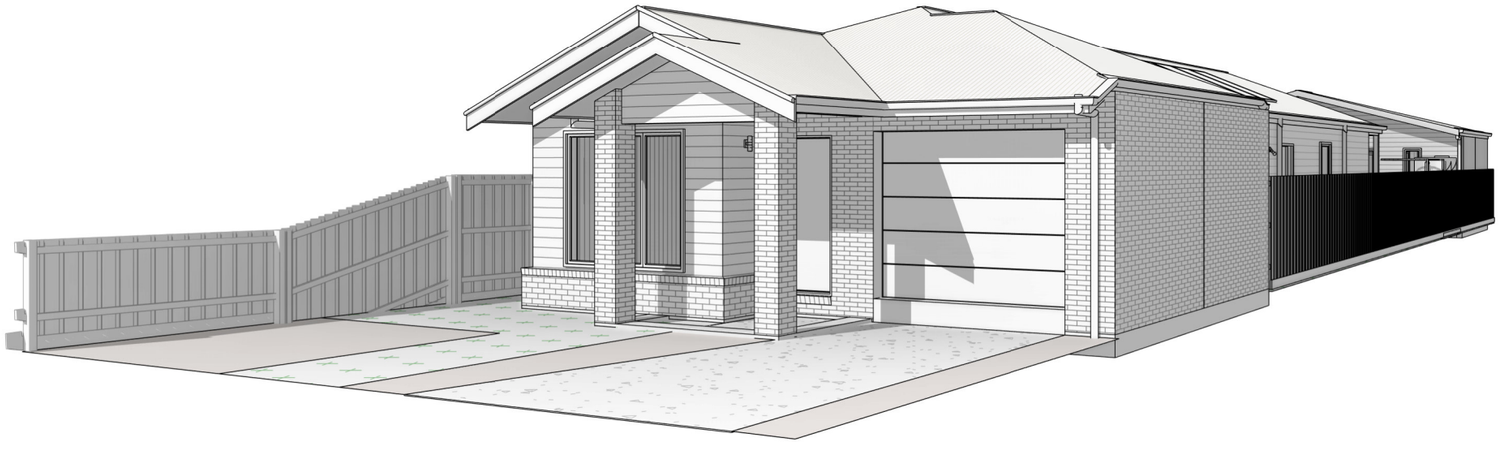




GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 1.0 Coversheet

Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

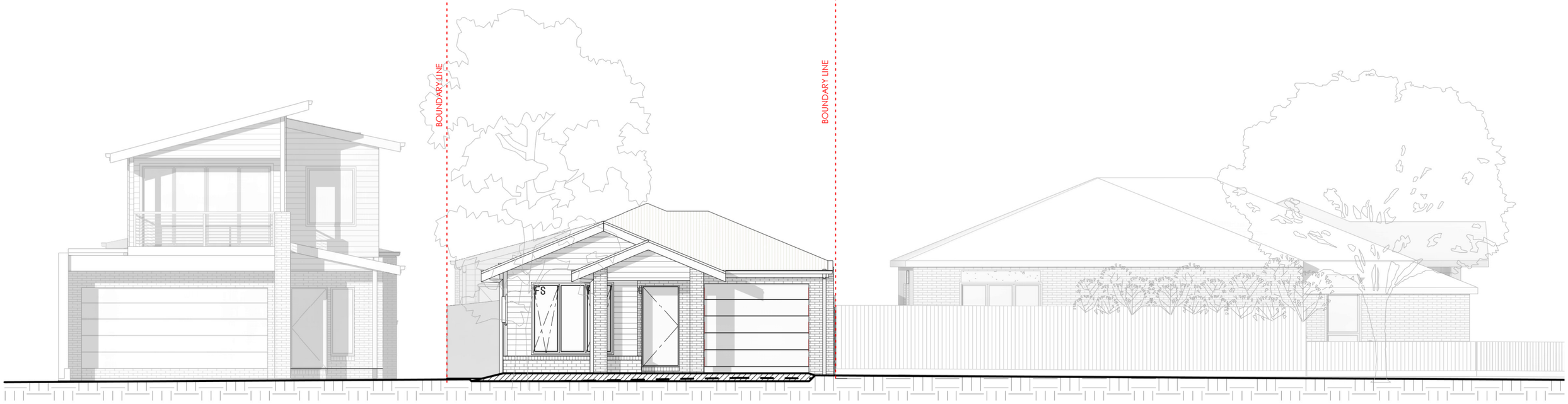
Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

No.102B POWELL STREET

SUBJECT SITE
No.102A POWELL STREET

No.100 POWELL STREET



Proposed Streetscape
Elevation
1 : 100

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 1.1 Prop. Streetscape Elevation

Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

GEELONG HOMES

Lot 2 #102A
Powell Street, Central Ocean Grove



Existing SS Residence
#99A Powell Street



Existing SS Residence
#99 Powell Street



Existing SS Residence
#101 Powell Street

Powell Street



Existing SS Residence
#104 Powell Street

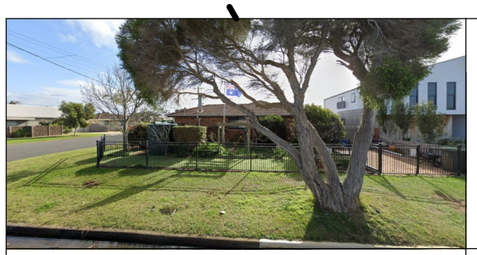


Existing SS Residence
#102B Powell Street





SUBJECT SITE
Lot 2 #102A Powell Street



Existing SS Residence
#97 Powell Street

Powell Street



Existing SS Residence
#100 Powell Street

Site Context Plan. (Existing)
1 : 500

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 2.0 Site Context Plan.(Existing)

Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



Existing SS Residence
#99A Powell Street



Existing SS Residence
#99 Powell Street



Existing SS Residence
#101 Powell Street

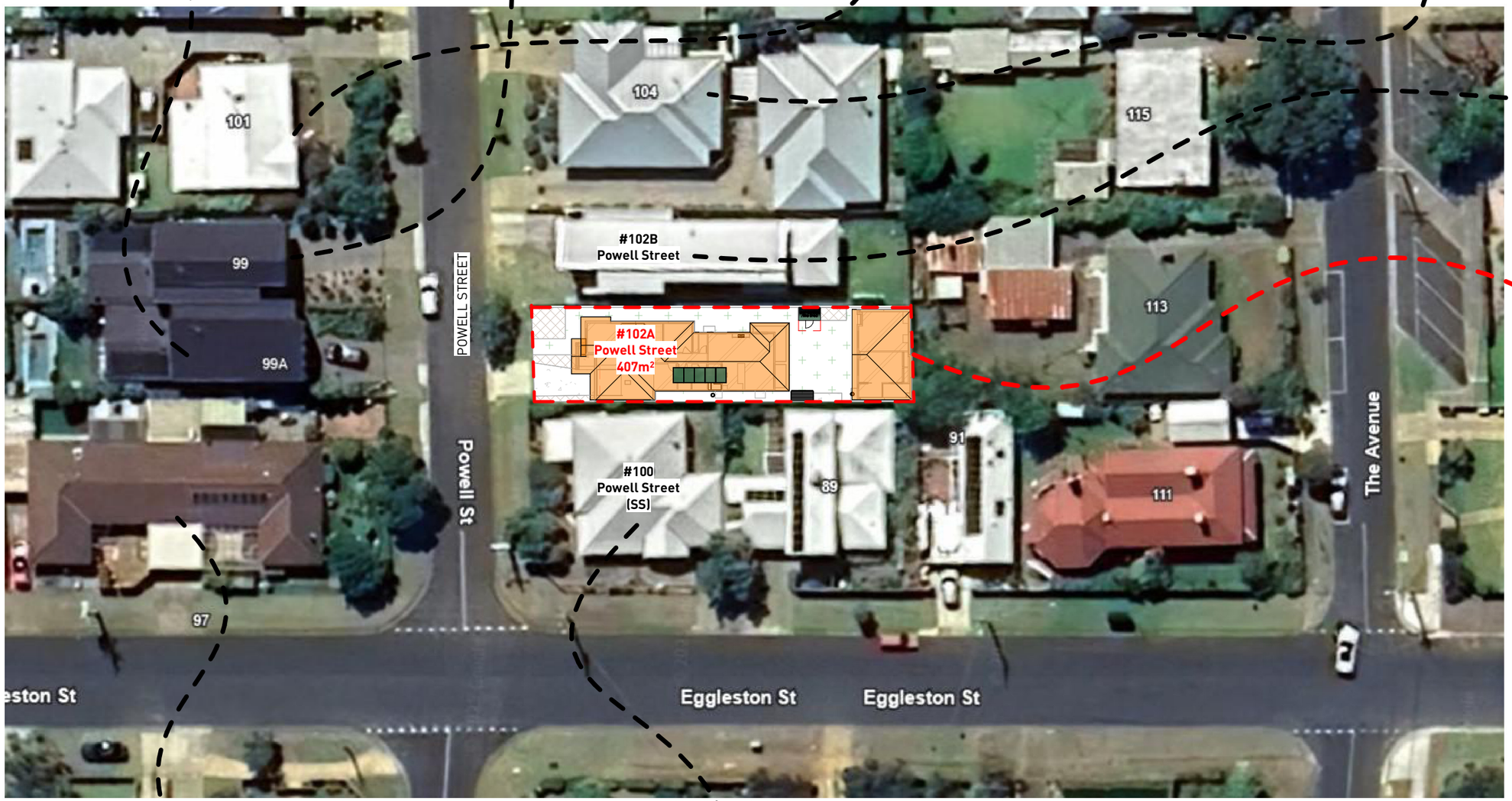
Powell Street



Existing SS Residence
#104 Powell Street



Existing SS Residence
#102B Powell Street





SUBJECT SITE
Lot 2 #102A Powell Street



Existing SS Residence
#97 Powell Street

Powell Street



Existing SS Residence
#100 Powell Street

Site Context Plan. (Proposed)
1 : 500

GEELONG HOMES

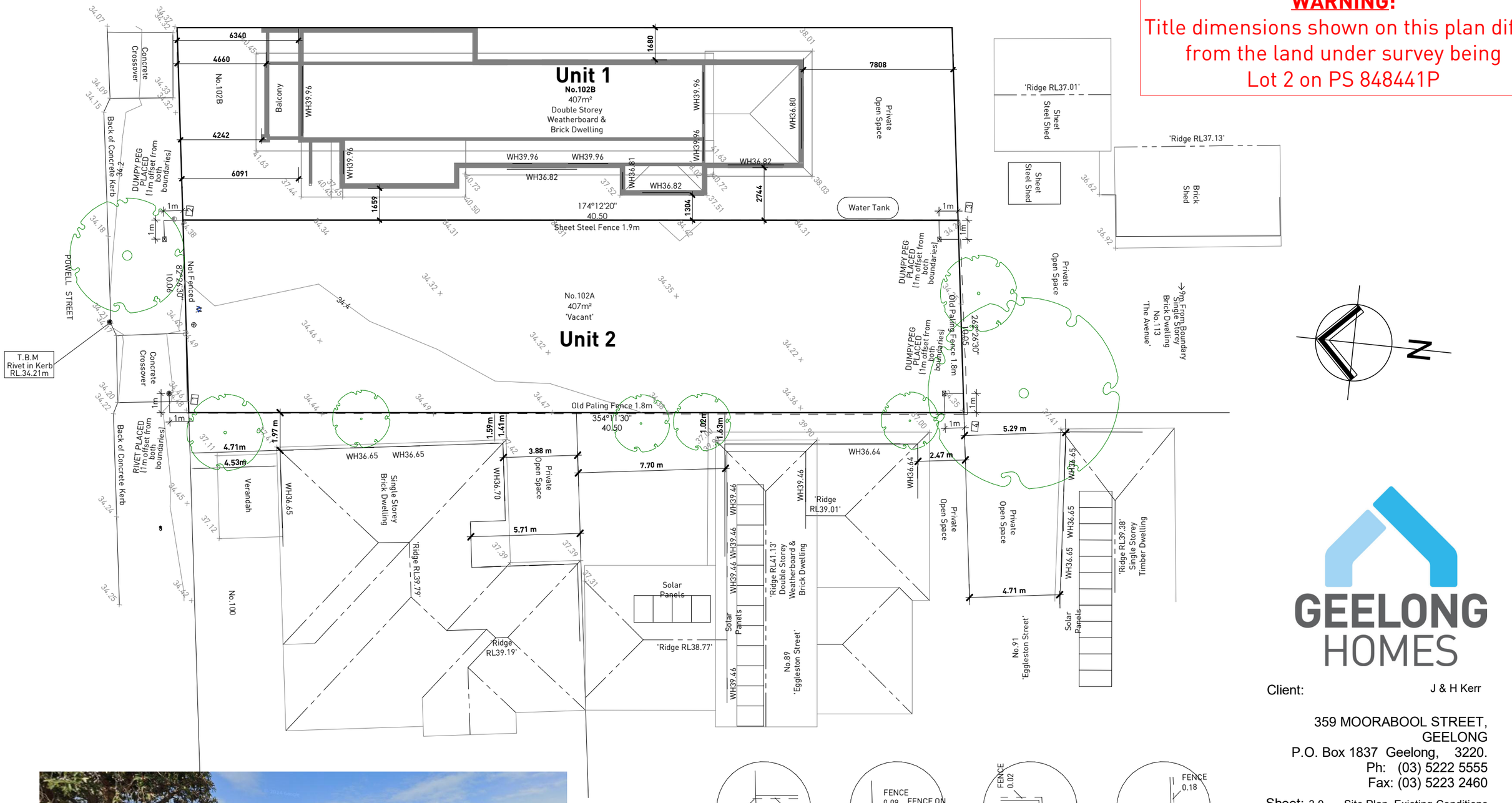
Client: J & H Kerr

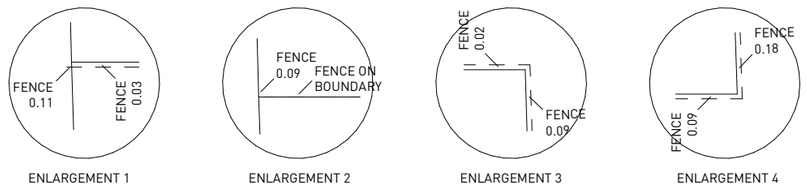
359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 2.1 Site Context Plan. (Proposed)
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.
Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

WARNING:
Title dimensions shown on this plan differ from the land under survey being Lot 2 on PS 848441P







Site Plan Existing Conditions
1 : 200

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET, GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 3.0 Site Plan. Existing Conditions

Issue: Town Planning

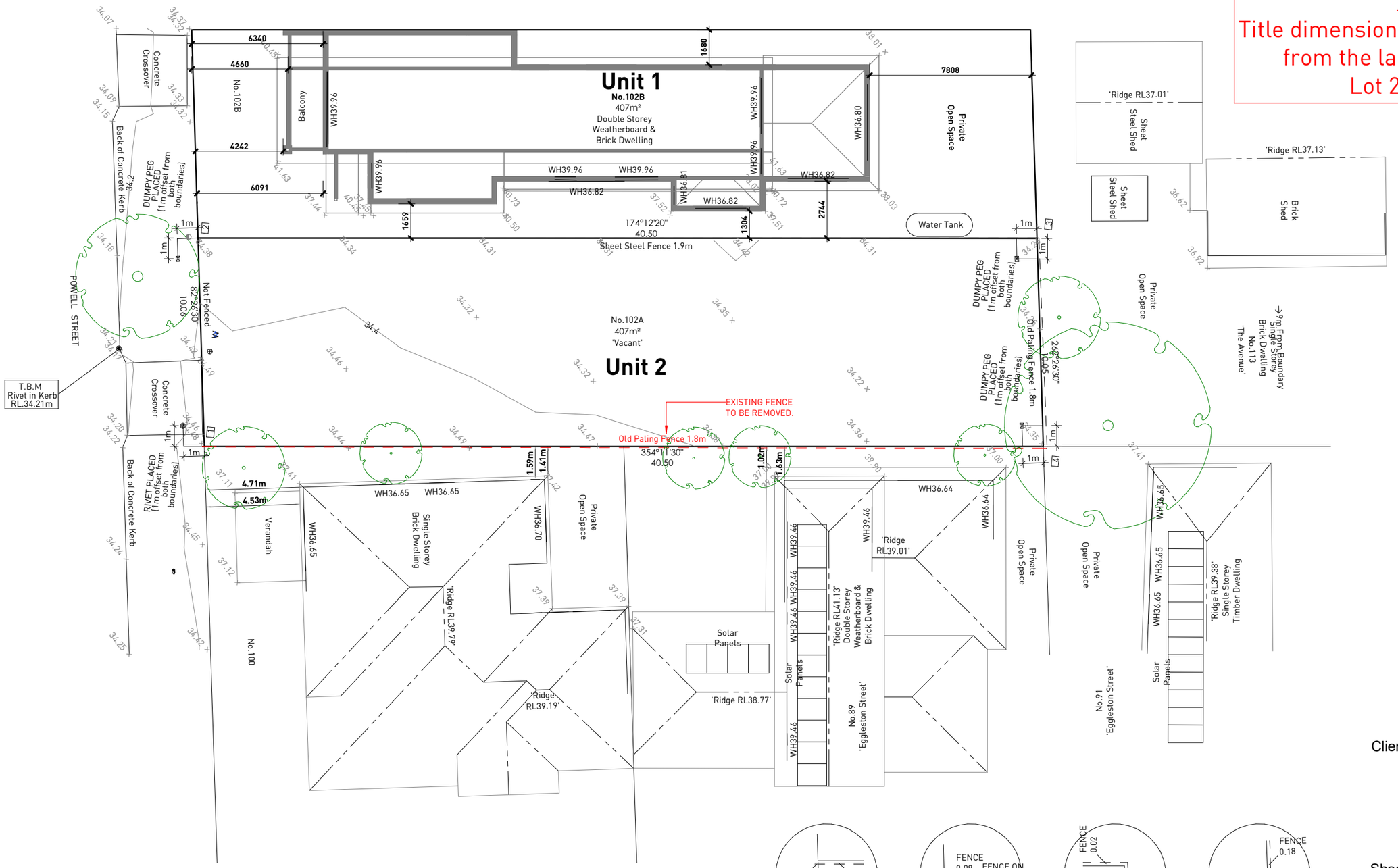
Date: 02/10/26

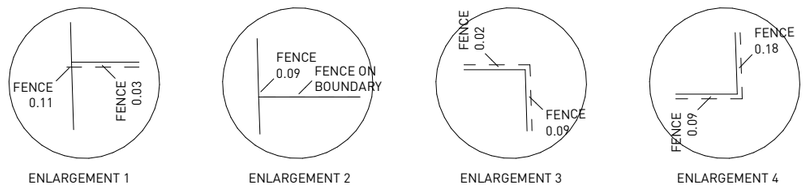
Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

WARNING:
Title dimensions shown on this plan differ from the land under survey being Lot 2 on PS 848441P





DEMOLITION OF
Lot 2 #102A Powell Street, Central Ocean Grove

- INSTALL TEMPORARY FENCING TO FRONT OF PROPERTY.
- SAFETY SIGNS DISPLAYED/ERECTED.
- DISCONNECT SERVICES BY LICENCED TRADES.
- RECEIVE DELIVERY OF BINS PRIOR TO ANY COMMENCEMENT OF DEMOLITION WORK BEGINNING.
- NEIGHBOURS NOTIFIED OF DEMOLITION WORKS OUT OF COURTESY, PLEASE ASK THAT CHILDREN/ELDERLY NOT BE IN BACK YARD DURING THE PROCESS ETC.
- DEMOLITION TO BEGIN AT ROOF AND ASSOCIATED STRUCTURE BY HAND, DISPOSED OF IN BINS AND MADE SAFE.
- DEMOLITION OF NOMINATED WALLS BY HAND ONCE DEMOLITION OF ROOF STRUCTURE IS COMPLETE AND MADE SAFE WITH TEMPORARY PROPS I.E. ACROPROPS.
- DEMOLISHED MATERIALS TO BE PLACED IN BINS BY HAND AND DISPOSED OF OFF-SITE.
- DUST SUPPRESSION AVAILABLE ON SITE IF NEEDED.
- REMAINING WORK SITE TO BE MADE SAFE TO ENSURE THE SAFETY OF TRADES AND ASSOCIATED WORK PEOPLE ON SITE FOR REMAINDER OF BUILD.
- SITE SHALL BE SECURE AT NIGHT TO PREVENT UNAUTHORISED ENTRY.

Site Plan. Proposed Demolition.
1 : 200

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET, GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 3.1 Site Plan. Proposed Demolition.

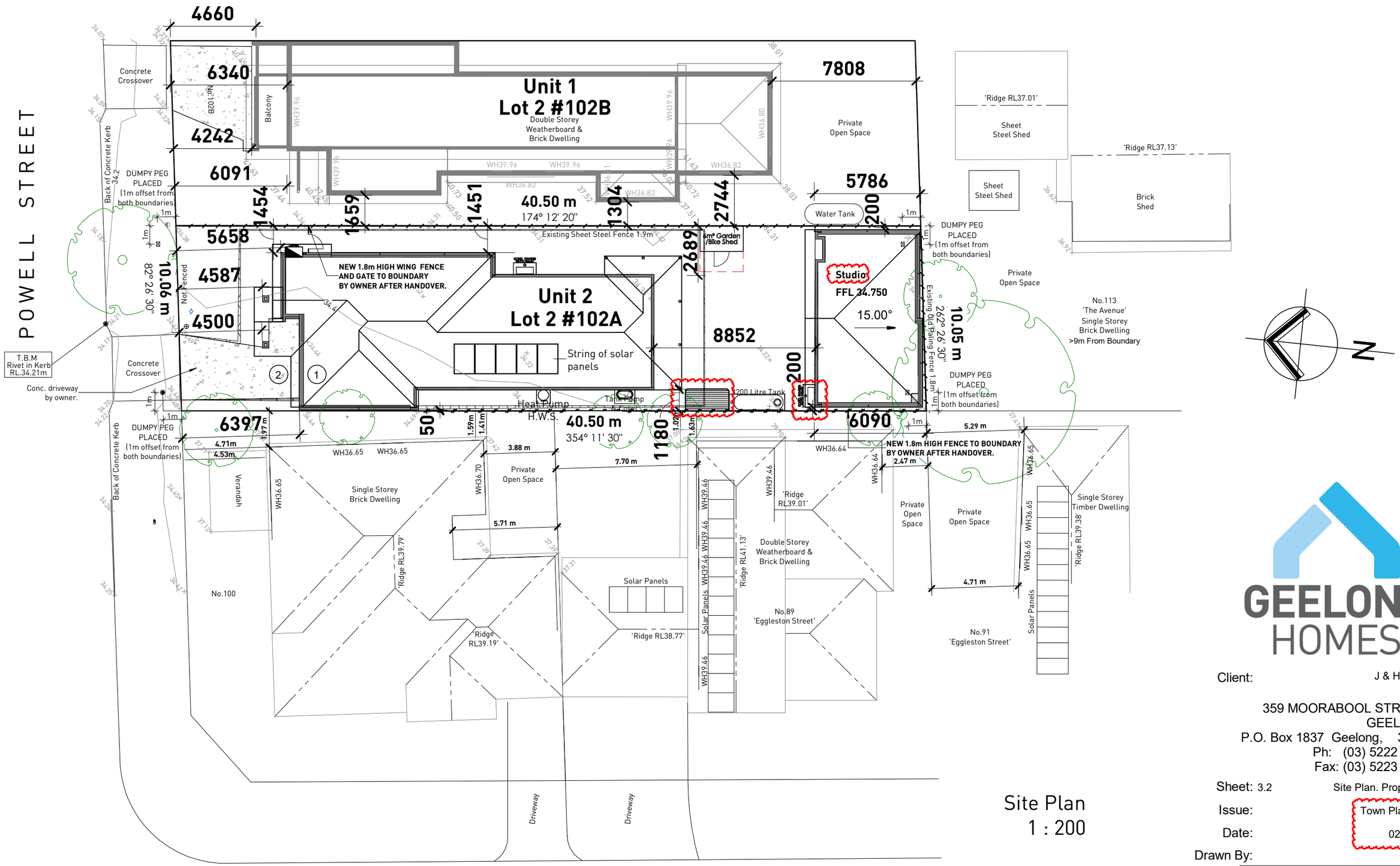
Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



Site Plan
1 : 200

Unit 1 - Site Coverage	
Overall site area:	407m²
Building Footprint:	193.46m²
Site Coverage Building:	47.53%
Building & Hard Surfaces Area:	217.09m²
Permeable Surfaces:	189.91m²
Permeable Surface Coverage:	46.66%
Building & Hard Surfaces Coverage:	53.34%

Unit 2 - Site Coverage	
Overall site area:	407m²
Building Footprint:	217.51 m²
Site Coverage Building:	53.44%
Building & Hard Surfaces Area:	248.13m²
Permeable Surfaces:	158.87m²
Permeable Surface Coverage:	39.04%
Building & Hard Surfaces Coverage:	60.96%

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 3.2 Site Plan. Proposed.

Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

FIRST FLOOR ABOVE
IS SHOWN AS

POWELL STREET

Unit 1
Double Storey
Weatherboard &
Brick Dwelling

Lot 2 #102B
FFL 34.750

Lot 2 #102A
FFL 34.750

Unit 2

Studio
FFL 34.750

Private
Open Space

Water Tank

6m³ Garden
/Bike Shed

3200 Litre Tank

Heat Pump
H.W.S.

Tank Pump

Concrete
Crossover

Balcony

Back of Concrete Kerb

DUMPY PEG
PLACED
(1m offset from
both boundaries)

Not Fenced

NEW 1.8m HIGH WING FENCE
AND GATE TO BOUNDARY
BY OWNER AFTER HANDOVER.

Existing Sheet Steel Fence 1.9m

Existing Old Paling Fence 1.8m

NEW 1.8m HIGH FENCE TO BOUNDARY
BY OWNER AFTER HANDOVER.

T.B.M
Rivet in Kerb
RL.34.21m

Conc. driveway
by owner.

Verandah

Single Storey
Brick Dwelling

No.100

No.102B

No.113
'The Avenue'
Single Storey
Brick Dwelling
>9m From Boundary

'Ridge RL37.01'
Sheet
Steel Shed

'Ridge RL37.13'
Brick
Shed

Sheet
Steel Shed

'Ridge RL39.01'

'Ridge RL39.79'

'Ridge RL39.19'

'Ridge RL38.77'

'Ridge RL41.13'

Double Storey
Weatherboard &
Brick Dwelling

No.89
'Eggleston Street'

No.91
'Eggleston Street'

Solar Panels

Single Storey
Timber Dwelling

'Ridge RL39.38'

Driveway

Driveway

EGGLESTON S T R E E T

Site Plan Ground Floor
1 : 200

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 3.3 Site Plan - Ground floor

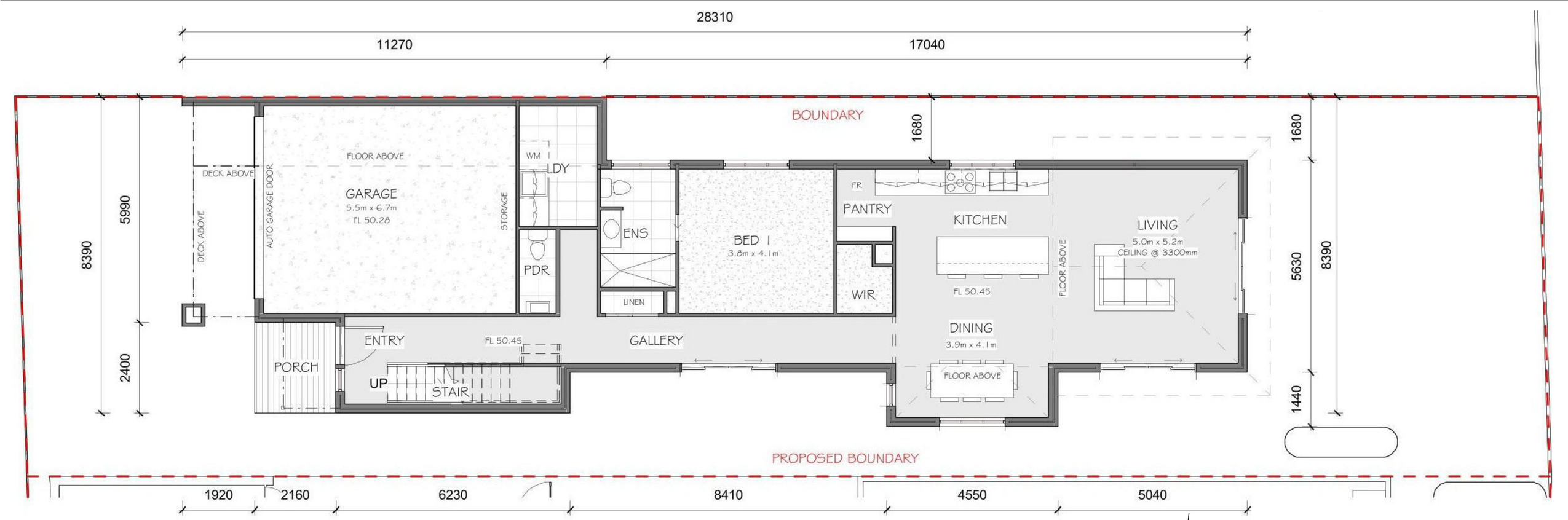
Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



Unit 1 - Ground Floor Plan
1 : 100

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 4.0 Unit 1 - Ground Floor Plan

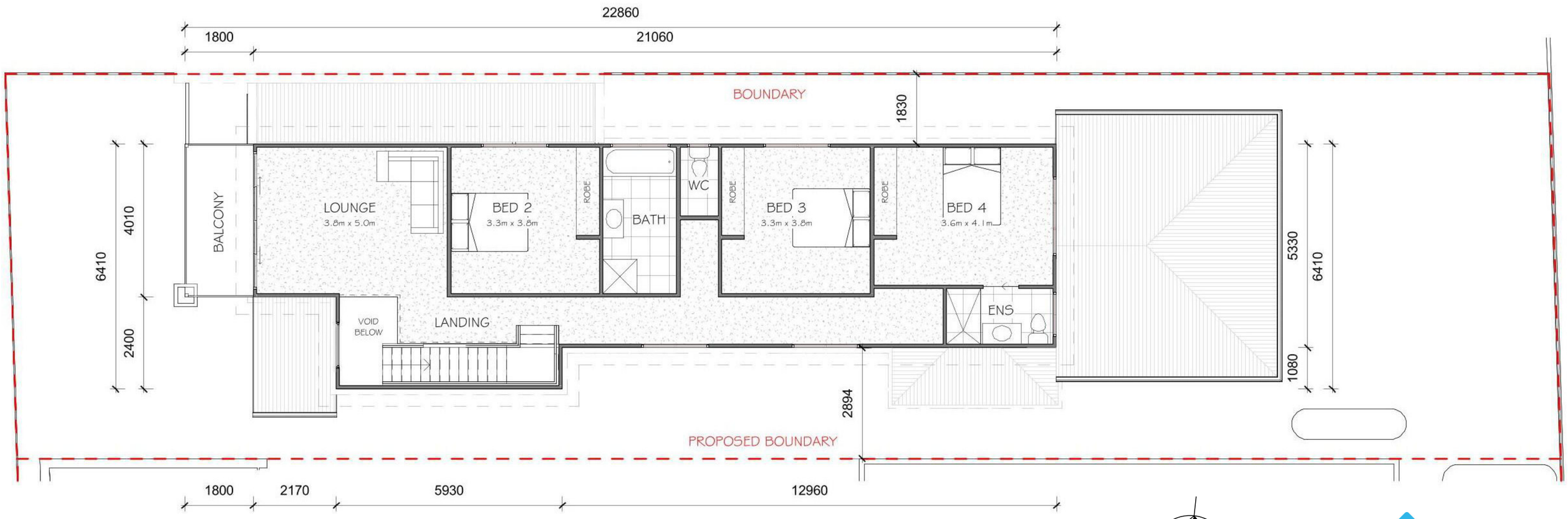
Issue: Town Planning

Date: 02/10/26

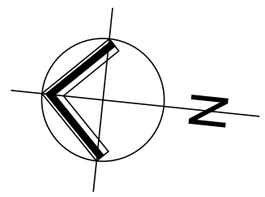
Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



Unit 1 - First Floor Plan
1 : 100



GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 4.1 Unit 1 - First Floor Plan

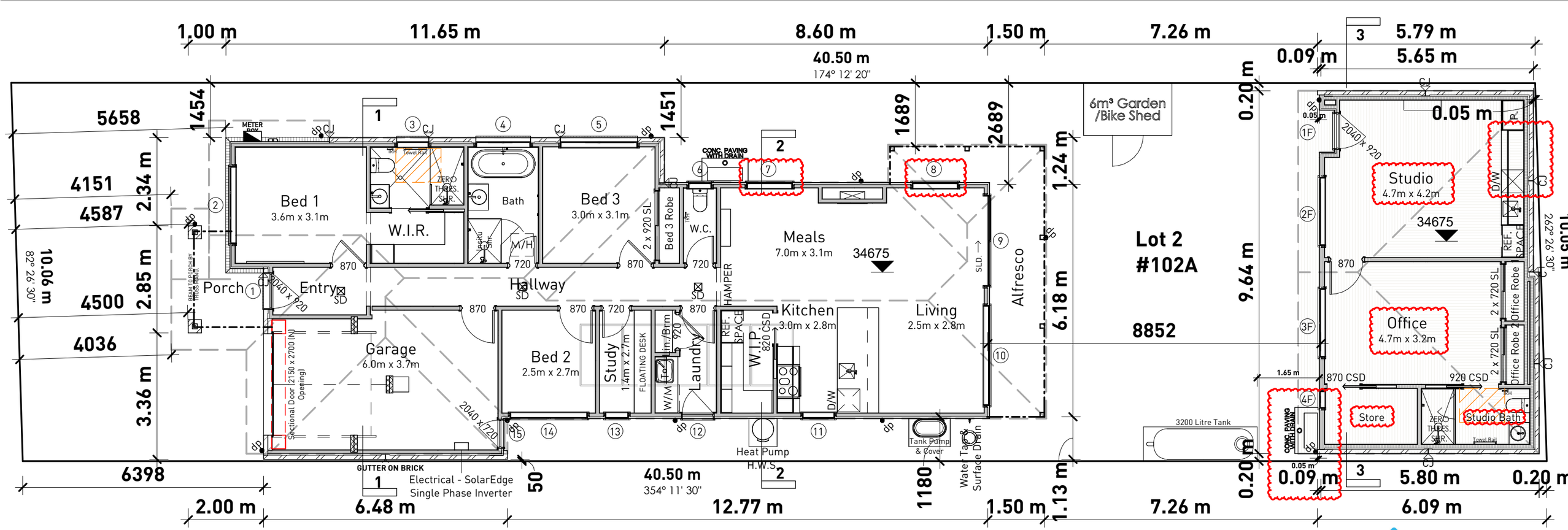
Issue: Town Planning

Date: 02/10/26

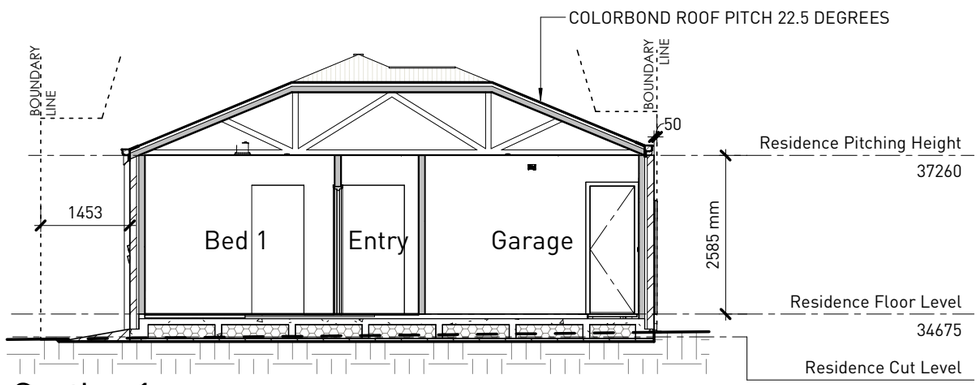
Drawn By: Author

Client Initial:

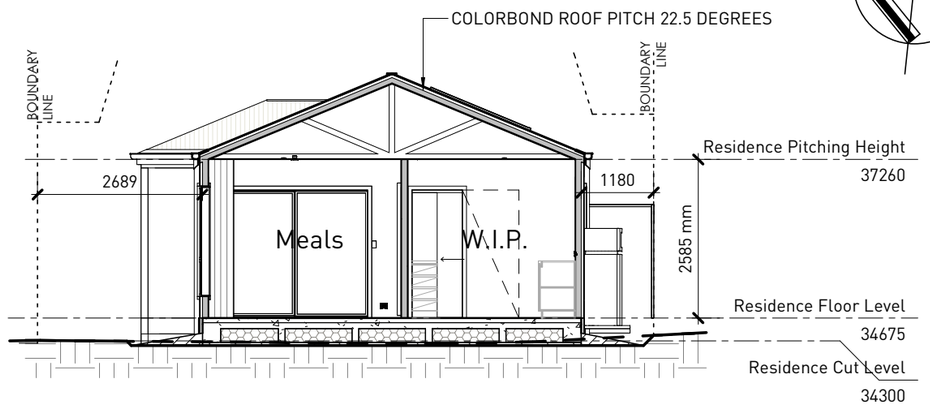
Lot 2 #102A
Powell Street, Central Ocean Grove



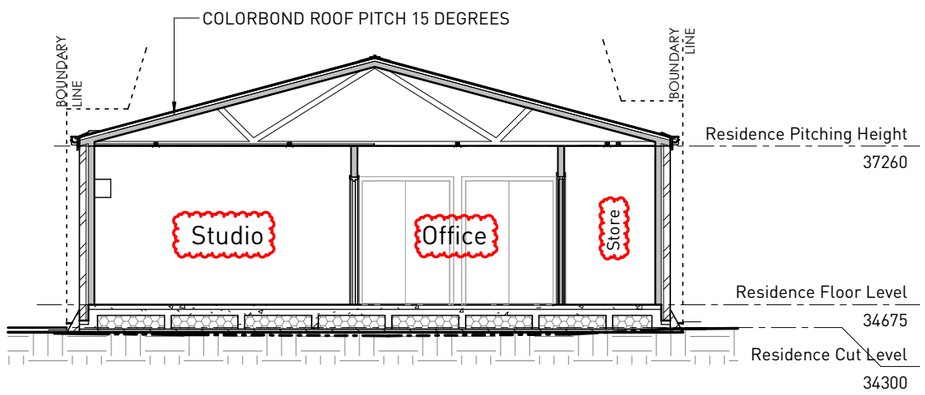
Unit 2 - Ground Floor Plan
1 : 100



Section 1
1 : 100



Section 2
1 : 100



Section 3
1 : 100

N

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 4.2 Unit 2 - Ground Floor Plan

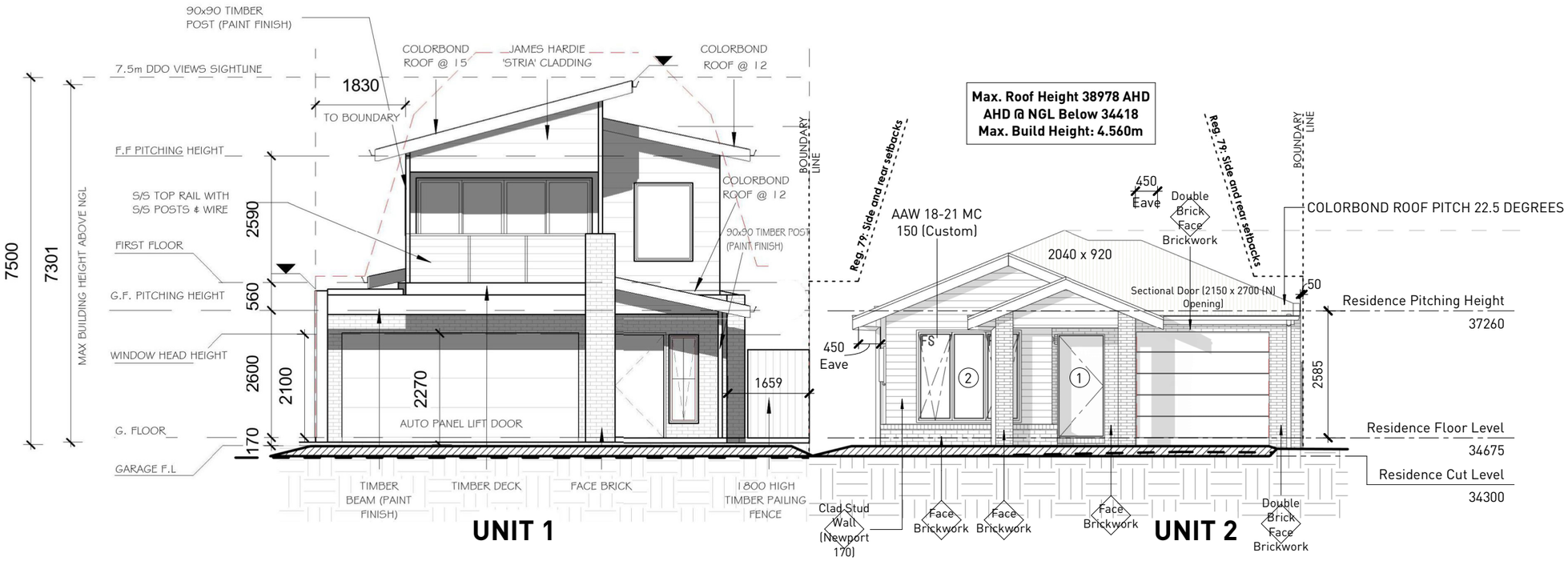
Issue: Town Planning

Date: 02/10/26

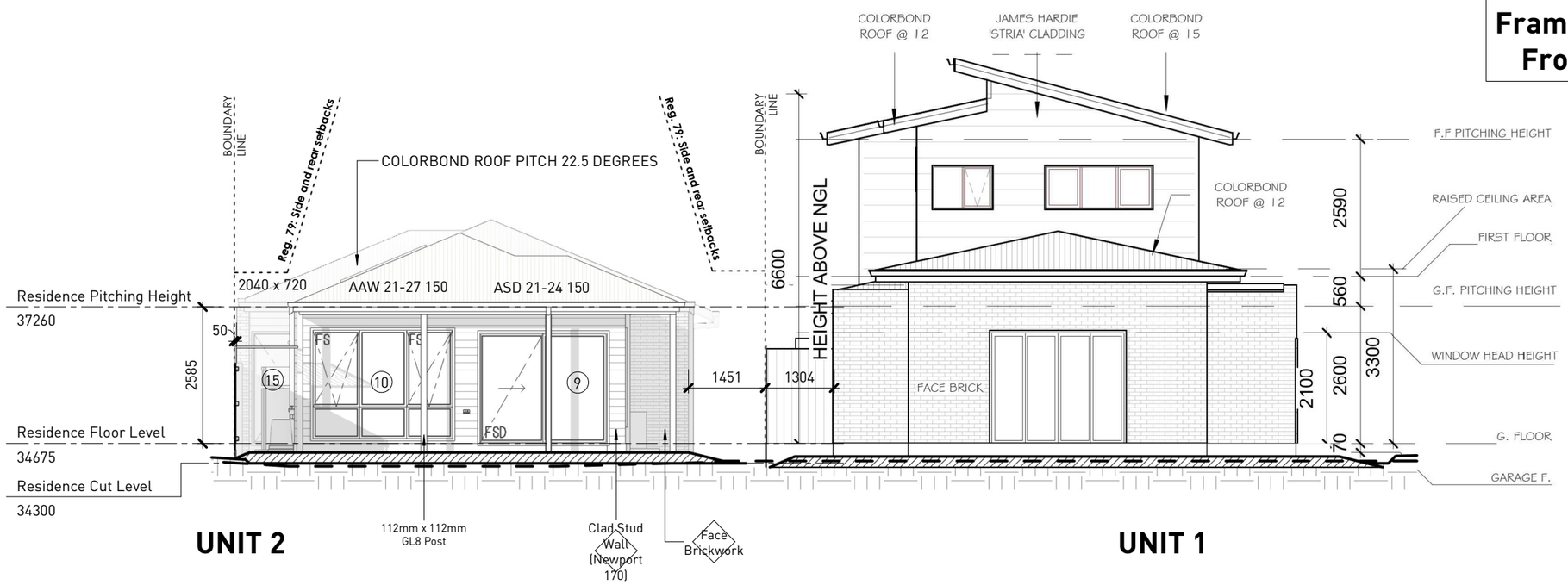
Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



North (Front) Elevation
1 : 100



South (Rear) Elevation
1 : 100

Note: Timber Framed Windows to Front Elevation.

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 5.0 Front & Rear Elevations

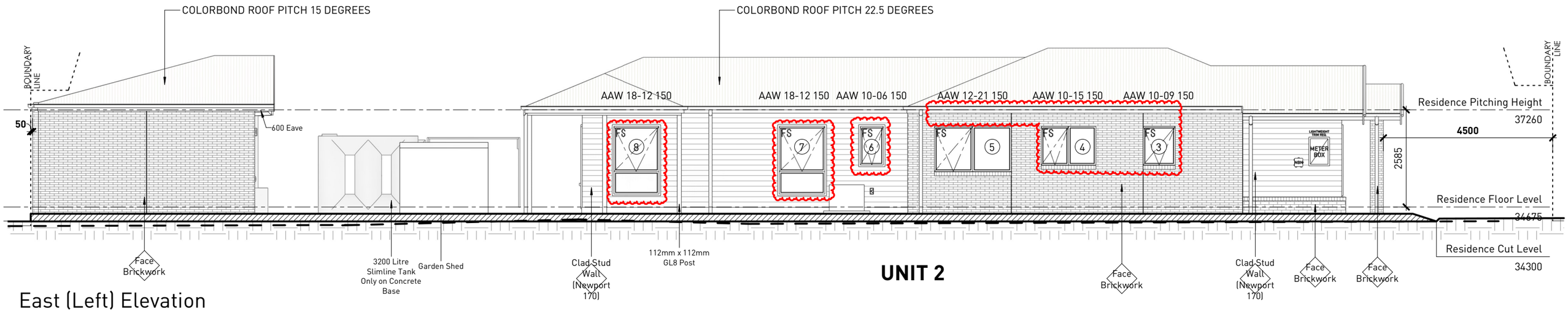
Issue: Town Planning

Date: 02/10/26

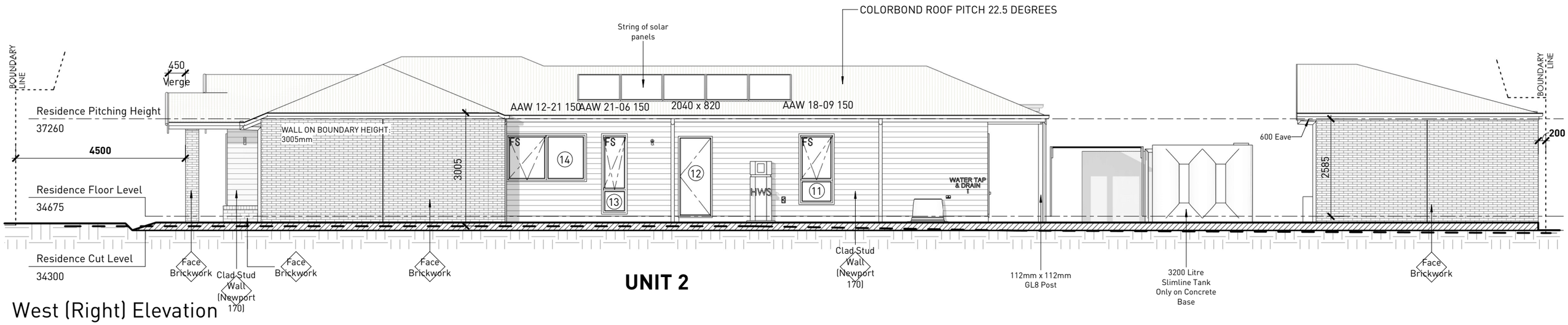
Drawn By: A.D.

Client Initial:

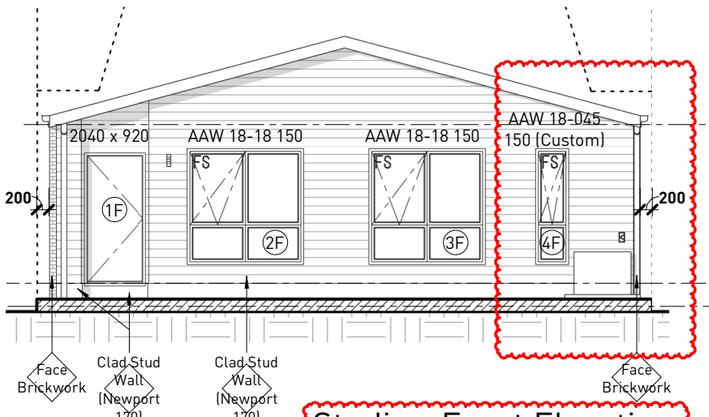
Lot 2 #102A
Powell Street, Central Ocean Grove



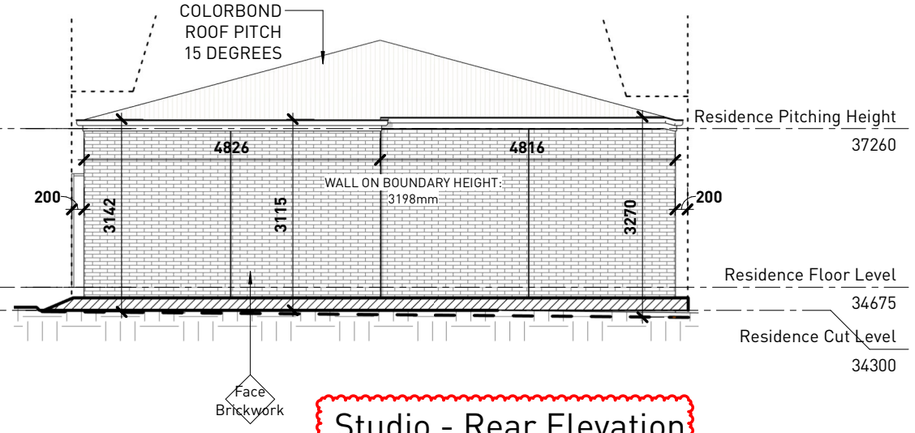
East (Left) Elevation
1 : 100



West (Right) Elevation
1 : 100



Studio - Front Elevation
1 : 100



Studio - Rear Elevation
1 : 100

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 5.1 Unit 2 Side Elevation
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

GEELONG HOMES

EXTERNAL COLOUR SHEET FOR TOWN PLANNING APPROVAL

ADDRESS: 102A Powell Street Central Ocean Grove VIC

CLIENTS NAME: Jodi & Hayley Kerr

1. 

2.

3. 

4. 

5. 

1. Face Brickwork: Austral San Remo
2. Roof, Gutter, Fascia, Downpipes: CB - Surfmist
3. External Cladding & Front Door: Haymes - White on White
4. External Aluminium Window & Doors: White Textura
5. Front Entry Door: Corinthian Doors - Elements ELEMA1 White Oak

GEELONG HOMES

Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 5.2 Colours Schedule

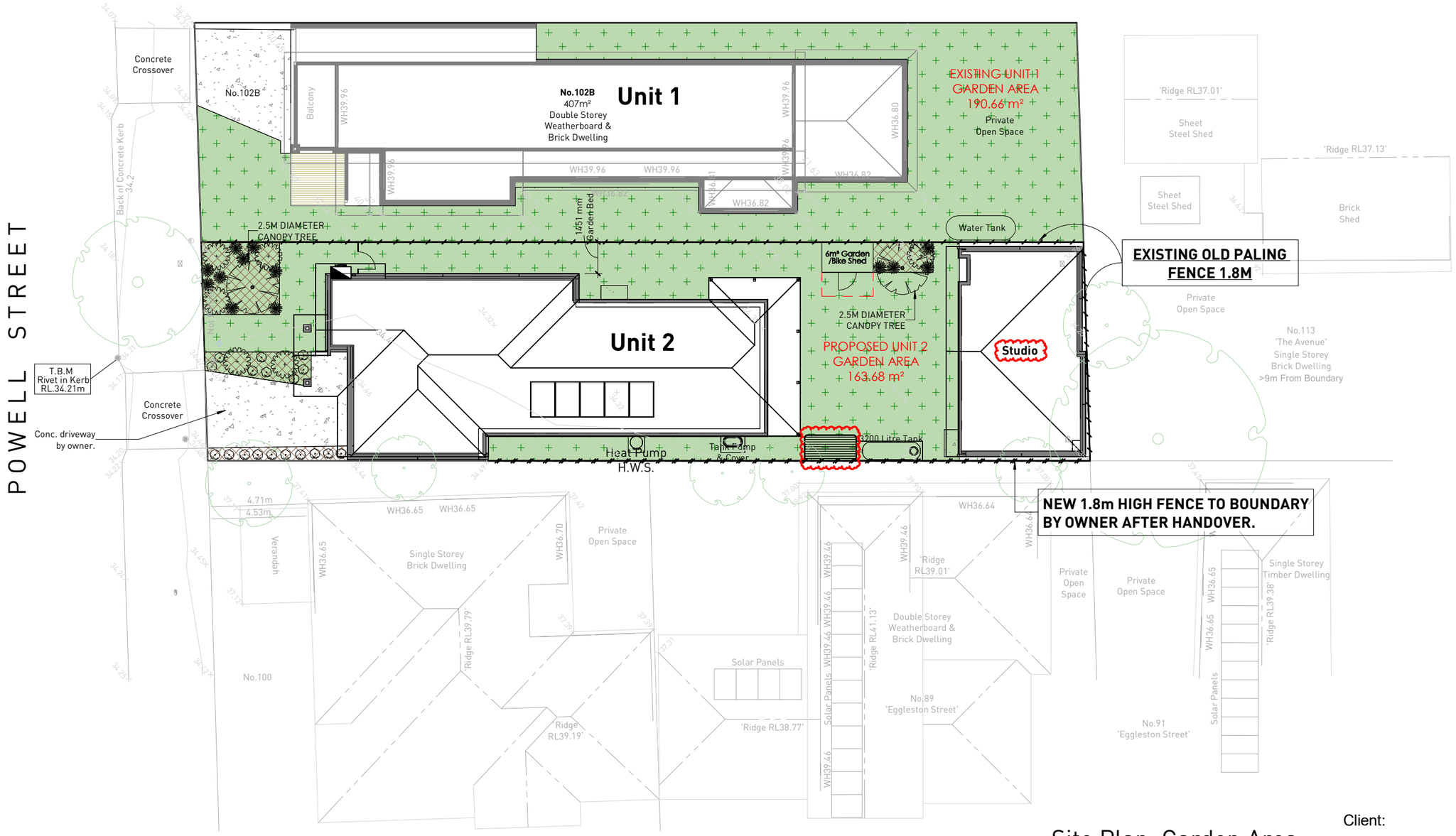
Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



Site Plan. Garden Area.
1 : 200

Denotes Garden

Unit 1 - GARDEN AREA.
SITE AREA: 407.0m².
PROPOSED GARDEN AREA: 190.66m²
PERCENTAGE ACHEIVED: 46.85%
PERCENTAGE REQUIRED: 25.0%

Unit 2 - GARDEN AREA.
SITE AREA: 407.0m².
PROPOSED GARDEN AREA: 163.68m²
PERCENTAGE ACHEIVED: 40.22%
PERCENTAGE REQUIRED: 25.0%

SITE ANALYSIS:
SITE: 814m²

UNIT 1 FOOTPRINT : 193.46m²
UNIT 2 FOOTPRINT : 217.51 m²
SITE COVERAGE: 410.23m² / 50.40%

SECLUDED PRIVATE OPEN SPACE
UNIT 1 : 79.70m²
UNIT 2 : 73.42m²

PERMEABLE AREAS

UNIT 1 : 189.91m²
UNIT 2 : 160.41m²
TOTAL 350.32m² / 43.04%

GARDEN AREA

UNIT 1 : 190.66m²
UNIT 2 : 163.68m²
TOTAL 354.34m² / 43.53%

Unit 1 - Landscaping

Image	Type	Total
	Decking	5.97 m²
	Lawn - Instant Turf	189.95 m²
	Paving	19.37 m²

Unit 2 - Landscaping

Image	Type	Total
	Lawn - Instant Turf	136.78 m²
	Mulch	25.62 m²
	Paving	31.31 m²

Client: J & H Kerr

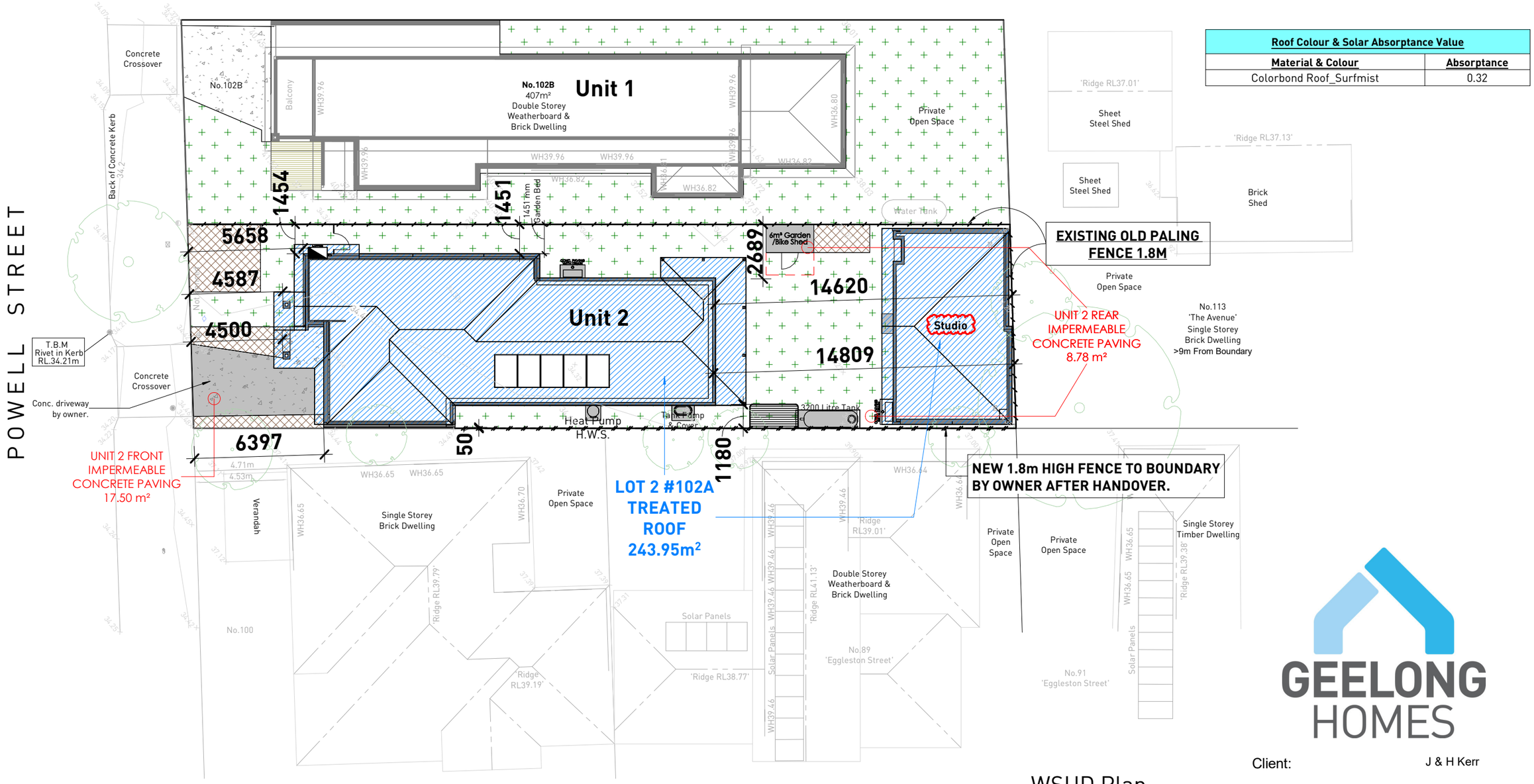
359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 5.3 Garden Area.
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.

Client Initial:

GEELONG HOMES

Lot 2 #102A
Powell Street, Central Ocean Grove



Roof Colour & Solar Absorptance Value	
Material & Colour	**Absorptance**
Colorbond Roof_Surfmist	0.32

WSUD Plan
1 : 200

N

GEELONG HOMES

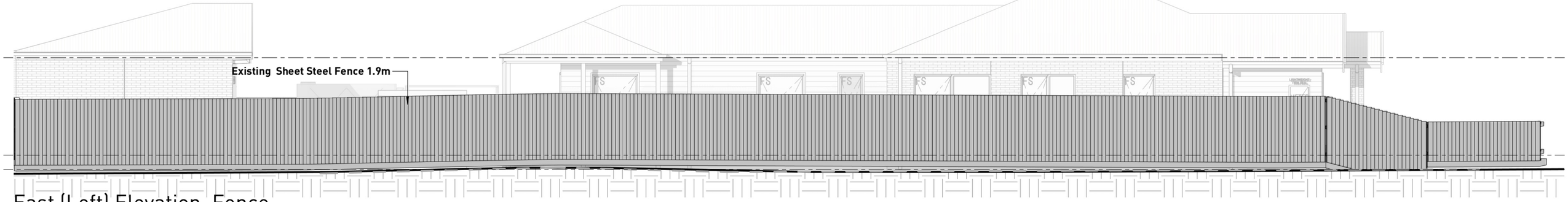
Client: J & H Kerr

359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

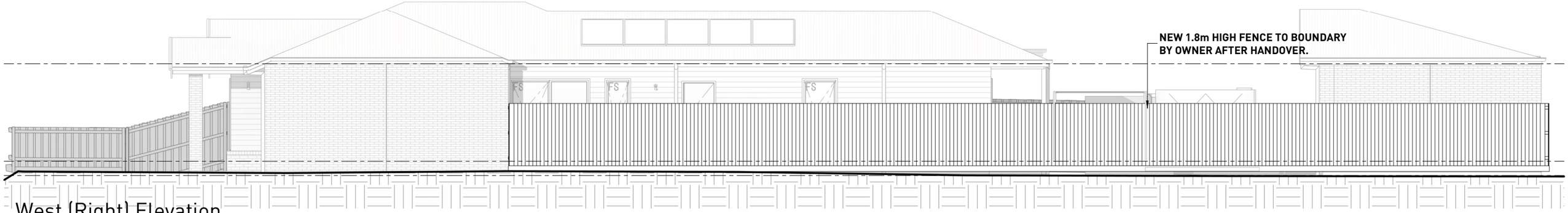
Sheet: 5.4 WSD Plan
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.

Client Initial:

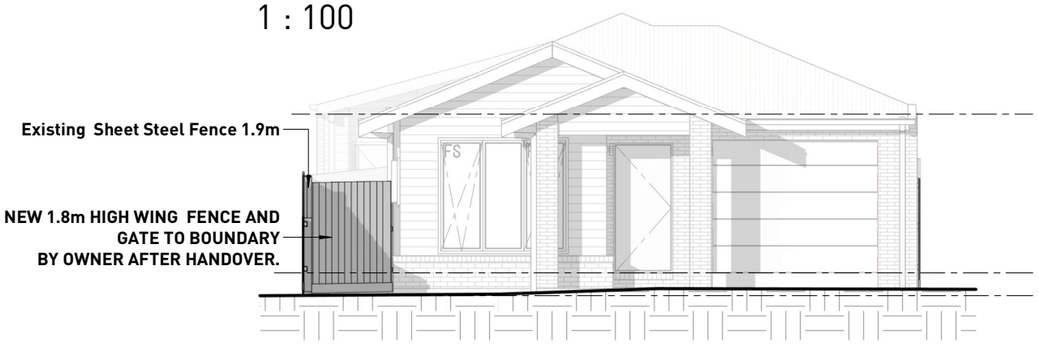
Lot 2 #102A
Powell Street, Central Ocean Grove



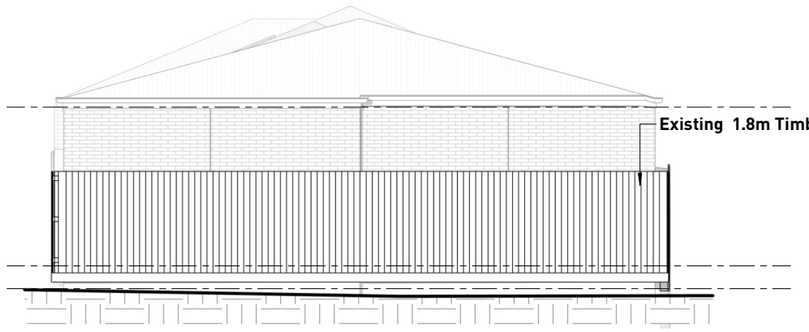
East (Left) Elevation. Fence.
1 : 100



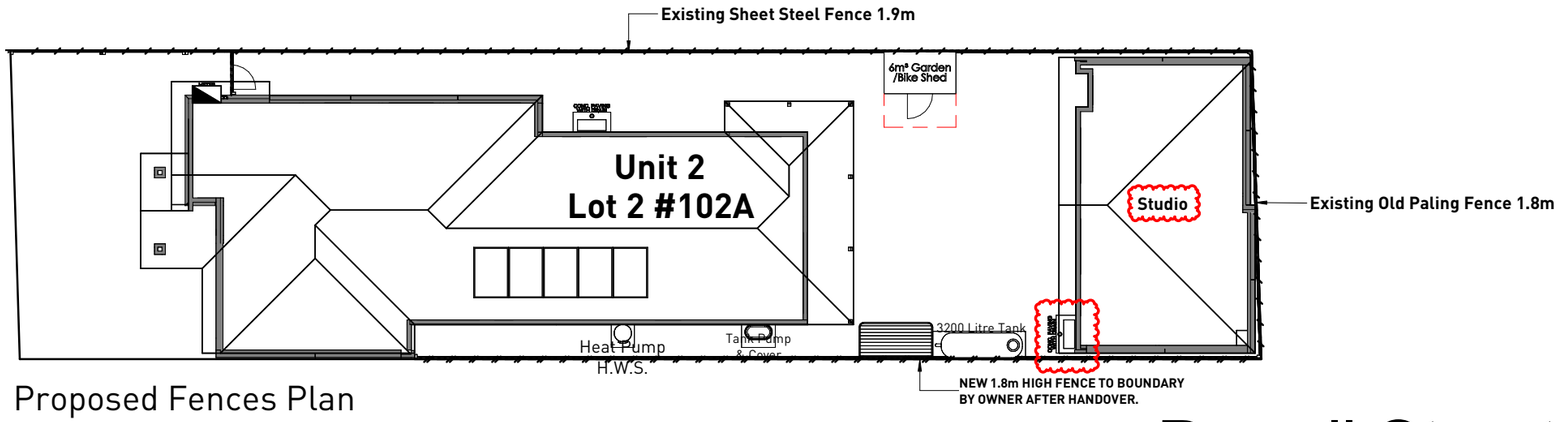
West (Right) Elevation
1 : 100



North (Front) Elevation
1 : 100



South (Rear) Elevation
1 : 100



Proposed Fences Plan
1 : 200

GEELONG HOMES

Client: J & H Kerr

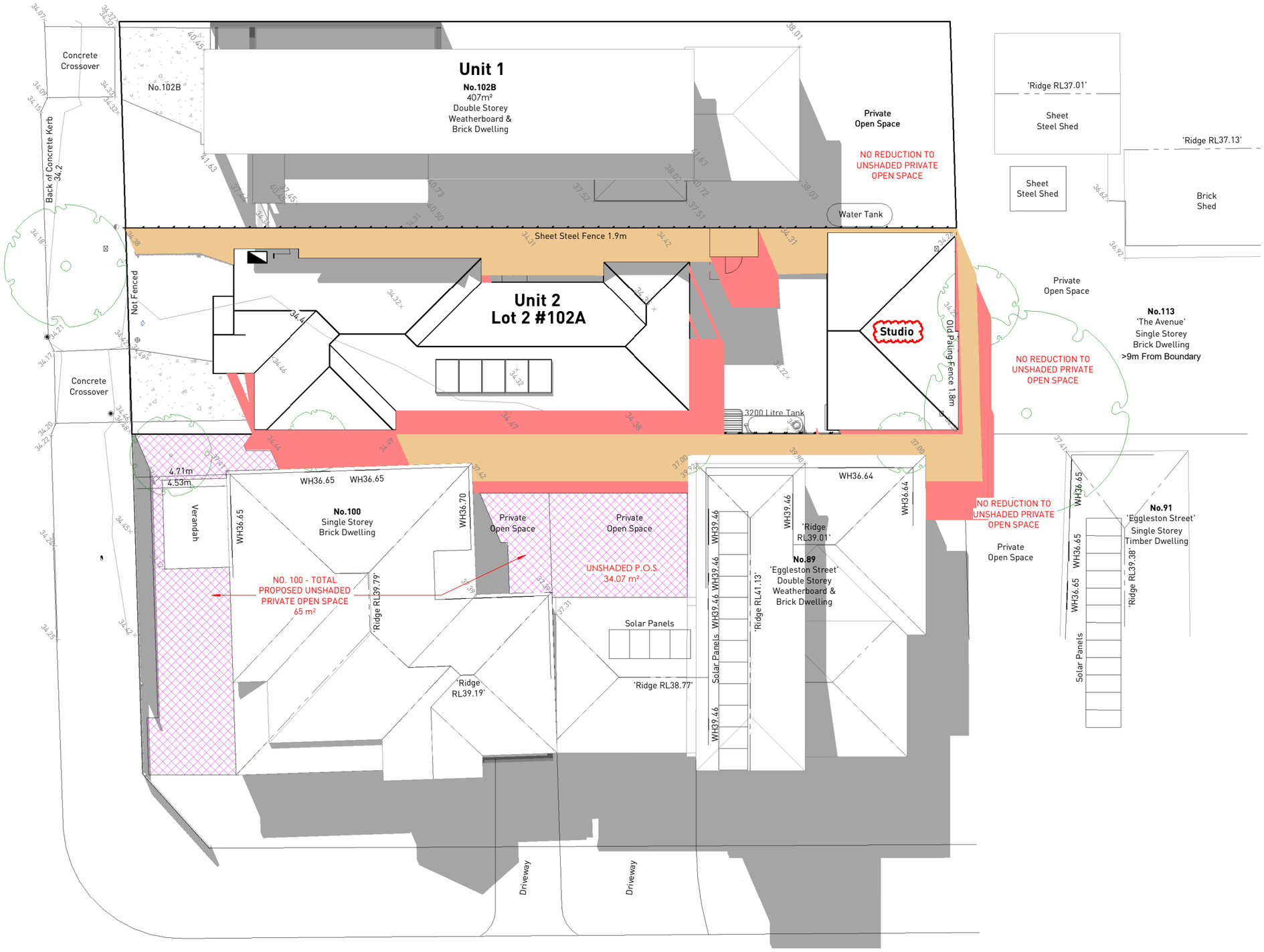
359 MOORABOOL STREET,
GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: 5.5
Proposed Fences
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

POWELL STREET



Shadows at 22nd September. Overshadowing Legend.

- Denotes Shadow created by existing boundary fences.
- Denotes proposed subject dwellings
- Denotes existing dwellings
- Proposed affected unshaded private open space with a min. dimension of 3.0m.

Notes:

At 9.00 am Proposed building has no additional shadow affect #100 or #102B Powell Street. POS.

Site Plan. Shadow Diagram.
9.00AM
1 : 200

GEELONG HOMES

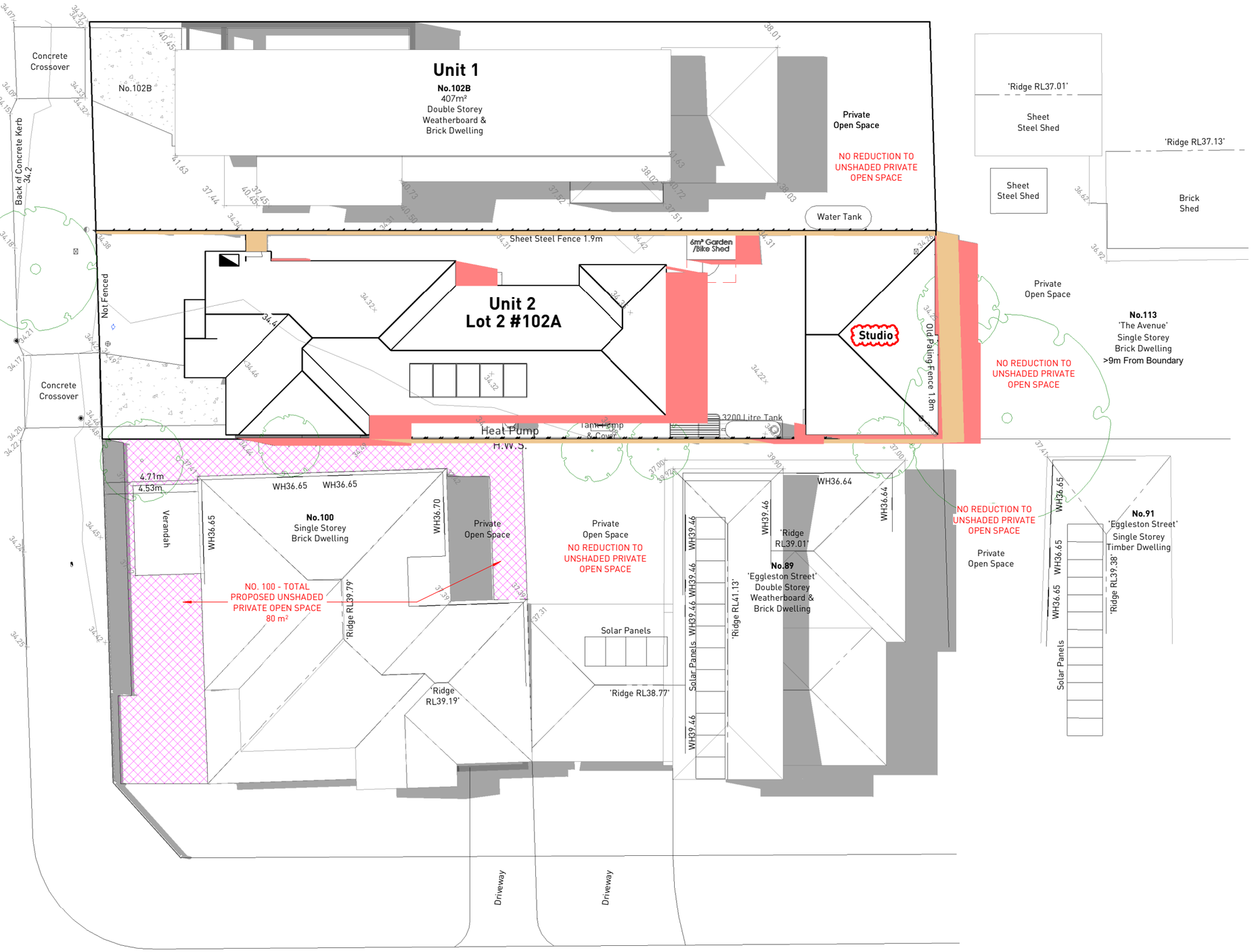
Client: J & H Kerr

359 MOORABOOL STREET,
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Sheet: 6.0 Shadow Diagrams.
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.
Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove

POWELL STREET



Shadows at 22nd September. Overshadowing Legend.

- Denotes Shadow created by existing boundary fences.
- Denotes proposed subject dwellings
- Denotes existing dwellings
- Proposed affected unshaded private open space with a min. dimension of 3.0m.

Notes:

At 12.00 pm Proposed building has no additional shadow affect #100 or #102B Powell Street. POS.

Site Plan. Shadow Diagram.
12.00PM
1 : 200

GEELONG HOMES

Client: J & H Kerr

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P.O. Box 1837 Geelong, 3220.
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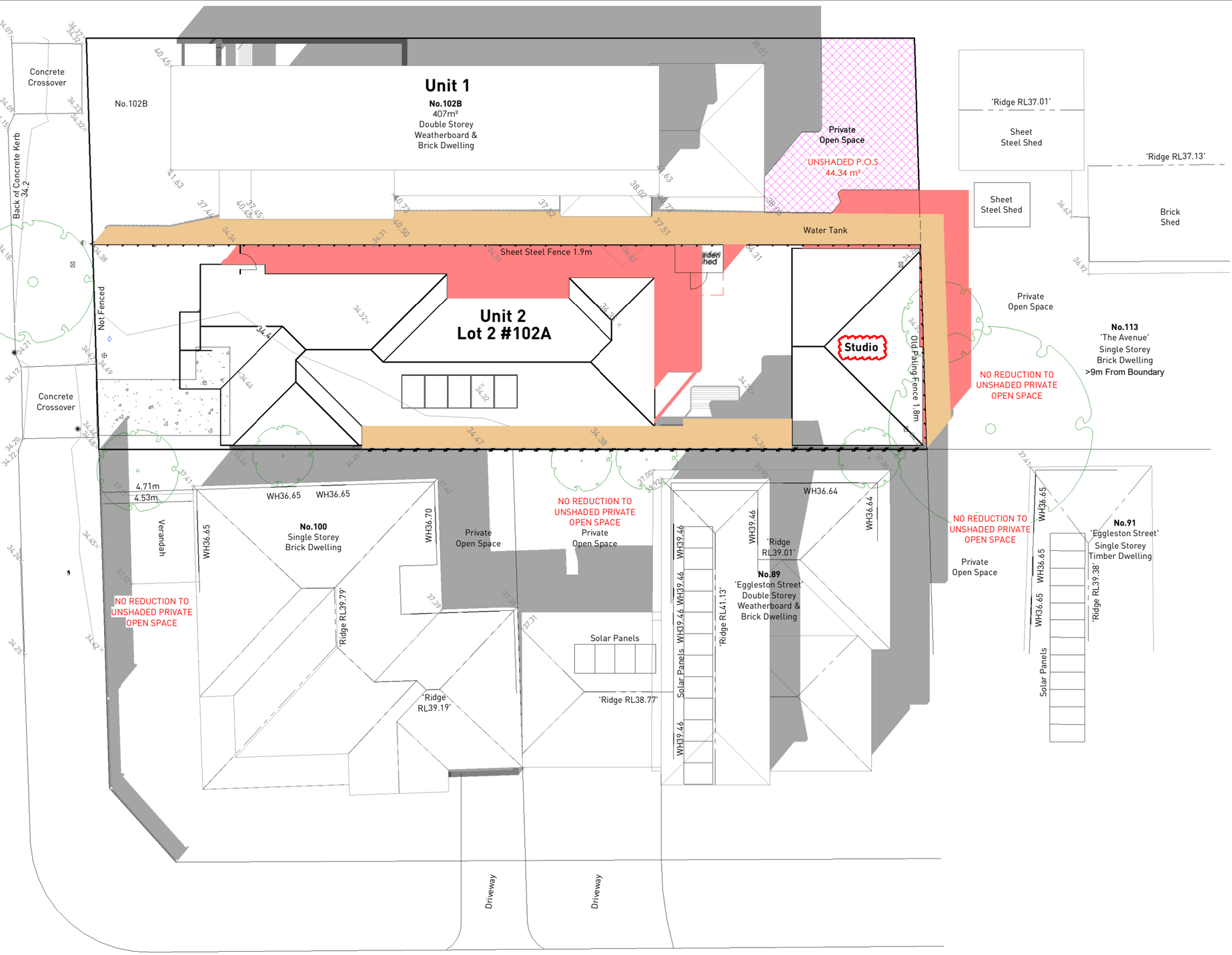
Sheet: 6.1 Shadow Diagrams.
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.

Client Initial:

Lot 2 #102A

Powell Street, Central Ocean Grove

POWELL STREET



EGGLESTON S T R E E T

Site Plan. Shadow Diagram.
3.00PM
1 : 200

Shadows at 22nd September. Overshadowing Legend.

- Denotes Shadow created by existing boundary fences.
- Denotes proposed subject dwellings
- Denotes existing dwellings
- Proposed affected unshaded private open space with a min. dimension of 3.0m.

Notes:

At 3.00 pm Proposed building has no additional shadow affect #100 or #102B Powell Street. POS.

GEELONG HOMES

Client: J & H Kerr

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GEELONG
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Sheet: 6.2 Shadow Diagrams.
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.

Client Initial:

Lot 2 #102A

Powell Street, Central Ocean Grove

POWELL STREET

Lot 1 #102B
Unit 1

NEW 1.0m HIGH PICKET FENCE AND GATES BY OWNER AFTER HANDOVER.

Lot 2 #102A
Unit 2

Concrete Crossover

No.102B

Back of Concrete Kerb

DUMPY PEG PLACED (1m offset from both boundaries)

Not Fenced

T.B.M Rivet in Kerb RL.34.21m

Conc. driveway by owner.

Double Storey Weatherboard & Brick Dwelling

Existing Sheet Steel Fence 1.9m

6m² Garden /Bike Shed

Water Tank

Private Open Space

'Ridge RL37.01'

Sheet Steel Shed

'Ridge RL37.13'

Brick Shed

Studio

Existing Side Paling Fence 1.8m

NEW 1.8m HIGH FENCE TO BOUNDARY BY OWNER AFTER HANDOVER.

No.113 'The Avenue' Single Storey Brick Dwelling >9m From Boundary

Heat Pump H.W.S.

Tank Pump & Cover

3200 Litre Tank

Single Storey Brick Dwelling

Verandah

Private Open Space

Double Storey Weatherboard & Brick Dwelling

'Ridge RL41.13'

'Ridge RL39.01'

Single Storey Timber Dwelling

'Ridge RL39.38'

Solar Panels

No.89 'Eggleston Street'

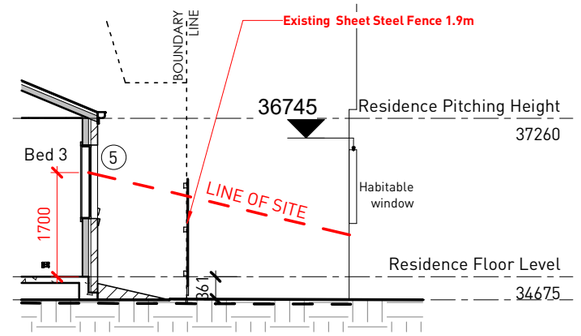
No.91 'Eggleston Street'

No.100

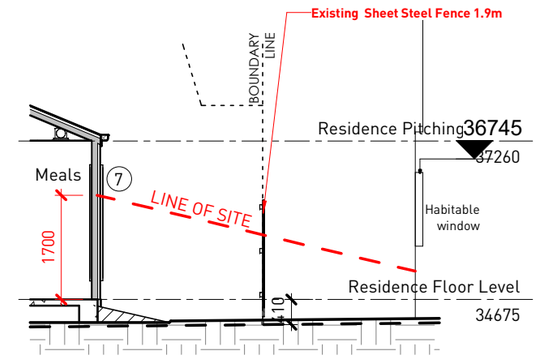
'Ridge RL39.79'

'Ridge RL39.19'

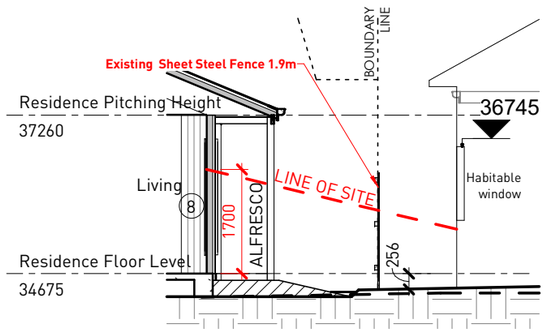
'Ridge RL38.77'



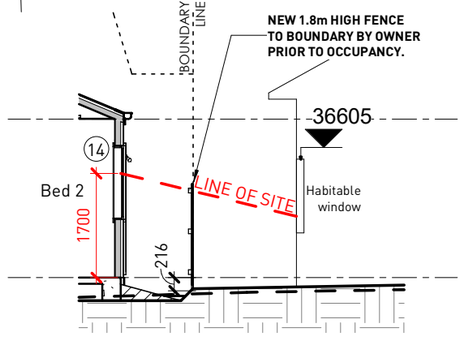
Section A
1 : 100



Section B
1 : 100



Section C
1 : 100



Section E
1 : 100

Site Plan. Overlooking.
1 : 200

GEELONG HOMES

Client: J & H Kerr

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Sheet: 7.0 Overlooking

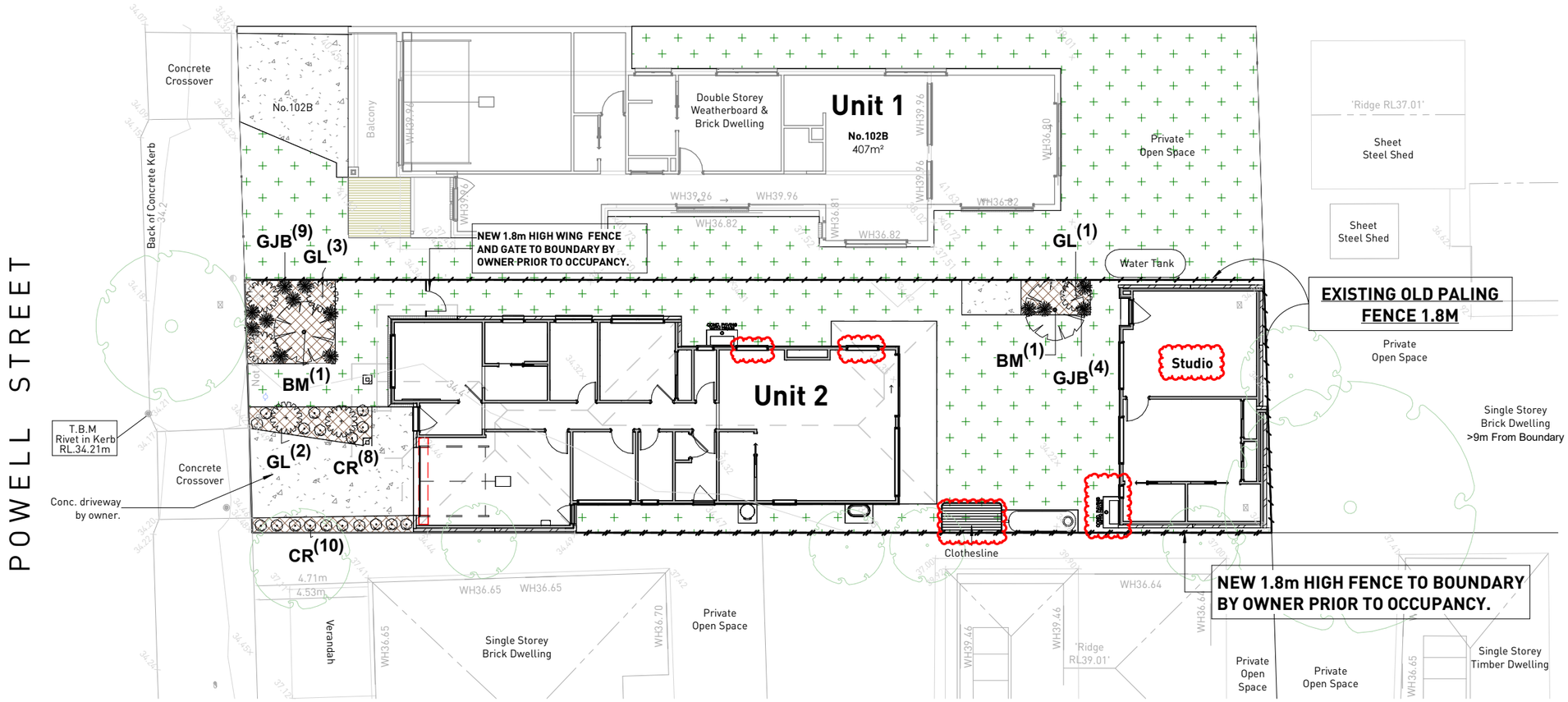
Issue: Town Planning

Date: 02/10/26

Drawn By: A.D.

Client Initial:

Lot 2 #102A
Powell Street, Central Ocean Grove



Landscape plan
1 : 200

Paving Schedule	
Location	**Area**
Unit 1 Paving	19.37 m²
Unit 2 Paving	31.31 m²
Total Paving	50.68 m²

Unit 1 - Landscaping		
Image	Type	Total
	Decking	5.97 m²
	Lawn - Instant Turf	189.95 m²
	Paving	19.37 m²

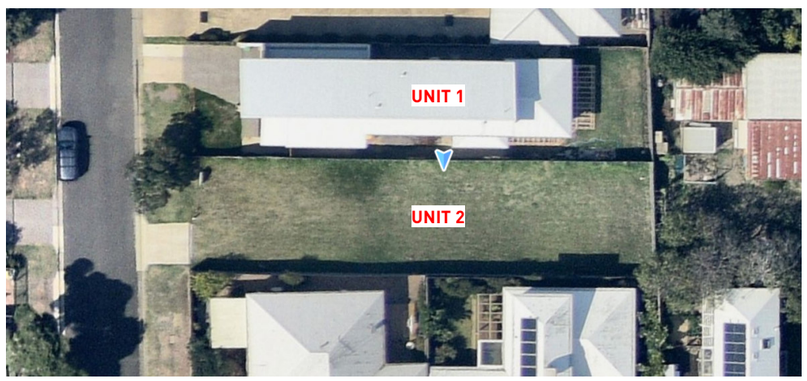
Unit 2 - Landscaping		
Image	Type	Total
	Lawn - Instant Turf	136.78 m²
	Mulch	25.62 m²
	Paving	31.31 m²

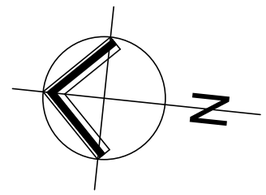
UNIT 1 HAVE NO PLANTING

Planting Schedule - Unit 2

Photo	Graphic	Tag	Common Name	Botanical Name	Mature Size	Pot Size	Front	Rear	Total
	Tree	BM	Moonah	Melaleuca Lanceolata	3.5 x 5	300mm	1	1	2
	Hedging/ Screen	CR	Coastal Rosemary	Westringia 'Naringa"	1.0m x 0.6m	140mm	18	0	18
	Small - Med. Shrub	GJB	Green John Bottlebrush	Callistemon viminalis	0.8m x 0.6m	140mm	9	4	13
	Medium Shrub	GL	Gymea Lily	Doryanthes excelsa	1.5m x 1.5m	140mm	5	1	6
Total							33	6	39







GEELONG HOMES

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Sheet: 8.0 Landscape Plan
Issue: Town Planning
Date: 02/10/26
Drawn By: A.D.
Client Initial:

Lot 2 #102A Powell Street, Central Ocean Grove