

**EXISTING SITE SUMMARY**

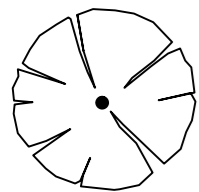
Site area : 209 M<sup>2</sup>  
 Existing Residence 91 M<sup>2</sup>  
 Outbuilding 4.2 m<sup>2</sup>  
 Building area : 95 M<sup>2</sup>  
 Site coverage : 45.5 %  
 Site permeability : 5 %

( APPROX PAVED AREA 40 SQM )

**LEGEND**

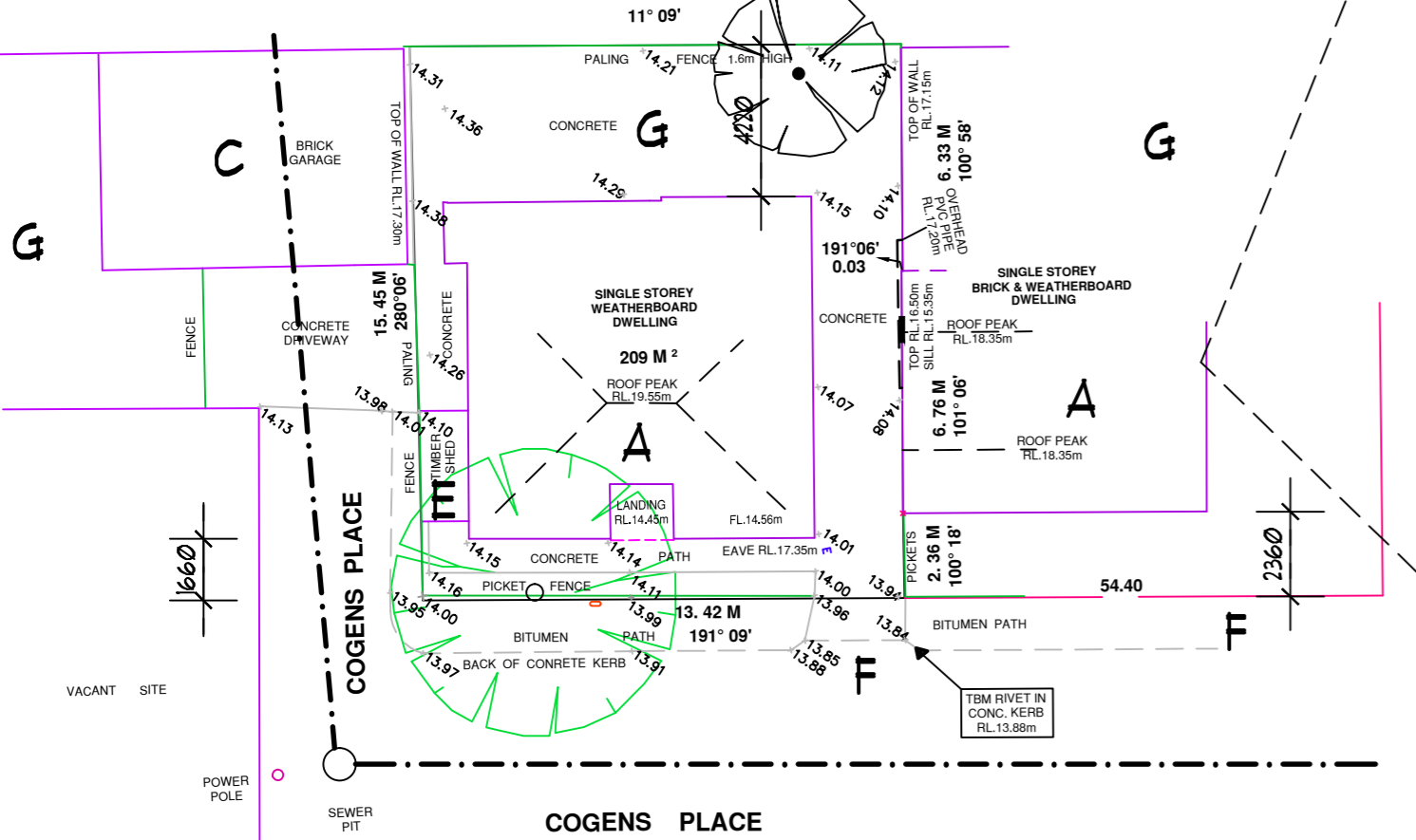
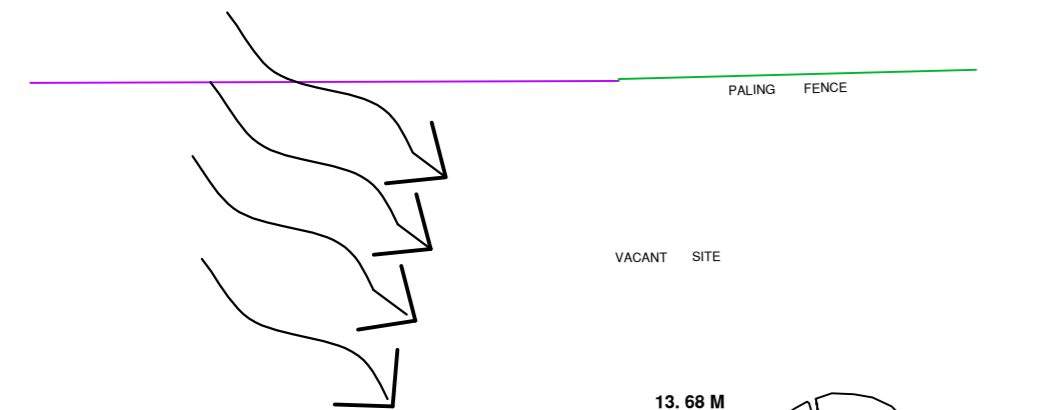
- A SINGLE STOREY DWELLING
- B DOUBLE STOREY DWELLING
- C GARAGE
- D CARPORT
- E OUTBUILDING
- F VEHICLE CROSSING
- G PRIVATE OPEN SPACE

--- EXISTING SEWER DRAIN

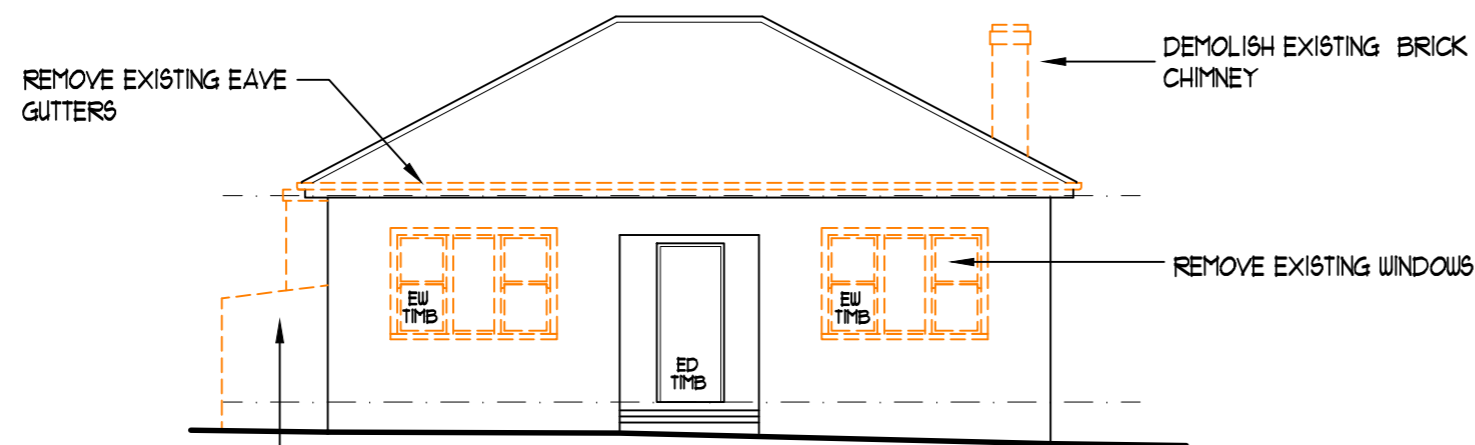
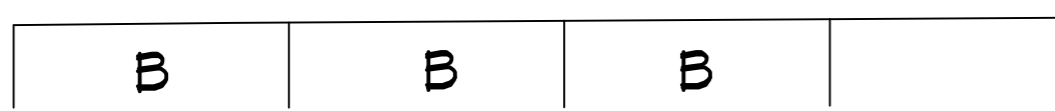


TREES AND SHRUBS

**PREVAILING WINDS**

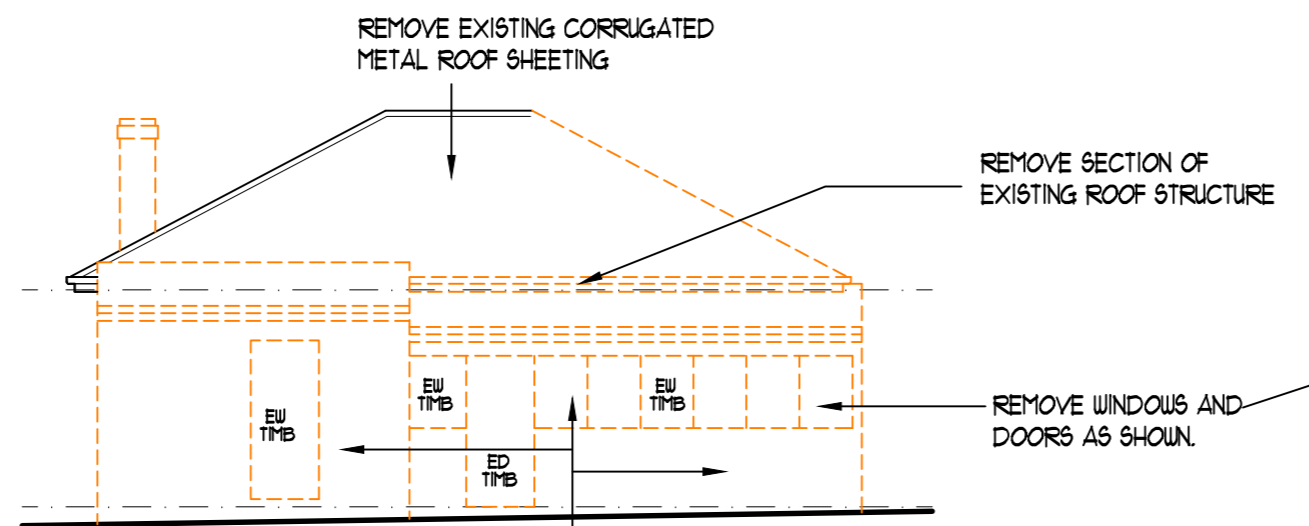


**SITE ANALYSIS**  
SCALE 1 : 200



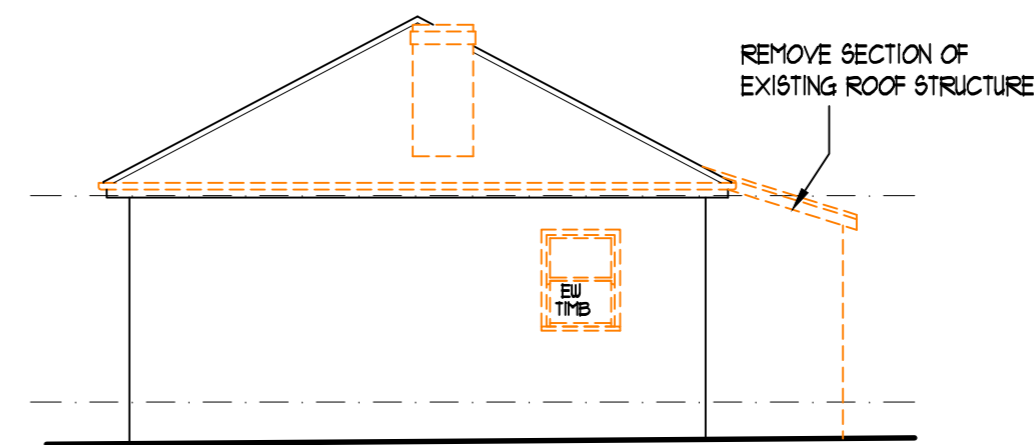
**EAST ELEVATION**

SCALE 1 : 100



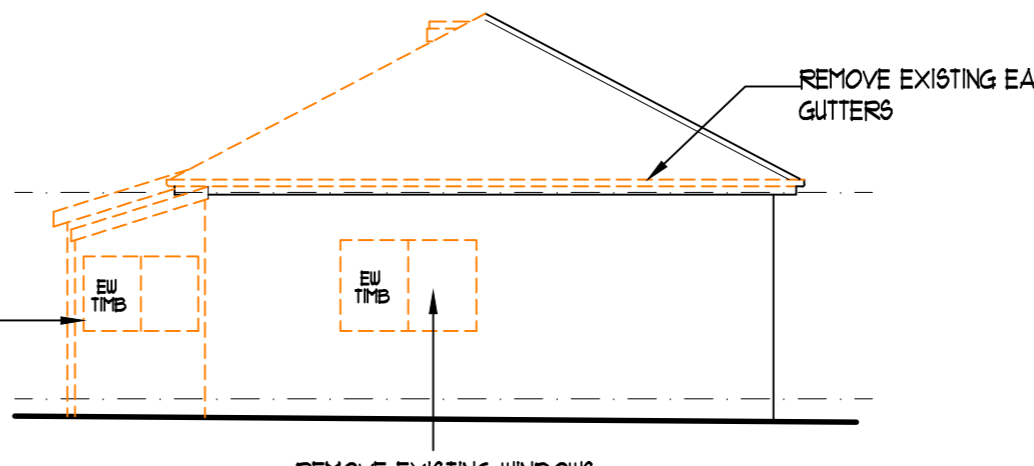
**WEST ELEVATION**

SCALE 1 : 100



**NORTH ELEVATION**

SCALE 1 : 100

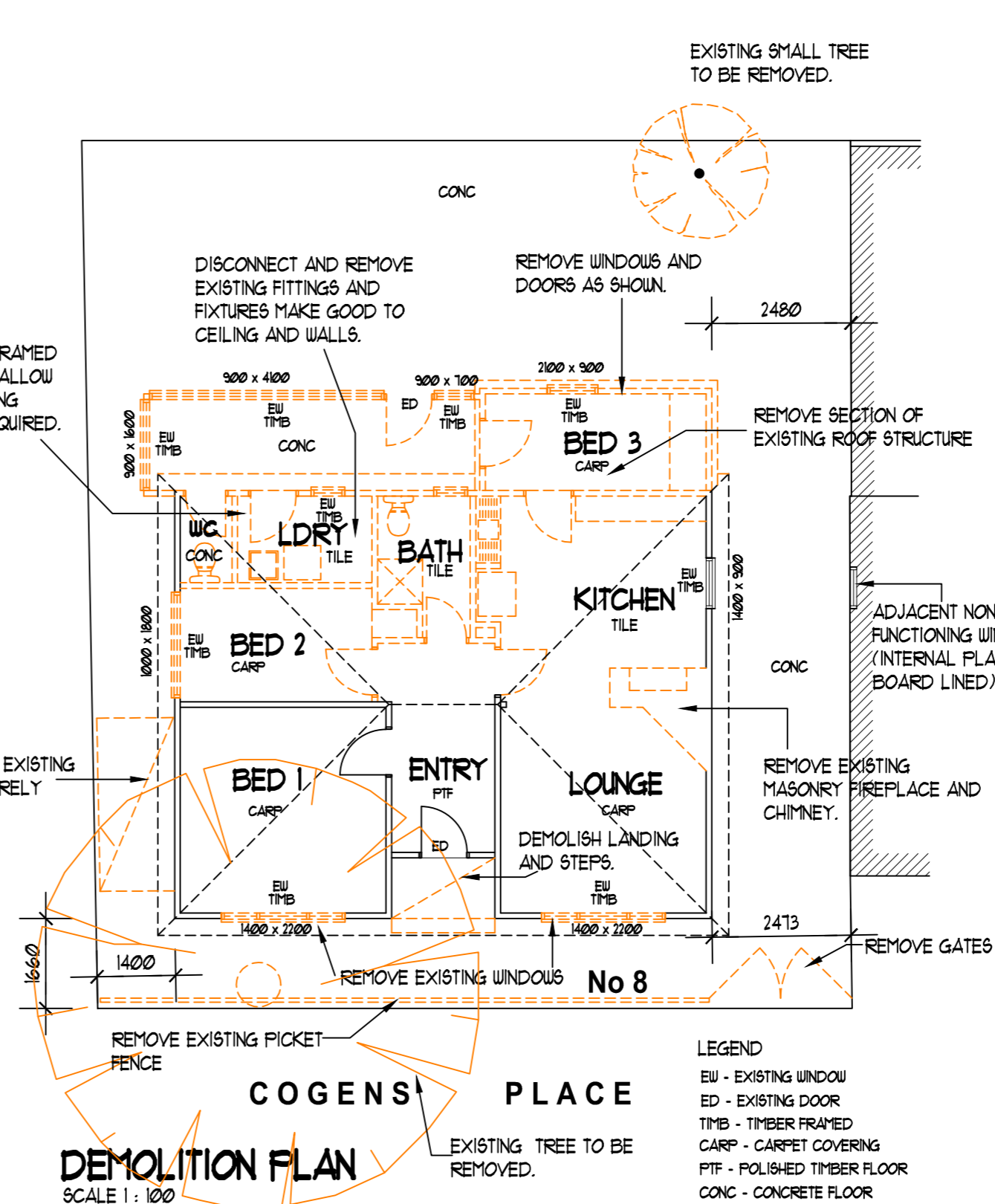


**SOUTH ELEVATION**

SCALE 1 : 100

**DEMOLITION METHOD STATEMENT**

1. THE BUILDER AND OR CONTRACTOR TO VISIT THE SITE AND ASCERTAIN THE AMOUNT OF WORK TO BE CARRIED OUT
  2. DEMOLITION AREA TO BE SECURED BY TEMPORARY FENCING
  3. DEMOLITION BY BUILDER, ALLOW FOR TEMPORARY SUPPORTS, SEALING OFF, DISCONNECTION, ETC. AS NECESSARY.
  4. ALL INTERNAL WALLS THAT WILL BE REMOVED SHOULD HAVE THE CEILING PROPPED SECURELY BEFORE ANY REMOVAL OF WALLS. ANY FLOORING THAT HAS BEEN DAMAGED SHOULD BE REPAIRED OR REPLACED.
  5. REMOVE EXISTING EXTERNAL CONCRETE PAVING AND GARDEN BEDS
  6. PARTIAL DEMOLITION OF THE EXISTING BUILDING WILL CONSIST OF THE REMOVING OF A SECTION OF EXISTING TIMBER WALLS, REMOVAL OF DOORS, WINDOWS AND SECTION OF ROOF. EXISTING EXTERNAL OUTBUILDING TO BE ENTIRELY DEMOLISHED. REMOVE ALL WASTE FROM THE SITE.
  7. RETAINED FABRIC WILL BE SAFEGUARDED DURING DEMOLITION AND CONSTRUCTION. ( STRUCTURALLY PROPPED, WEATHERPROOFED AND NOT DAMAGED )
  8. PREPARE EXISTING FLOOR THAT WILL REMAIN. PROVIDE NEW SUPPORTS AT LOAD BEARING POINTS AND NEW WALL LOCATIONS. REPAIR OR REPLACE ANY EXISTING FLOORING REMOVE ALL WASTE FROM THE SITE.
  9. CONSTRUCT ALL NEW STUD WALLS AND PROVIDE NEW LINTELS AND BEAMS AT REQUIRED LOCATIONS
  10. MAKE GOOD EXISTING ROOF AND WALLS TO THE SATISFACTION OF RESPONSIBLE AUTHORITY AND IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS OR SPECIFICATIONS
  11. ALL RUBBISH IS TO BE REMOVED FROM SITE AND THE SITE IS TO BE CLEARED BEFORE THE COMMENCEMENT OF ANY NEW WORKS
- NOTE:  
 WHEREVER POSSIBLE EXISTING WALL CLADDING SHALL REMAIN IN PLACE, PROVIDED THE SECTIONS ARE STRUCTURALLY SOUND AND DO NOT POSE A RISK TO OH&S (TO BE ASSESSED BY THE BUILDER ON SITE).

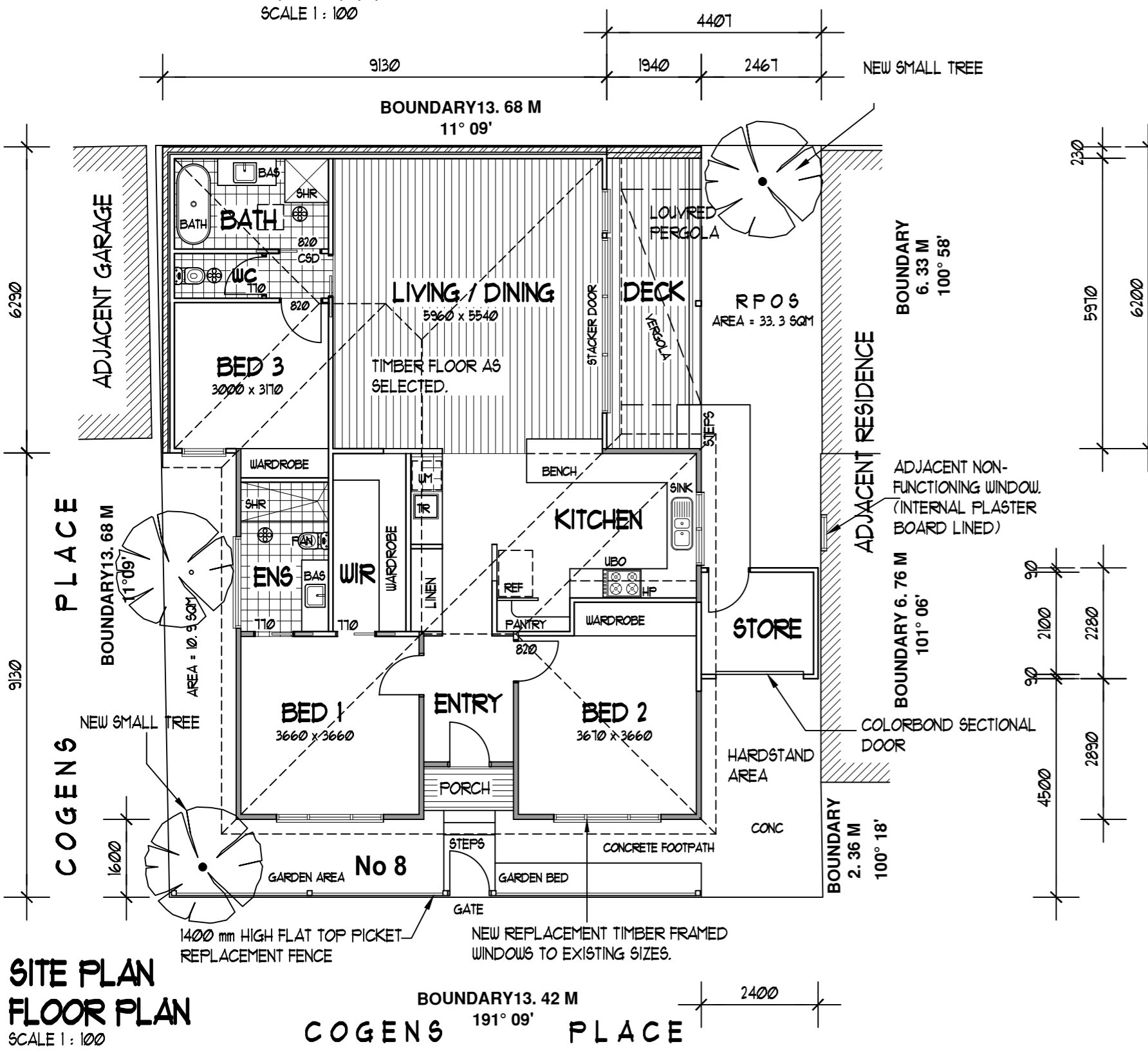
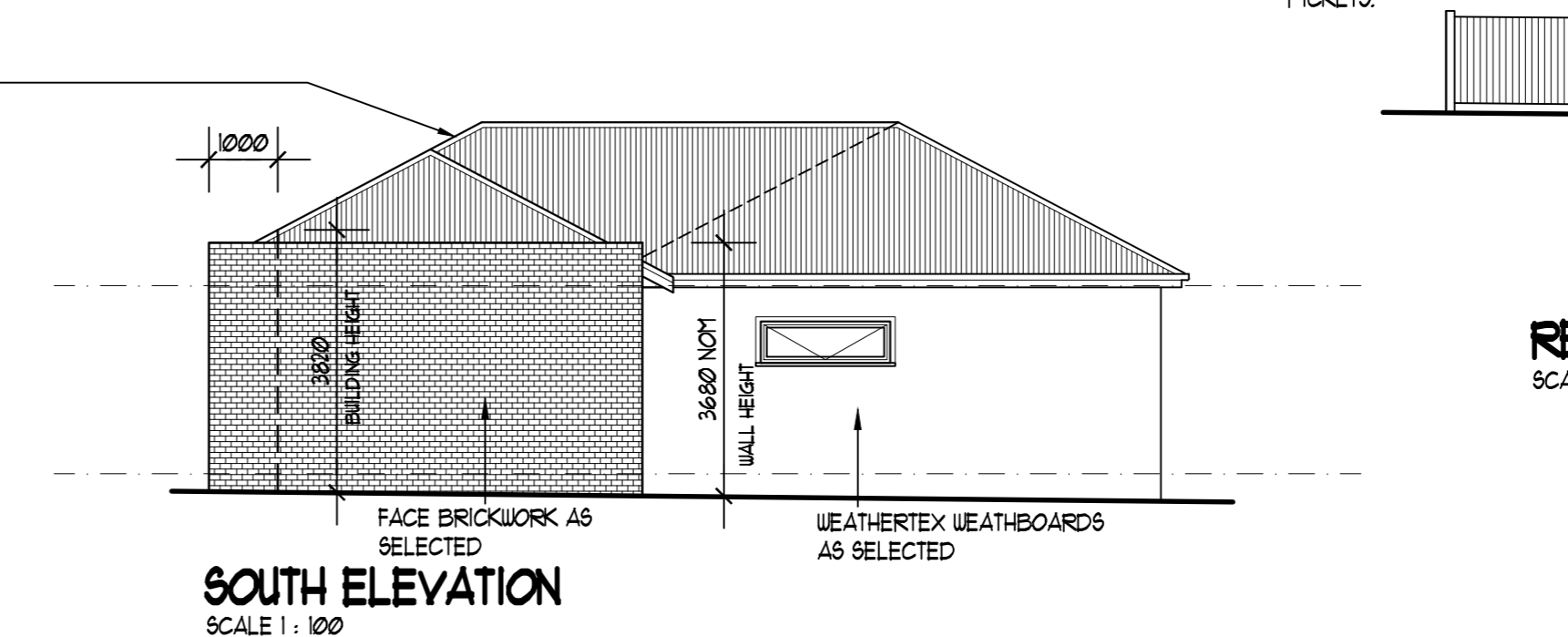
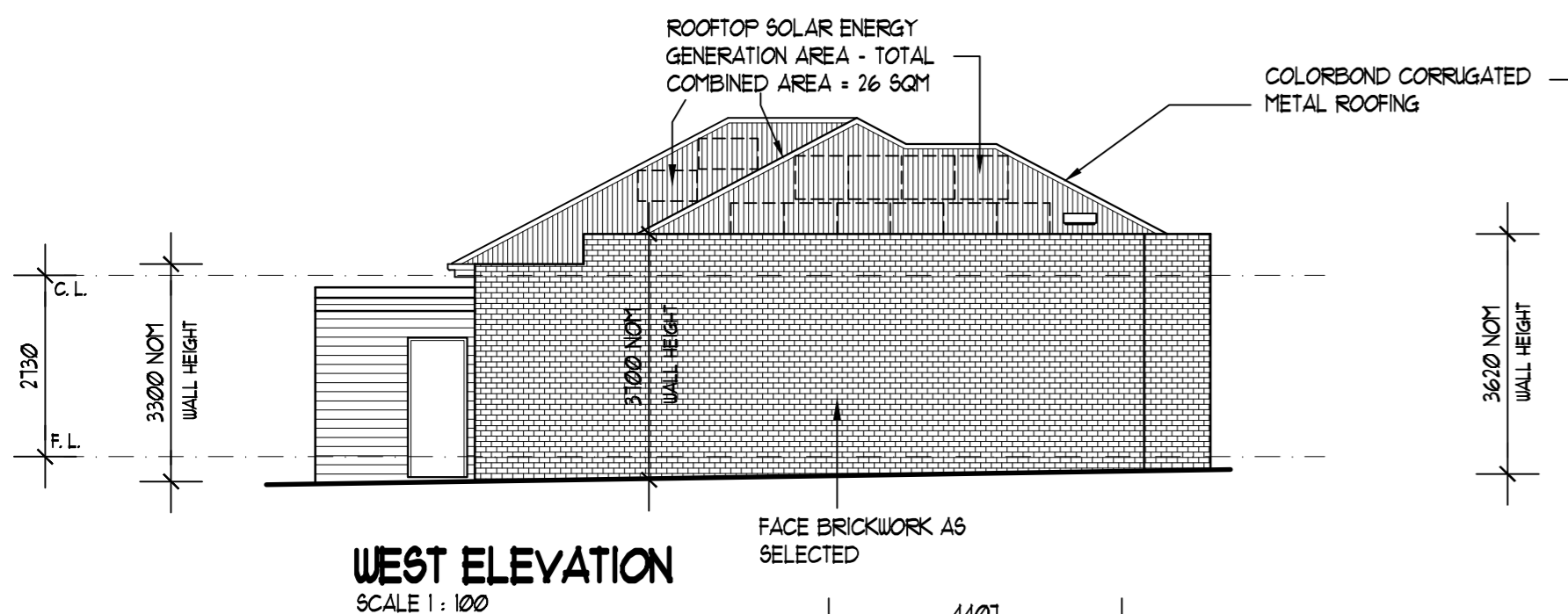
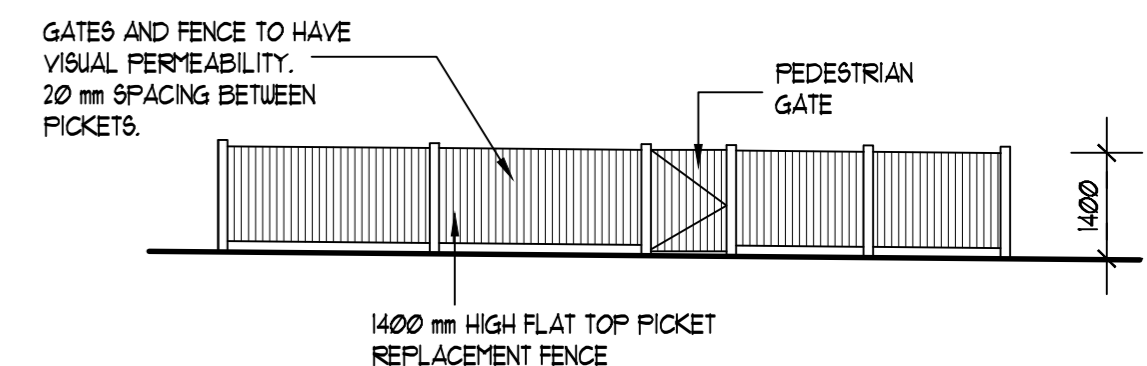
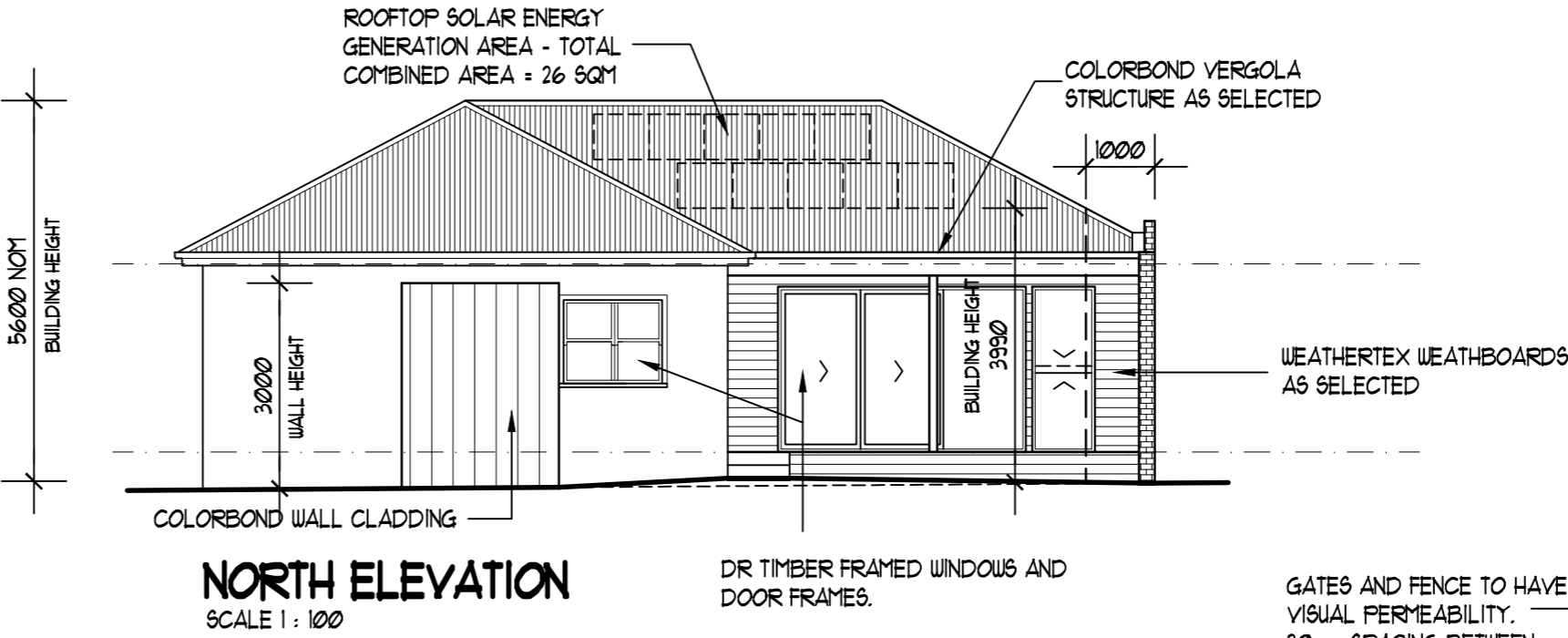
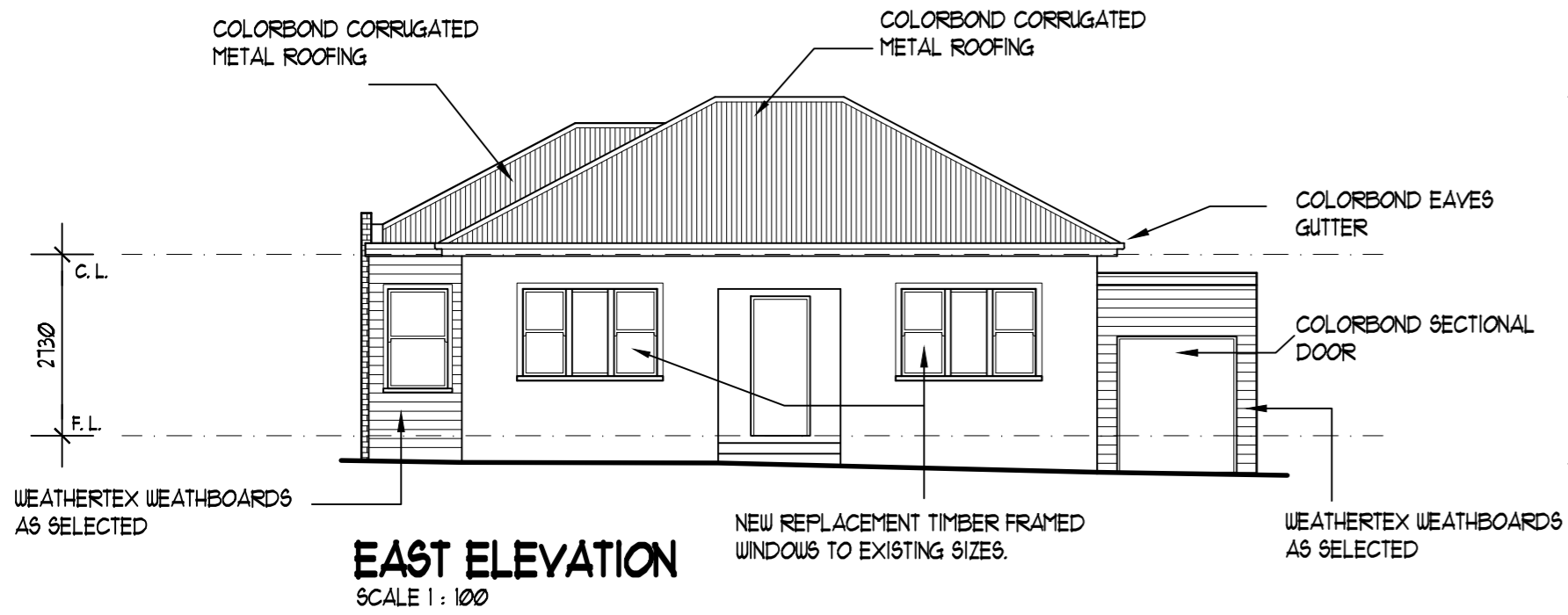


**DEMOLITION PLAN**

SCALE 1 : 100

Project PROPOSED ALTERATIONS TO EXISTING RESIDENCE AT No 8 COGENS PLACE, GEELONG	
Building Designers Association of Victoria inc. <b>Design Matters</b> Member <small>Enable, advocate and celebrate good building design</small>	
All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and or Contractors must verify all dimensions levels and locations of existing services before commencing any work on any trade.	
date	FEBRUARY 2026
scales	AS SHOWN
sheet :	1 OF 3
Drawing Number	<b>4087-TP1</b> REVISION A

NORTH



**PROPOSED SITE SUMMARY**

Site area :	209 M <sup>2</sup>
Existing Floor area :	10.8 M
Addition area :	56.1 M <sup>2</sup>
Porch :	2.0 m <sup>2</sup>
Outbuilding :	5.2 m <sup>2</sup>
Building area :	134.1 m <sup>2</sup>
Site coverage :	64.4 %
Site permeability :	20 %

( APPROX PAVED AREA 40 SQM )

Project  
PROPOSED ALTERATIONS TO EXISTING RESIDENCE  
AT No 8 COGENS PLACE, GEELONG

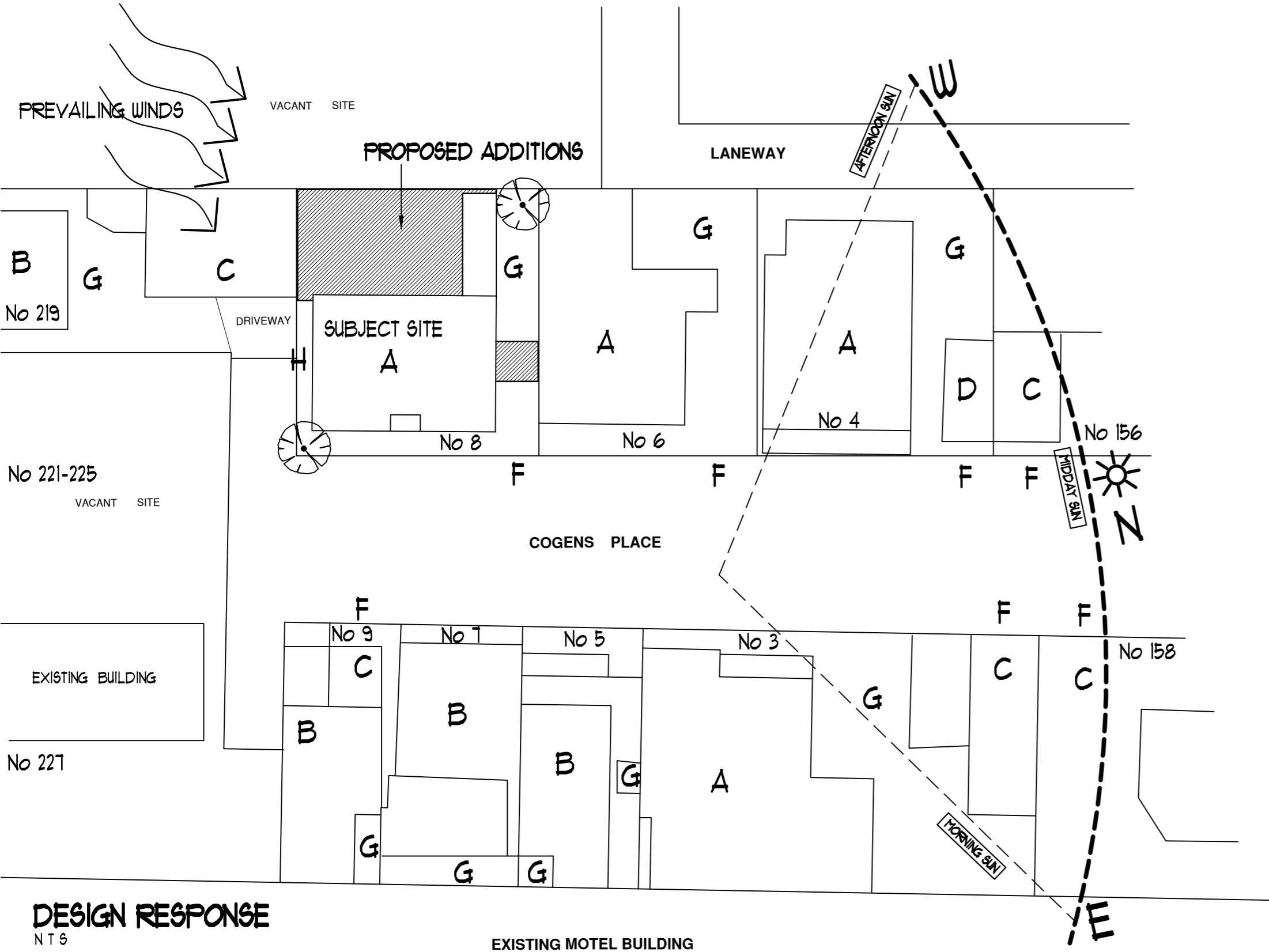
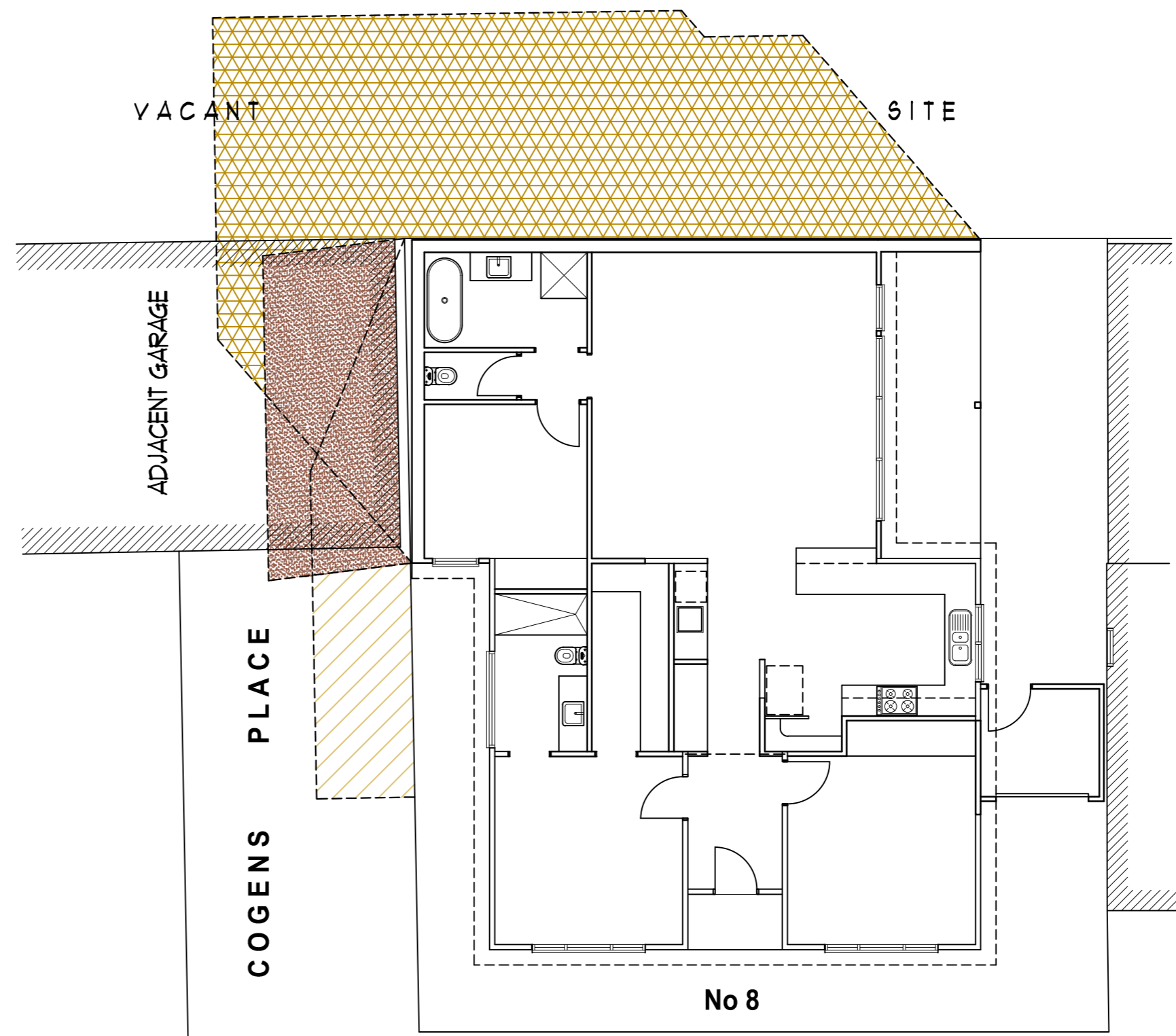
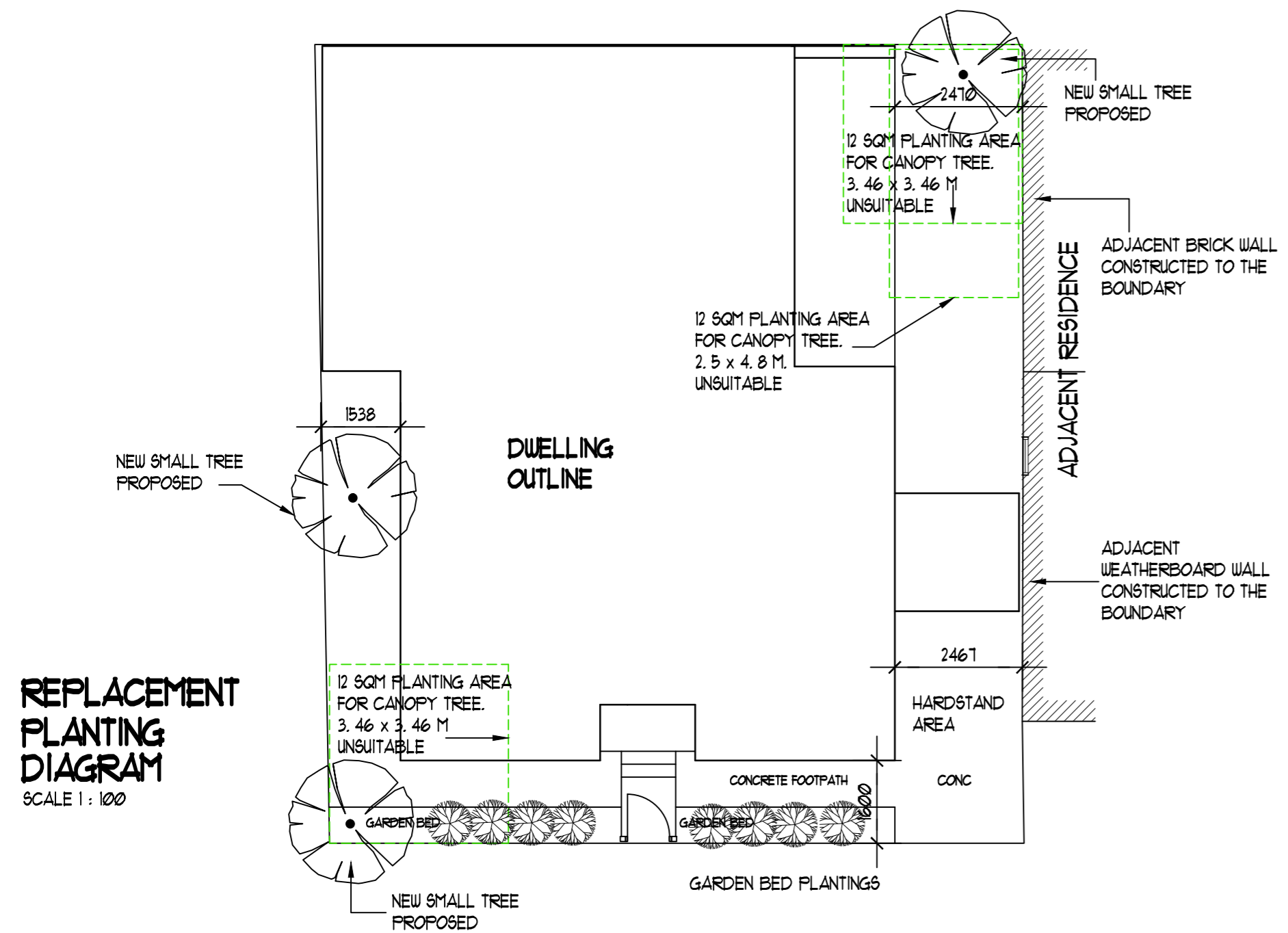
Building Designers Association  
of Victoria inc.

**Design Matters** Member  
Enable, advocate and celebrate good building design

All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must verify all dimensions levels and locations of existing services before commencing any work on any trade.

date	FEBRUARY 2026
scales	AS SHOWN
sheet :	1 OF 3
Drawing Number	<b>4087-TP2</b>
	REVISION A

NORTH



- LEGEND**
- A SINGLE STOREY DWELLING
  - B DOUBLE STOREY DWELLING
  - C GARAGE
  - D CARPORT
  - E OUTBUILDING
  - F VEHICLE CROSSING
  - G PRIVATE OPEN SPACE
  - H SERVICE EQUIPMENT AREA
  - SMALL CANOPY TREE

Project  
**PROPOSED ALTERATIONS TO EXISTING RESIDENCE AT No 8 COGENS PLACE, GEELONG**

Building Designers Association of Victoria inc.

**Design Matters** Member  
Enable, advocate and celebrate good building design

All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must verify all dimensions levels and locations of existing services before commencing any work on any trade.

date	FEBRUARY 2026
scales	AS SHOWN
sheet :	3 OF 3
Drawing Number	<b>4081-TP3</b>
	REVISION A

NORTH