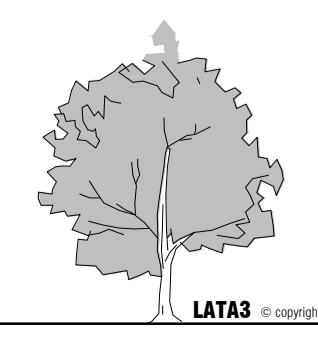
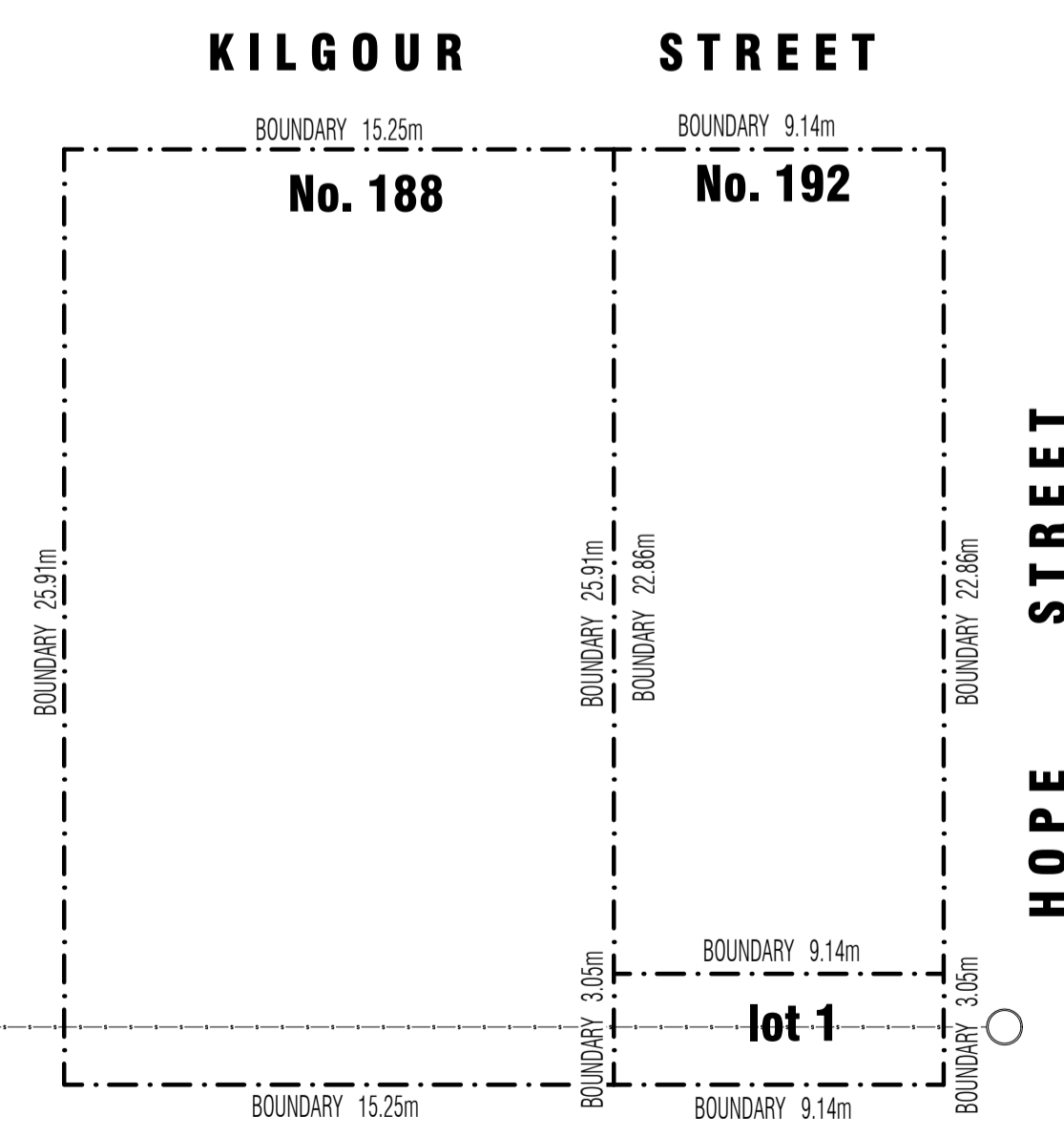


SITE CONTEXT PLAN
SCALE 1:100

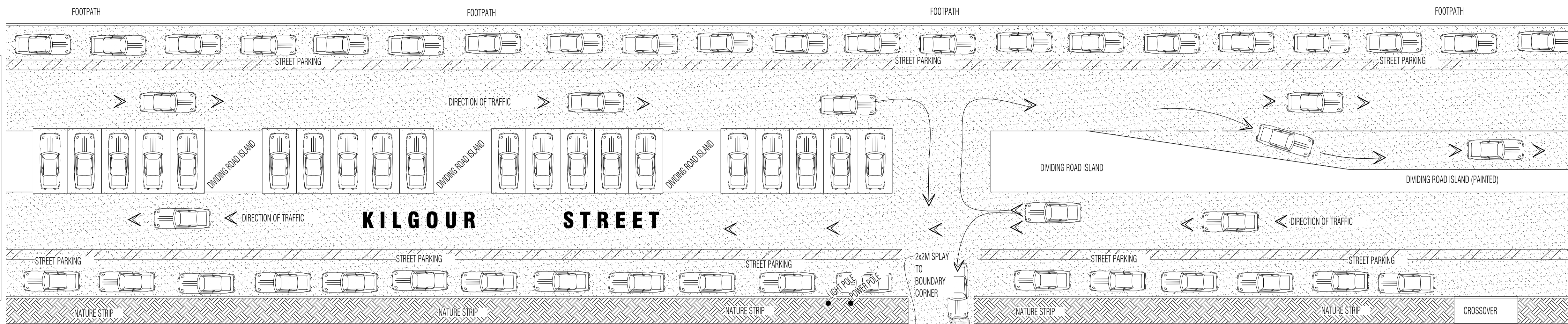
EXISTING SUBDIVISION PLAN
SCALE 1:200



LETTER BOX

LB 01 INDICATES LOCATIONS OF LETTERBOX.
DWELLING NUMBER IS REFLECTED AT END OF SYMBOL e.g. LB 94

NOTE: The mail boxes may be at right angles to the footpath or road and parallel to the driveway with the first box as close to the boundary as possible. The aperture should face the footpath or roadway. Mailboxes should be positioned so that the aperture is between 900 mm and 1200 mm above ground level.
All mailboxes should be clearly labelled with the street number or flat or apartment number clearly displayed below the aperture. Where there is a group of mailboxes, numbers should run in a logical sequence and the street number should be displayed in a prominent position near the mailboxes so that it can be easily read from the footpath.
The minimum internal dimensions of a letterbox should be 330mm x 230mm x 160mm high. Horizontal apertures should be at least 230mm x 30mm and 130mm above the base of the internal space. Vertical apertures should be at least 330mm x 30mm and 40mm above the base of the internal space.



No. 188

GROUND FLOOR	79.8m ²
FIRST FLOOR	121.0m ²
GARAGE	37.7m ²
DECK	19.6m ²
PRIVATE OPEN SPACE	86.0m ²
SECLUDED PRIVATE OPEN SPACE	38.5m ²
STORAGE	6m ³

No. 190

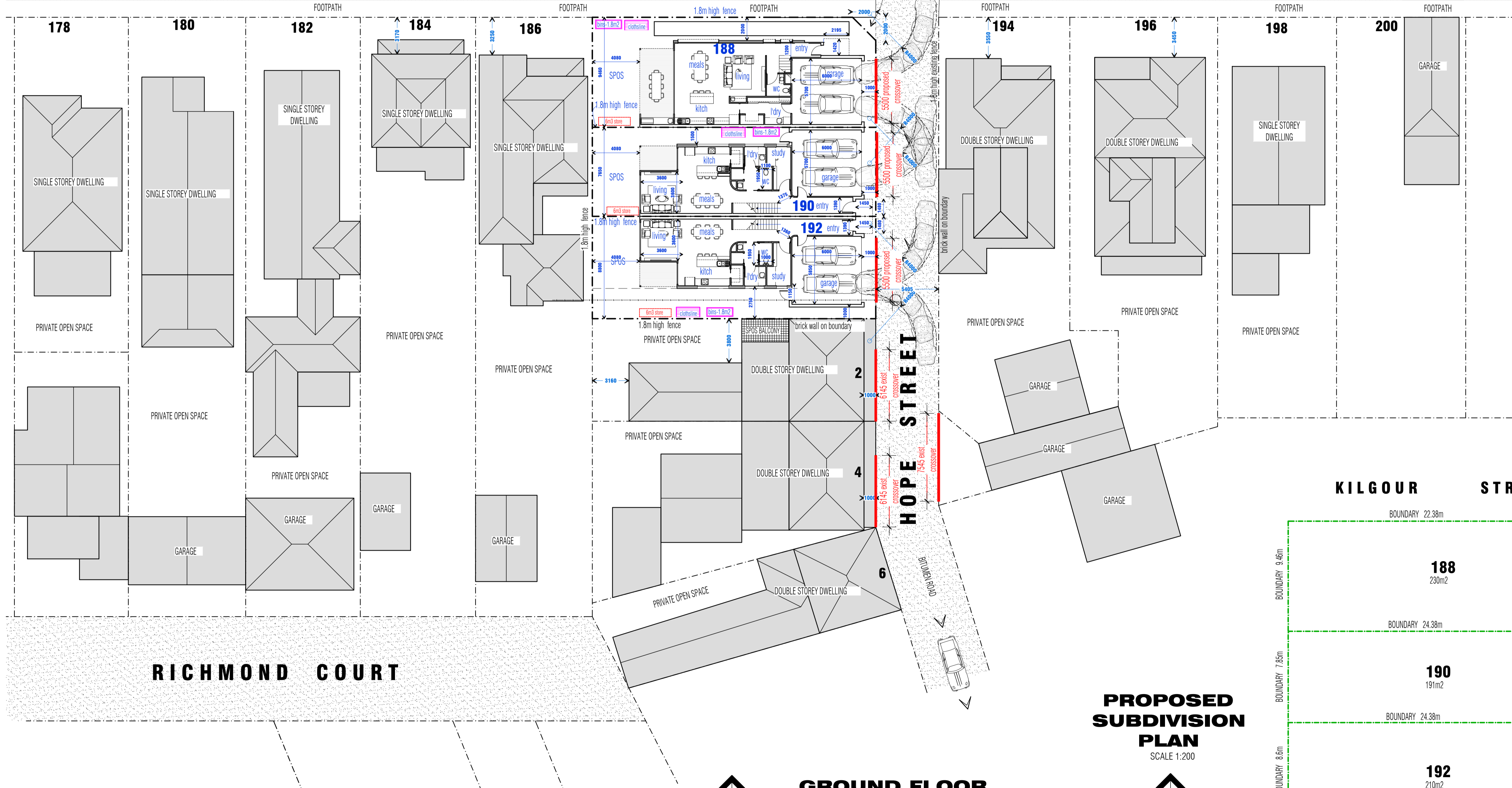
GROUND FLOOR	83.2m ²
FIRST FLOOR	111.4m ²
GARAGE	37.3m ²
DECK	6.7m ²
PRIVATE OPEN SPACE	57.0m ²
SECLUDED PRIVATE OPEN SPACE	31.2m ²
STORAGE	6m ³

No. 192

GROUND FLOOR	83.2m ²
FIRST FLOOR	111.4m ²
GARAGE	38.3m ²
DECK	6.7m ²
PRIVATE OPEN SPACE	83.3m ²
SECLUDED PRIVATE OPEN SPACE	35.9m ²
STORAGE	6m ³

COVERAGE

SITE	630m ²
BUILDING COVERAGE	402m ² - 63.8%
PERMEABILITY COVERAGE	207m ² - 32%
GARDEN AREA	207m ² - 32%



GROUND FLOOR DESIGN RESPONSE PLAN
SCALE 1:100

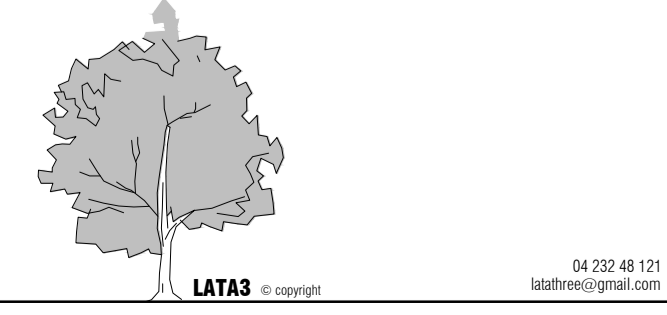
PROPOSED SUBDIVISION PLAN
SCALE 1:200

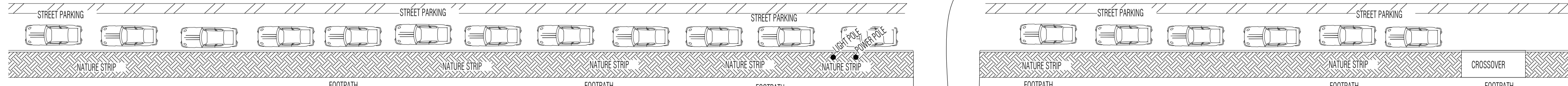
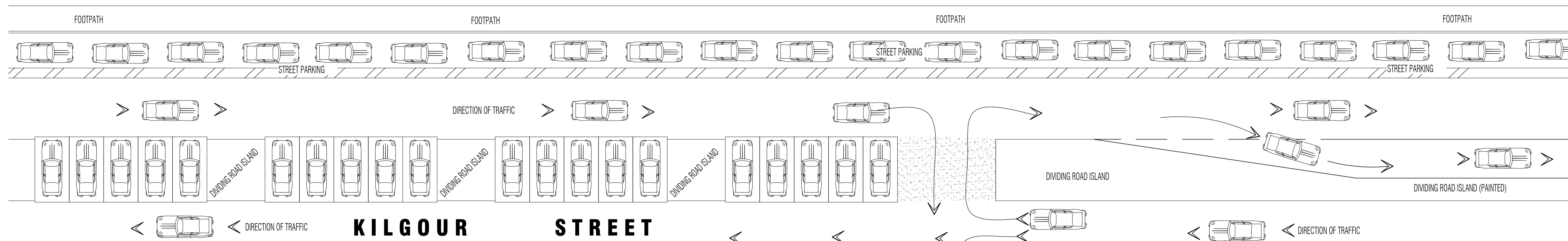
PROPOSAL: 3 UNIT DEVELOPMENT & 3 LOT SUBDIVISION, CONSOLIDATION OF PROPERTIES AT 188-190 & 192 KILGOUR STREET, GEELONG

Jan, 2026

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A1
PRINT FORMAT





No. 188

GROUND FLOOR	79.8m ²
FIRST FLOOR	121.0m ²
GARAGE	37.7m ²
DECK	19.6m ²
PRIVATE OPEN SPACE	86.0m ²
SECLUDED PRIVATE OPEN SPACE	38.5m ²
STORAGE	6m ³

No. 190

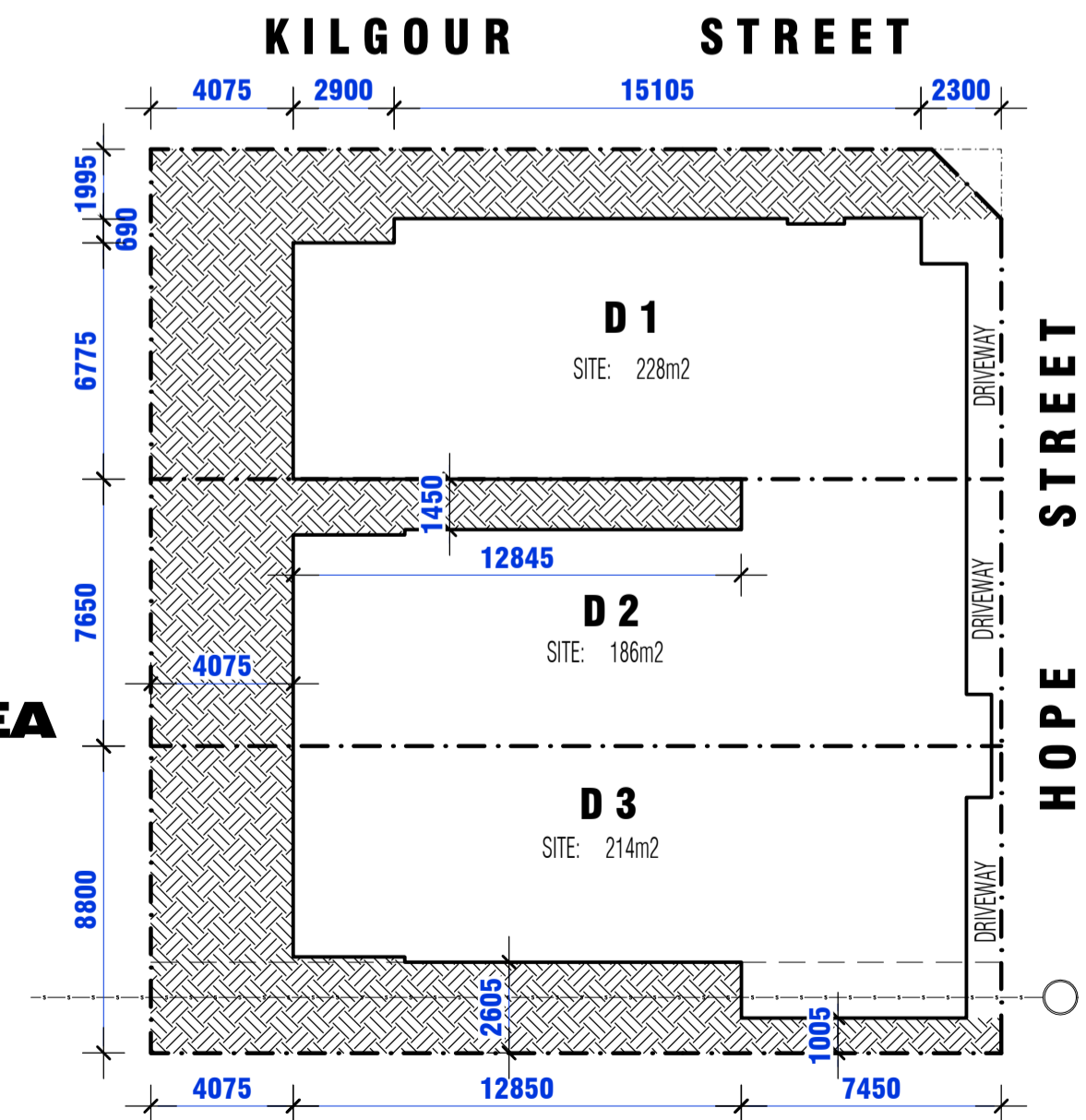
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FIRST FLOOR	111.4m ²
GARAGE	37.3m ²
DECK	6.7m ²
PRIVATE OPEN SPACE	57.0m ²
SECLUDED PRIVATE OPEN SPACE	31.2m ²
STORAGE	6m ³

No. 192

GROUND FLOOR	83.2m ²
FIRST FLOOR	111.4m ²
GARAGE	38.3m ²
DECK	6.7m ²
PRIVATE OPEN SPACE	83.3m ²
SECLUDED PRIVATE OPEN SPACE	35.9m ²
STORAGE	6m ³

COVERAGE

SITE	630m ²
BUILDING COVERAGE	402m ² - 63.8%
PERMEABILITY COVERAGE	207m ² - 32%
GARDEN AREA	207m ² - 32%



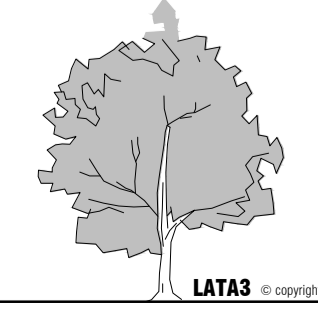
FIRST FLOOR DESIGN RESPONSE PLAN
SCALE 1:200

PROPOSAL: 3 UNIT DEVELOPMENT & 3 LOT SUBDIVISION, CONSOLIDATION OF PROPERTIES AT 188-190 & 192 KILGOUR STREET, GEELONG

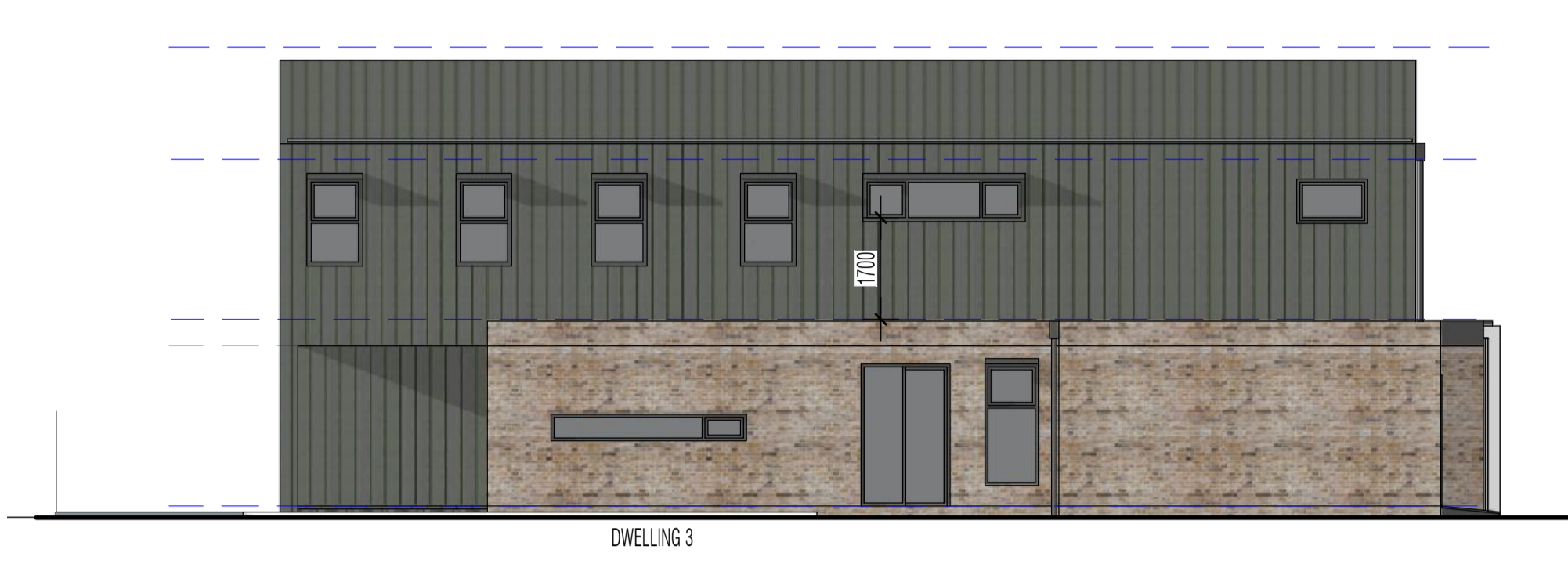
Jan, 2026

03

A1
PRINT FORMAT



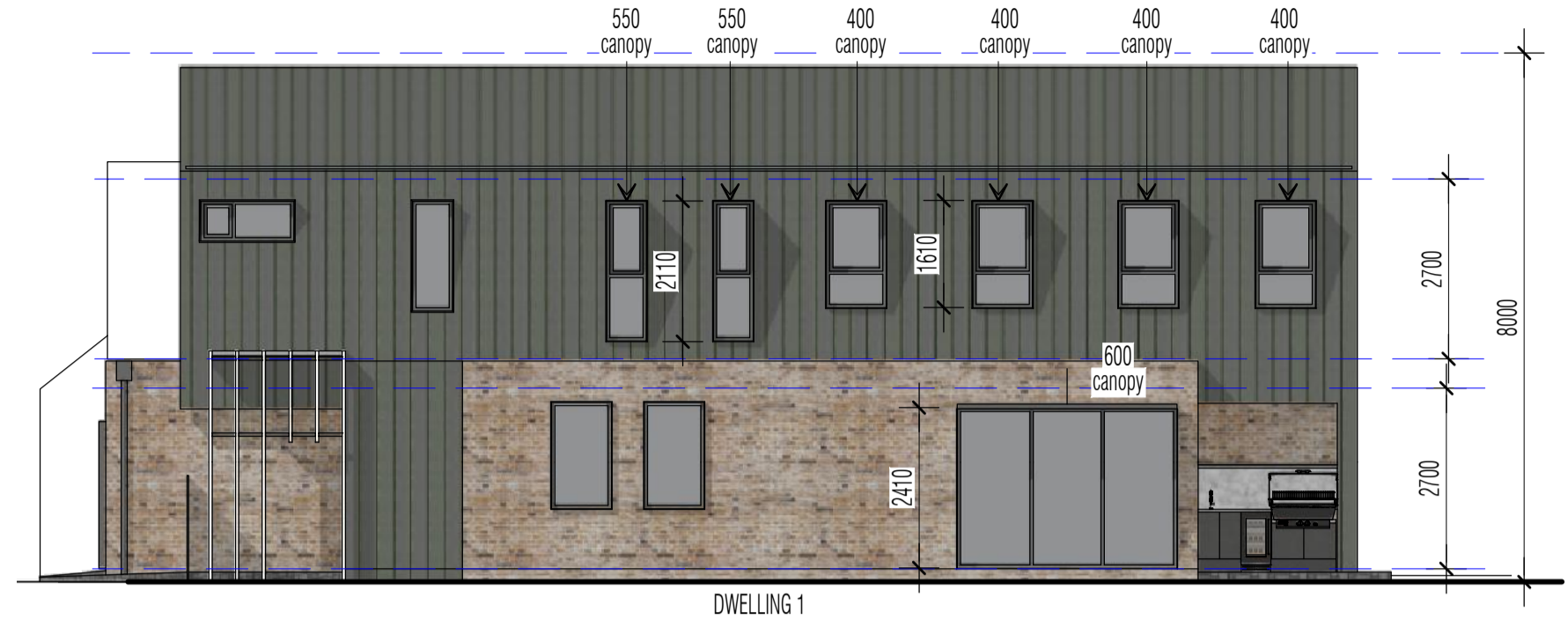
04 232 48 121
latas@latas.com.au



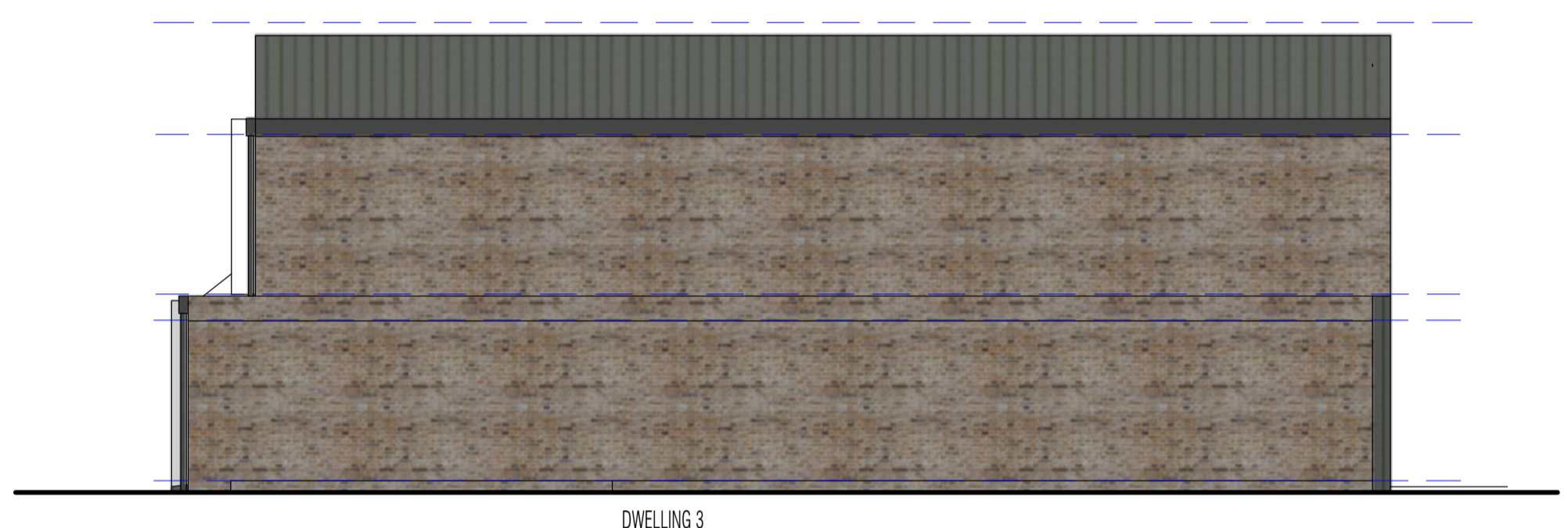
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



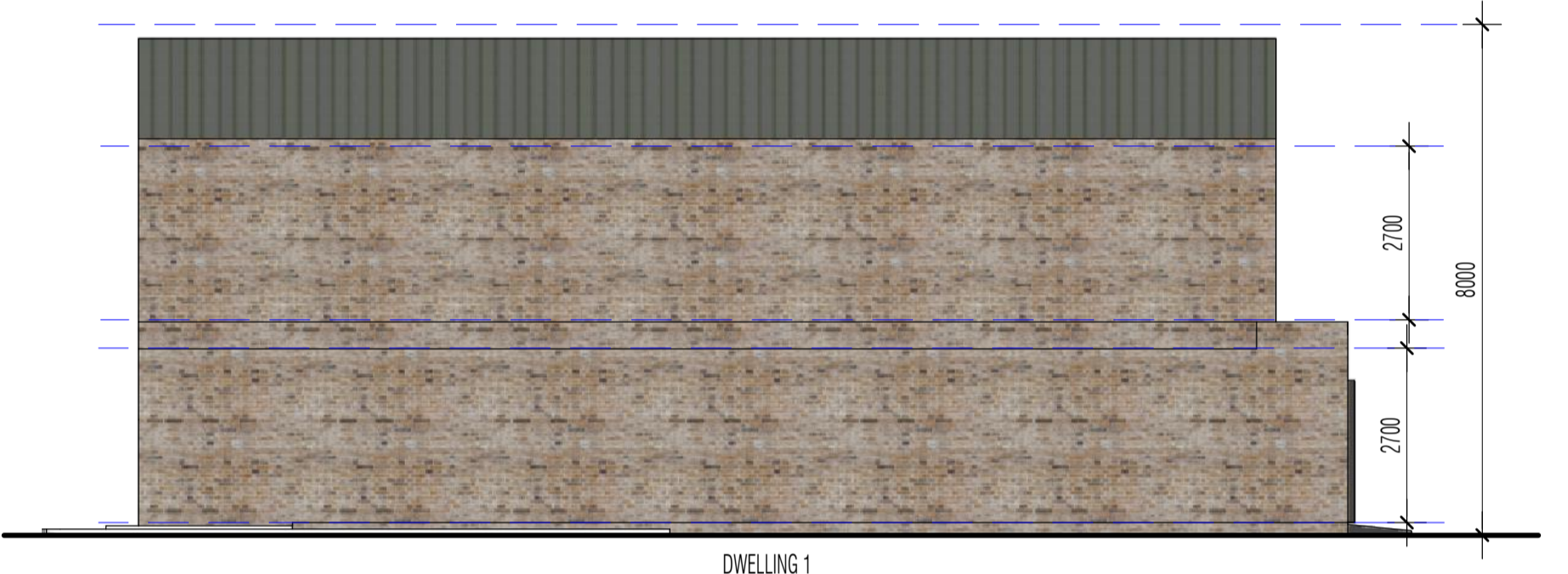
NORTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

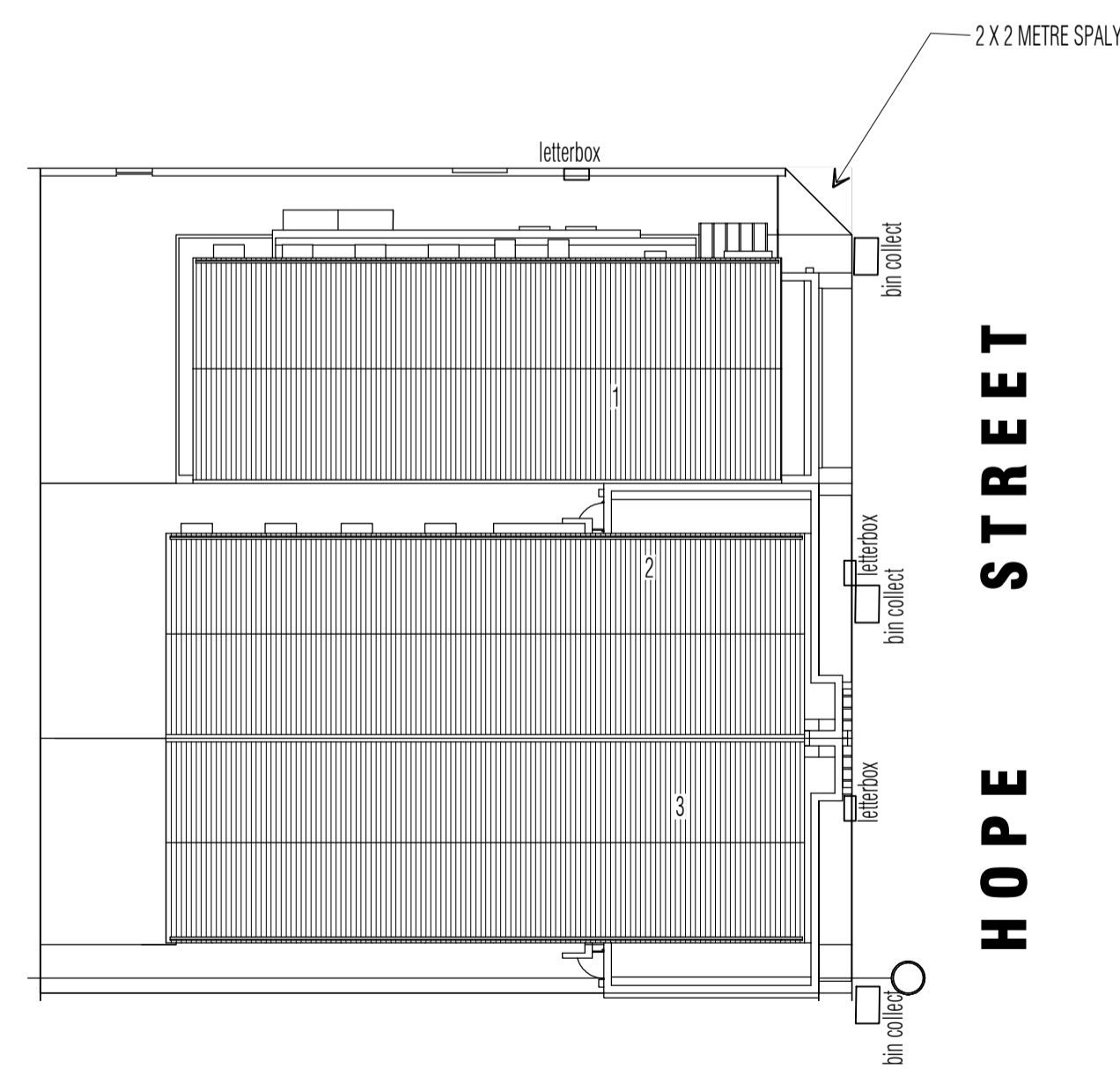


WEST ELEVATION
SCALE 1:100



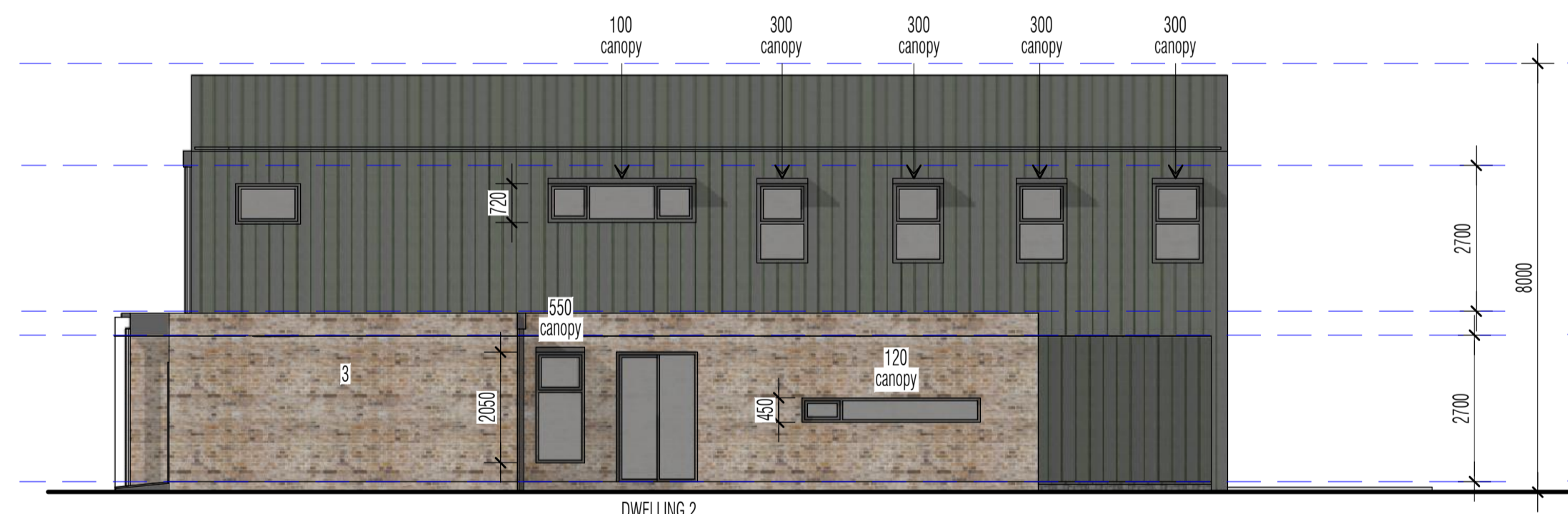
SOUTH ELEVATION
SCALE 1:100

KILGOUR STREET

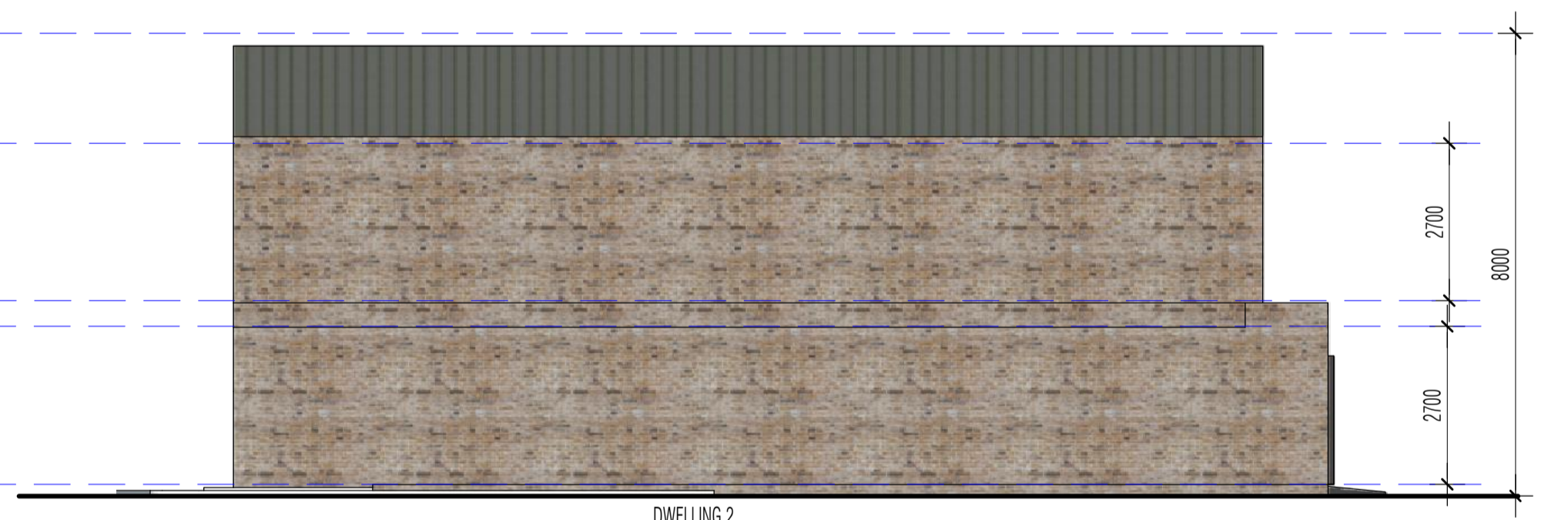


**ROOF PLAN
SOLAR PANELS**
SCALE 1:200

HOPE STREET



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

COLOUR/MATERIALS

- 1 PGH BRICKS
MANHATTAN RAGE- TRIBECA
- 2 STRATCO
HILAND TRAY STANDING SEAM
ROOFING AND WALL CLADDING
- 3 JAMES HARDIE
MATRIX™ CLADDING
WALL CLADDING

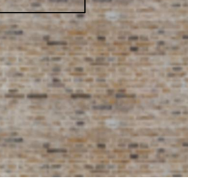


STREETSCAPE- VIEWED FROM HOPE STREET
SCALE 1:100

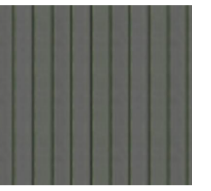
LOTS NO. 188-190 & 192

COLOUR/MATERIALS

1 PGH BRICKS
MANHATTAN RAGE- TRIBECA



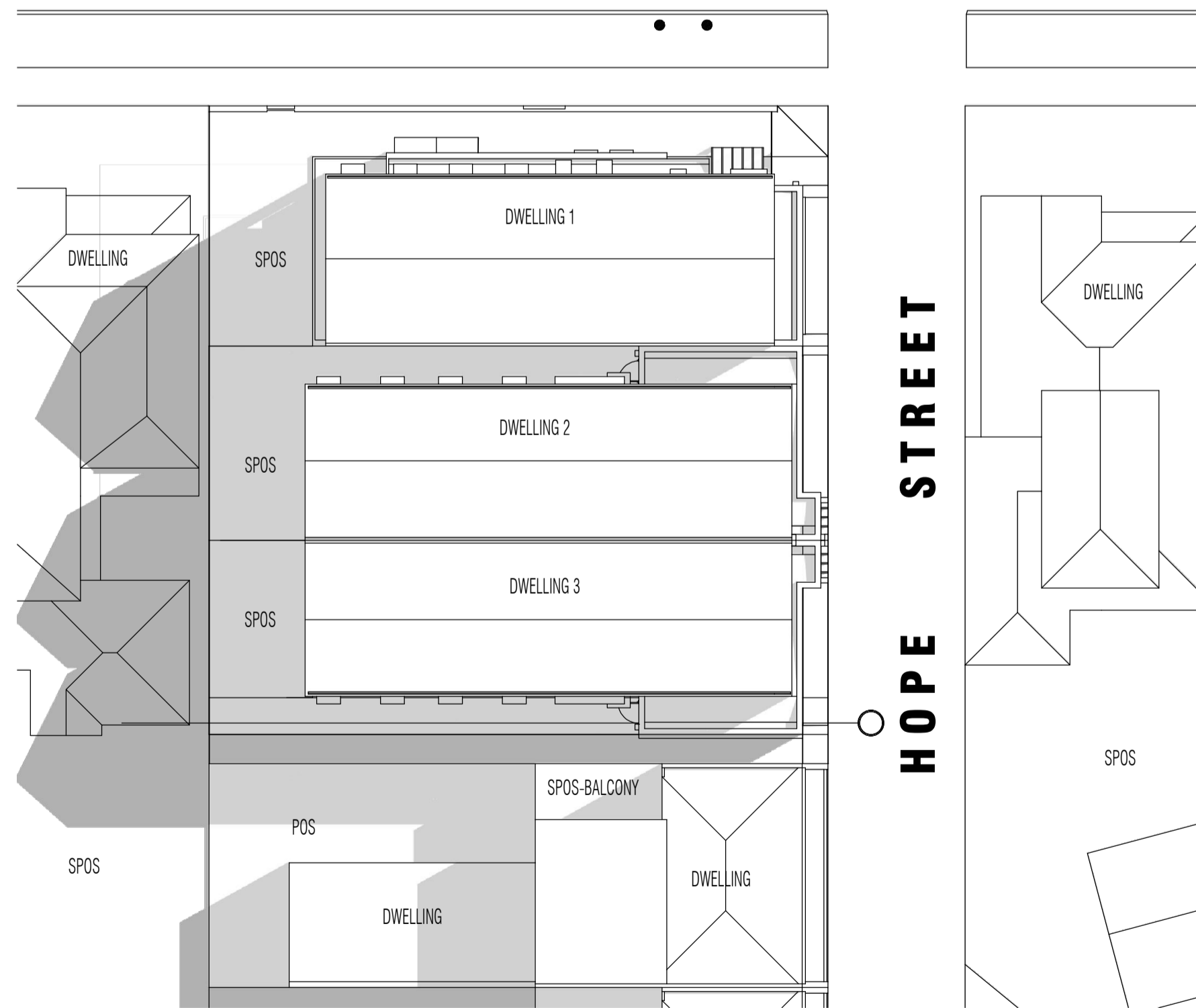
2 STRATCO
HILAND TRAY STANDING SEAM
ROOFING AND WALL CLADDING



STREETSCAPE- VIEWED FROM KILGOUR STREET
SCALE 1:100

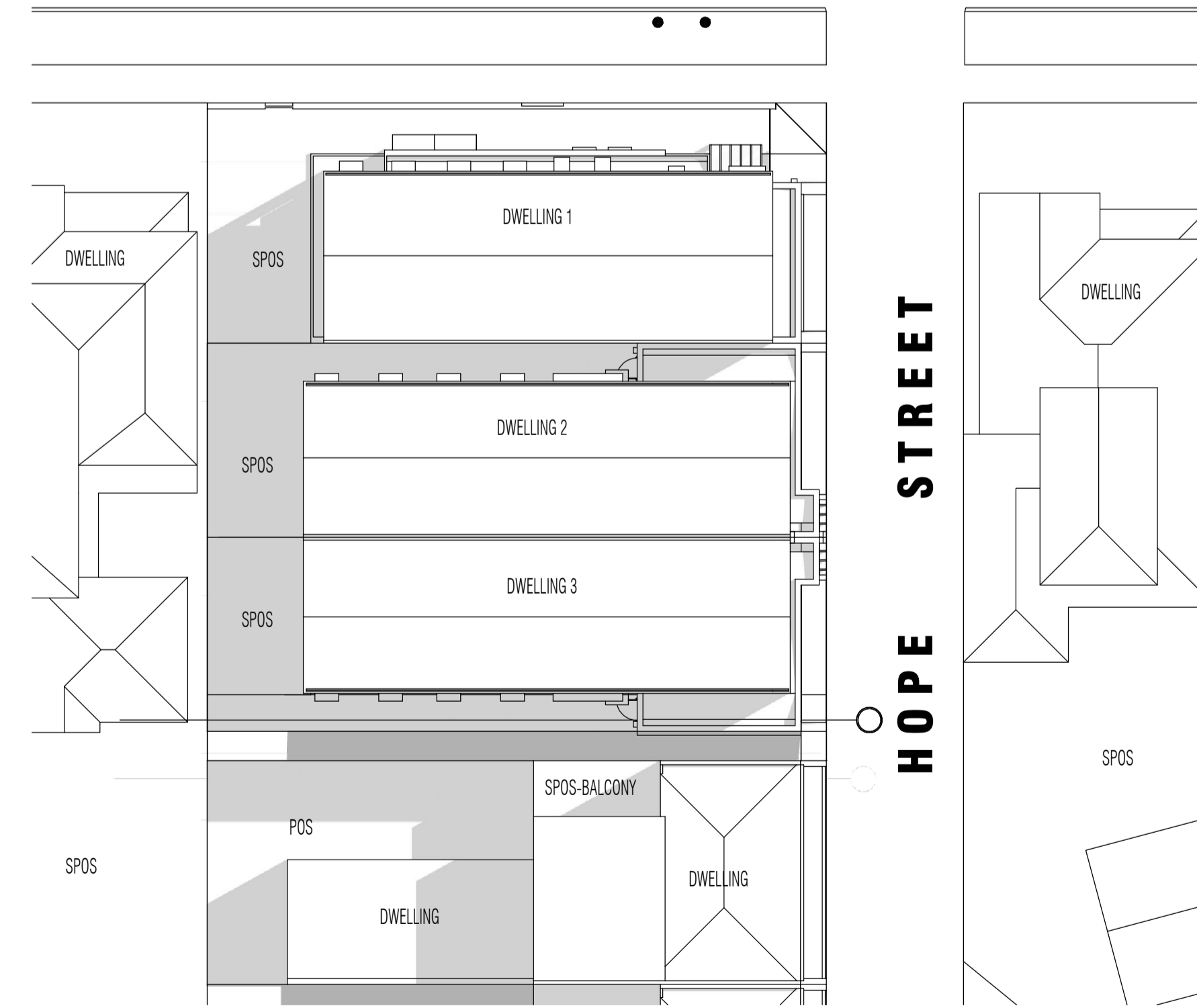
LOTS NO. 188-190 & 192

KILGOUR STREET



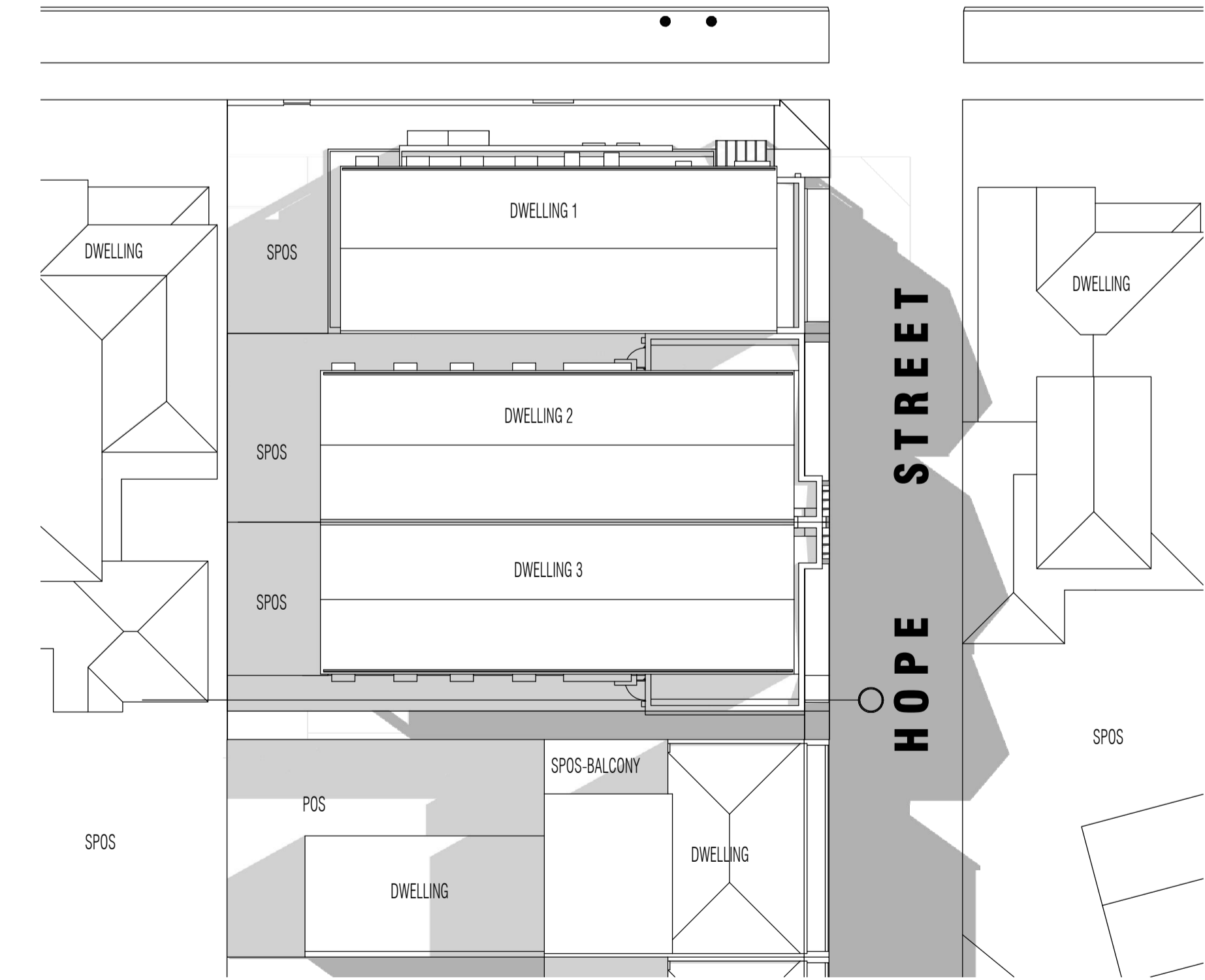
SHADOW @ 9pm EQUINOX
SCALE 1:200

KILGOUR STREET



SHADOW @ 12pm EQUINOX
SCALE 1:200

KILGOUR STREET



SHADOW @ 3pm EQUINOX
SCALE 1:200

page 1

Project # FEA6257 - 188-190 & 192 Kilgour Street
188 Kilgour St, Geelong VIC 3220, Australia
28 November 2025 3:18 p.m.

BLUE FACTOR

188-190 & 192 Kilgour Street

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.

100% SCORE

Project details

Name: 188-190 & 192 Kilgour Street
Street address: 188 Kilgour St, Geelong VIC 3220, Australia
Municipality: Greater Geelong
Site area: 630 m²
Planning Number:

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	43%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	51%	>80%
Total phosphorus (%)	48%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	89%	>70%

Water treatment

Catchments

- dwelling 1, ROOF Roof, 135m²
- Dwelling 2, ROOF Roof, 132m²

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page 2

- Dwelling 3, ROOF Roof, 132m²
- Dwelling 1-2-3, DRIVEWAY Paved, 20m²
- Dwelling 1-2-3, GARDEN Pervious (garden and lawn), 211m²

Treatments

- Dwelling 2, TANK Rainwater Tank, Rainwater tank retention volume in kilolitres: 0.6
- Dwelling 1, TANK Rainwater Tank, Rainwater tank retention volume in kilolitres: 0.65
- Dwelling 3, TANK Rainwater Tank, Rainwater tank retention volume in kilolitres: 0.6
- Dwelling 1-2-3, BUFFER Buffer, Area: 1 m², Site soil type: Clay

Buildings & dwellings

- Dwelling 1 Residential Detached house, 3 bedroom(s)
- Dwelling 2 Residential Detached house, 3 bedroom(s)
- Dwelling 3 Residential Detached house, 3 bedroom(s)

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page 3

Dwelling 1 Configuration

- dwelling 1, ROOF Roof, 135m²
- Dwelling 1, TANK Rainwater Tank, Rainwater tank retention volume in kilolitres: 0.65
- Dwelling 1 Residential Detached house, 3 bedroom(s)

Dwelling 2 Configuration

- Dwelling 2, ROOF Roof, 132m²
- Dwelling 2, TANK Rainwater Tank, Rainwater tank retention volume in kilolitres: 0.6
- Dwelling 2 Residential Detached house, 3 bedroom(s)

Dwelling 3 Configuration

- Dwelling 3, ROOF Roof, 132m²
- Dwelling 3, TANK Rainwater Tank, Rainwater tank retention volume in kilolitres: 0.6
- Dwelling 3 Residential Detached house, 3 bedroom(s)

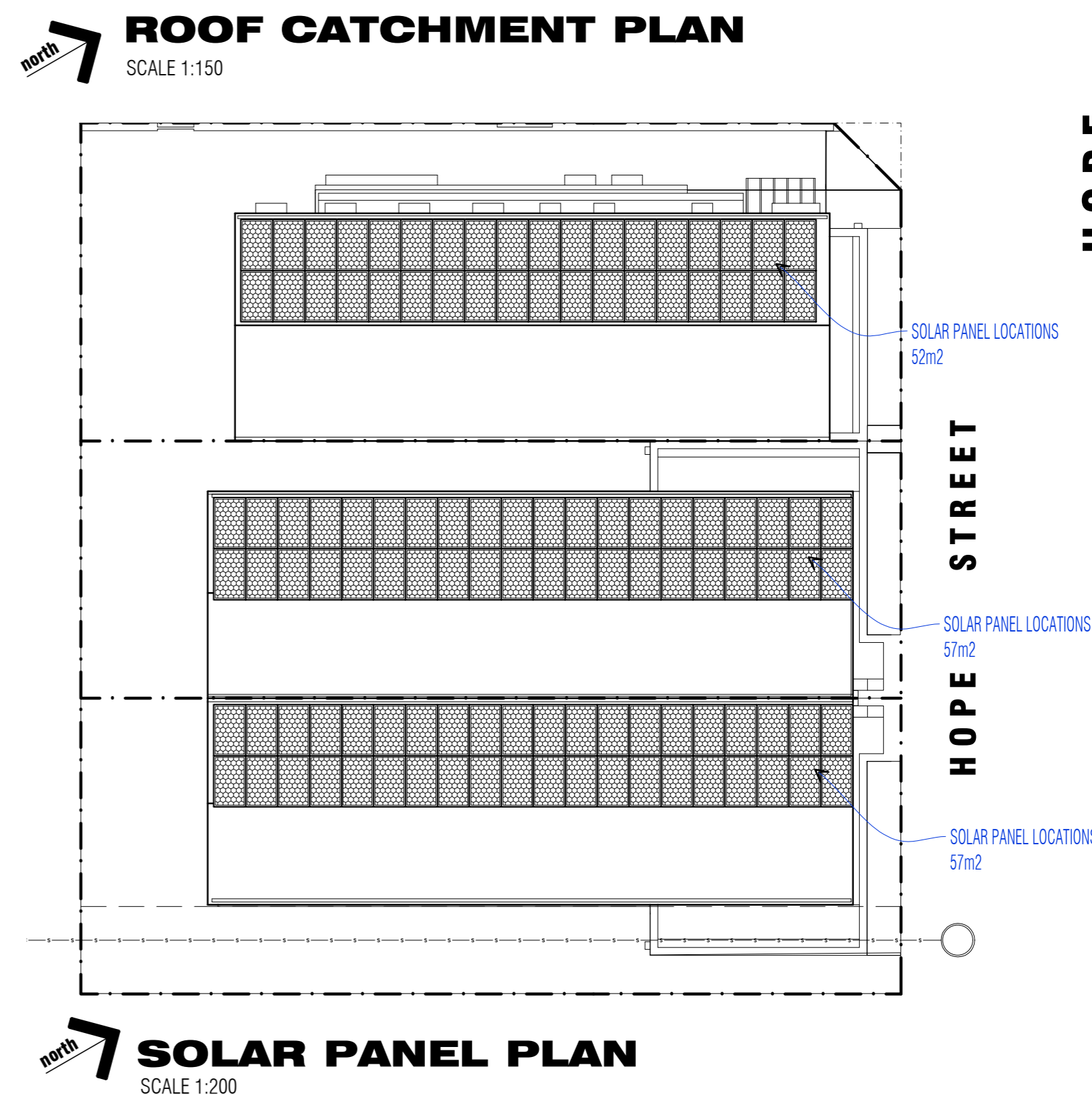
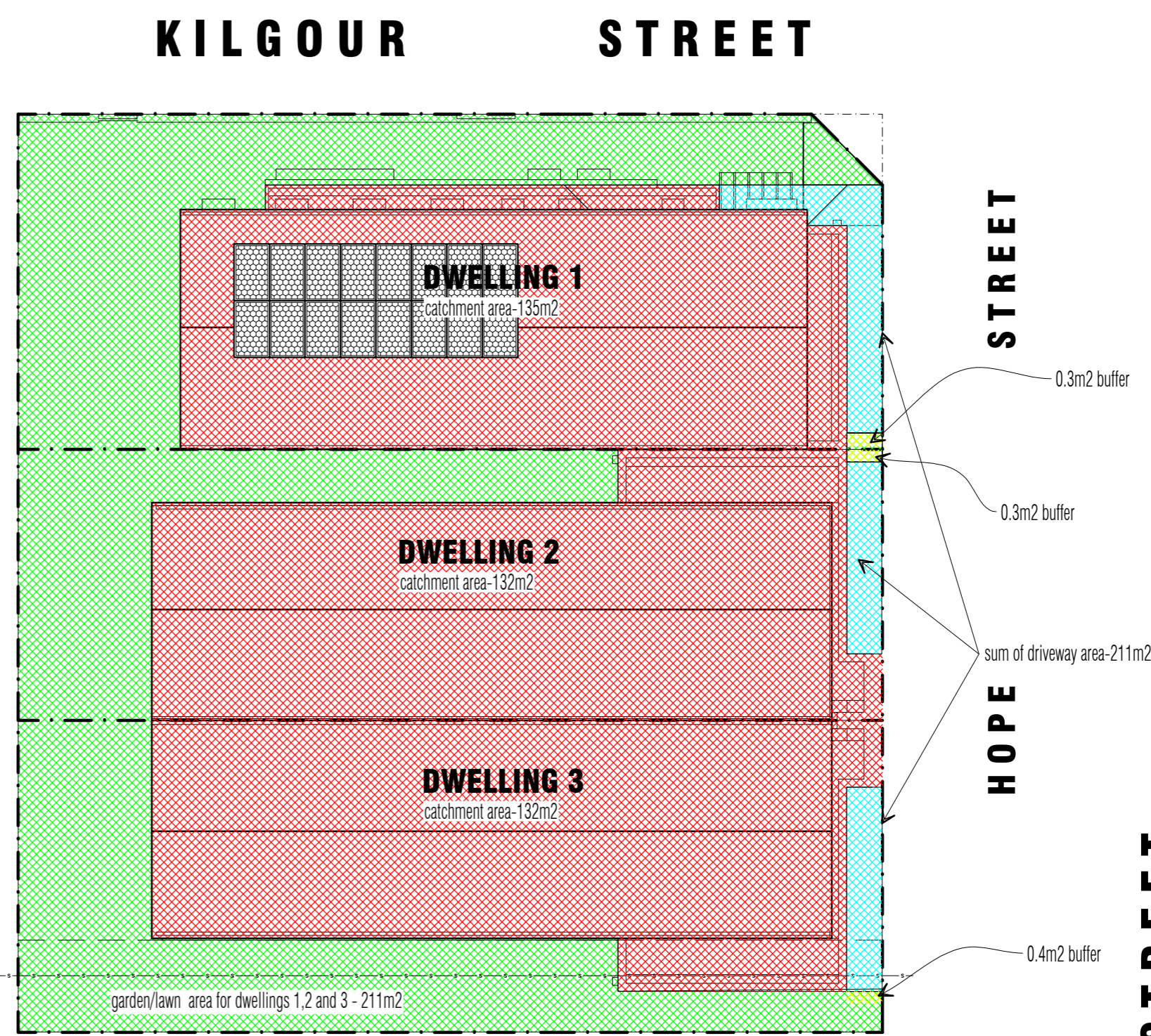
bluefactor.com.au Page 3 of 4

page 4

Configuration 4

- Dwelling 1-2-3, DRIVEWAY Paved, 20m²
- Dwelling 1-2-3, BUFFER Buffer, Area: 1 m², Site soil type: Clay

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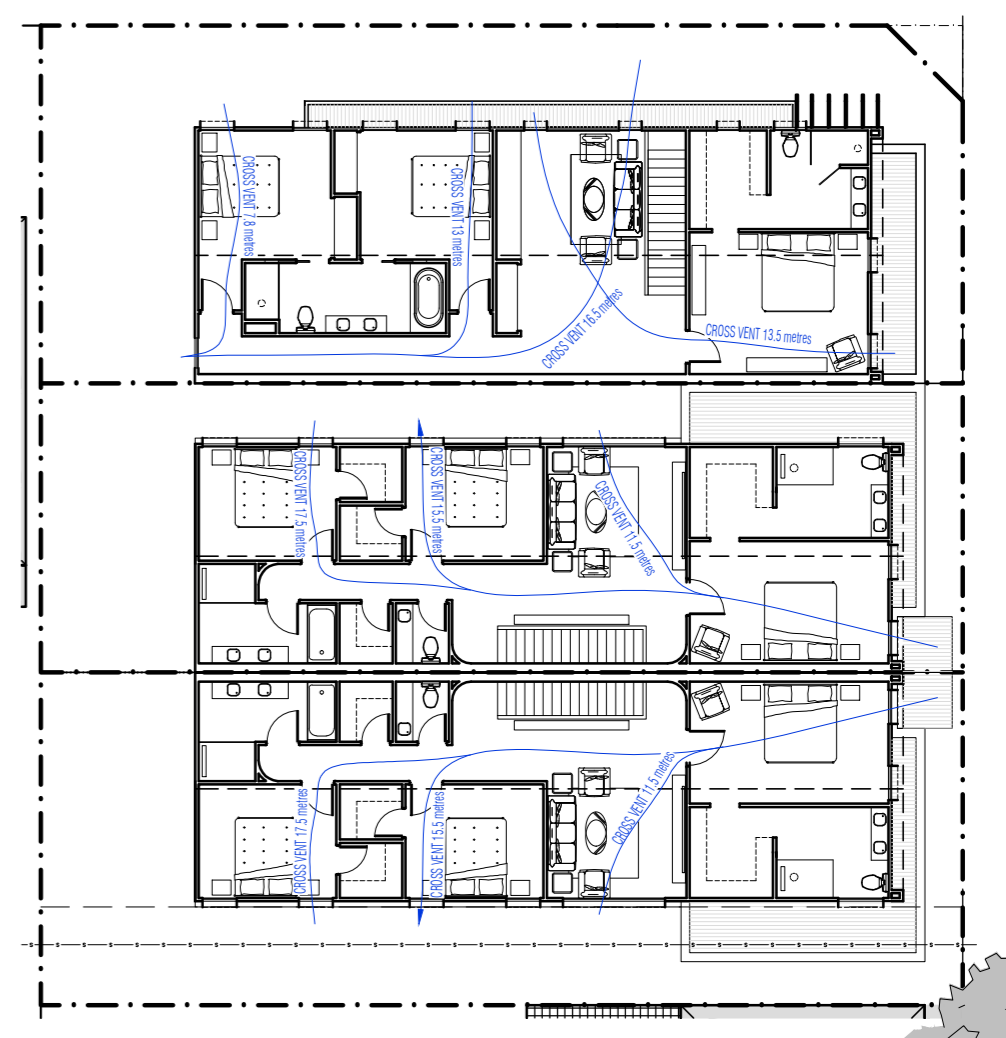
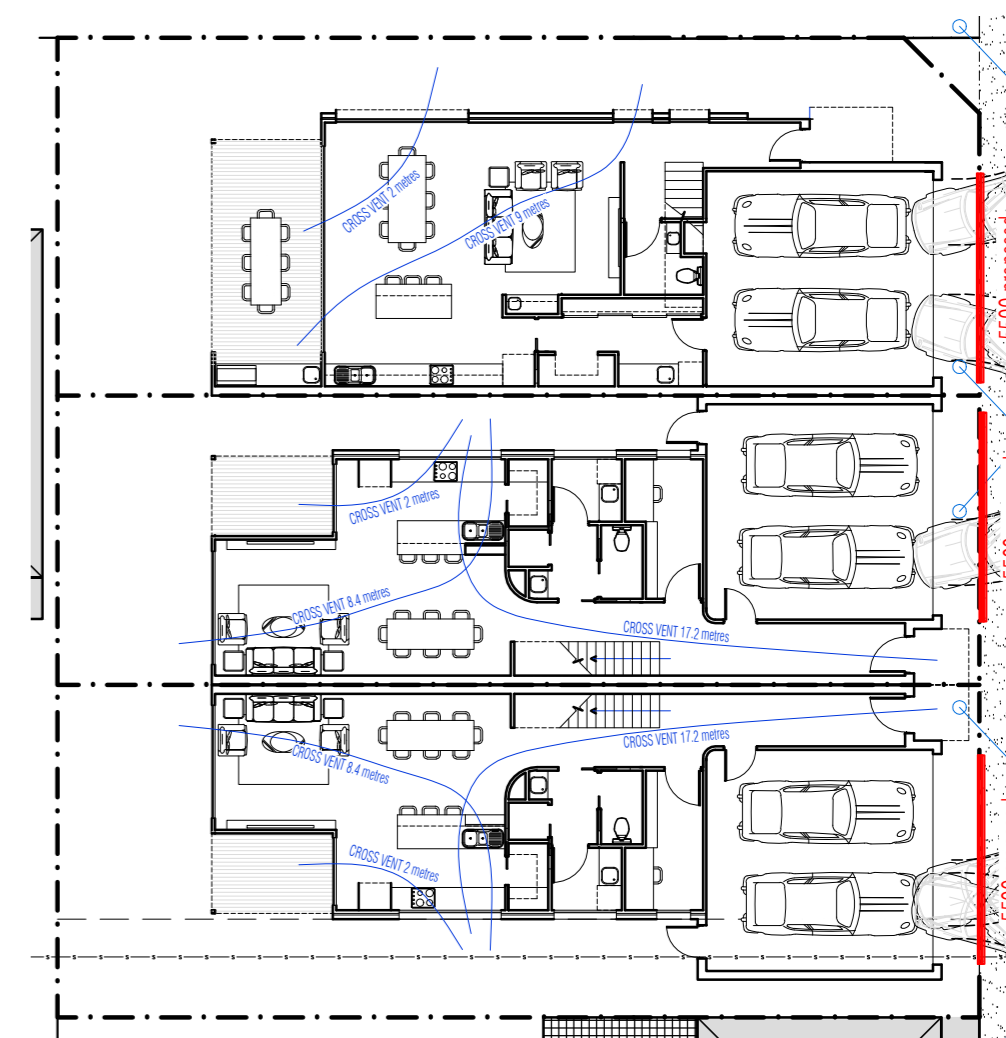
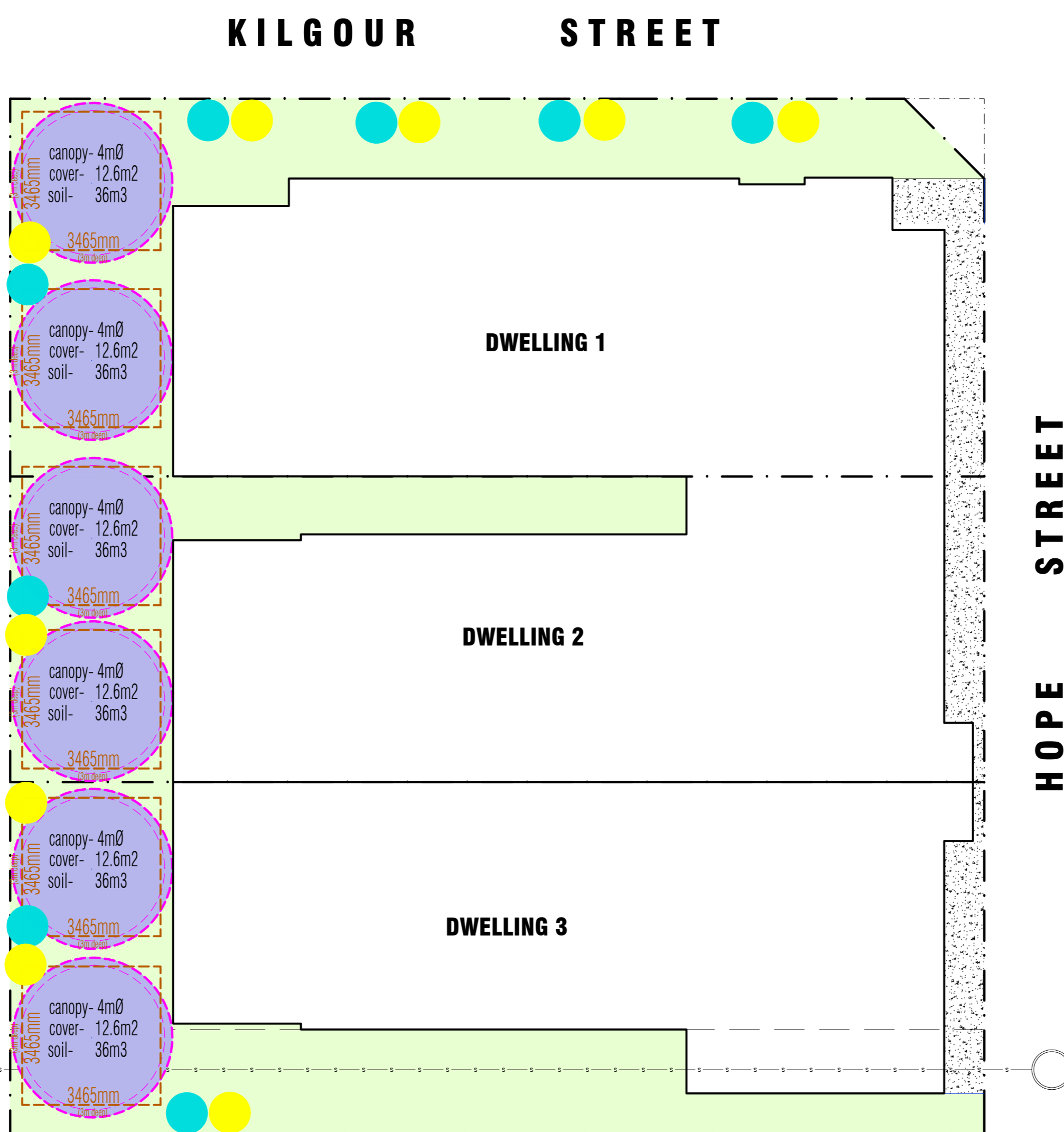
06

Jan, 2026

PROPOSAL: 3 UNIT DEVELOPMENT & 3 LOT SUBDIVISION, CONSOLIDATION OF PROPERTIES AT 188-190 & 192 KILGOUR STREET, GEELONG

LEGEND

- Acer griseum**
TREE
Family- Sapindaceae
Synonyms- Acer pedunculatum
Common names- Paperbark Maple
Height in cultivation- 6 to 9 m
Spread in cultivation- 3 to 8 m
Leaf loss- Deciduous
Canopy area- 50 m²
Soil Volume- 5 to 30 m³
- Acer campestre**
TREE
Family- Sapindaceae
Synonyms- Acer acutolobum, Acer collinum, Acer microphyllum, Acer palmatisectum, Acer tratinckii, Acer vulgare
Common names- Field Maple, Hedge Maple
Height in cultivation- 6 to 7 m
Spread in cultivation- 5 to 6 m
Leaf loss- Deciduous
Canopy area- 28 m²
Soil Volume- 12 - 17 m³
- Indicating deep soil area
3465mm (3m deep)
- Acalypha chamaedrifolia**
SHRUB
Family- Euphorbiaceae
Synonyms- Acalypha adscendens, Acalypha corchorifolia, Acalypha hispaniolae, Acalypha hotteana, Acalypha reptans, Cupanemis reptans
Common names- Lance Leaf Copper Plant
Height in cultivation 0.25 - 0.5 m
Spread in cultivation 0.5 - 1 m
- Ageratum houstonianum**
SHRUB
Family- Asteraceae
Synonyms- Ageratum mexicanum, Ageratum pinetorum, Ageratum wendlandii, Alomia pinetorum, Cacalia mentrasto, Carelia houstoniana
Common names- Blue Billy Goat Weed, Floss Flower
Height in cultivation 0.15 - 0.75 m
Spread in cultivation 0.15 - 0.75 m
- Couch Grass**
GROUND COVER



A1

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