREA. EACH SECURED PRIVATE OPEN SPACE RECEIVES ABUNDANT NORTHERN SUNLIGHT, PROVIDING OPTIMAL SOLAR ACCESS FOR OUTDOOR ACTIVITIES AND PASSIVE HEATING OF ADJACENT INTERIOR SPACES.
- 12. LANDSCAPING**
THE DEVELOPMENT INCORPORATES GENEROUS LANDSCAPING, ACHIEVING AT LEAST 10% CANOPY TREE COVERAGE, IN LINE WITH PLANNING REQUIREMENTS. SURROUNDING PROPERTIES DISPLAY A MIX OF INFORMAL AND FORMAL GARDEN DESIGNS, RANGING FROM OPEN LAWNS TO STRUCTURED GARDEN BEDS.
- 13. OVERLOOKING AND PRIVACY**
THE DEVELOPMENT ENSURES PROTECTION OF ADJOINING PRIVATE OPEN SPACES AND HABITABLE ROOM WINDOWS. ALL SIDE AND REAR BOUNDARY FENCES WILL BE A MINIMUM OF 1.8M IN HEIGHT ABOVE FINISHED GRADING LEVEL. SCREENING OR INCREASED FENCE HEIGHTS WILL BE PROVIDED AS REQUIRED. DWELLINGS HAVE KEPT AS LOW AS POSSIBLE, FURTHER PREVENTING OVERLOOKING INTO ADJOINING SECURED PRIVATE OPEN SPACES OR HABITABLE ROOM WINDOWS.
- 14. FRONT FENCING**
THE EXISTING LOW BRICK WALL THAT CURRENTLY LINES THE FRONT BOUNDARY WILL BE DEMOLISHED - NO FRONT FENCE IS PROPOSED. THERE ARE EXAMPLES OF OTHER PROPERTIES ON THE STREET WITH NO FRONT FENCE.
- 15. VISUAL OBSTRUCTION SPLAYS**
TO ENSURE SAFE ACCESS, A 50% VISUAL OBSTRUCTION SPY WILL BE MAINTAINED MINIMUM 2.5M ALONG THE FRONT BOUNDARY AND 2.5M ALONG THE EXIT LANE. ANY LANDSCAPING, SERVICE EQUIPMENT, OR LETTERBOXES WITHIN THIS AREA WILL BE NO MORE THAN 0.9M IN HEIGHT, IN ACCORDANCE WITH PLANNING REQUIREMENTS.
- 16. RESPONSE TO GEELONG PLANNING SCHEME - NR22 (INCREMENTAL CHANGE)**
THE SUBJECT SITE IS LOCATED WITHIN THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 8 (NR22), WHICH SEEKS TO MANAGE CHANGE BY ALLOWING DEVELOPMENT THAT RESPECTS AND REINFORCES THE EXISTING NEIGHBOURHOOD CHARACTER, WHILE ENSURING THAT ANY CHANGE IS INCREMENTAL AND CONSISTENT WITH THE PREVAILING BUILT FORM.
THE PROPOSAL REPRESENTS AN APPROPRIATE LEVEL OF INCREMENTAL CHANGE BY MAINTAINING A LOW-SCALE BUILT FORM THAT IS CONSISTENT WITH THE PREDOMINANT SINGLE-STOREY CHARACTER OF THE STREET. THE HEIGHT, MASSING, AND OVERALL SCALE OF THE DEVELOPMENT ARE IN KEEPING WITH SURROUNDING DWELLINGS AND DO NOT INTRODUCE VISUAL BULK THAT WOULD BE OUT OF CHARACTER WITH THE AREA.
THE DESIGN DRAWS ON ESTABLISHED MATERIALS, ROOF FORMS, AND ARCHITECTURAL ELEMENTS EVIDENT WITHIN THE STREET, INCLUDING BRICK CONSTRUCTION, HIPPED ROOF FORMS, AND MODEST FRONT SETBACK TREATMENT. THIS ENSURES THE DEVELOPMENT INTEGRATES COMFORTABLY WITH THE EXISTING NEIGHBOURHOOD CONTEXT.
FRONT SETBACKS, LANDSCAPING, AND FENCING TREATMENTS ARE CONSISTENT WITH THOSE FOUND ALONG THE STREET AND CONTRIBUTE TO A COHERENT STREETSCAPE. VEHICLE ACCESS AND GARAGING ARE DESIGNED TO MINIMISE VISUAL DOMINANCE AND MAINTAIN THE RESIDENTIAL CHARACTER ENVISAGED BY NR22.
OVERALL, THE PROPOSAL SATISFIES THE INTENT OF THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 8 BY DELIVERING A DEVELOPMENT THAT RESPECTS THE EXISTING NEIGHBOURHOOD CHARACTER, LIMITS CHANGE TO AN INCREMENTAL AND MANAGEABLE SCALE, AND ENSURES AN APPROPRIATE RESPONSE TO THE SURROUNDING BUILT FORM AND URBAN CONTEXT.
- 17. RESPONSE TO TOWNHOUSE AND LOW-RISE CODE**
THE PROPOSED DEVELOPMENT, AS SHOWN IN THE SUBMITTED DRAWINGS, COMPLIES WITH THE REQUIREMENTS OF THE TOWNHOUSE AND LOW-RISE HOUSING CODE. THE DESIGN ENSURES APPROPRIATE HEIGHT, SCALE, SETBACKS AND SITE COVERAGE, WHILE MAINTAINING AMENITY AND RESPECTING THE CHARACTER OF THE SURROUNDING NEIGHBOURHOOD.



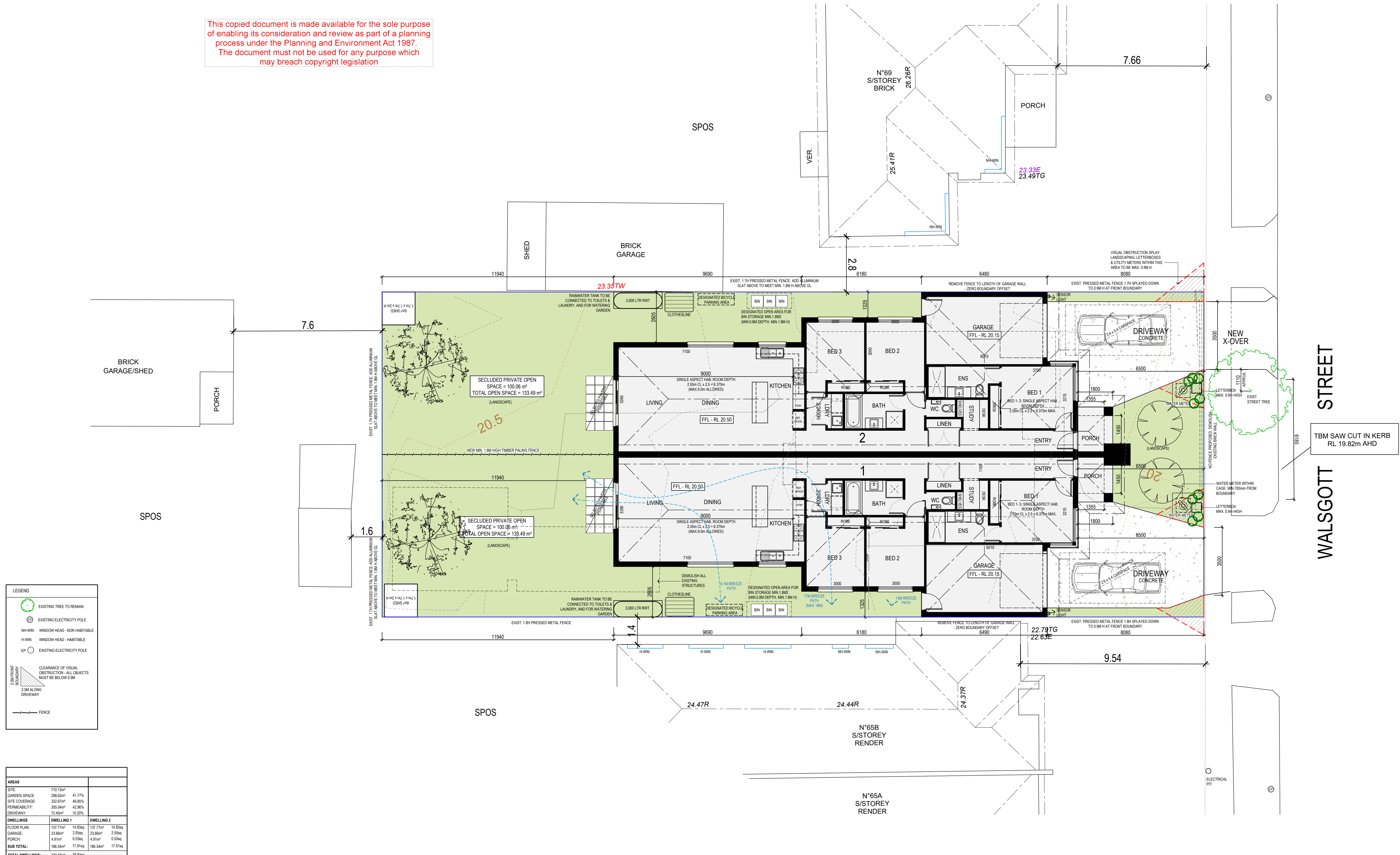
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LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING ELECTRICITY POLE
NH-WIN	WINDOW HEAD - NON HABITABLE
H-WIN	WINDOW HEAD - HABITABLE
EP	EXISTING ELECTRICITY POLE
	CLEARANCE OF VISUAL OBSTRUCTION - ALL OBJECTS MUST BE BELOW 0.9M
	2.5M ALONG DRIVEWAY
	FENCE



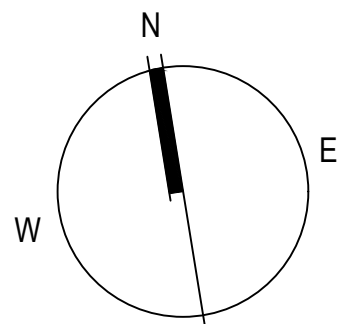
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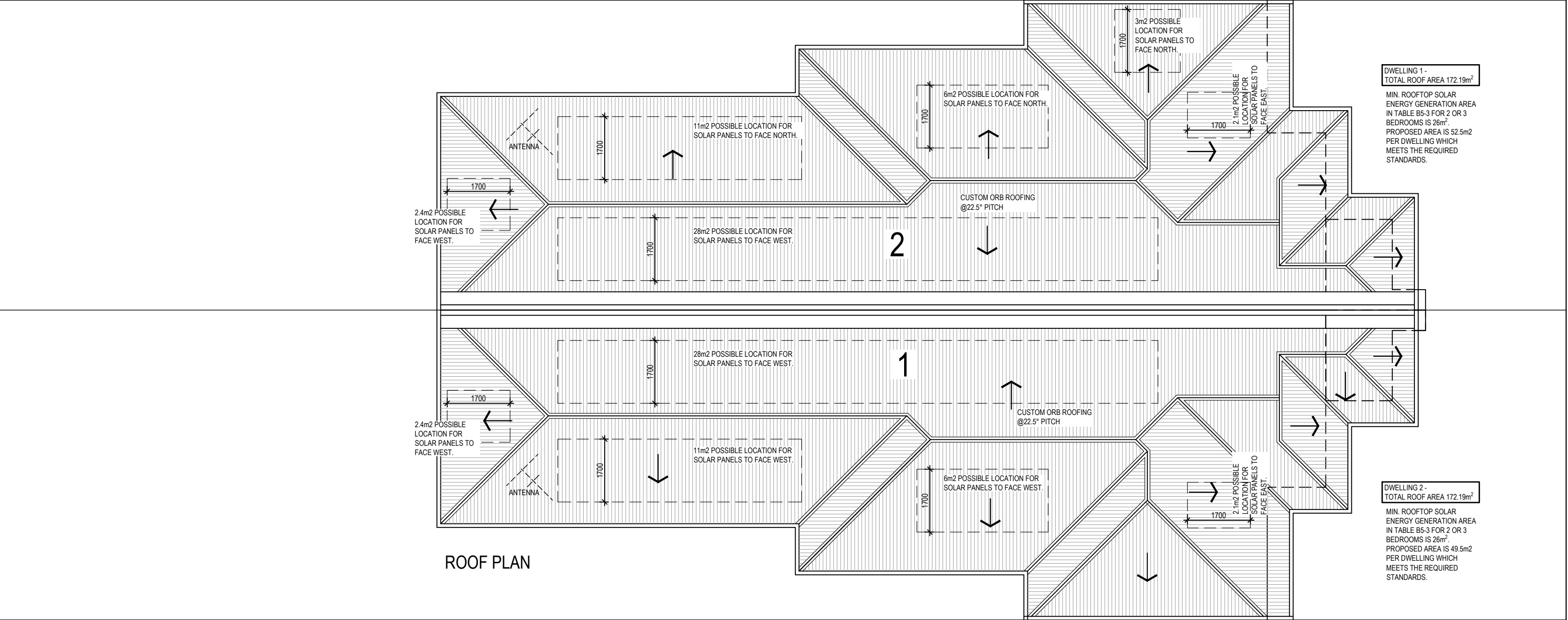
SITE / GROUND FLOOR PLANS

PROPOSED UNIT DEVELOPMENT
NO.67 WALSGOTT STREET, GEELONG



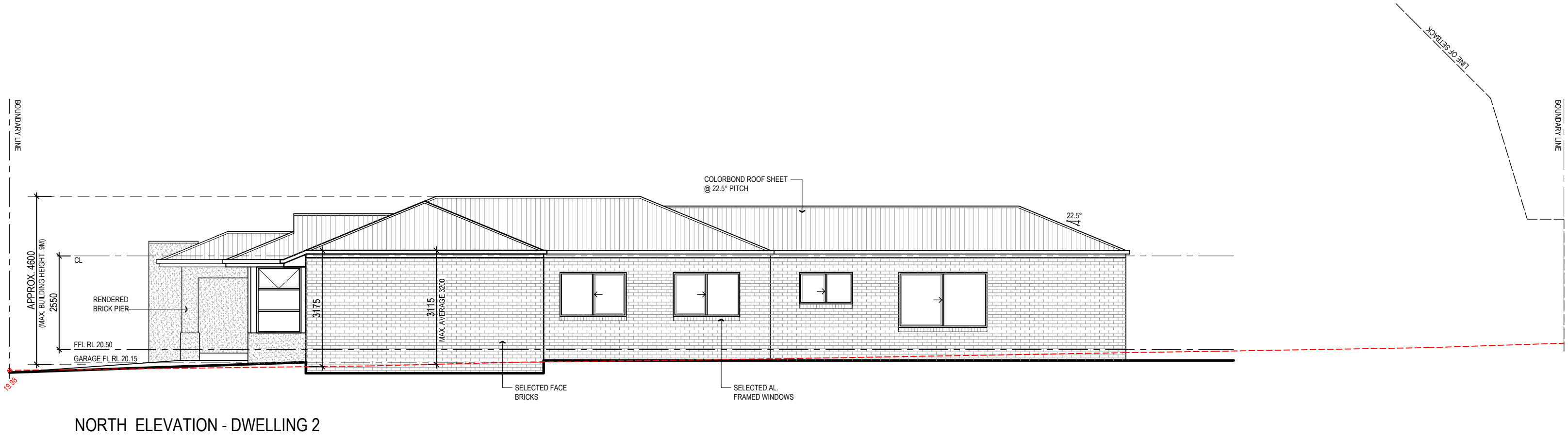
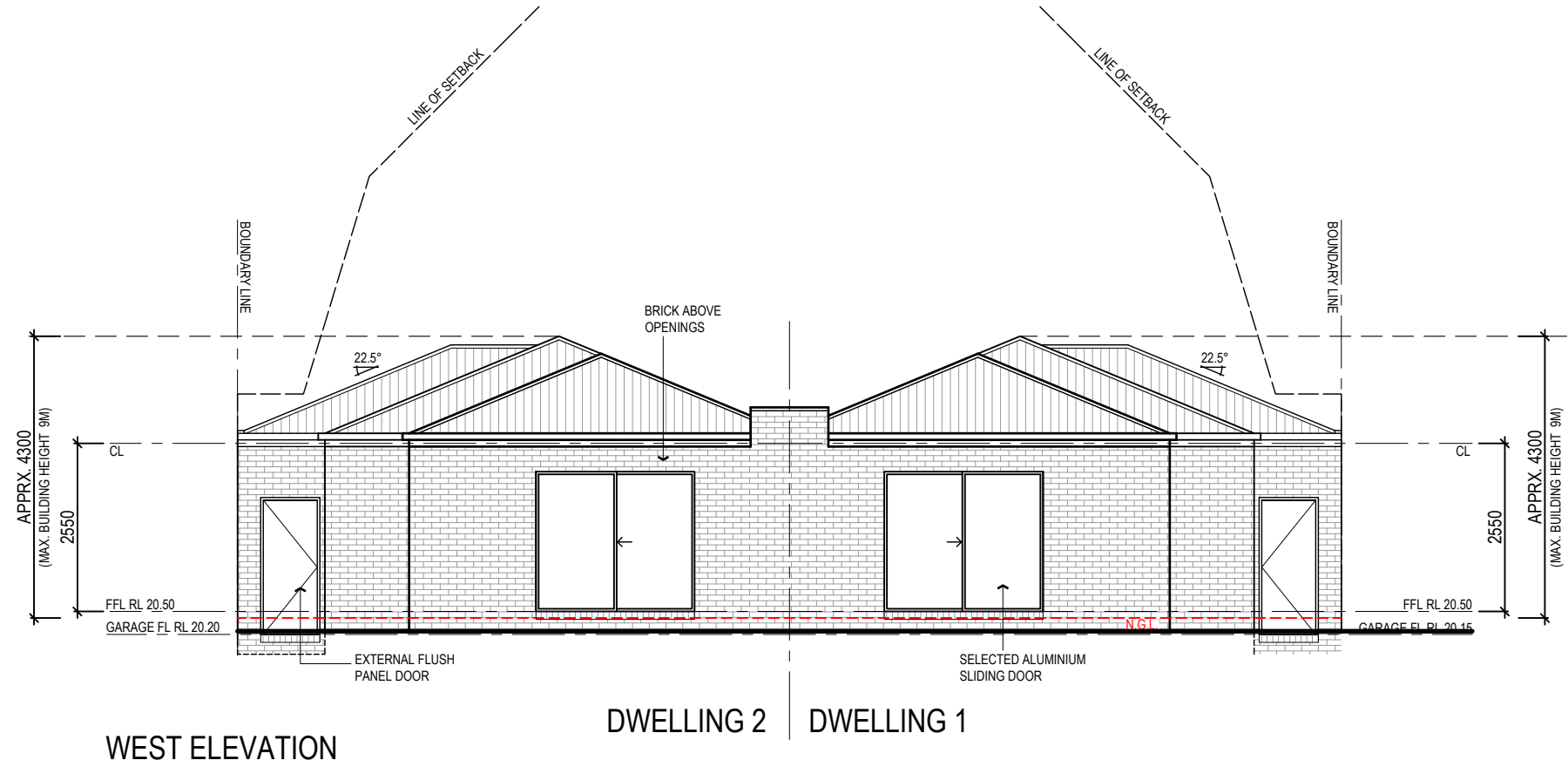
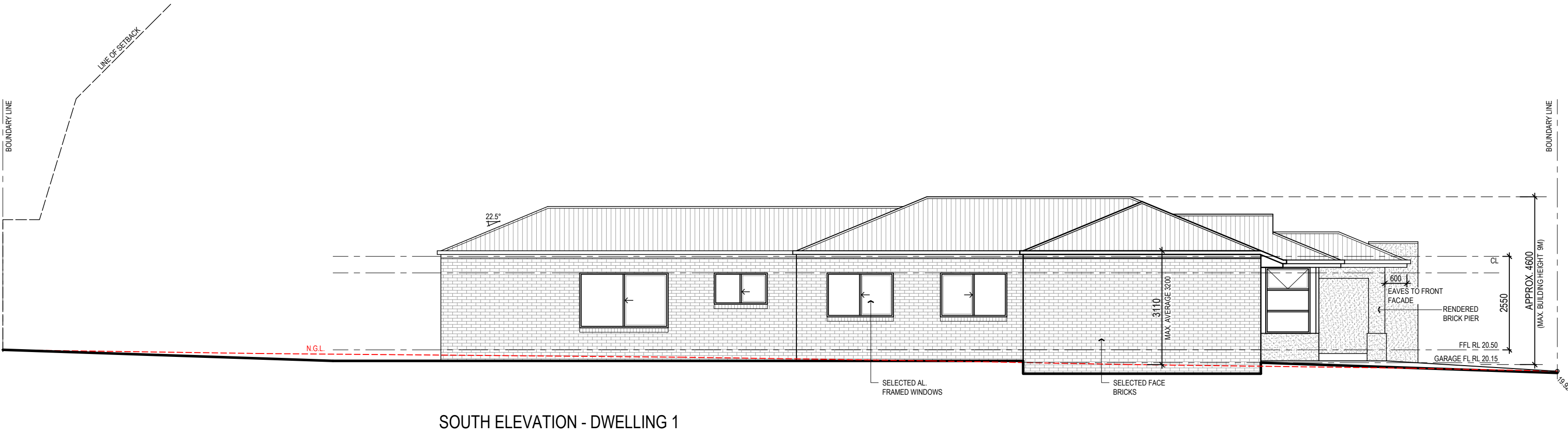
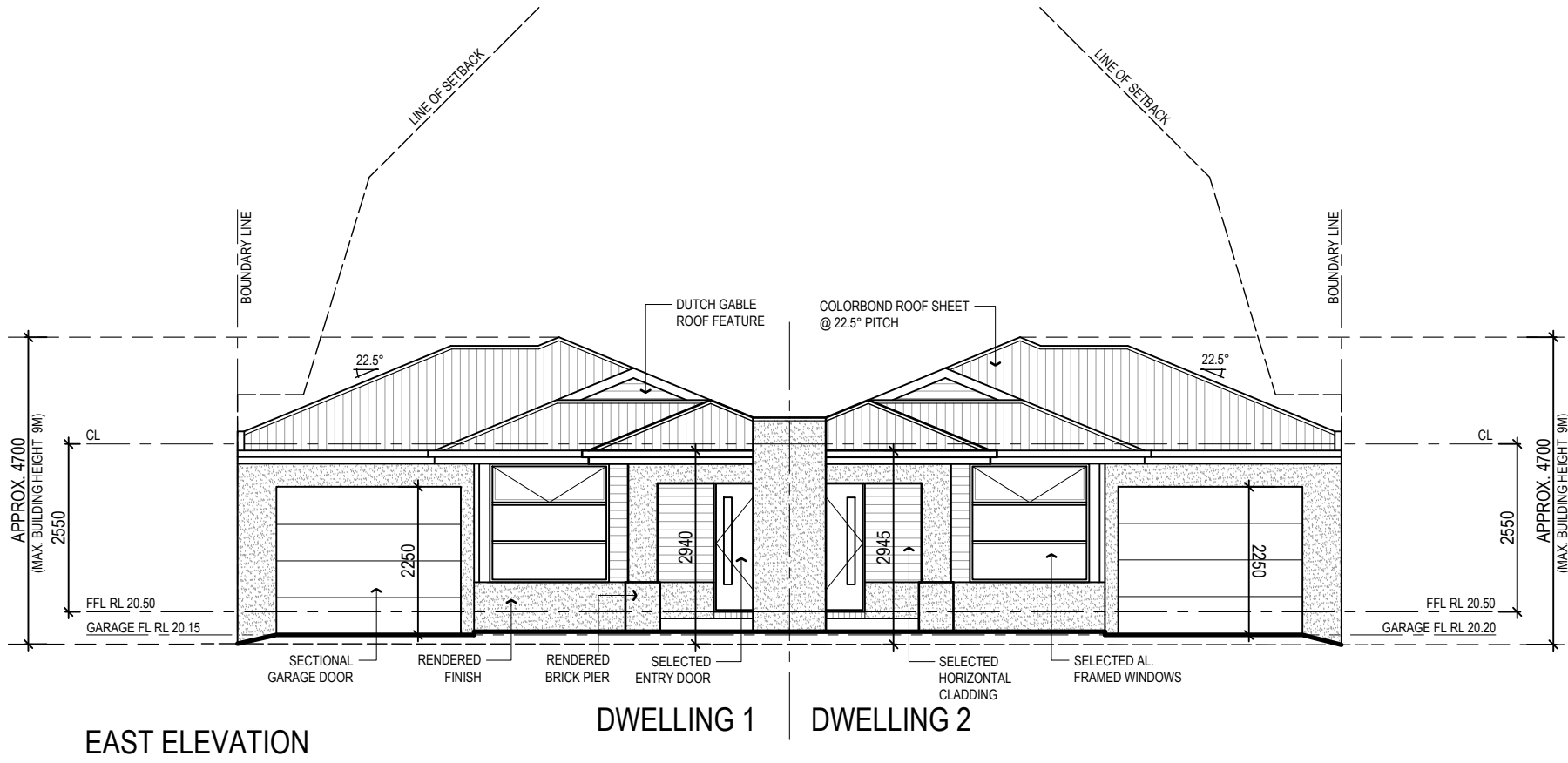
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TP03



WALSGOTT STREET

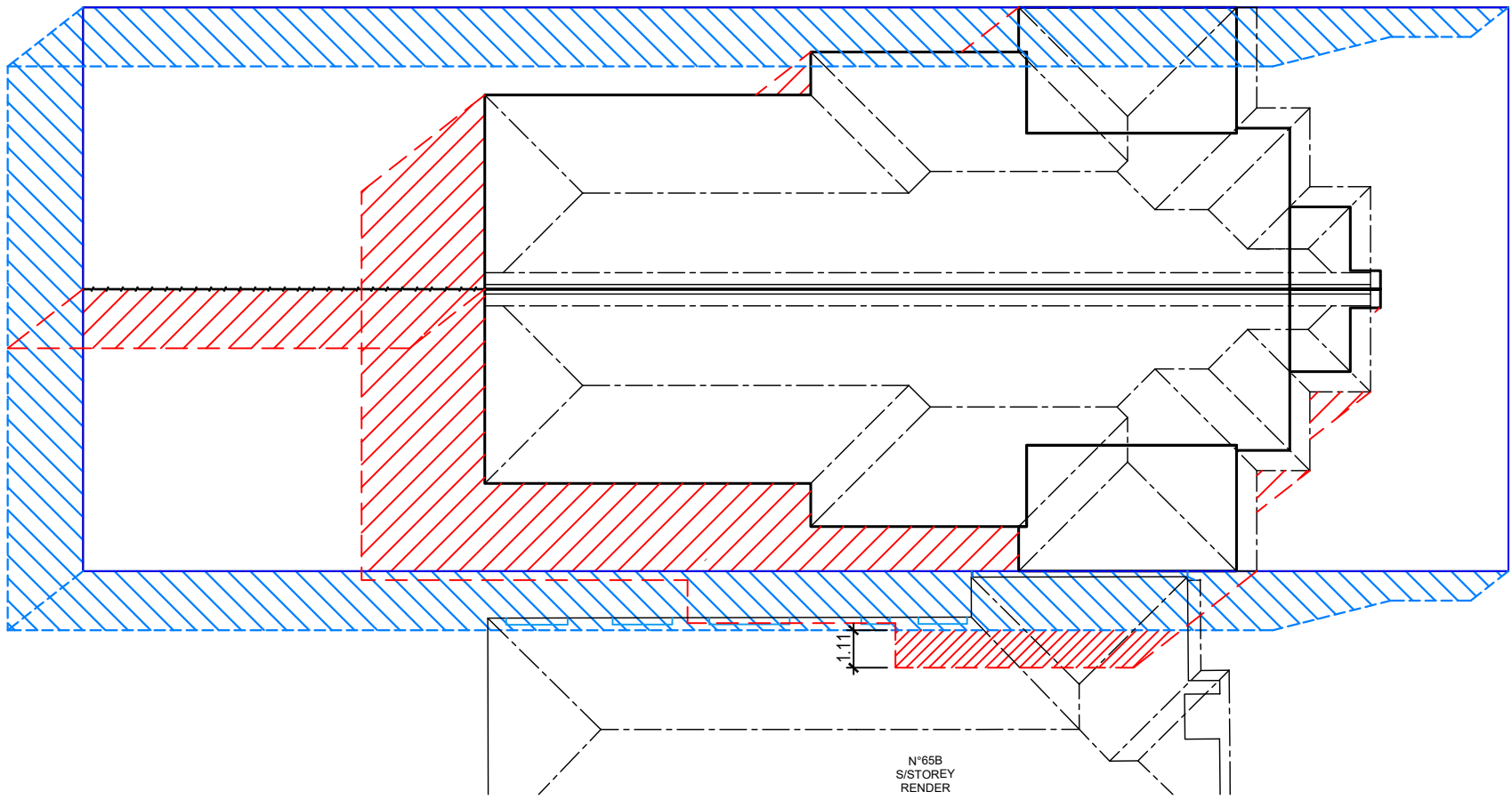
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ROOF PLAN & ELEVATIONS

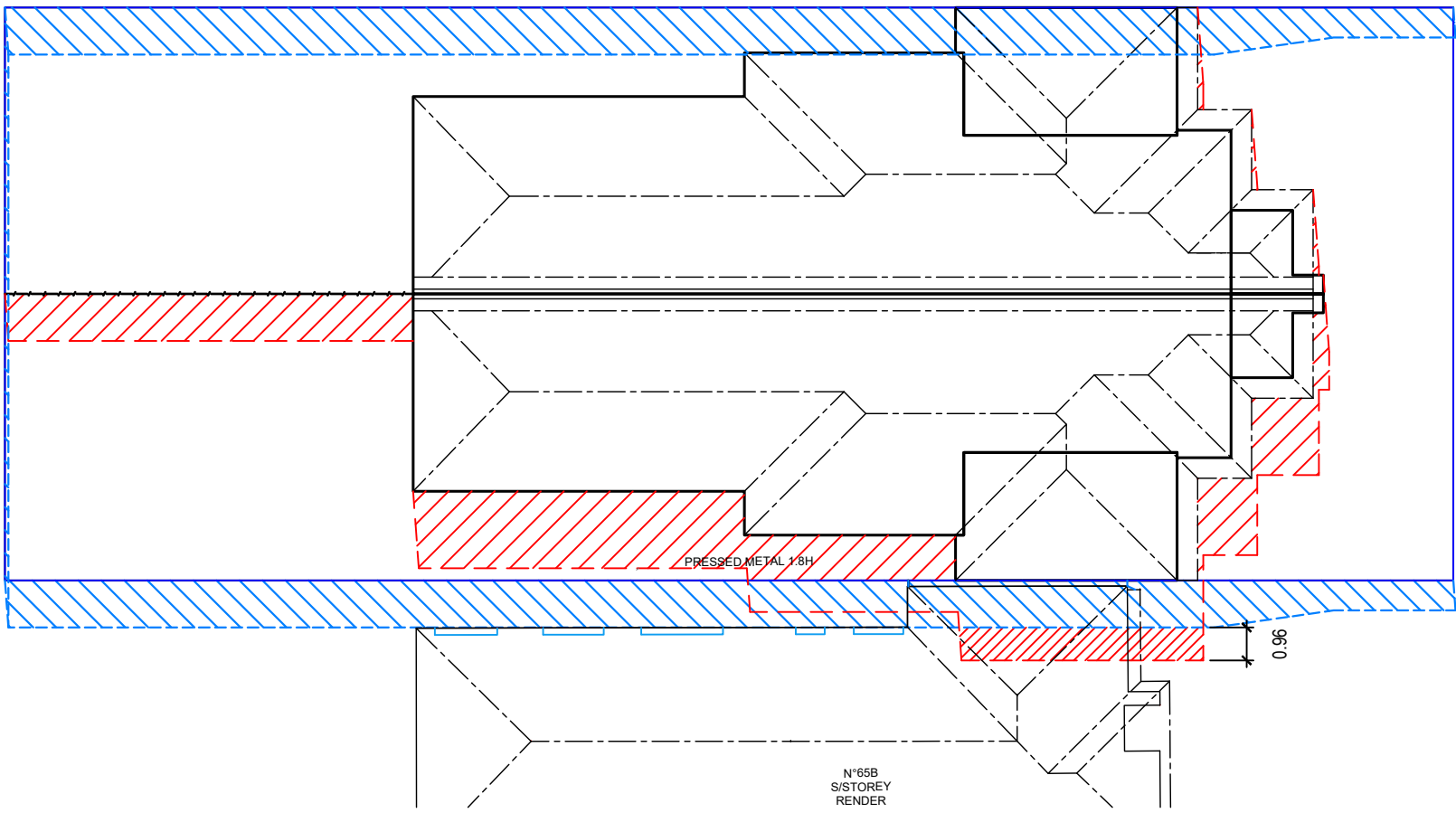
PROPOSED UNIT DEVELOPMENT
NO.67 WALSGOTT STREET, GEELONG

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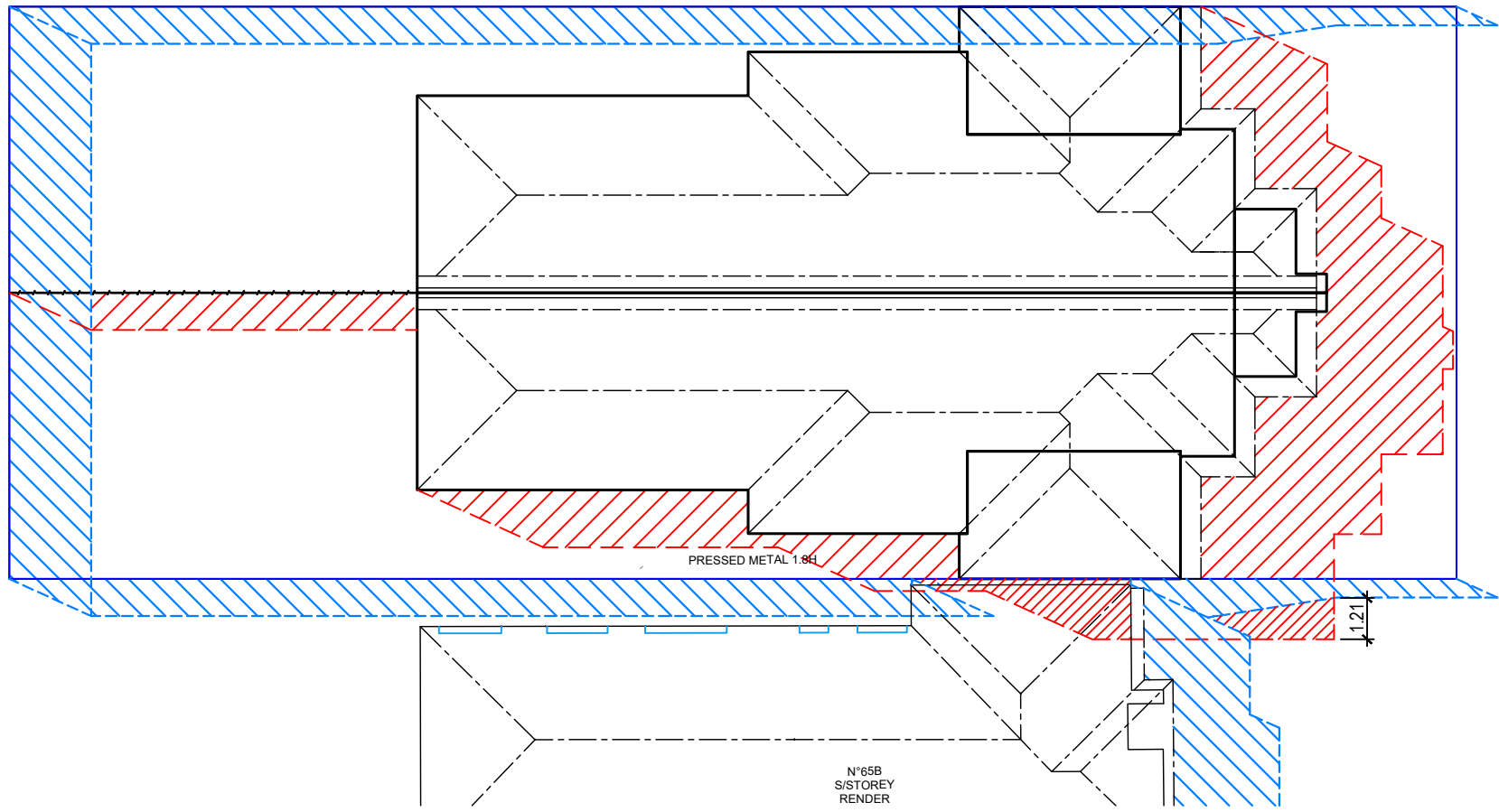
9AM SHADOW DIAGRAM

AT 9:00 AM ON THE EQUINOX, THE PROPOSED DEVELOPMENT RESULTS IN AN ADDITIONAL OVERSHADOWING OF APPROXIMATELY 1.1 M ONTO THE GARAGE ROOF OF THE NEIGHBOURING PROPERTY AT NO. 26B. THE SITE SETBACK IS ALREADY COMPLETELY SHADOWED BY THE EXISTING FENCE. THIS ADDITIONAL OVERSHADOWING TO THE GARAGE ROOF IS CONSIDERED REASONABLE, AS IT DOES NOT IMPACT THE NEIGHBOUR'S SECLUDED PRIVATE OPEN SPACE OR HABITABLE ROOM WINDOWS.



12 NOON SHADOW DIAGRAM

AT 12 NOON ON THE EQUINOX, THE PROPOSED DEVELOPMENT RESULTS IN AN ADDITIONAL OVERSHADOWING OF APPROXIMATELY 0.86 M ONTO THE GARAGE ROOF AND DRIVEWAY OF THE NEIGHBOURING PROPERTY AT NO. 27. THIS EXTENT OF OVERSHADOWING IS CONSIDERED MINIMAL AND REASONABLE, AS IT DOES NOT IMPACT ANY HABITABLE ROOM WINDOWS.



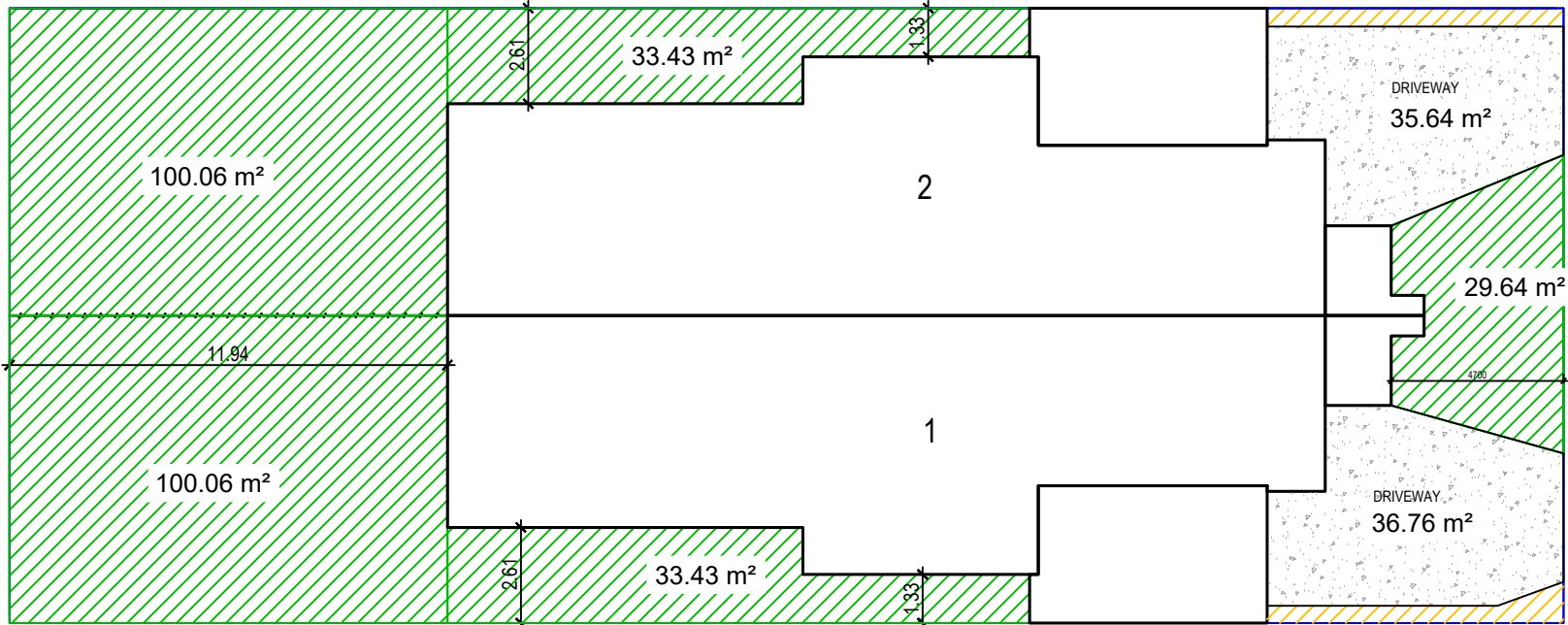
3PM SHADOW DIAGRAM

AT 3 PM ON THE EQUINOX, THE PROPOSED DEVELOPMENT RESULTS IN AN ADDITIONAL OVERSHADOWING OF APPROXIMATELY 1.21 M ONTO THE GARAGE ROOF AND DRIVEWAY OF THE NEIGHBOURING PROPERTY AT NO. 26B. THIS EXTENT OF OVERSHADOWING IS CONSIDERED MINIMAL AND REASONABLE, AS IT DOES NOT IMPACT THEIR SECLUDED PRIVATE OPEN SPACE OR HABITABLE ROOM WINDOWS.

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SHADOW PLAN LEGEND

- DWELLING SHADOWLINE
- ADDITIONAL SHADOW TO ADJOINING PROPERTY CAUSED BY PROPOSED DEVELOPMENT
- EXISTING SHADOW (EXISTING DWELLING & FENCE)



GARDEN AREA PLAN / PERMEABILITY PLAN

PERMEABILITY RESPONSE

TO REDUCE THE IMPACT OF INCREASED STORMWATER RUN-OFF ON THE DRAINAGE SYSTEM, TO FACILITATE ON-SITE STORMWATER INFILTRATION. THE SITE SHOULD HAVE A MINIMUM OF 35 PER CENT OF ITS TOTAL AREA AS A PERVIOUS AREA. IN THIS INSTANCE 42.96% PERCENT HAS BEEN PROVIDED AS A PERVIOUS AREA. THIS HAS BEEN PROVIDED BY WAY OF OPEN LANDSCAPING BEDS AND LAWN AREAS AS WELL AS MINIMISING PAVING TREATMENTS. THE APPLICATION OF THE CAPACITY OF THE SITE TO INCORPORATE STORMWATER RETENTION AND REUSE HAS BEEN APPLIED.

- STORMWATER MANAGEMENT IMPLEMENTATION
- TO REDUCE THE IMPACT OF STORMWATER RUN-OFF.
 - TO IMPROVE THE WATER QUALITY OF STORMWATER RUN-OFF.
 - TO ACHIEVE BEST PRACTICE STORMWATER QUALITY OUTCOMES.
 - TO INCORPORATE THE USE OF WATER SENSITIVE URBAN DESIGN, INCLUDING STORMWATER REUSE.

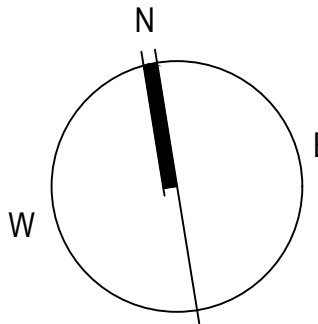
ADDITIONAL FACILITATION IN STORMWATER MANAGEMENT:

- USE POROUS PAVERS (POSSIBLY TO REPLACE CONCRETE, ASPHALT OR IMPERVIOUS PAVERS) TO OPEN SPACE AREAS SUCH AS THE PRIVATE OPEN SPACES.
- UTILISE DROUGHT TOLERANT SPECIES AS PART OF THE LANDSCAPING.

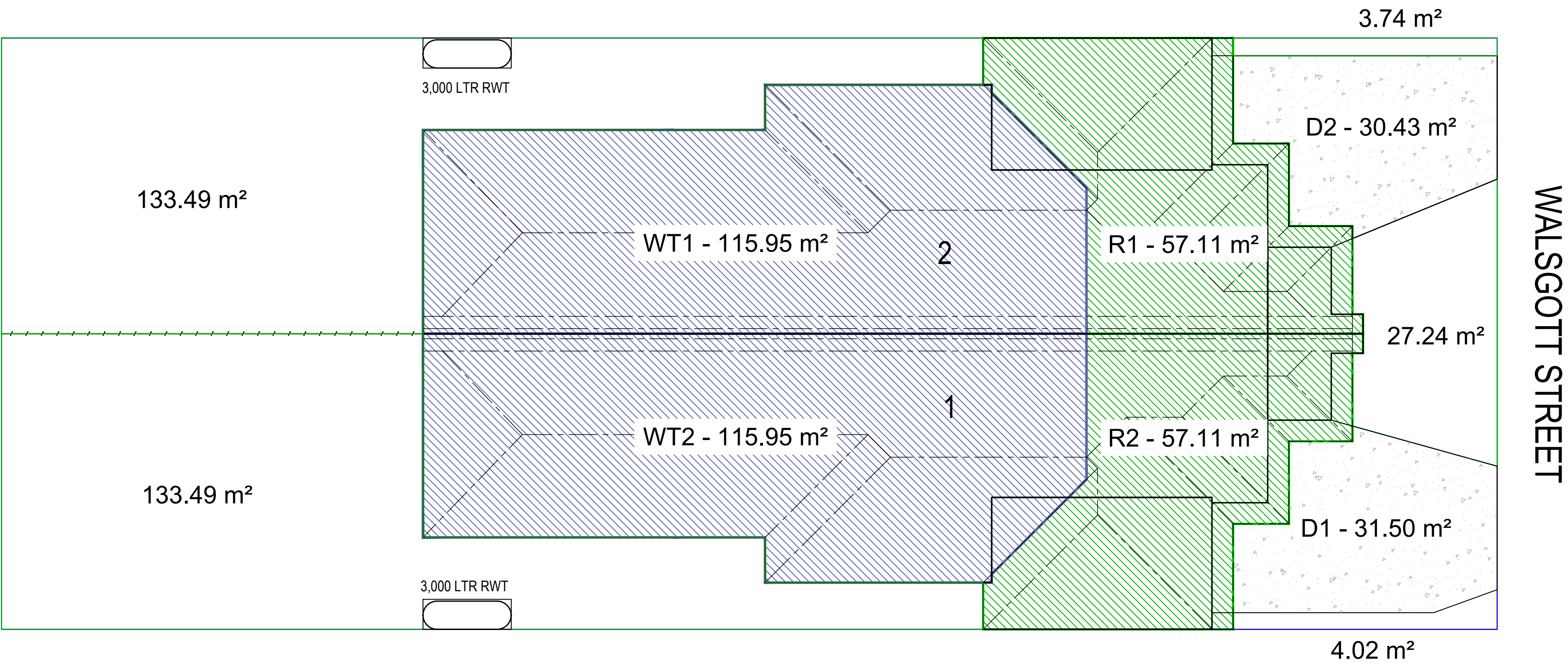
A STORM REPORT IS INCLUDED. GENERALLY IT IS CONSIDERED THAT THE PROPOSAL AS DETAILED IN THIS APPLICATION COMPLIES WITH THE OBJECTIVES OUTLINED ABOVE.

AREAS		
SITE	710.12m²	
GARDEN SPACE	296.62m²	41.77%
SITE COVERAGE	332.81m²	46.86%
PERMEABLE AREA	308.64m²	43.46%

- GARDEN AREA
- PERMEABLE AREA (NOT CALCULATED IN GARDEN AREA)
- PAVED SURFACED (DRIVEWAY - FINISH TBA)



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STORM RESPONSE

UNDER THE COUNCIL'S PLANNING SCHEME, CLAUSE 56.03.4 THE STORM RATING HAS BEEN ACHIEVED. THIS ASSESSMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE BLUE FACTOR STORM CALCULATOR TOOL AND THE OUTCOME OF THE STORM RATING FOR THIS DEVELOPMENT IS 101% WHICH EXCEEDS THE REQUIREMENT.

RAINWATER TANKS
DWELLINGS 1 & 2 CONSIST OF (3) NO. BEDROOMS. EACH DWELLING IS PROVIDED WITH A 3,000 LTR RAINWATER TANK. WATER TANKS ARE USED FOR STORMWATER HARVESTING AND RE-USE. TANKS TO BE CONNECTED TO TOILETS FOR FLUSHING AND IRRIGATION SYSTEMS. STORMWATER RUNOFF IS COLLECTED FROM ROOFED AREA AS FOLLOWS:
- DWELLING 1 WT1 - 115.95 m²
- DWELLING 2 WT2 - 115.95 m²

STORM LEGEND

- WT - WATER TANK ROOF (AREA OF OF ROOF DIRECTED INTO WATER TANK)
- D - DRIVEWAY (UNTREATED)
- R - ROOF AREA (UNTREATED)

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Project # 16BFEA01 - 67 WALSGOTT ST, NORTH GEELONG
67 Walscott St, North Geelong VIC 3215, Australia
17 December 2025 1:08 p.m.



67 WALSGOTT ST, NORTH GEELONG

101%
SCORE

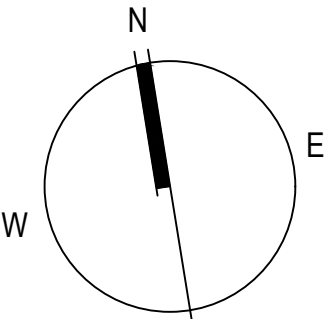
The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

Project details

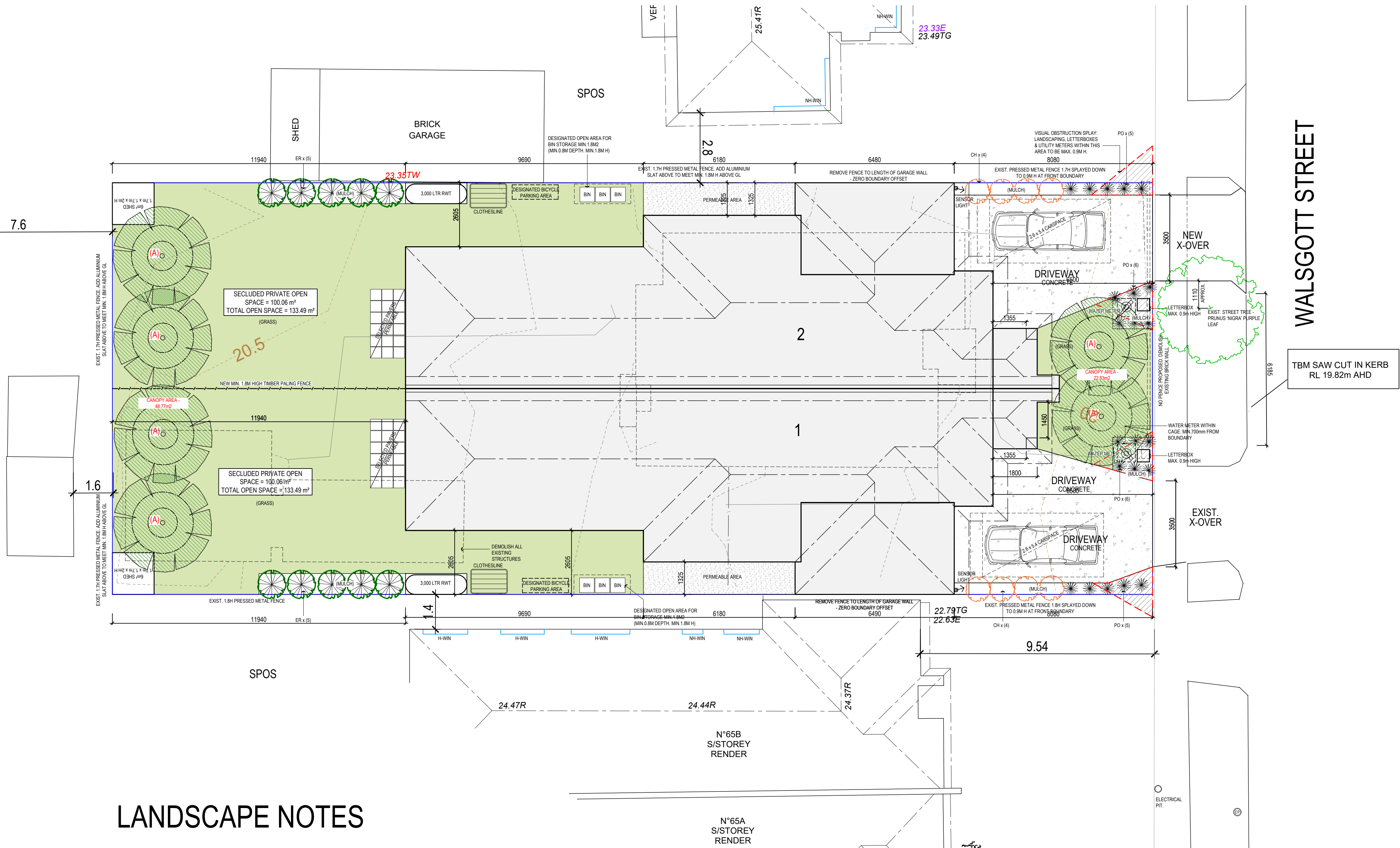
Name	67 WALSGOTT ST, NORTH GEELONG
Street address	67 Walscott St, North Geelong VIC 3215, Australia
Municipality	Greater Geelong
Site area	710.12 m²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	45%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	50%	>80%
Total phosphorus (%)	48%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	56%	>70%



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LEGEND

SUGGESTED PLANT SCHEDULE

ALL LANDSCAPED AREAS SHALL BE COVERED WITH TAN BARK AND WILL CONTAIN ASSORTED DWARF BUSH AND PERENNIAL FLOWERS. THESE SHALL BE SPREAD AMONGST MOSSY GREY ROCKS WITH EVERGREEN CREEPERS AND GROUND COVER

COMMON NAME	BOTANICAL NAME	APPROX. SIZE MATURITY (H X W)	SUPPLY/ POT SIZE	DROUGHT TOLERANCE (LOW / MEDIUM / HIGH)	QTY	TYPE	MIN. MATURE CANOPY DIA.	MIN. TREE IN DEEP SOIL / AREA OF DEEP SOIL REQUIRED	MIN. DEEP SOIL ACHIEVED
TREES									
TUCKEROO	CUPANOPSIS ANACARDIODES	6.8 x 4.6	40 LTR POT	HIGH	4	A	12.0 m ² (min plan dimension 2.5m)	12.5m per tree	FRONT - 29.63m ² P.O.S. - 200.11m ²
GROUND COVERS (GC)									
TUSSOCK GRASS (PO)	POA LABILLARDIERI	0.8 x 0.8	150MM POTS	HIGH	22				
TURKEY-BUSH (ER)	EREMOPHILA DESERT	1.4 x 2	150MM POTS	HIGH	10				
COMMON EVERLASTING (CH)	CHRYSOCEPHALUM APICULATUM	0.3 x 1.2	150MM POTS	HIGH	8				

TOWNHOUSE & LOW RISE CODE REQUIREMENT - STANDARD B2-7 TREE CANOPY - DEEP SOIL & PLANTER REQUIREMENTS:

STANDARD B2-7 NOTES:
SITE AREA OF 1000m² OR LESS TO HAVE A CANOPY COVER OF 10% SITE AREA. THE SUBJECT SITE IS 710.12m² WHICH REQUIRES A CANOPY COVER OF 71.01m².
PROPOSAL:
(BUND) TYPE A TREE "YELLOW MYRTLE" = 71.0m² OF CANOPY.
TOTAL PROPOSED CANOPY IS 71.0m² WHICH IS A 10.00% OF THE SITE'S COVERAGE, EXCEEDING THE REQUIRED 10% REQUESTED IN STANDARD B2-7.

LANDSCAPE NOTES

SUGGESTED PLANT SELECTIONS TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S REGION NATIVE PLANTS: PLANTS SELECTED FROM NATIVE PLANTS FROM LANDSCAPE GUIDE

THE LANDSCAPE DESIGN ENCOURAGE THE PLANTING AND RETENTION OF VEGETATION AROUND DWELLINGS. RETAIN ESTABLISHED OR MATURE TREES WHERE POSSIBLE.

THERE IS NO FRONT FENCE PROPOSED. IN LIEU, THE DEVELOPMENT PROPOSES TO HAVE LOW SCREEN PLANTING. THIS IS CONSISTENT WITH SOME OF THE PROPERTIES WITHIN EYERIGHT.

OWNER SHALL TAKE RESPONSIBILITY OF LANDSCAPING AFTER HANDOVER.

GENERAL NOTES

PROPOSED TOPPING AREAS TO BE GRADED / DRAINED TO PREVENT WATER DISCHARGE INTO NEIGHBOURING PROPERTIES.

LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS, PRIOR TO COMMENCEMENT OF WORKS.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS.

WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEM IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.

PLANTS - QUALITY OF TREES AND SHRUBS

TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM INSECTS, DISEASES AND WEEDS.

THE SPECIFIED PLANT HEIGHTS, AND POT SIZES ARE MINIMUMS IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, LARGER STOCK MUST BE USED.

THE CONTRACTOR IS TO SUPPLY AND INSTALL SEMI-MATURE TREES WHICH MEET THE FOLLOWING CRITERIA:

- HAVE A MINIMUM PLANTED HEIGHT TO SIZE AS INDICATED (TBA)
- HAVE A MINIMUM TRUNK CALIPER OF 50MM AT GROUND LEVEL
- BE UNDAUNTED AND FREE OF DISEASES AND INSECT PESTS
- NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF THE CONTAINER
- SHOULD BEER A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY
- SHOW HEALTHY, VIGOROUS GROWTH

PLANTING PROCEDURE

- IF SOIL TO PLANTING HOLE IS DRY - FILL WITH WATER AND ALLOW TO DRAIN COMPLETELY
- TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING
- PLACE THE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH SURROUNDING SOIL SURFACE AND TRUNK IS VERTICAL
- BACKFILL MATERIAL IS TO BE IN A LOOSE, FRABLE STATE, WITH NO BROOKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FROM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED.
- SOIL MATERIAL MUST BE FIRMLY BACKFILLED IN LAYERS TO PREVENT LARGE AIR POCKETS FROM OCCURRING, THEN THOROUGHLY WATERED IN.
- TREES TO BE STAKED WITH TWO 2200MM X 50MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. STAKES ARE NOT TO BE PLACED THROUGH THE ROOTBALL AREA.
- TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS, YET LOOSE ENOUGH TO STIMULATE THE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM.
- TREE TIE MATERIAL MUST NOT INJURE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS.
- SLOW RELEASE NATIVE FERTILISER (6 MONTH FORMULATION) IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATION AND WATERED IN IMMEDIATELY
- ALL TREES TO BE MULCHED TO A DIAMETER 12MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK.
- MULCH FOR ALL PLANTING AREAS SHALL BE WEATHERED BARK MULCH 80% OF PARTICLES SHALL BE IN THE SIZE RANGE 20-30 MILLIMETRES IN PLAN, AND 10-15 MILLIMETRES IN THICKNESS.
- THE MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM.
- THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING / EXCESSIVE WATER RETENTION, BUT RETAIN THE MULCH MATERIAL NEATLY.
- THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

GARDEN BEDS

ALL GARDEN BEDS MUST BE MAINTAINED IN A WEED FREE STATE.

WEEDS ARE TO BE SPOT TREATED WITH HERBICIDE OR MANUALLY REMOVED AT EACH SITE MAINTENANCE VISIT

CONSTRUCTION

GARDEN BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 300 MILLIMETRES. WHERE POSSIBLE, SITE TOPSOIL SHOULD BE STOCKPILED AND USED FOR THE GARDEN BEDS.

SUBGRADE WITHIN PLANTING AREAS IS TO BE RIPPED TO A MINIMUM DEPTH OF 150 MILLIMETRES AND CULTIVATED WITH GYPSUM.

THE SUBSOIL IS TO BE GRADED AND LIGHTLY COMPACTED TO RE-ESTABLISH A FINISHED SOIL LEVEL OF A MINIMUM OF 300 MILLIMETRES BELOW PAVING LEVEL THROUGHOUT. THE SOIL IS TO BE EVENLY COMPACTED THROUGHOUT TO APPROXIMATELY 70% MODIFIED MAMMUM DRY DENSITY.

SUPPLY AND PLACE 200 MILLIMETRES MINIMUM DEPTH OF APPROVED TOP SOIL TO ESTABLISH A FINISHED GRADE THAT IS 100 MILLIMETRES BELOW PAVING AND GENERAL LEVELS THROUGHOUT. SUPPLY AND PLACE 75 MILLIMETRES DEPTH OF APPROVED MULCH.

MULCH

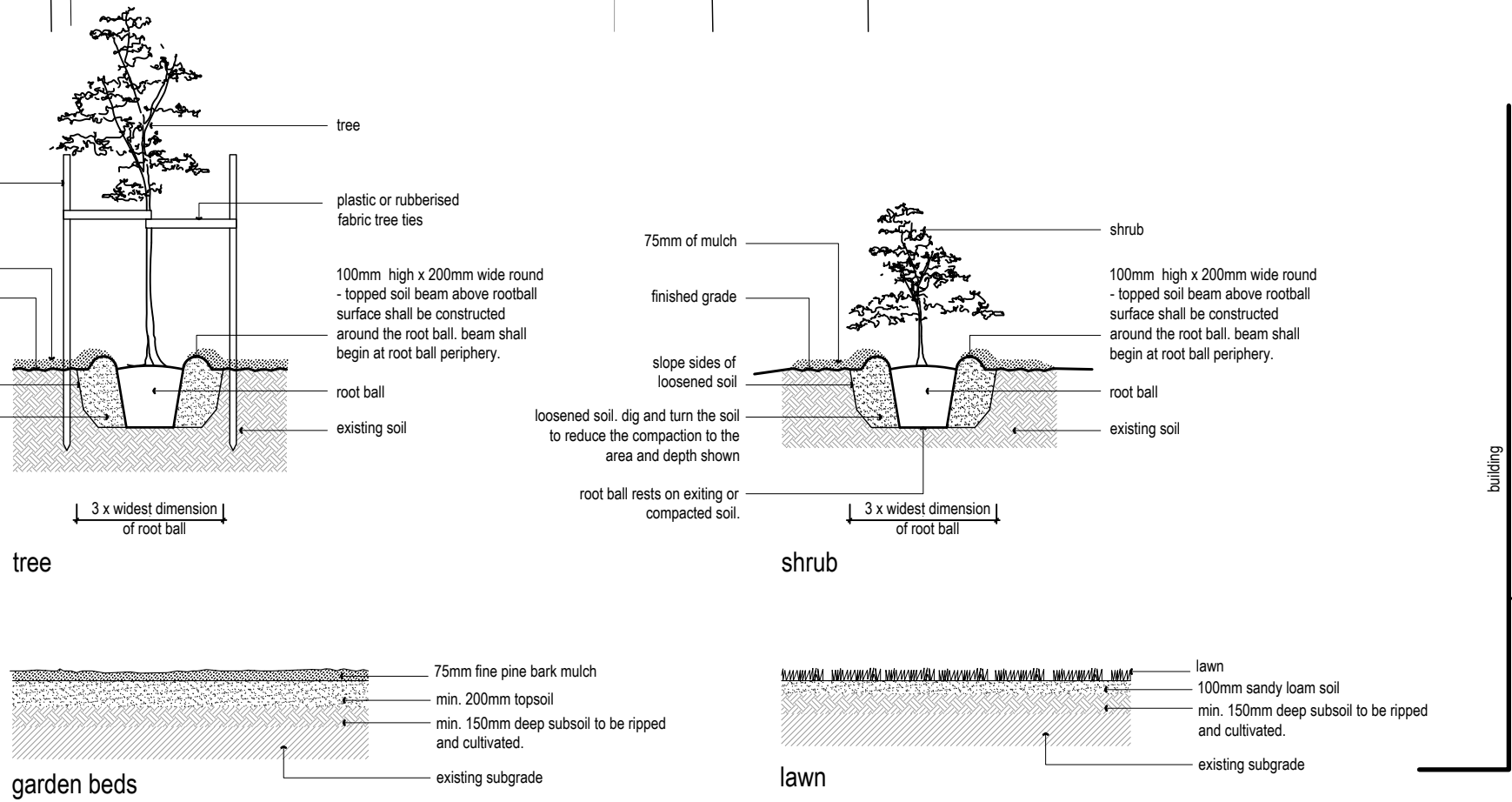
MULCH FOR ALL PLANTING AREAS SHALL BE WEATHERED BARK MULCH 80% OF PARTICLES SHALL BE IN THE SIZE RANGE 20-30 MILLIMETRES IN PLAN, AND 10-15 MILLIMETRES IN THICKNESS.

NO PARTICLE IS TO EXCEED 50 MILLIMETRES. MULCH IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY TO SITE. MULCH IS TO BE FREE OF WEED MATERIAL AND SEED, DEBRIS AND FOREIGN MATTER.

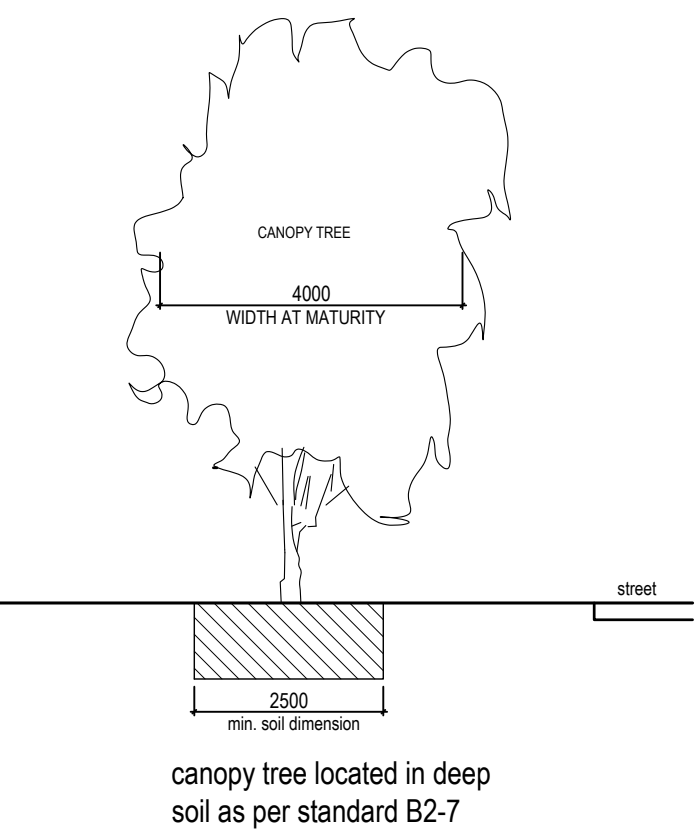
THE CONTRACTOR SHALL SPREAD A 75 MILLIMETRES THICKNESS OF APPROVED MULCH ON ALL GARDEN BEDS AND 200 MILLIMETRES THICKNESS OF MULCH ON ALL TREES. THE STEMS OF ALL PLANTS SHALL BE KEPT FREE OF MULCH TO PROTECT THE STEM FROM POSSIBLE ROT.

ALL MULCH USED SHALL COMPLY WITH THE ABOVE REQUIREMENTS. WHEN IN DOUBT THE CONTRACTOR SHOULD SUBMIT A SAMPLE TO THE COUNCIL REPRESENTATIVE FOR APPROVAL. PRIOR TO DELIVERY TO SITE.

MULCH FOUND TO CONTAIN ANY RECYCLED BUILDING MATERIALS (THAT IS: CHIPBOARD, PINE PALLET ETC.) WILL BE REJECTED



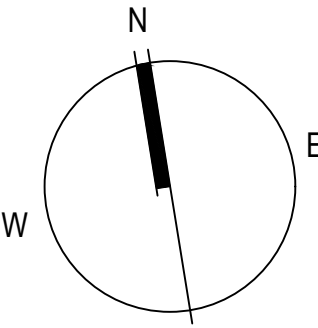
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LANDSCAPE PLAN

PROPOSED UNIT DEVELOPMENT NO.67 WALSGOTT STREET, GEELONG



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