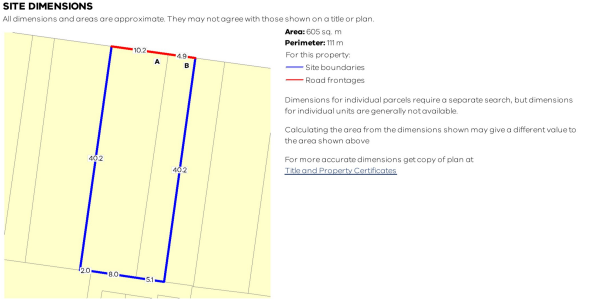


PROPERTY REPORT

PROPERTY DETAILS
Address: 37 LAWTON AVENUE GEELONG WEST 3218
Lot and Plan Number: This property has 2 parcels. See table below
Standard Parcel Identifier (SPI): See table below
Local Government Area (Council): GREATER GEELONG
Council Property Number: 209342
Directory Reference: Melway 451 J1



PARCEL DETAILS
The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI
A Lot 1 TP200996	1TP200996
B Lot 2 TP200996	2TP200996

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

PLANNING PROPERTY REPORT



Further Planning Information
Planning scheme data last updated on 31 October 2025.
A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>
This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>
For details of surrounding properties, use this service to get the Reports for properties of interest.
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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Neighbourhood Residential Zone (NHRZ)
Planning Property Report: 37 LAWTON AVENUE GEELONG WEST 3218
Page 1 of 2

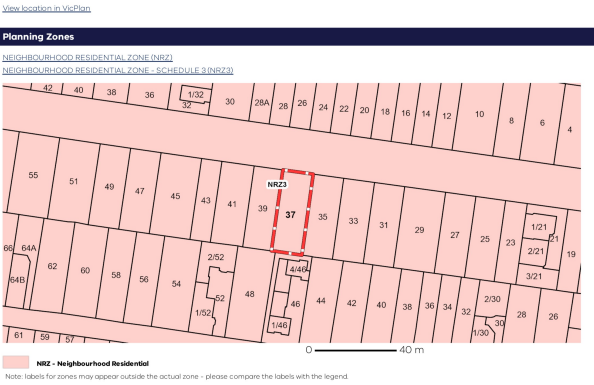
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Neighbourhood Residential Zone (NHRZ)
Planning Property Report: 37 LAWTON AVENUE GEELONG WEST 3218
Page 2 of 2

PLANNING PROPERTY REPORT

PROPERTY DETAILS
Address: 37 LAWTON AVENUE GEELONG WEST 3218
Lot and Plan Number: More than one parcel - see link below
Standard Parcel Identifier (SPI): More than one parcel - see link below
Local Government Area (Council): GREATER GEELONG
Council Property Number: 209342
Planning Scheme: Greater Geelong
Directory Reference: Melway 451 J1
This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

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
Registered Aboriginal Party: Wadawurrung Traditional Owners Aboriginal Corporation
Country Fire Authority



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Neighbourhood Residential Zone (NHRZ)
Planning Property Report: 37 LAWTON AVENUE GEELONG WEST 3218
Page 1 of 2

PLANNING PROPERTY REPORT



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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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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Neighbourhood Residential Zone (NHRZ)
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Page 2 of 2



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REGISTERED BUILDING DESIGNER
DP-AD 100059

CLIENT: [REDACTED]

37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT: EXISTING HOME ALTERATIONS

PROJECT STATUS: TOWN PLANNING

No.	DESCRIPTION	DATE
B	REVISION ISSUED TO CLIENT	11/02/2026
C	REVISION ISSUED TO CLIENT	12/03/2026
D	REVISION ISSUED TO CLIENT	20/06/2026
E	REVISION ISSUED TO CLIENT	26/06/2026

DRWN: KV

CHKD: MW

PROJECT ISSUE DATE: 17 OCTOBER 2025

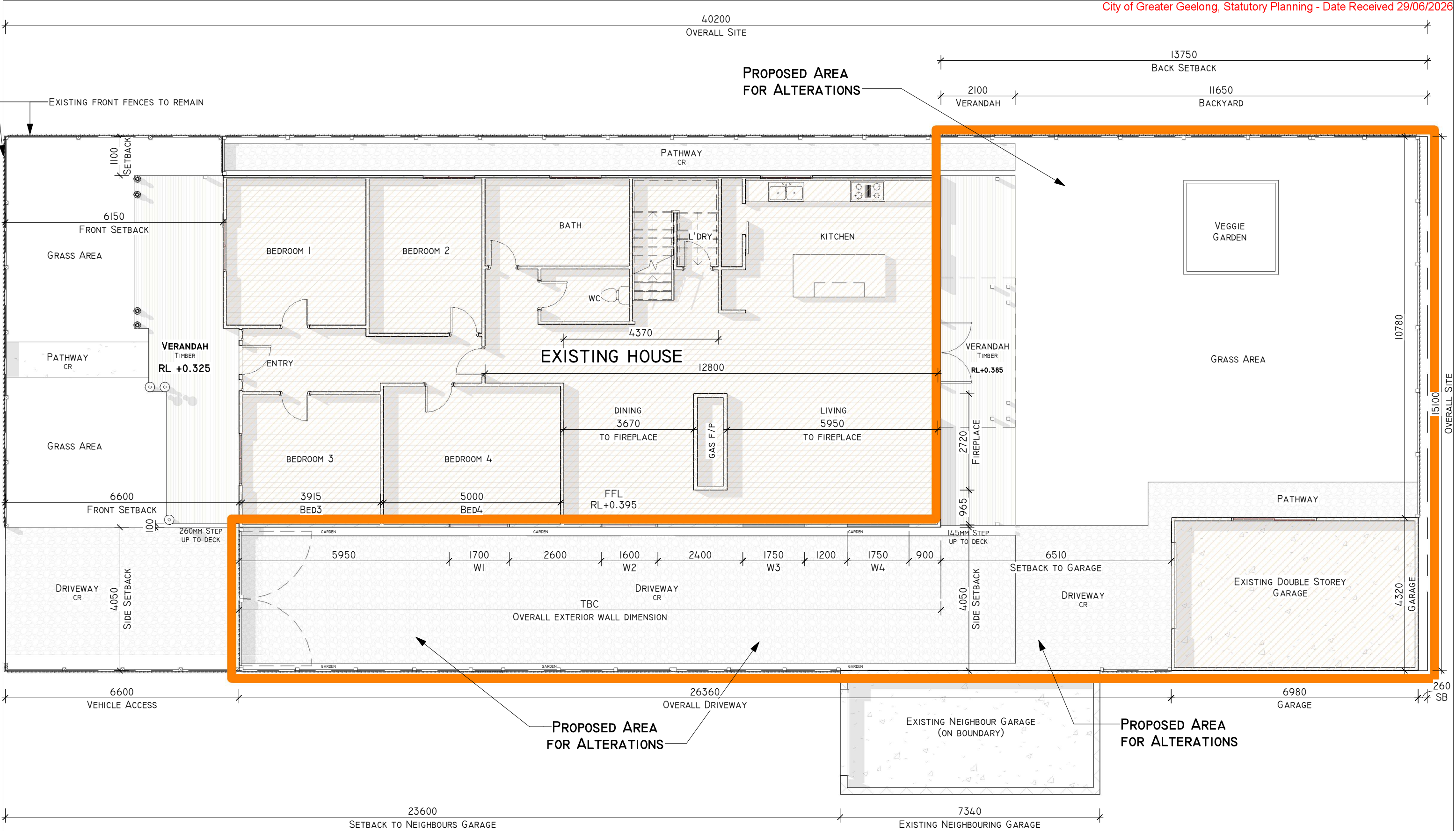
CURRENT REVISION DATE: 26/06/2026

SCALE @ A3: 1 : 500

REVISION: E

SITE PLAN

SKI.01



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REGISTERED BUILDING DESIGNER
DP-AD 100059

CLIENT:
37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT:
EXISTING HOME ALTERATIONS

PROJECT STATUS:
TOWN PLANNING

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GRND LEVEL

CHKD: MW

PROJECT ISSUE DATE: 17 OCTOBER 2025

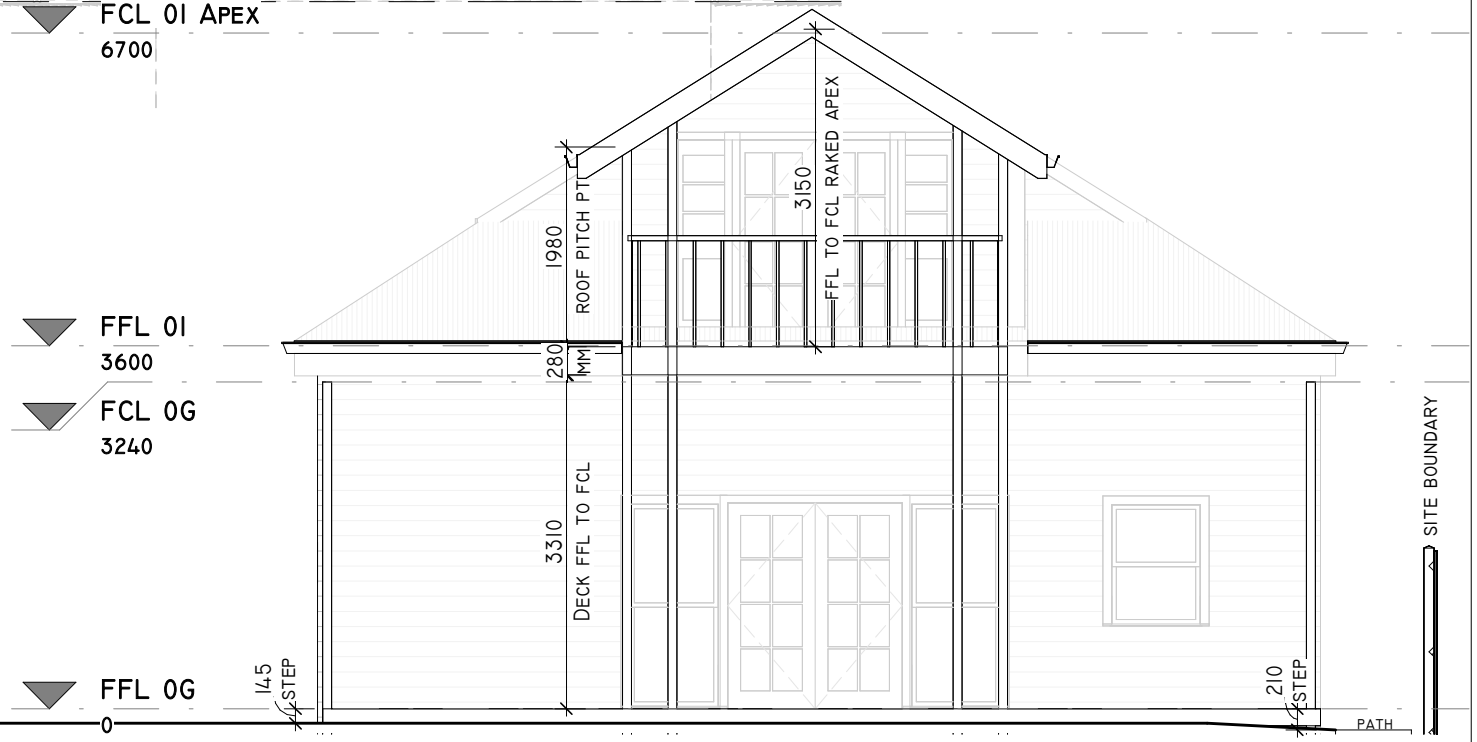
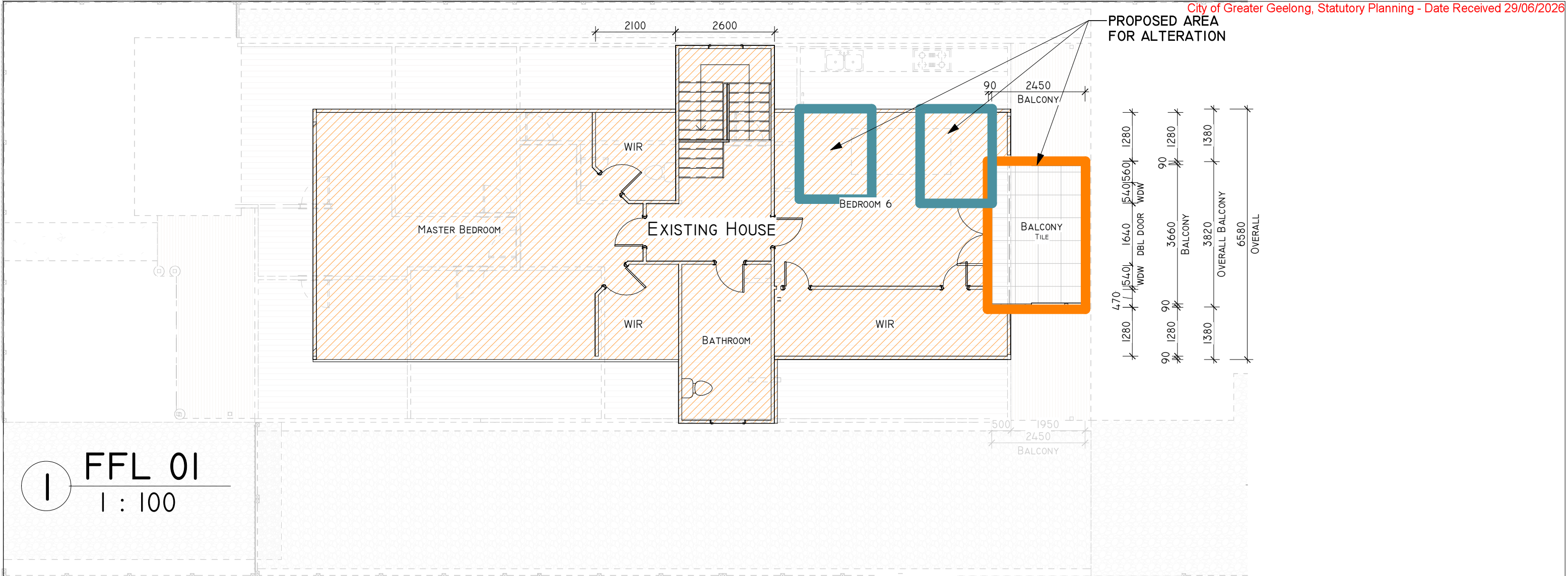
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SCALE @ A3: 1 : 100

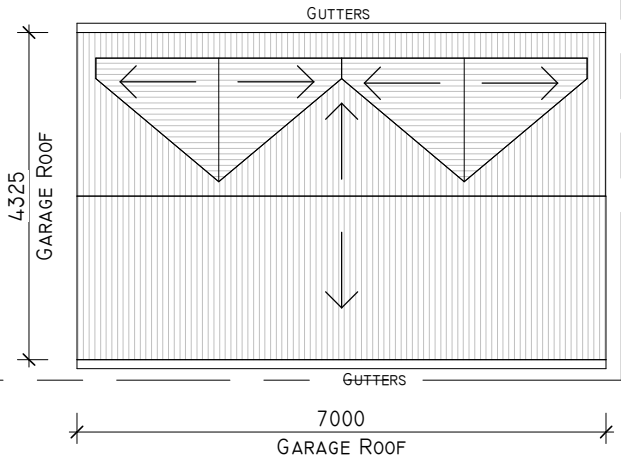
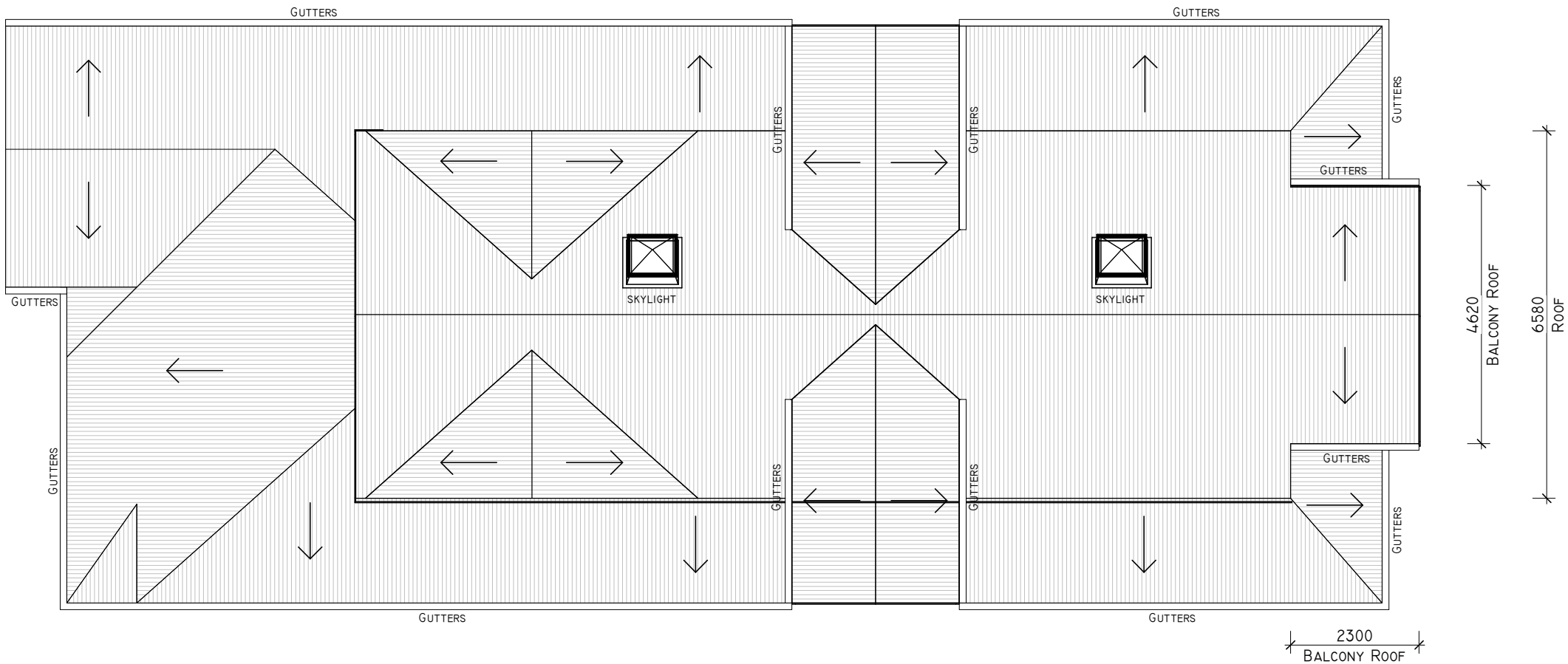
REVISION: E

SK1.02

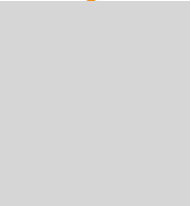
NORTH



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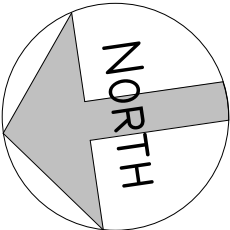
CLIENT: [REDACTED]

37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT: **EXISTING HOME ALTERATIONS**

PROJECT STATUS: **TOWN PLANNING**

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DRWN: KV

CHKD: MW

PROJECT ISSUE DATE: 17 OCTOBER 2025

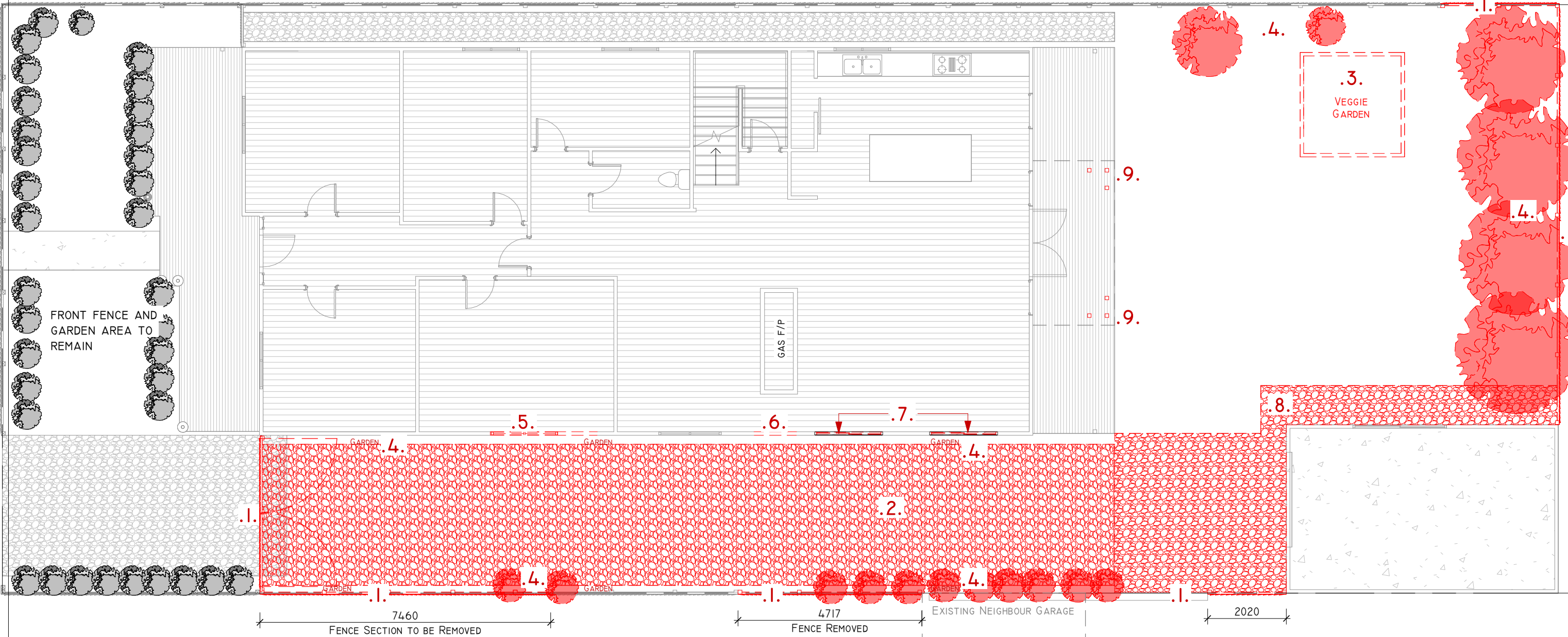
CURRENT REVISION DATE: 26/06/2026

SCALE @ A3: 1 : 100

REVISION: E

EXISTING HOUSE PLAN - ROOF

SKI.04



DEMOLITION NOTES

- 1. REMOVE SECTIONS OF FENCING TO BE REPLACED WITH PROPOSED BRICK WALL FENCE.
- 2. REMOVE SECTION OF DRIVEWAY.
- 3. REMOVE VEGETABLE GARDEN.
- 4. REMOVE EXISTING GARDEN AND TREES.
- 5. CAREFULLY REMOVE WINDOW AND INFILL 770MM WIDTH FOR PROPOSED GARAGE.
- 6. REMOVE SECTION OF WALL FOR NEW DOOR OPENING.
- 7. CAREFULLY REMOVE TRANSOM WINDOWS TO BE REUSED IN PROPOSED DESIGN AND INFILL WALL.
- 8. REMOVE SECTION OF DRIVEWAY TO BE REPLACED WITH GRASS.
- 9. REPLACE COLUMNS WITH STRONGER SIZE TO SUPPORT PROPOSED BATHROOM.

NB:- ENGINEER TO BE CONSULTED REGARDING STRUCTURAL BALCONY FLOOR CAN BE RETAINED.



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CLIENT:

37 LAWTON AVENUE, GEELONG WEST 3218

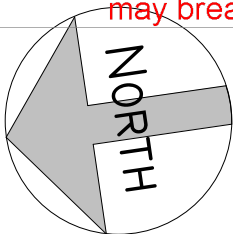
PROJECT:

EXISTING HOME ALTERATIONS

PROJECT STATUS:

TOWN PLANNING

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DRWN: KV

DEMOLITION PLAN - GROUND

CHKD: MW

PROJECT ISSUE DATE:

17 OCTOBER 2025

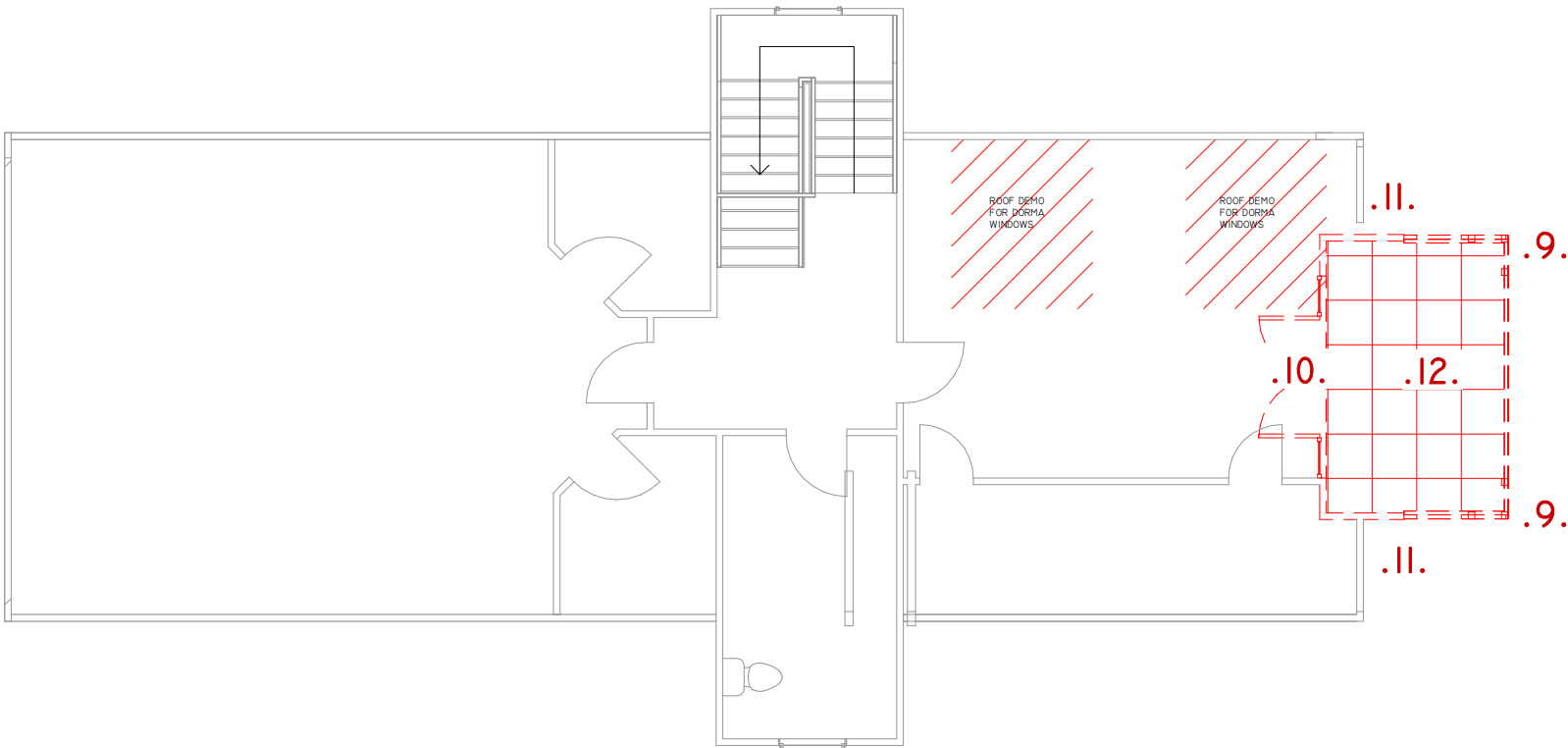
CURRENT REVISION DATE:

26/06/2026

SCALE @ A3: 1 : 100

REVISION: E

SKI.05



DEMOLITION NOTES

- 9. REPLACE COLUMNS WITH STRONGER SIZE TO SUPPORT PROPOSED BATHROOM.
 - 10. **CAREFULLY** REMOVE DOORS AND WINDOWS TO BE REUSED IN PROPOSED DESIGN.
 - 11. REMOVE BALCONY RAILINGS AND WALLS.
 - 12. REMOVE BALCONY EXTERIOR TILING.
- NB:-** ENGINEER TO BE CONSULTED REGARDING STRUCTURAL BALCONY FLOOR CAN BE RETAINED.



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REGISTERED BUILDING DESIGNER
DP-AD 100059

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CLIENT:
[REDACTED]

37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT:
EXISTING HOME ALTERATIONS

PROJECT STATUS:
TOWN PLANNING

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E	REVISION ISSUED TO CLIENT	26/06/2026

NORTH

DRWN: KV

CHKD: MW

PROJECT ISSUE DATE:

CURRENT REVISION DATE:

SCALE @ A3: 1 : 100

DEMOLITION PLAN - 1ST LEVEL

SKI.06

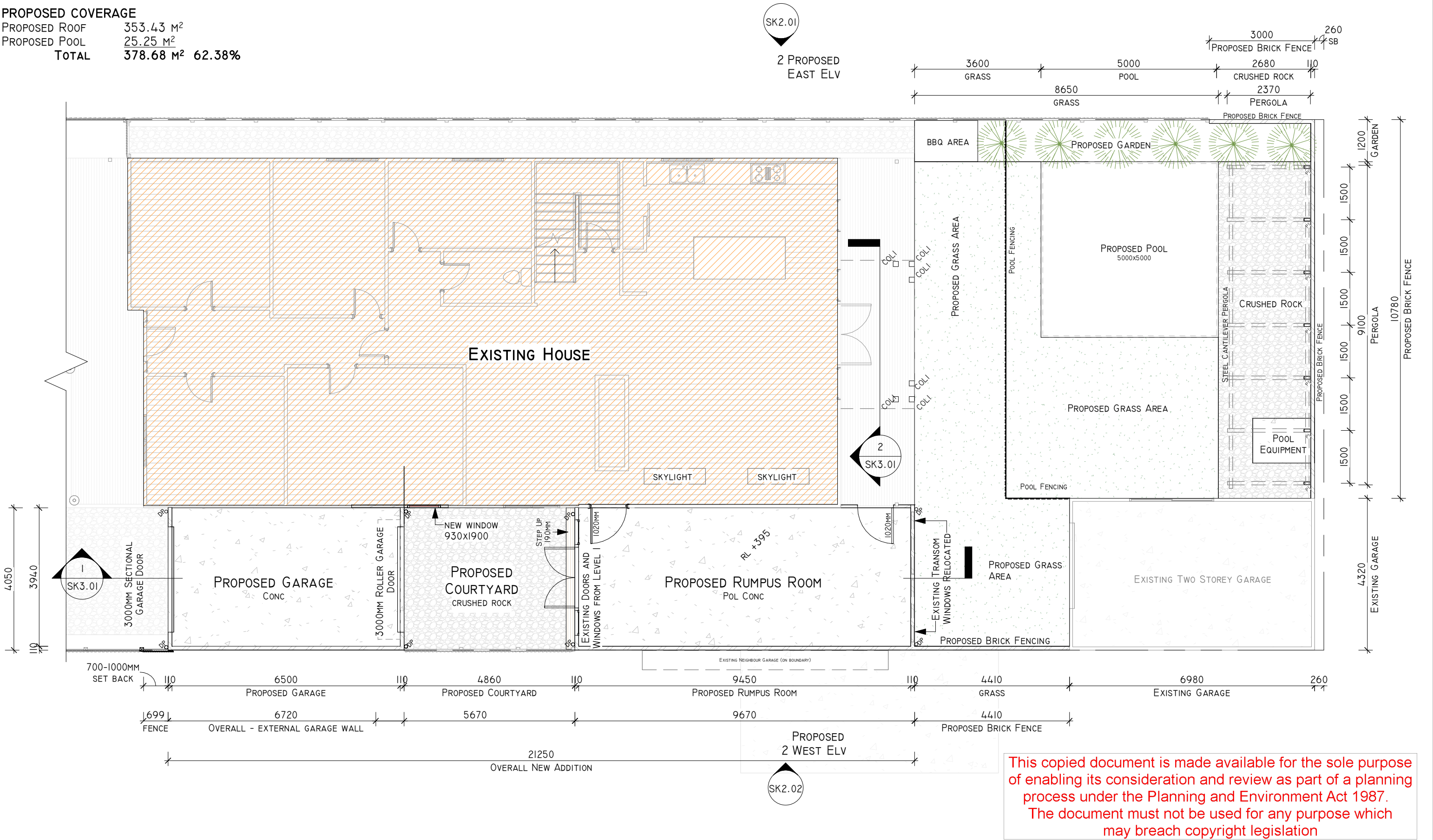
17 OCTOBER 2025

26/06/2026

REVISION: E

SITE COVERAGE
SITE AREA: 607.02 M²
EXISTING COVERAGE: 293.24 M² 48.31%

PROPOSED COVERAGE
PROPOSED ROOF 353.43 M²
PROPOSED POOL 25.25 M²
TOTAL 378.68 M² 62.38%



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REGISTERED BUILDING DESIGNER
DP-AD 100059

CLIENT:
37 LAWTON AVENUE, GEELONG WEST 3218

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NORTH

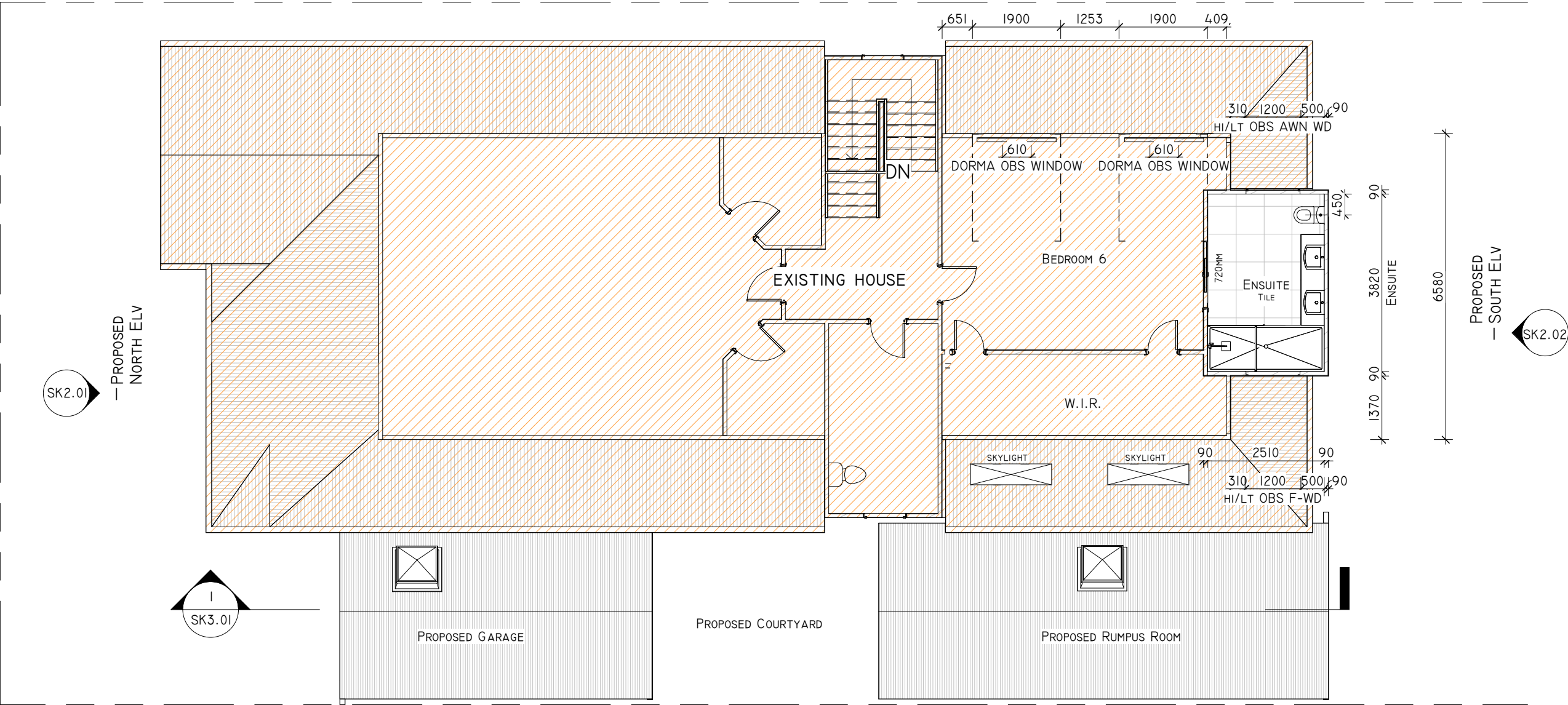
DRWN: KV
CHKD: MW

PROJECT ISSUE DATE: 17 OCTOBER 2025
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PROPOSED FLOOR PLAN - GROUND

SKI.07

REVISION: E



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REGISTERED BUILDING DESIGNER
DP-AD 100059

CLIENT:
[REDACTED]
37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT:
EXISTING HOME ALTERATIONS

PROJECT STATUS:
TOWN PLANNING

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E	REVISION ISSUED TO CLIENT	26/06/2026

NORTH

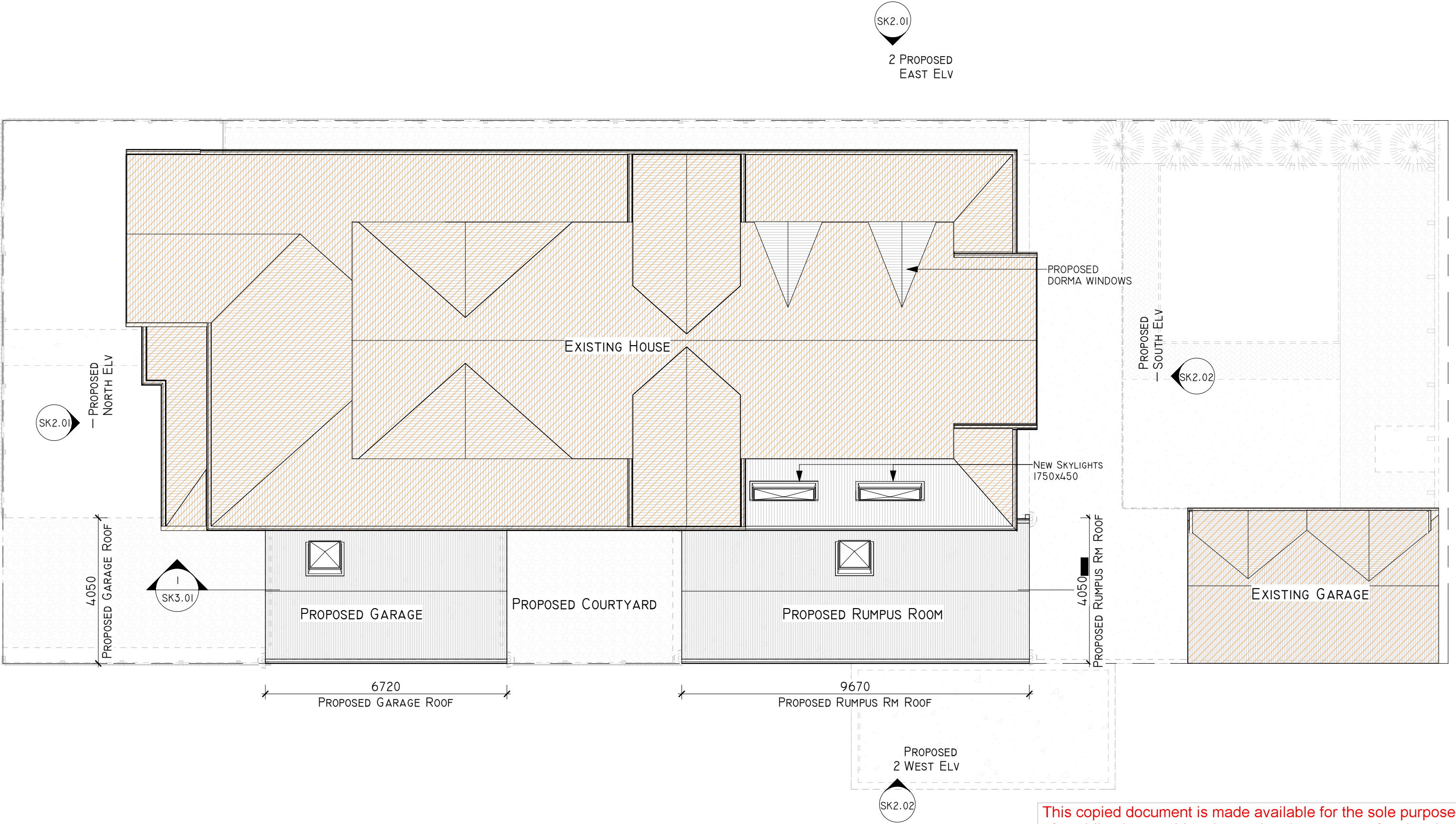
DRWN: KV
CHKD: MW

PROJECT ISSUE DATE:
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PROPOSED FLOOR PLAN - FIRST LEVEL

SKI.08

17 OCTOBER 2025
26/06/2026
REVISION: E



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REGISTERED BUILDING DESIGNER
DP-AD 100059

CLIENT:

37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT:

EXISTING HOME ALTERATIONS

PROJECT STATUS:

TOWN PLANNING

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NORTH

DRWN: KV

CHKD: MW

PROJECT ISSUE DATE:

CURRENT REVISION DATE:

SCALE @ A3: 1 : 100

PROPOSED ROOF PLAN

SKI.09

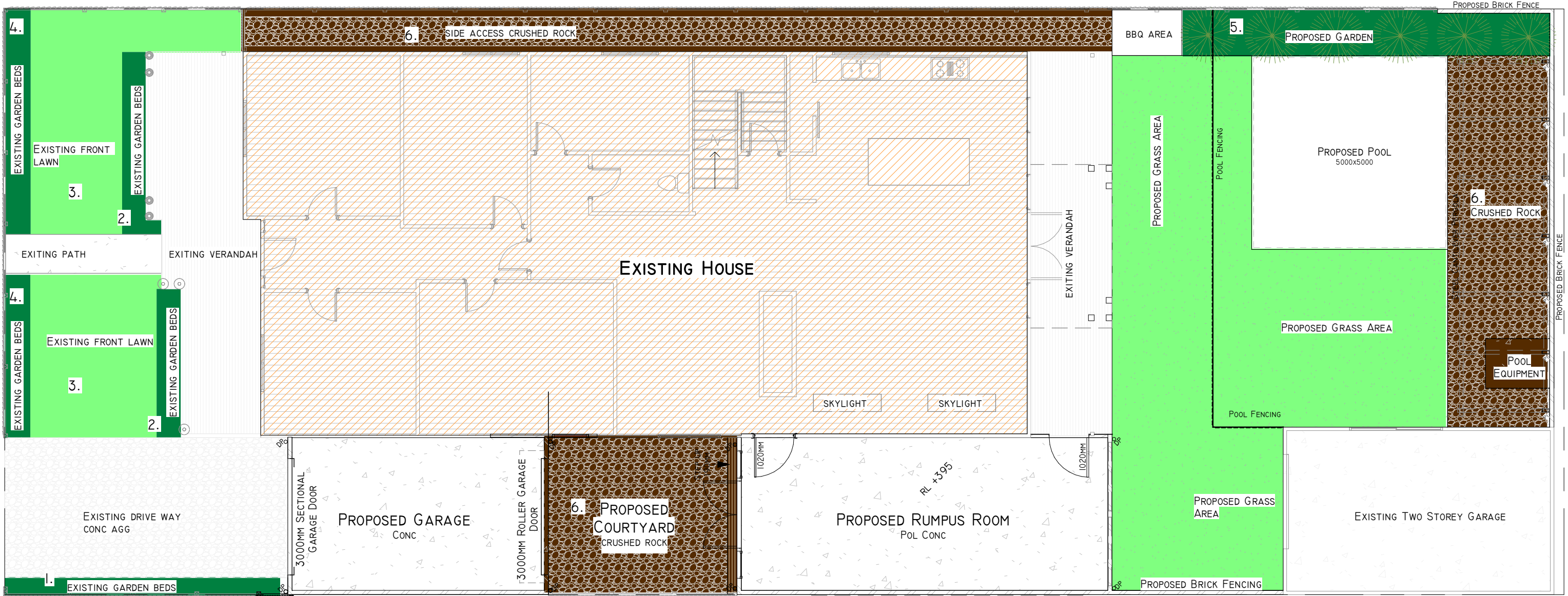
17 OCTOBER 2025

26/06/2026

REVISION: E



6. PROPOSED CRUSH ROCK

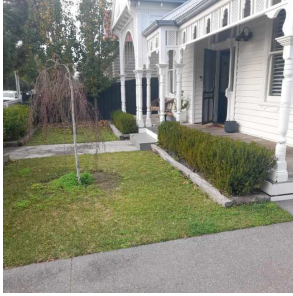


	CRUSHED ROCK AREA'S 69.712M ²	SITE COVERAGE SITE AREA: 607.02 M ² EXISTING COVERAGE: 293.24 M ² 48.31%
	GRASSED AREA'S 106.875M ²	
	GARDEN AREA'S 26.443M ²	PROPOSED COVERAGE PROPOSED ROOF 353.43 M ² PROPOSED POOL 25.25 M ² TOTAL 378.68 M² 62.38%
PROPOSED GARDEN AREA TOTAL 201.03M ²		PERMEABILITY 201.03 M² 33.12%

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1. EXISITING ENGLISH BOX HEDGE NEXT TO DRIVEWAY



2. EXISTING FRONT BOX HEDGE IN FORNT OF PORCH



3.EXISTING GRASSED AREA



4. EXISTING FRONT ENGLISH BOXED HEDGE ON EXTING FRONT FENCE LINE



5. PROPOSED JAPANESE BOX HEDGE IN POOL AREA

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CLIENT:

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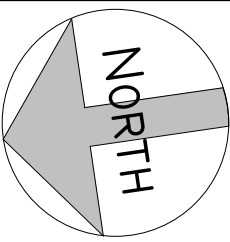
PROJECT:

EXISTING HOME ALTERATIONS

PROJECT STATUS:

TOWN PLANNING

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DRWN: KV

CHKD: MW

PROJECT ISSUE DATE:

CURRENT REVISION DATE:

SCALE @ A3: 1 : 100

PROPOSED GARDEN PLAN

SKI.09 (1)

17 OCTOBER 2025

26/06/2026

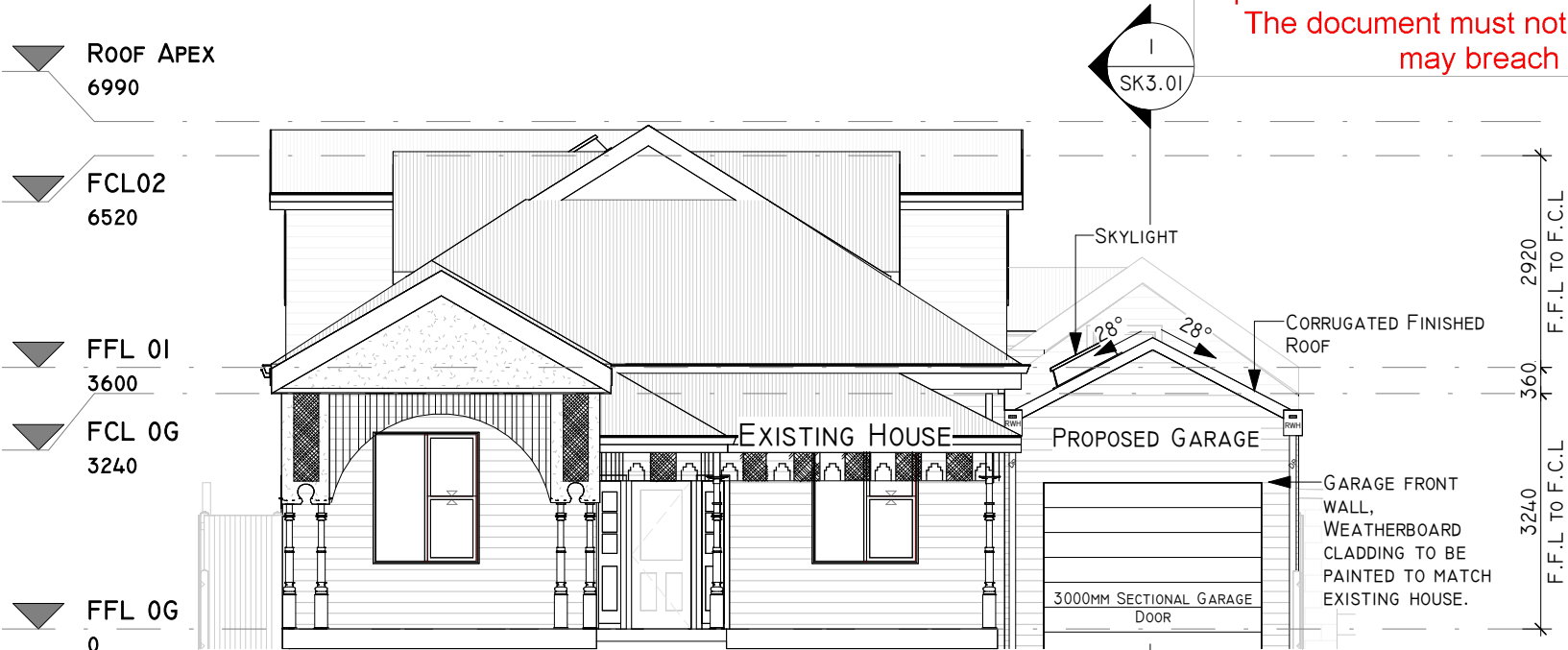
REVISION: E

STREETSCAPE

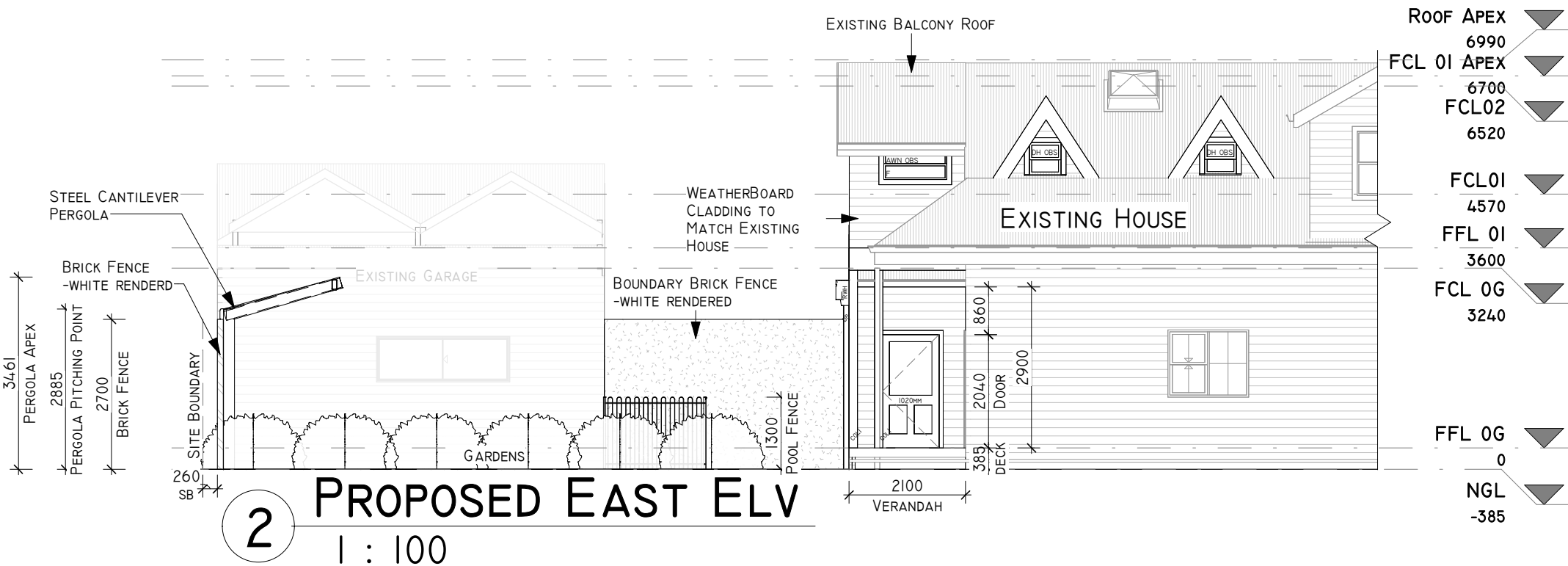


AREA	MATERIAL & COLOUR
ROOF	ZINC
FACIA BOARD	TIMBER / WHITE
GUTTERS	ZINC
FRONT FACADE	WHITE
BRICK RENDER	WHITE
POSTS	TIMBER / WHITE
GARAGE DOOR	WHITE
WINDOWS	WHITE
DOORS	WHITE

NB - SEE FULL EXTERNAL MATERIAL SCHEDULE FOR DETAILS (SKB.01)



1 PROPOSED NORTH ELV
1 : 100



2 PROPOSED EAST ELV
1 : 100

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CLIENT:

37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT:

EXISTING HOME ALTERATIONS

PROJECT STATUS:

TOWN PLANNING

No.	DESCRIPTION	DATE
B	REVISION ISSUED TO CLIENT	11/02/2026
C	REVISION ISSUED TO CLIENT	12/03/2026
D	REVISION ISSUED TO CLIENT	20/06/2026
E	REVISION ISSUED TO CLIENT	26/06/2026

DRWN: KV

CHKD: MW

PROJECT ISSUE DATE:

CURRENT REVISION DATE:

SCALE @ A3: 1 : 100

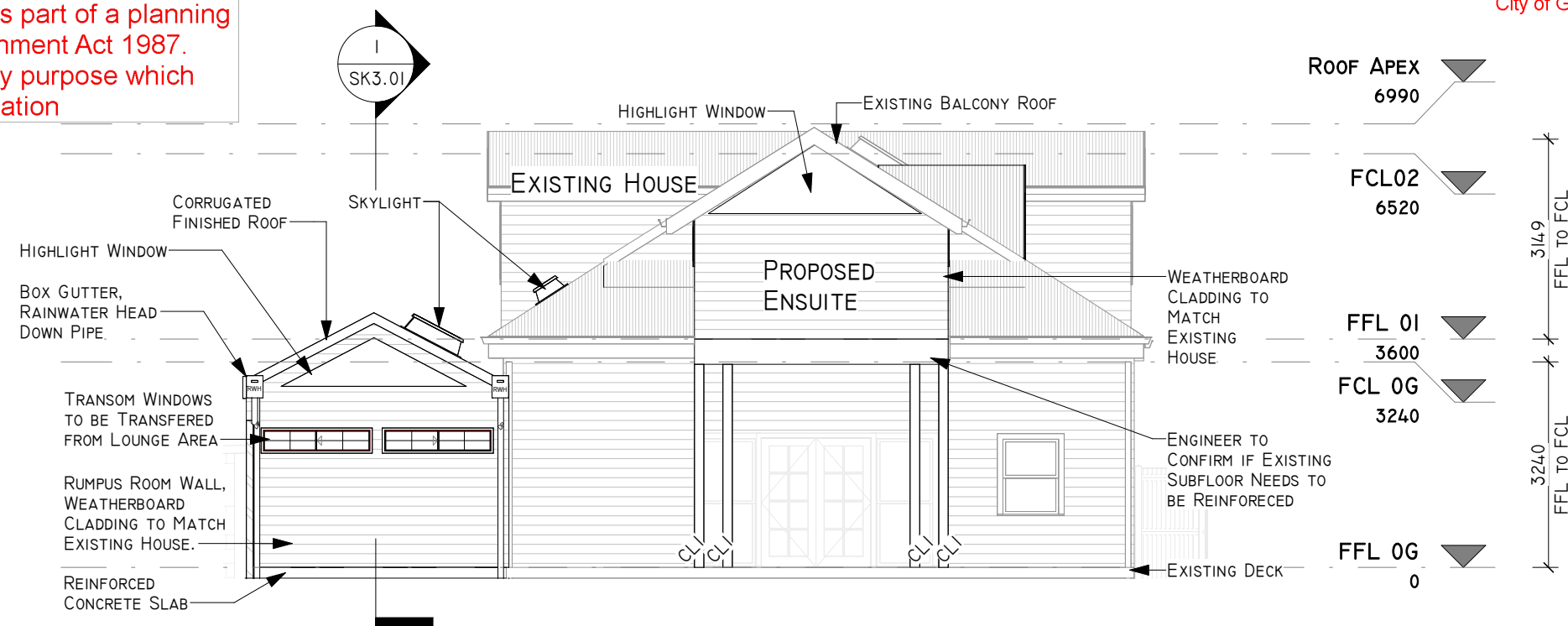
ELEVATIONS

SK2.01

17 OCTOBER 2025

26/06/2026

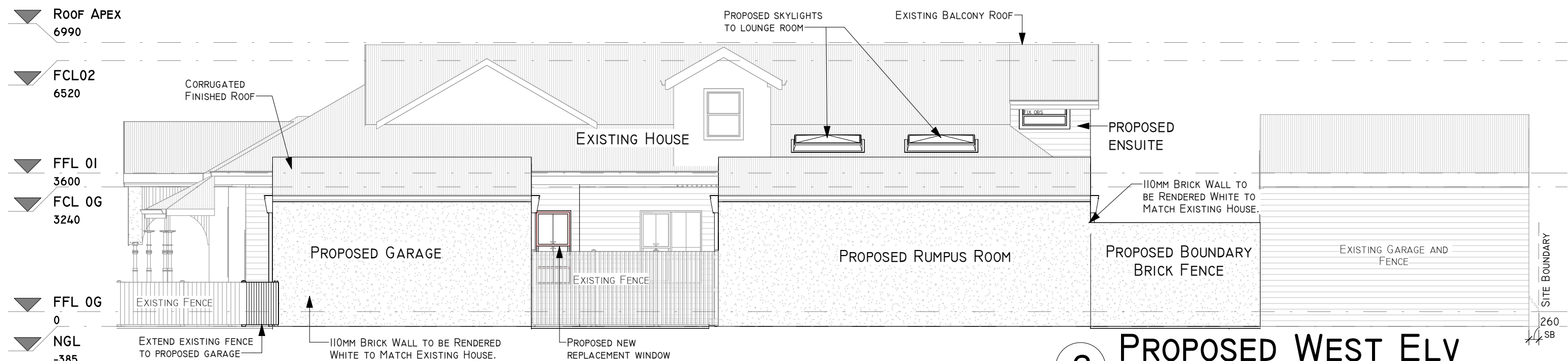
REVISION: E



AREA	MATERIAL & COLOUR
ROOF	ZINC
FACIA BOARD	TIMBER / WHITE
GUTTERS	ZINC
FRONT FACADE	WHITE
BRICK RENDER	WHITE
POSTS	TIMBER / WHITE
GARAGE DOOR	WHITE
WINDOWS	WHITE
DOORS	WHITE

NB - SEE FULL EXTERNAL MATERIAL SCHEDULE FOR DETAILS (SK2.01)

1 PROPOSED SOUTH ELV
1 : 100



2 PROPOSED WEST ELV
1 : 100

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CLIENT:

37 LAWTON AVENUE, GEELONG WEST 3218

PROJECT:

EXISTING HOME ALTERATIONS

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SCALE @ A3: 1 : 100

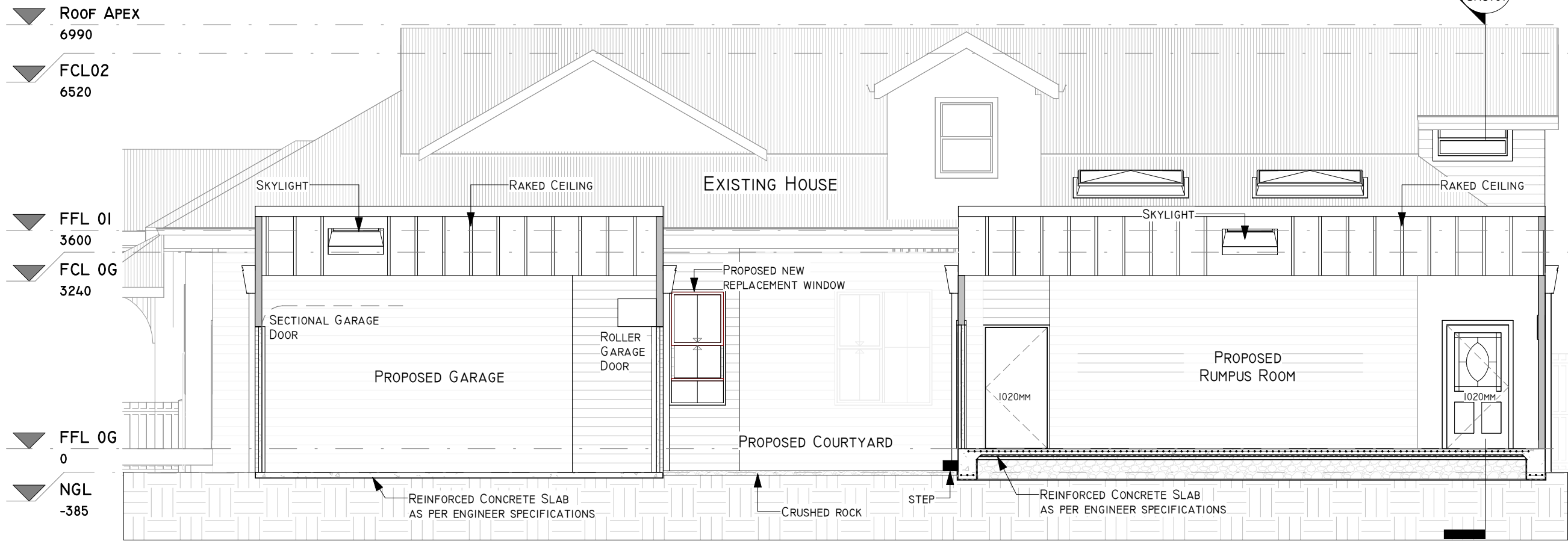
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SK2.02

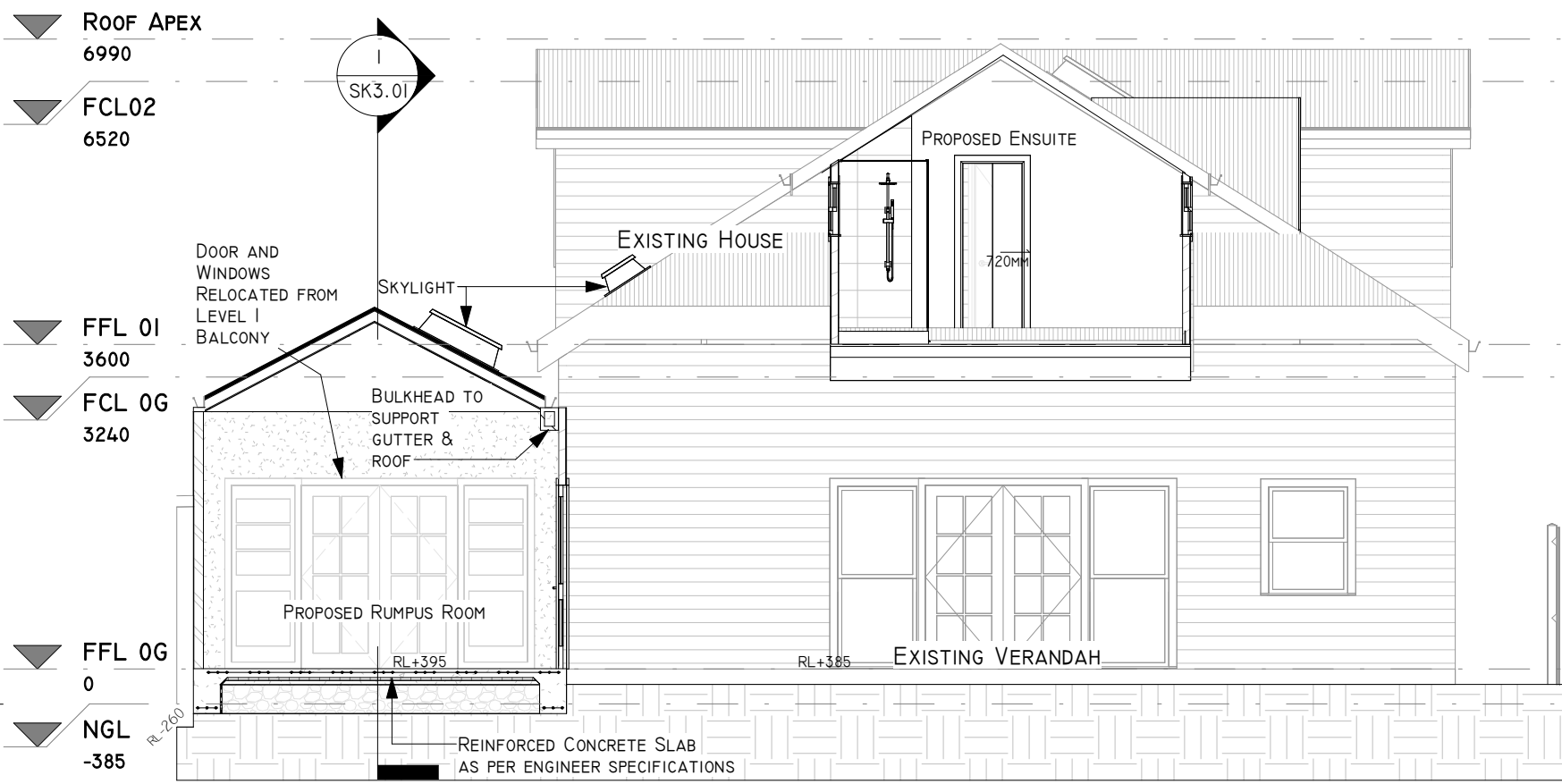
17 OCTOBER 2025

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REVISION: E



SECTION - A
1 : 75



SECTION - B
1 : 75

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REGISTERED BUILDING DESIGNER
DP-AD 100059

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37 LAWTON AVENUE, GEELONG WEST 3218

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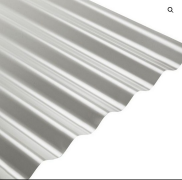
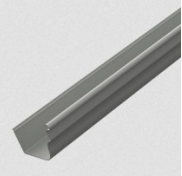
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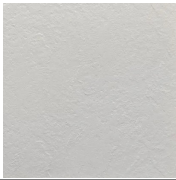
SECTIONS

SK3.01

REVISION: E

EXTERNAL MATERIAL SCHEDULE

AREA	MATERIAL	COLOUR	IMAGE
ROOF	ZINCALUME® CORRUGATED IRON/CUSTOM ORB .42 BMT	ZINC - COLOUR MATCH TO EXISTING ROOF	
FACIA BOARD	TIMBER	STANDARD WHITE - PAINTED TO MATCH	
GUTTERS	STEEL - HERITAGE PROFILE	ZINC - COLOUR TO MATCH	
RAIN WATER HEAD	STEEL - HERITAGE PROFILE	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	
FRONT FACADE	WEATHERBOARD WALL CLADDING	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	
GARAGE DOOR	SECTIONAL GARAGE DOOR	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	

AREA	MATERIAL	COLOUR	IMAGE
BRICK RENDER	CEMENT RENDER	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	
REAR VERANDAH POSTS	TIMBER FEDERATION PROFILE	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	
WINDOWS	TIMBER - HERITAGE PROFILE	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	
DOORS	TIMBER - COLONIAL HERITAGE PROFILE	STANDARD WHITE OR QUARTER STRENGTH ANTIQUE USA - COLOUR TO MATCH	
	PAINT	STANDARD WHITE	
	PAINT	QUARTER STRENGTH ANTIQUE USA	

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CURRENT REVISION DATE:

SCALE @ A3: I : 25

MATERIAL SCHEDULE

SK8.01

17 OCTOBER 2025

26/06/2026

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