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City of Greater Geelong, Statutory Planning - Date Received 12.05.2026

**46 Kansas Ave,  
Bell Post Hill, Vic 3215**

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**12.05.2026**  
PLANNING APPLICATION DRAWINGS

Planning Permit Application  
Proposed Second Storey Addition and Modifications to Residence

Planning Zone:

Neighbourhood Residential Zone (NRZ)  
Neighbourhood Residential Zone – Schedule 8 (NRZ8)

Planning Overlay:

Design & Development Overlay (DDO)  
Design & Development Overlay – Schedule 14 (DD014)

Contact Numbers

Dial before you Dig (03) 8877 6600  
PowerCor 13 24 12  
Barwon Water 1300 656 007  
COGG Council (03) 5272 5272  
Engineer

The subject property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply.  
Planning provisions may apply.

SHEET LIST	
SHEET NUMBER	SHEET NAME
P 0.0	COVER PAGE
P 1.0	EXISTING SITE PLAN
P 2.0	PROPOSED SITE PLAN
P 3.0	SITE ANALYSIS PLAN
P 4.0	SITE CONTEXT PLAN
P 5.0	EXISTING & DEMOLITION PLAN
P 6.0	PROPOSED FLOOR PLAN - GROUND
P 7.0	PROPOSED FLOOR PLAN - 1st FLOOR
P 8.0	PROPOSED ELEVATIONS
P 9.0	SHADOW PLANS - 22 SEP
P 10.0	OVERLOOKING PLAN
P 11.0	STREETSCAPE IMAGES
P 12.0	3D RENDERS

46 Kansas Avenue,  
Bell Post Hill, Vic 3215

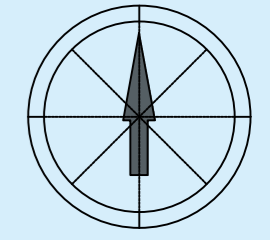
Project No. 666

Revisions  
Planning Drawings 12.05.2026

Notes  
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DO NOT SCALE DRAWINGS

Project North

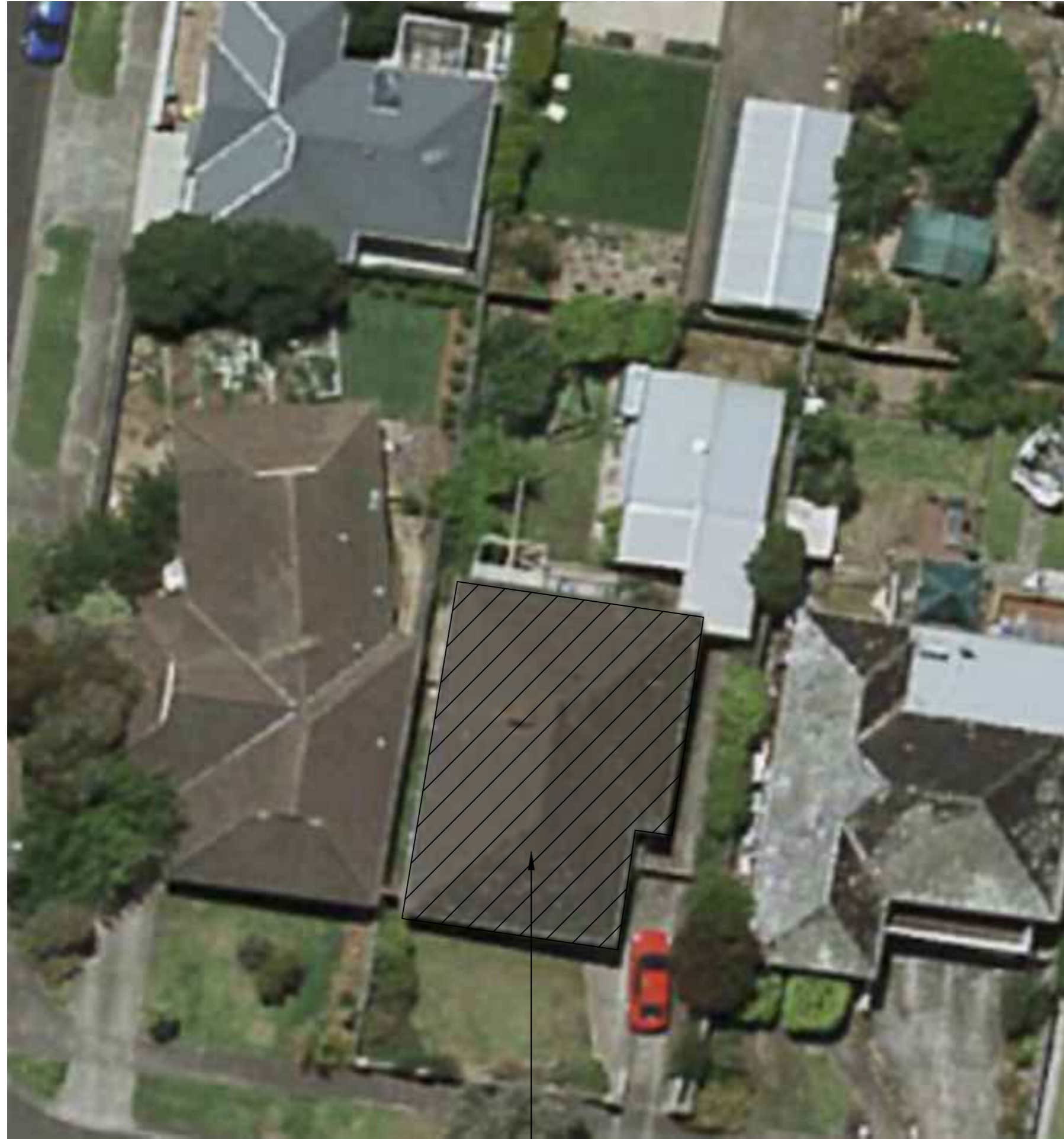


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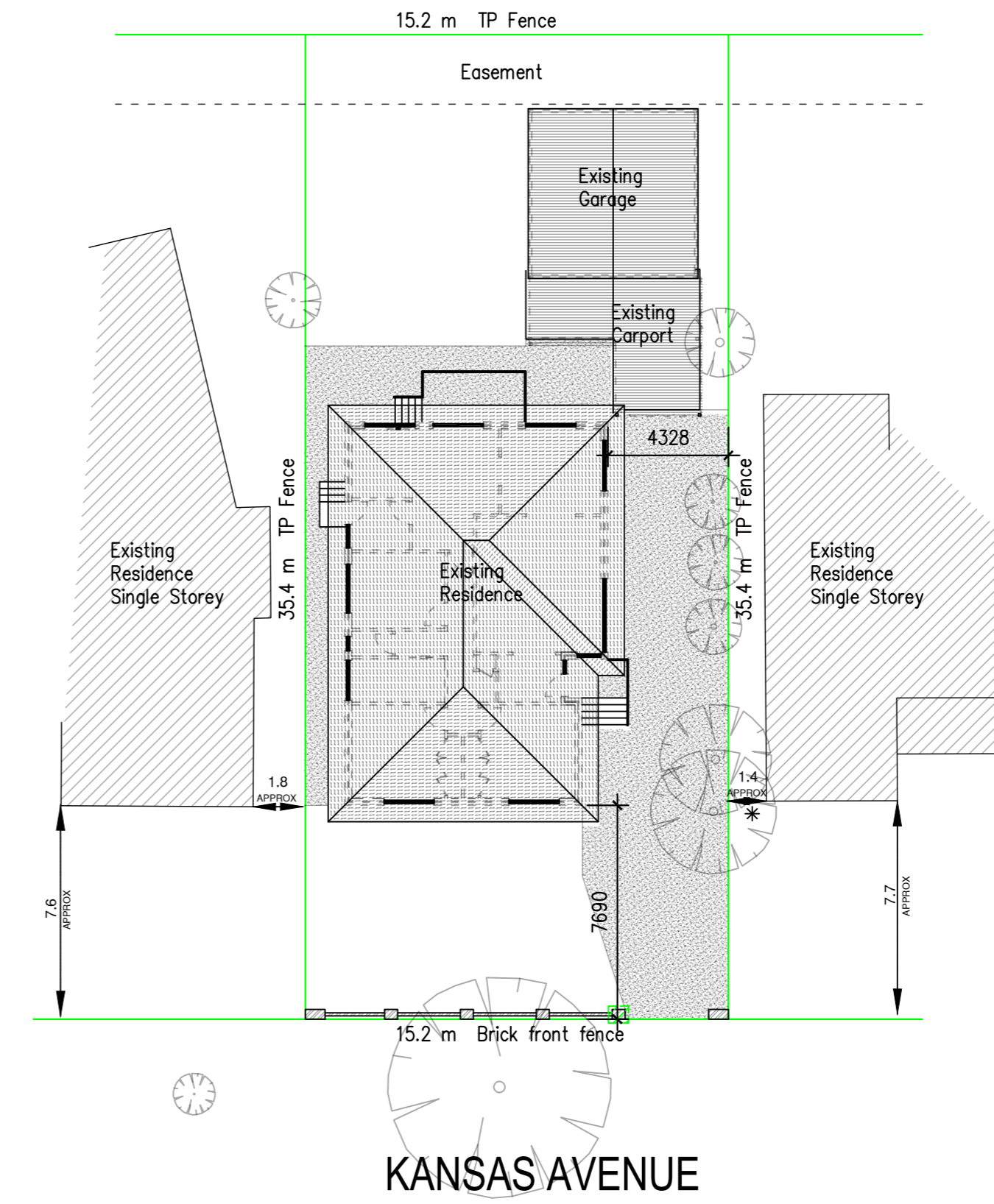
Existing Site Plan

P1

Sheet No. © 2026



Subject property



LAND AREA	M2
SITE	539

Nearest intersecting street is:  
Beauford Ave at approximately 18m in distance  
from subject property.

The subject property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

**NOTE-1:**  
BOUNDARIES SHOWN ARE INDICATIVE ONLY. CORRECT TITLE INFORMATION SHOULD BE OBTAINED PRIOR TO FINAL SITING OF PROPOSED WORKS.

**NOTE-2:**  
SERVICES NOT INDICATED ON THIS DRAWING, WERE NOT ABLE TO BE LOCATED AT TIME OF INVESTIGATION. BUILDER SHOULD CONFIRM PRIOR TO CONSTRUCTION BEGINNING.

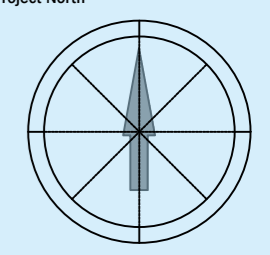
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Project North



Scale 1:200

Proposed Site Plan

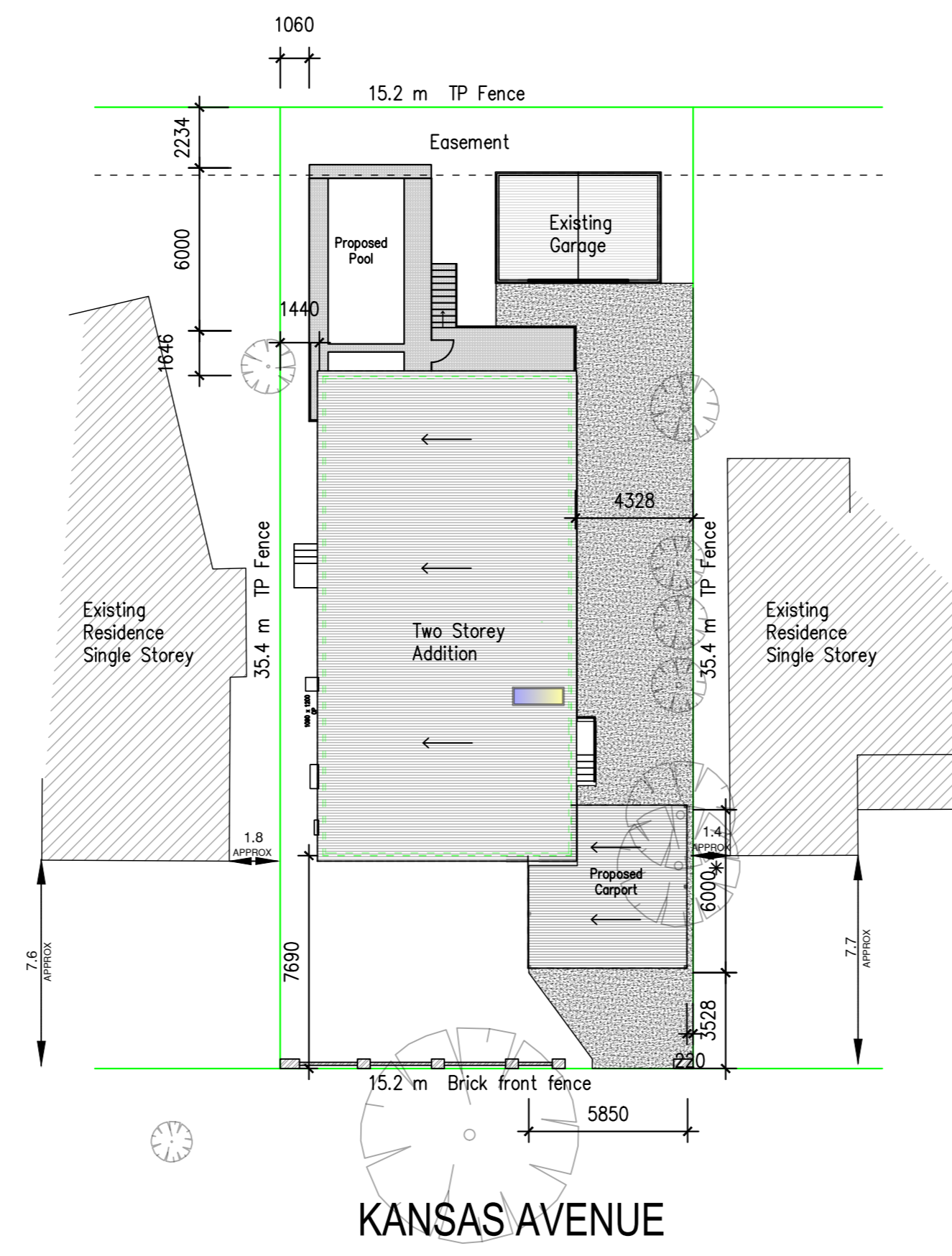
P2

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**Existing Fence Removal:**  
The client is responsible to remove any fencing where the dwelling's walls will be built on or within 200mm of the boundary and at least 1 metre past each side

**Excavation Works:**  
The builder should make sure the area where excavation works are to take place are free from in ground services.  
It is recommended that the builder contacts: Before You Dig Australia to obtain plans regarding the properties in ground assets.  
www.byda.com.au

Roof space is to be ventilated using whirly birds. These are to be BAL rated and must have ember guards in place.  
Whirly birds are to be located on site by builder.  
Roof sheeting is to be non-combustible and sheet roofing is to have gaps of no more than 3mm.  
Any roof penetrations are to be non combustible and be fully sealed with non combustible materials.  
Roof/wall junctions are to be fully sealed.  
Any openings are to be fitted with non-combustible ember guards and the roof is to be fully sarked.



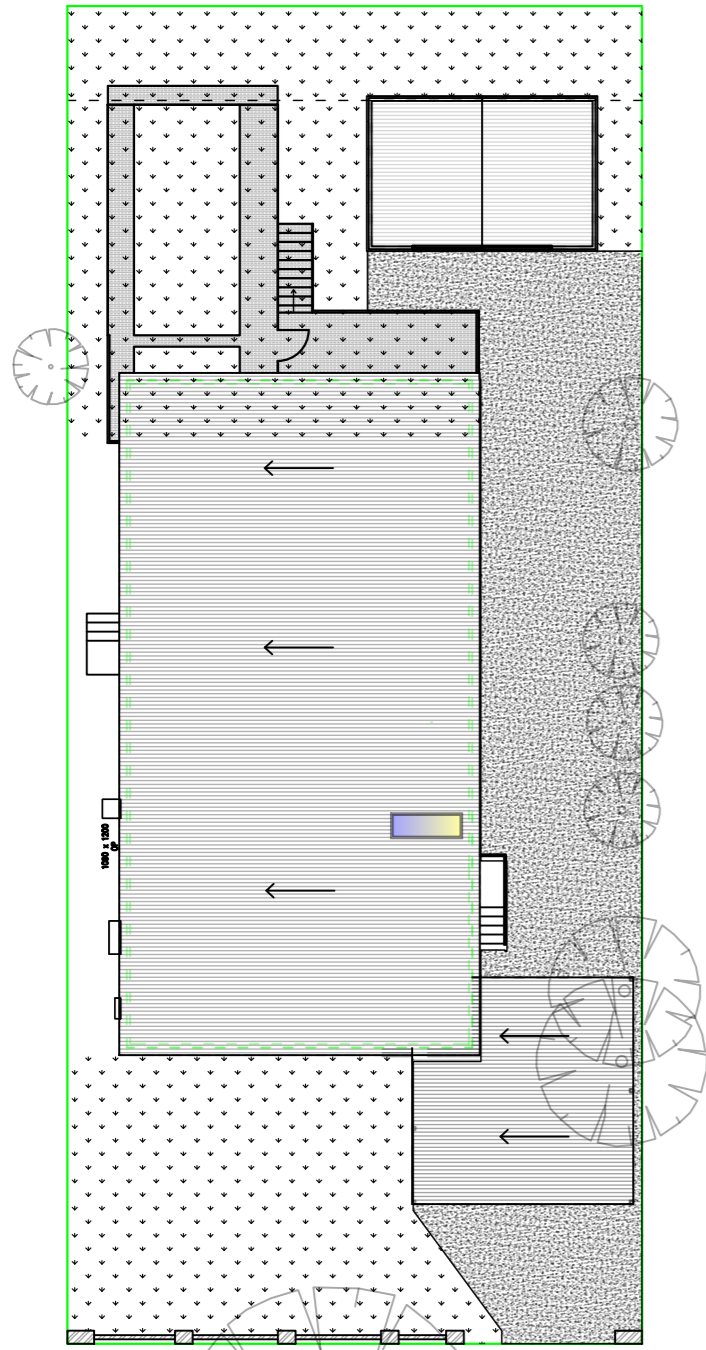
AREA ANALYSIS		
	M2	%
SITE	539	
SITE COVERAGE	222	41
PERMEABILITY	359	67
PRIVATE OPEN SPACE	129	24
GARDEN AREA		
500 - 650sqm 30%	198	24

Nearest intersecting street is:  
Beauford Ave at approximately 18m in distance from subject property.

The subject property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply.  
Planning provisions may apply.

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KANSAS AVE

garden area  
198sqm  
37%

MINIMUM GARDEN AREA

400-500sqm 25%  
500-650sqm 30%  
Above 650sqm 35%

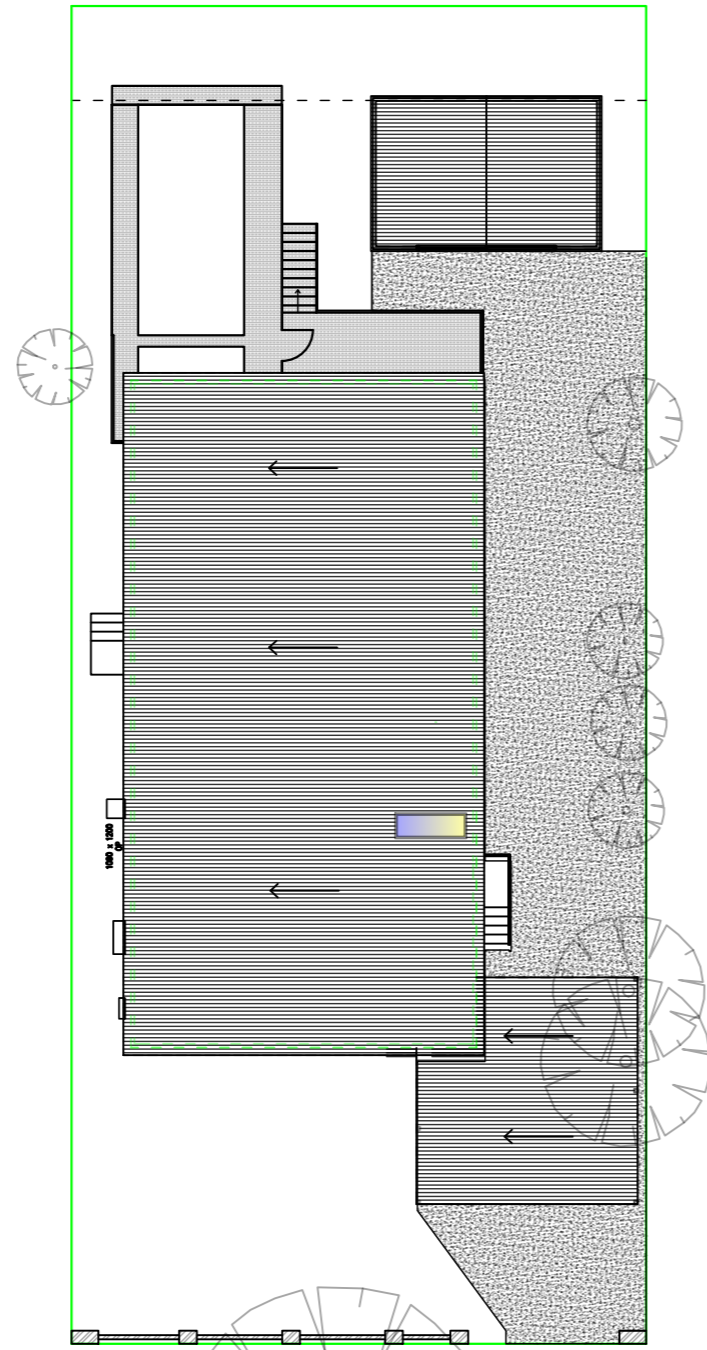
Allowable Inclusions:

- Open Pergola
- Unroofed terrace, Patio, deck, steps or landings
- Outbuildings less than 10m2
- Swimming Pools
- Paved Areas

Exclusions:

- Dwelling
- Driveways
- Uncovered Car Parking
- Area less than 1m dimension

OBJECTIVE ACHIEVED



KANSAS AVE

site coverage  
222sqm  
41%

Standard A5

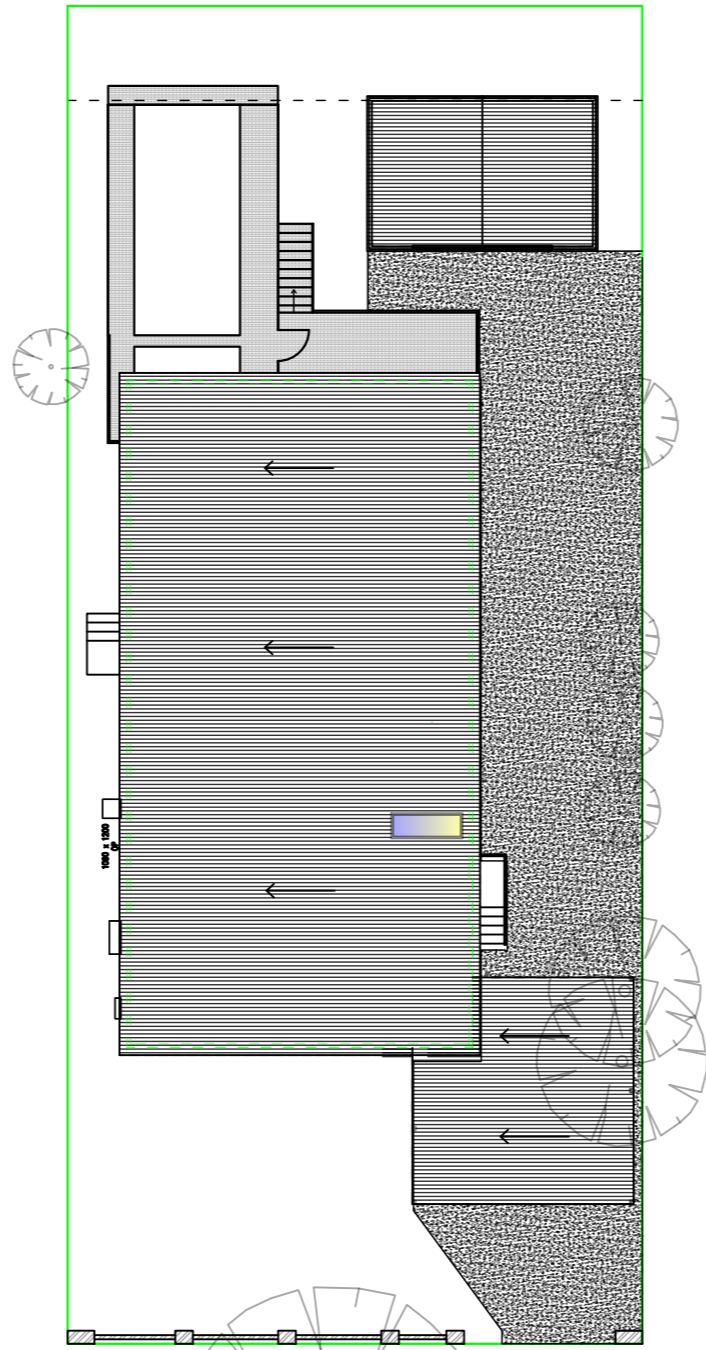
SITE COVERAGE

The site area covered by buildings should not exceed 60%.

The definition of a building includes:

- Dwelling
- Garage or Carport
- Verandah
- Any Roofed Building inc Garden Shed
- Any part of an Upper Storey projecting past the lower floor

OBJECTIVE ACHIEVED



KANSAS AVE

permeability  
359sqm  
67%

Standard A6

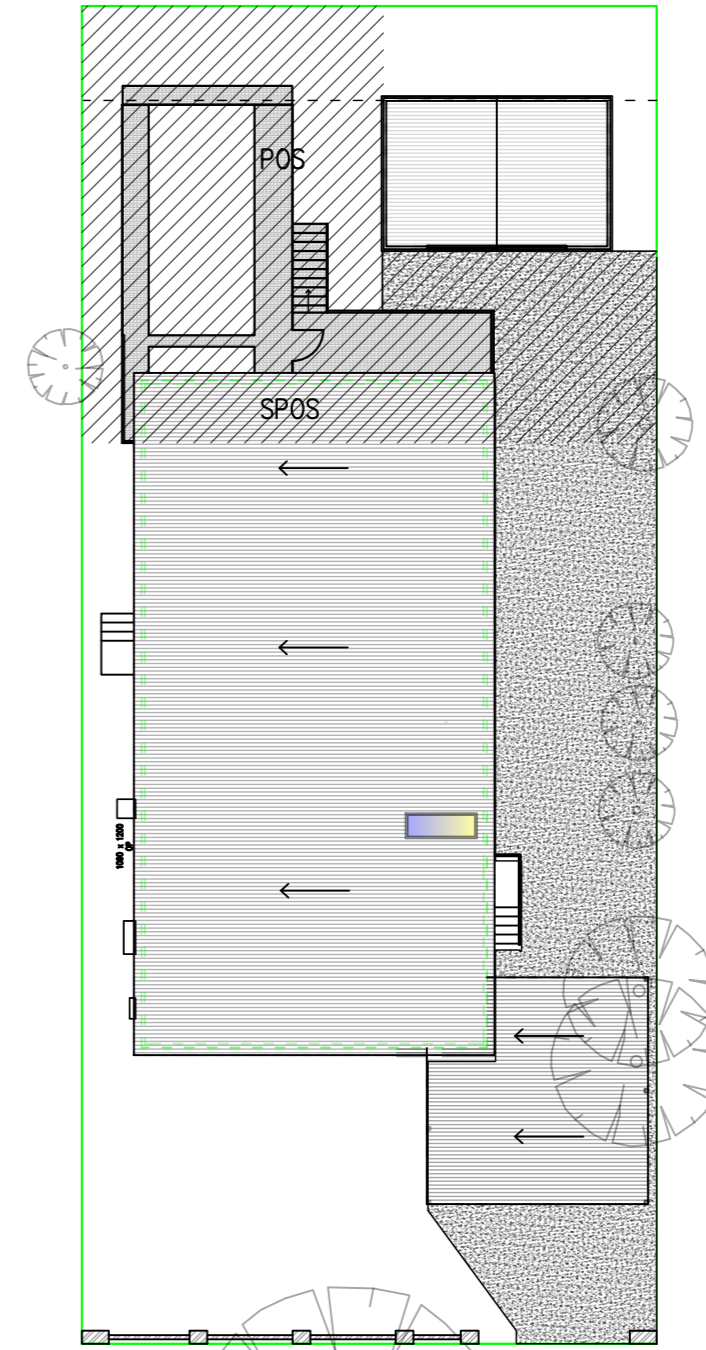
PERMEABILITY

At least 20% of the site should not be covered by impervious surfaces.

Impervious surfaces include:

- Dwelling
- Garage or Carport
- Verandah
- Garden Shed
- Footpath
- Swimming Pool
- Outdoor Paved Area
- Driveway
- Other Sealed Surfaces

OBJECTIVE ACHIEVED



KANSAS AVE

private open space  
129sqm  
24%

Standard A17

PRIVATE OPEN SPACE

GRZ 1

- Total POS to be a minimum of 80m2 or 20% of the allotment.
- SPOS to be a minimum of 25m2 with a minimum dimension of 3m with convenient access from a living room.

OBJECTIVE ACHIEVED

46 Kansas Avenue,  
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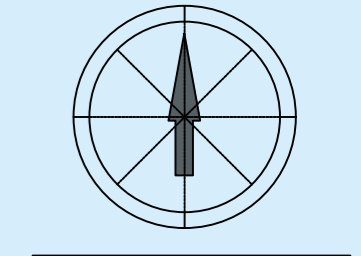
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Revisions  
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DO NOT SCALE DRAWINGS

Project North



Scale 1:200

Site Analysis Plan



Bell Park Plaza



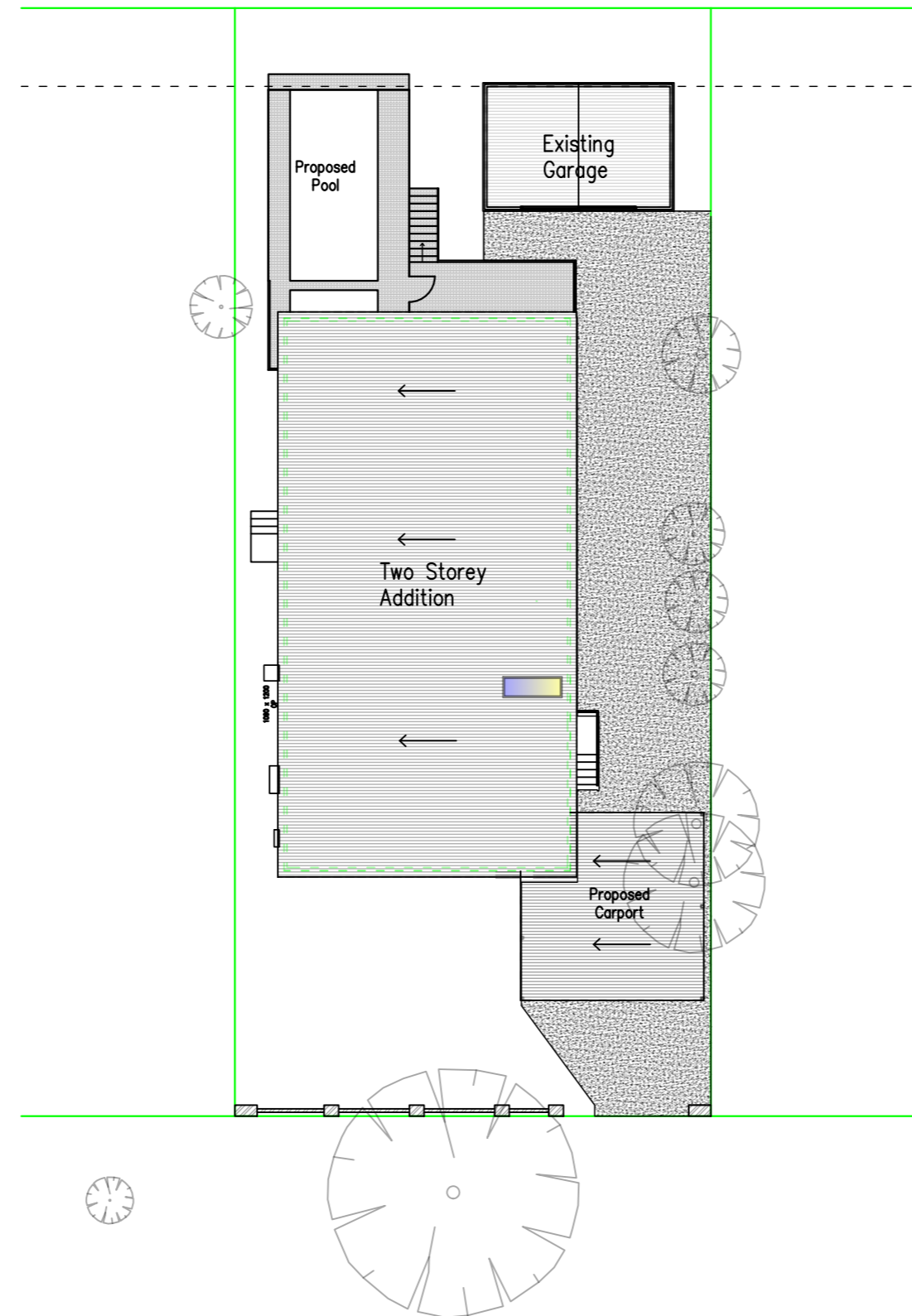
Rollins Primary School



Covenant College



North Geelong Secondary College



Corio Police Station



St John of God Hospital

Distances to Services from Subject		
Bell Park Plaza	750m	➔
Rollins Primary School	900m	↙
Covenant College	1.3km	←
North Geelong Secondary College	2.7m	↘
Corio Police Station	5.2km	↗
St John of God Hospital	8.1km	↘

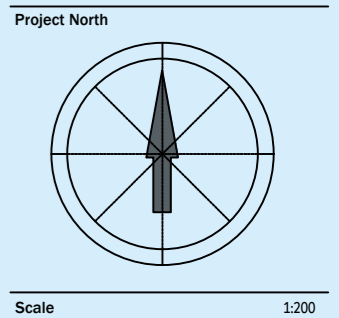
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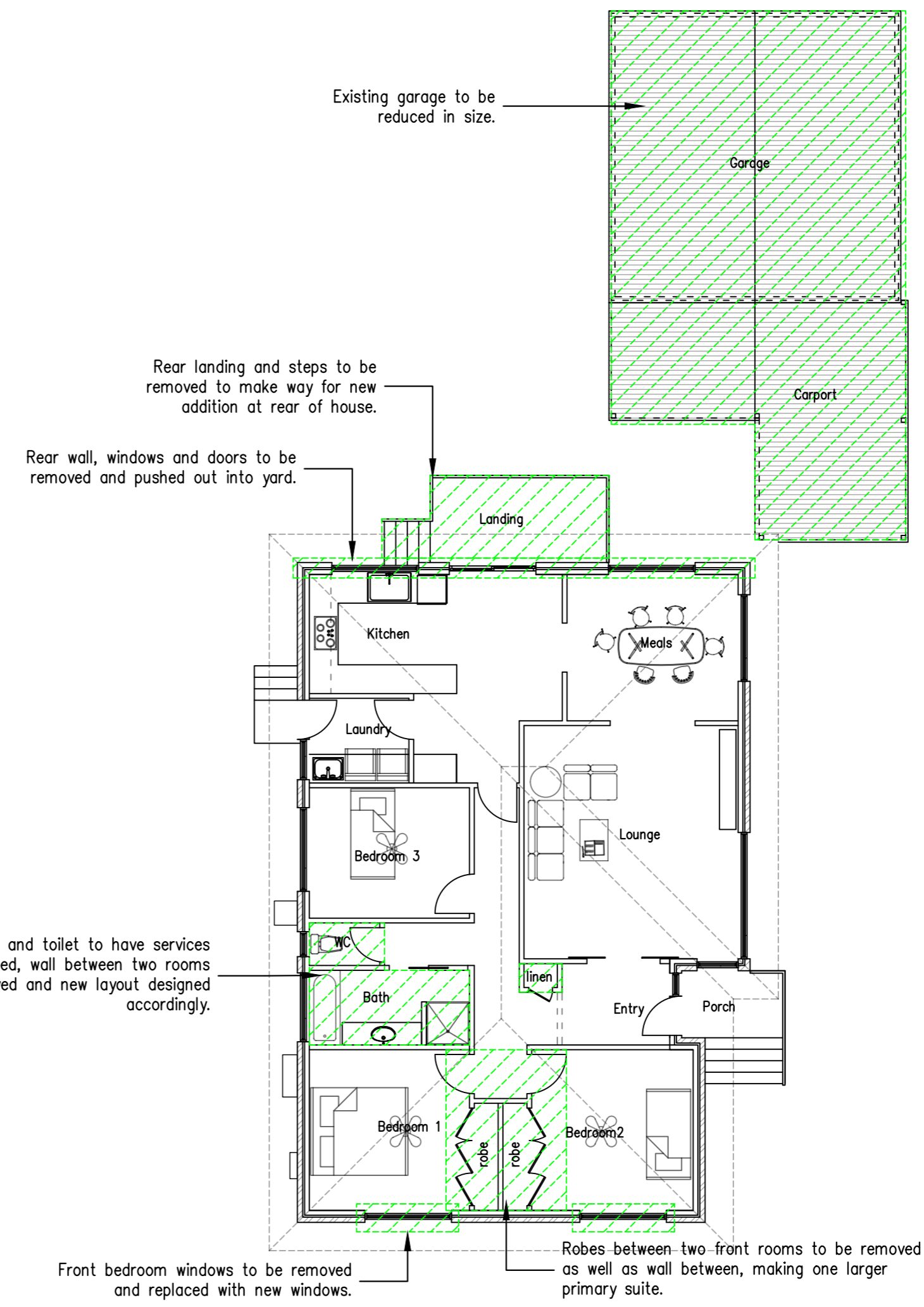
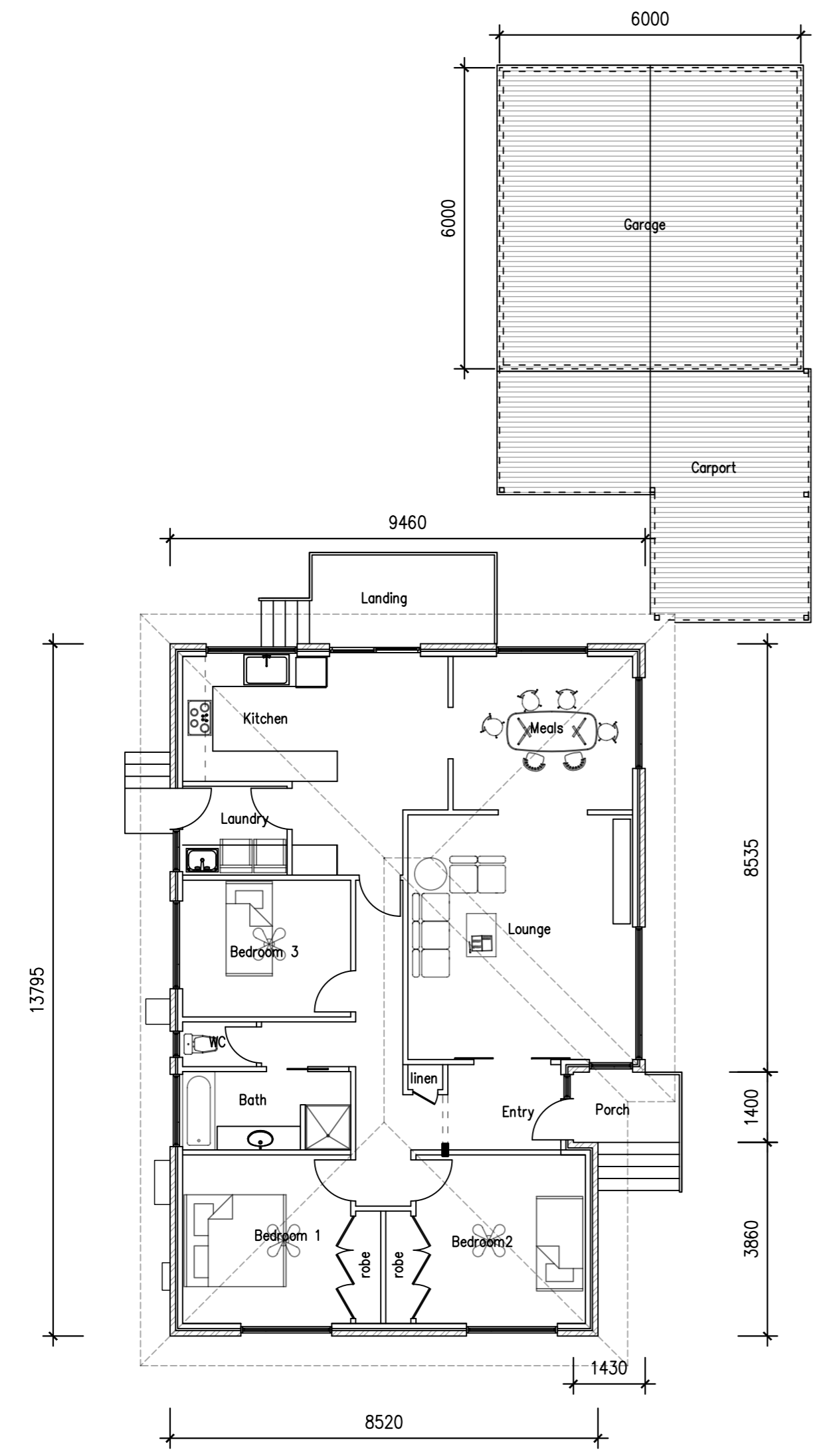


Site Analysis Plan

P4

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 ALL NEW GLAZING TO CONFORM WITH AS 1288-2021: GLASS IN BUILDINGS.



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 Bell Post Hill, Vic 32115

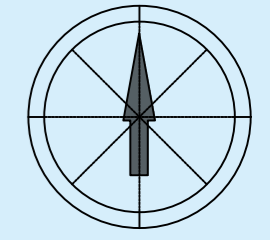
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Project North



Scale 1:100

Existing & Demolition Plan

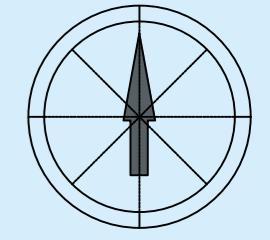
P5

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Building Area's	M2
Existing Residence	125
Existing Carport	23
Existing Garage	36
Existing Porch	3

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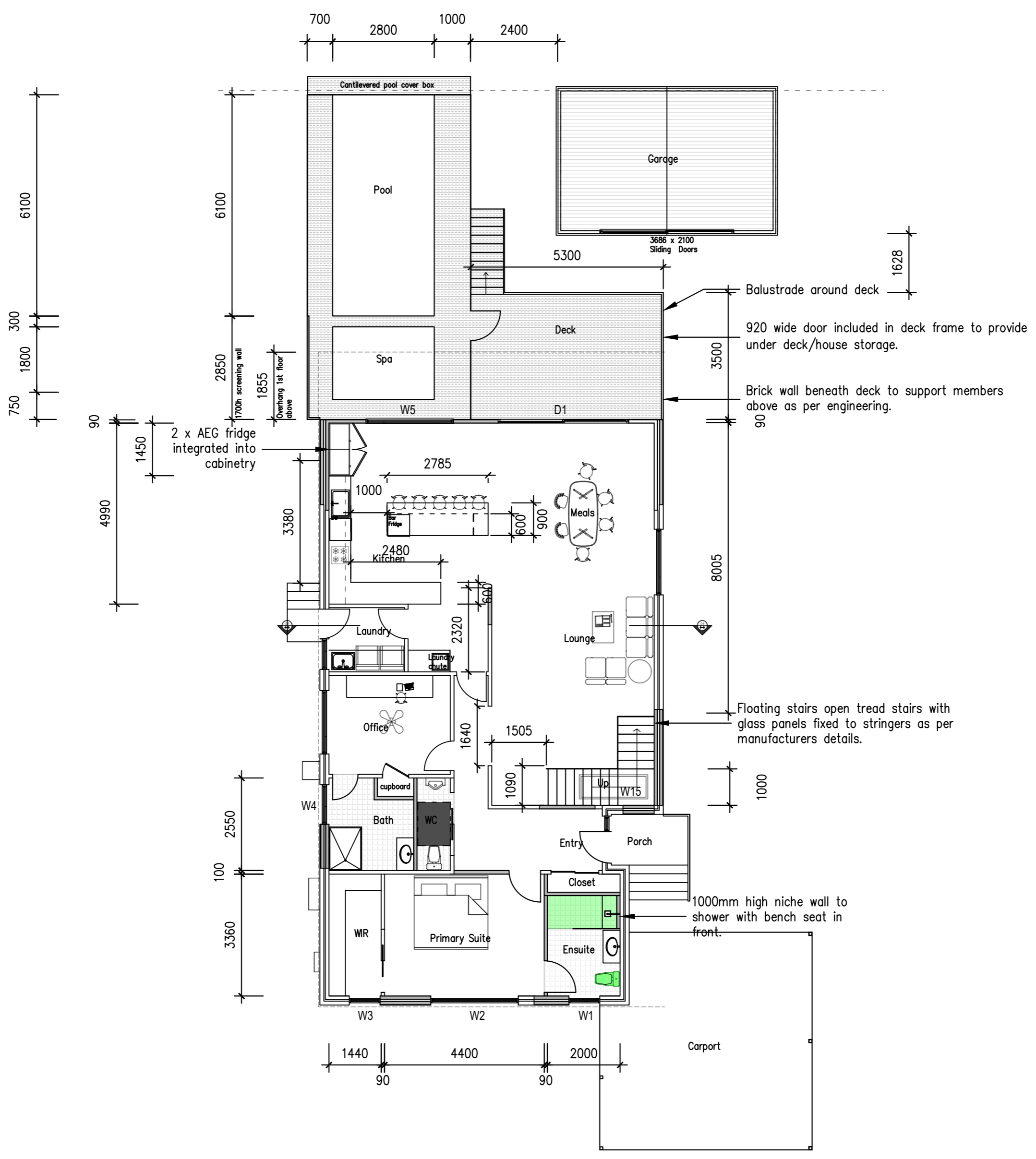


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NEW WINDOW /DOOR SCHEDULE:					
Compliant with AS1288 & AS2047					
NO.	Height	Width	Frame Type	LINTEL	REMARKS
W1	1800	850	AL-A-DG		Ensuite
W2	1800	2410	AL-A-DG		Primary Suite
W3	1800	850	AL-A-DG		WIR
W4	1200	1090	AL-A-DG		Bathroom
W5	1800	2410	AL-A-DG		Kitchen
W6	1540	1810	AL-A-DG		Bedroom 5
W7	1540	1810	AL-A-DG		Bedroom 4
W8	600	2410	AL-A-DG		Bedroom 3
W9	600	1210	AL-A-DG		Bathroom (1st Floor)
W10	1540	1810	AL-A-DG		Bedroom 2
W11	1540	2410	AL-A-DG		Living Room
W12	600	1810	AL-A-DG		Living Room
W13	600	1810	AL-A-DG		Living Room
W14	600	1810	AL-A-DG		Living Room
W15	1885	665	Fixed Velux		Stairwell
D1	2100	3598	SD-DG		Meals
D2	2100	3686	SD-DG		Garage

Refer Engineers Specifications

GLASS TYPE		
AL = Aluminium Frame	A = Awning	DG = Double Glazed
M = Metal Frame	BF = Bifold	SG = Single Glazed
T = Timber Frame	F = Fixed	OP = Opaque
	L = Louver	
	SLD = Sliding	
	SD = Stacking	



Building Area's	M2
Existing Residence	125
Existing Porch	3
Proposed Additions	184
Proposed Garage	24
Proposed Carport	34
Proposed Deck	61

46 Kansas Avenue,  
Bell Post Hill, Vic 3215

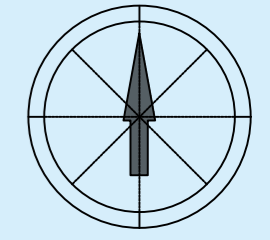
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Project North



Scale 1:100

Proposed Plan  
1st Floor

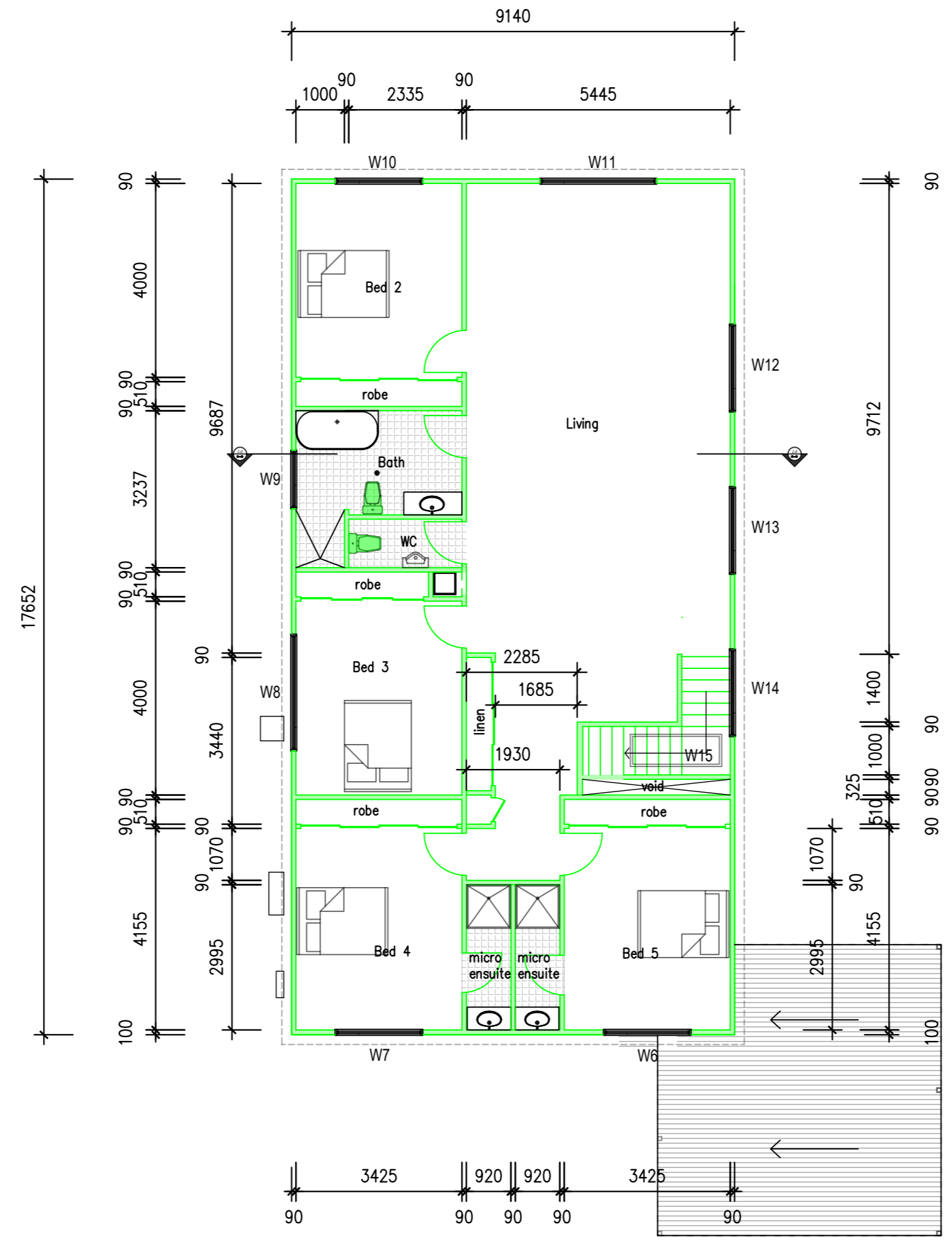
P7

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NO.	Height	Width	Frame Type	LINTEL	REMARKS
W1	1800	850	AL-A-DG		Ensuite
W2	1800	2410	AL-A-DG		Primary Suite
W3	1800	850	AL-A-DG		WIR
W4	1200	1090	AL-A-DG		Bathroom
W5	1800	2410	AL-A-DG		Kitchen
W6	1540	1810	AL-A-DG		Bedroom 5
W7	1540	1810	AL-A-DG		Bedroom 4
W8	600	2410	AL-A-DG		Bedroom 3
W9	600	1210	AL-A-DG		Bathroom (1st Floor)
W10	1540	1810	AL-A-DG		Bedroom 2
W11	1540	2410	AL-A-DG		Living Room
W12	600	1810	AL-A-DG		Living Room
W13	600	1810	AL-A-DG		Living Room
W14	600	1810	AL-A-DG		Living Room
W15	1885	665	Fixed Velux		Stairwell
D1	2100	3598	SD-DG		Meals
D2	2100	3686	SD-DG		Garage

Refer Engineers Specifications

GLASS TYPE  
AL = Aluminium Frame    A = Awning    DG = Double Glazed  
M = Metal Frame        BF = Bifold    SG = Single Glazed  
T = Timber Frame        F = Fixed     OP = Opaque  
                                  L = Louver  
                                  SLD = Sliding  
                                  SD = Stacking



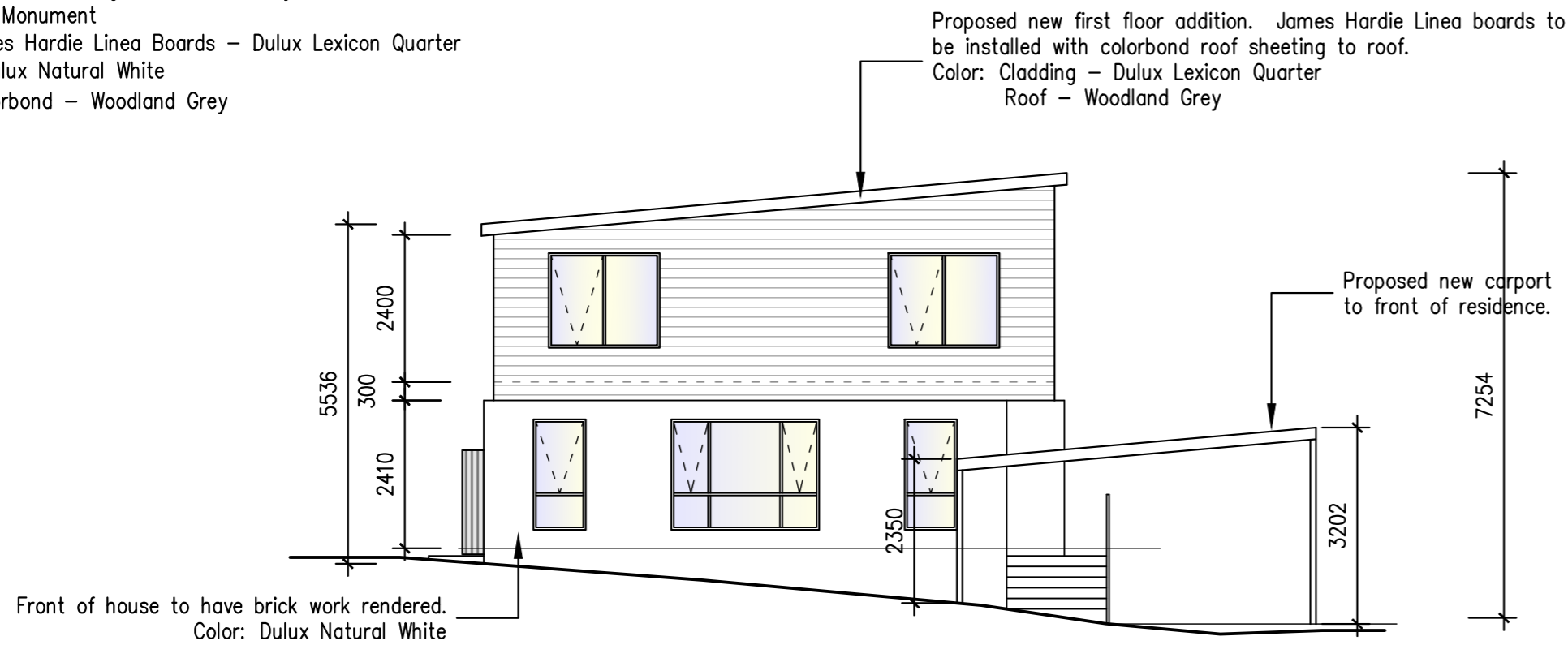
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Existing Porch	3
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Proposed Deck	61

Color Schedule:

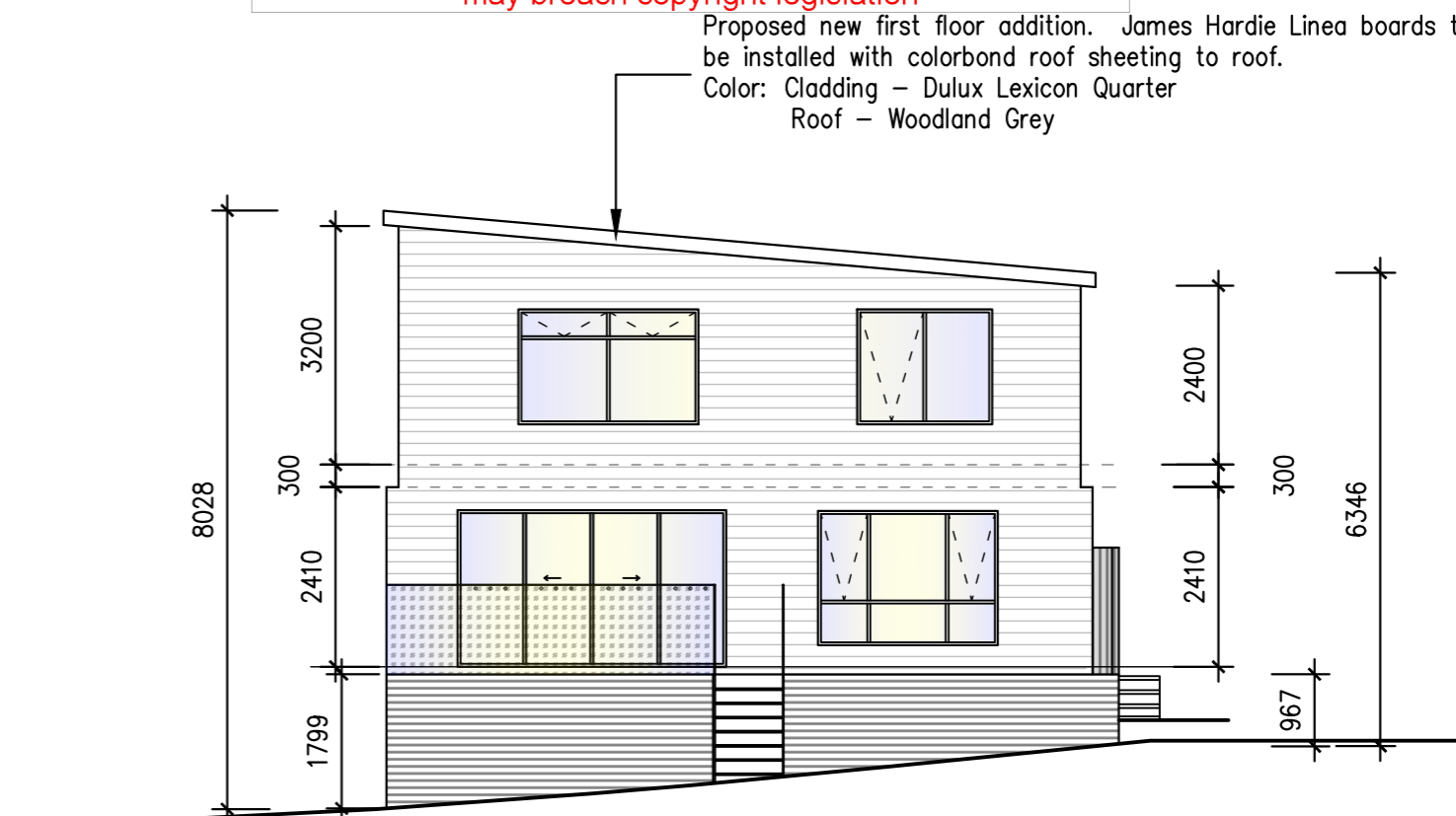
Roof: Colorbond Corrugated Sheeting – Woodland Grey  
 Windows: Aluminium – Monument  
 1st Floor Cladding: James Hardie Linea Boards – Dulux Lexicon Quarter  
 Ground Floor Render: Dulux Natural White  
 Fascia's & Gutters: Colorbond – Woodland Grey  
 Carport: Woodland Grey  
 Front Door: Timber

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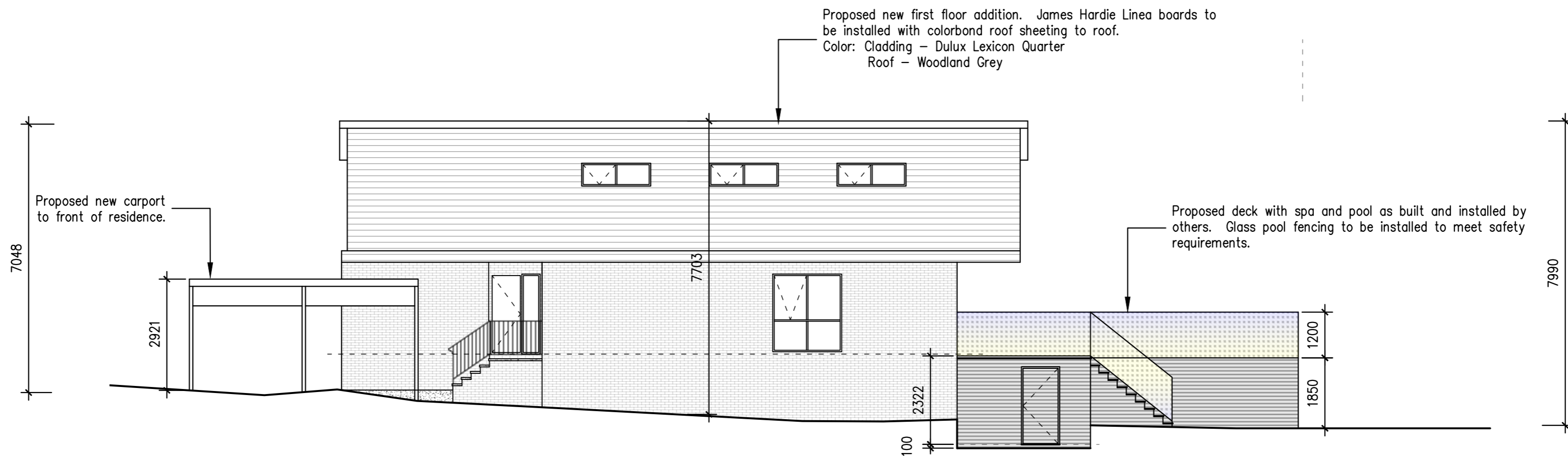
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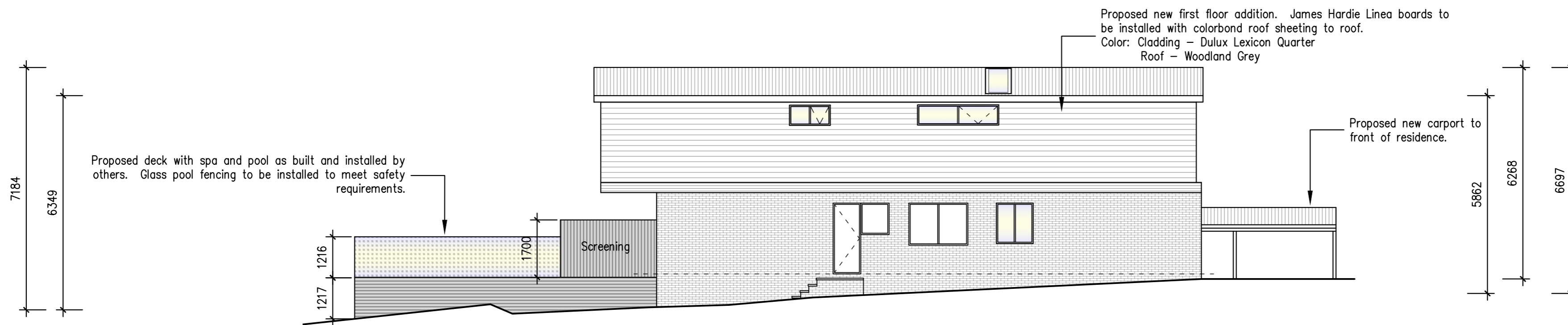
south elevation



north elevation



east elevation



west elevation

Project No. 666

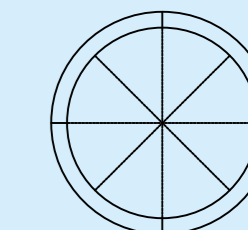
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Project North



Scale 1:100

Elevations

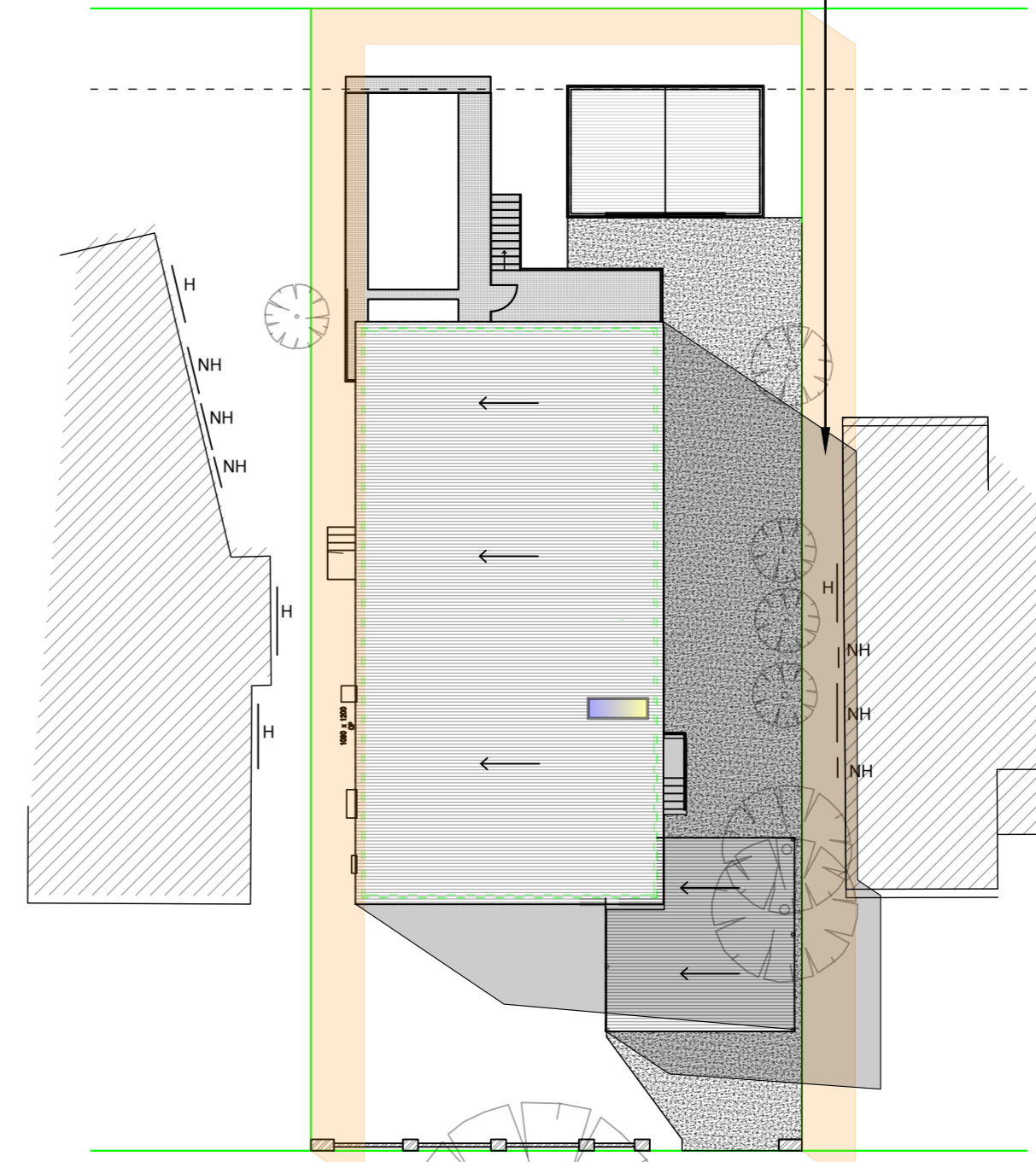
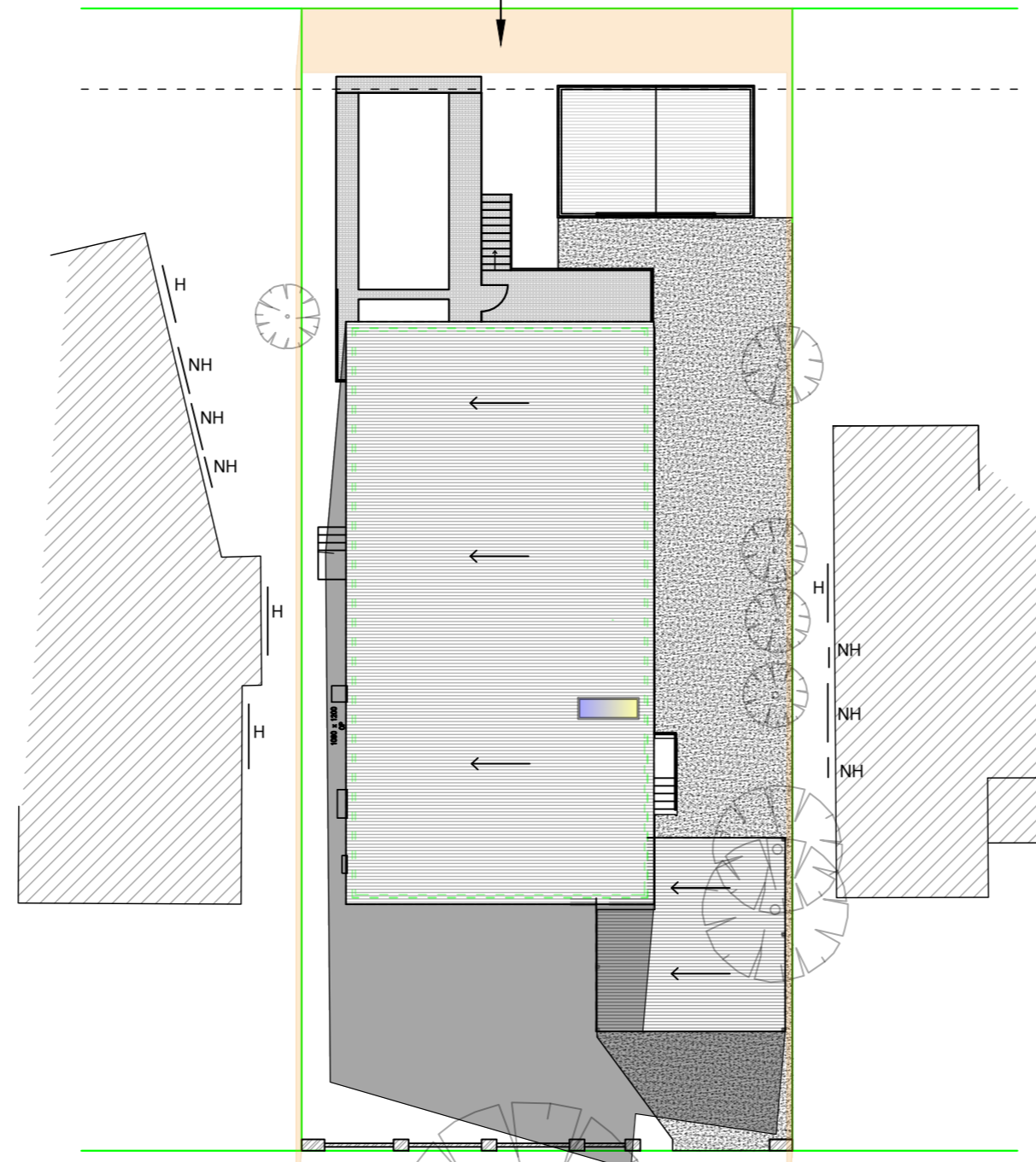
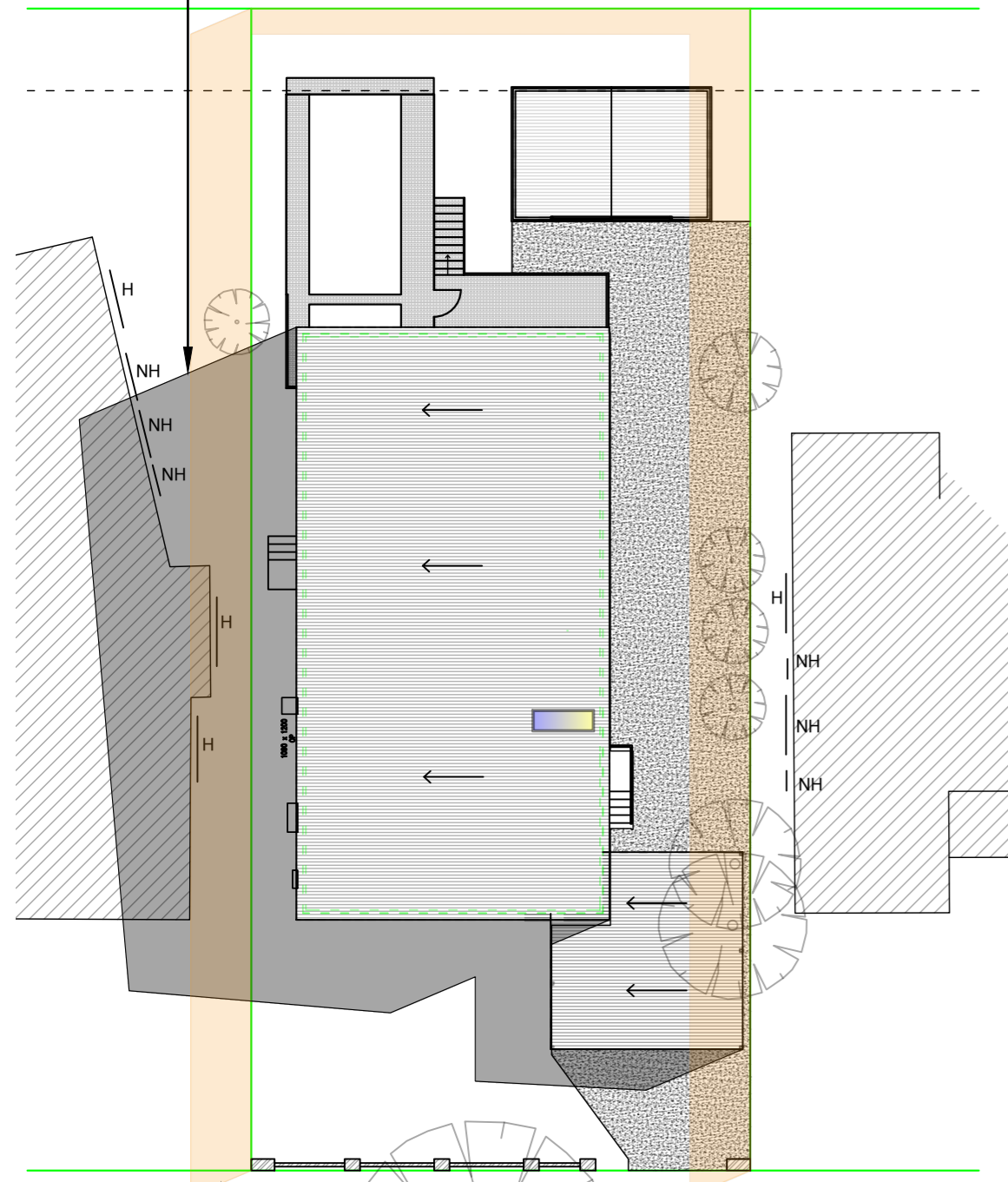
P8

46 Kansas Avenue,  
 Bell Post Hill, Vic 3215

The shadow impact to the adjoining western property is considered minimal given the elevated finished floor level of the neighbouring dwelling relative to the subject site and the transitional nature of early morning overshadowing associated with the sloping topography of the area.

At 12pm there is no impact of shadows onto neighboring properties from proposed additions or existing fence lines.

Shadow diagrams indicate afternoon overshadowing to portions of the adjoining eastern property at 3:00pm. The adjoining dwelling is located at a lower finished floor level relative to the subject site due to the natural slope of the streetscape. Existing boundary fencing and associated shadowing already contribute to shadow impacts in the vicinity of neighbouring habitable room windows, with the additional shadowing generated by the proposed works considered limited in practical effect.



Existing fence line shadows across the properties.

**KANSAS AVENUE**

22nd September - 9am

**KANSAS AVENUE**

22nd September - 12pm

**KANSAS AVENUE**

22nd September - 3pm

46 Kansas Avenue,  
Bell Post Hill, Vic 3215

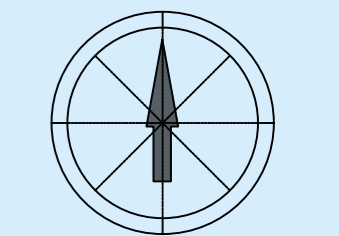
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Project North



Scale 1:200

Shadow Diagrams  
22nd September  
9am, 12pm & 3pm

P9

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ALL NEW GLAZING TO CONFORM WITH AS 1288-2021: GLASS IN BUILDINGS.



46 Kansas Avenue,  
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Project No. 666

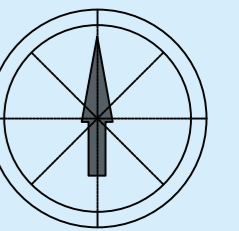
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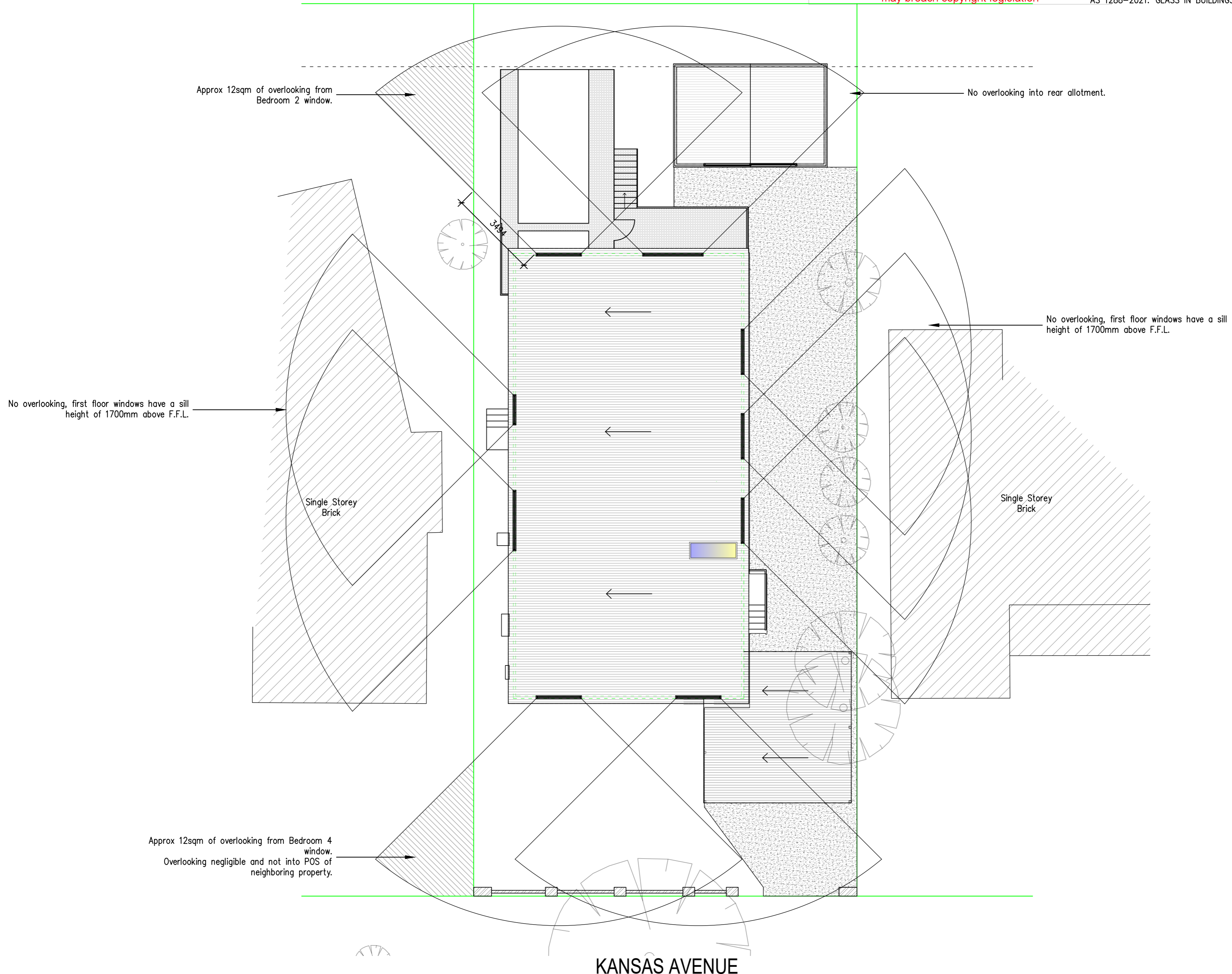


Scale 1:100

Overlooking Plan

P10

Sheet No. ©2026



Approx 12sqm of overlooking from Bedroom 2 window.

No overlooking into rear allotment.

No overlooking, first floor windows have a sill height of 1700mm above F.F.L.

No overlooking, first floor windows have a sill height of 1700mm above F.F.L.

Single Storey Brick

Single Storey Brick

Approx 12sqm of overlooking from Bedroom 4 window. Overlooking negligible and not into POS of neighboring property.

KANSAS AVENUE



48 Kansas Ave



46 Kansas Ave (Subject Property)



44 Kansas Ave



42 Kansas Ave



43 Kansas Ave - Across Road



45 Kansas Ave - Across Road

46 Kansas Avenue,  
Bell Post Hill, Vic 3215

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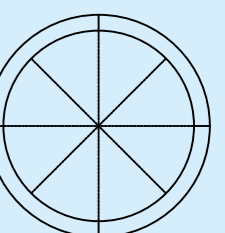
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Project North



Scale N/A

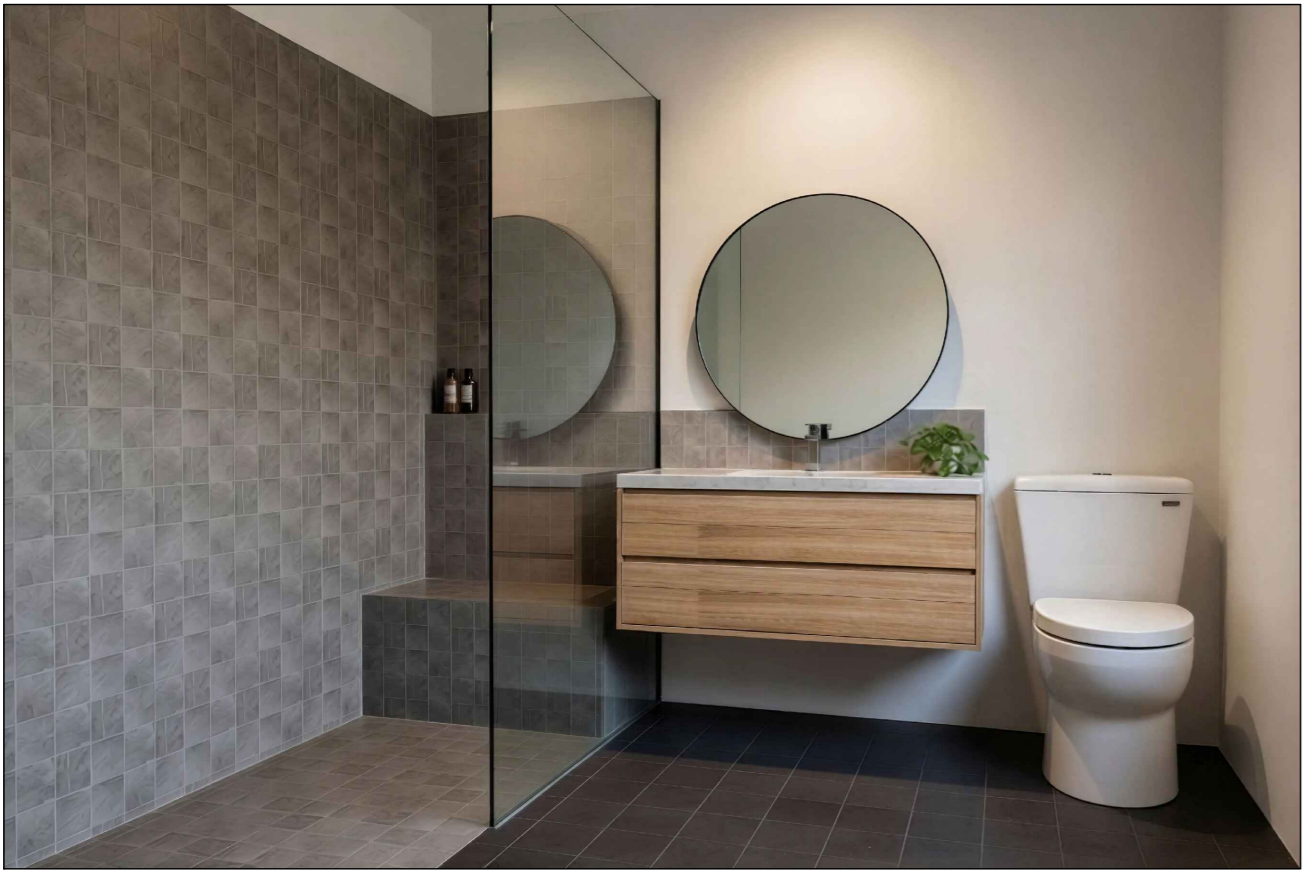
Neighboring Houses  
Streetscape

P11

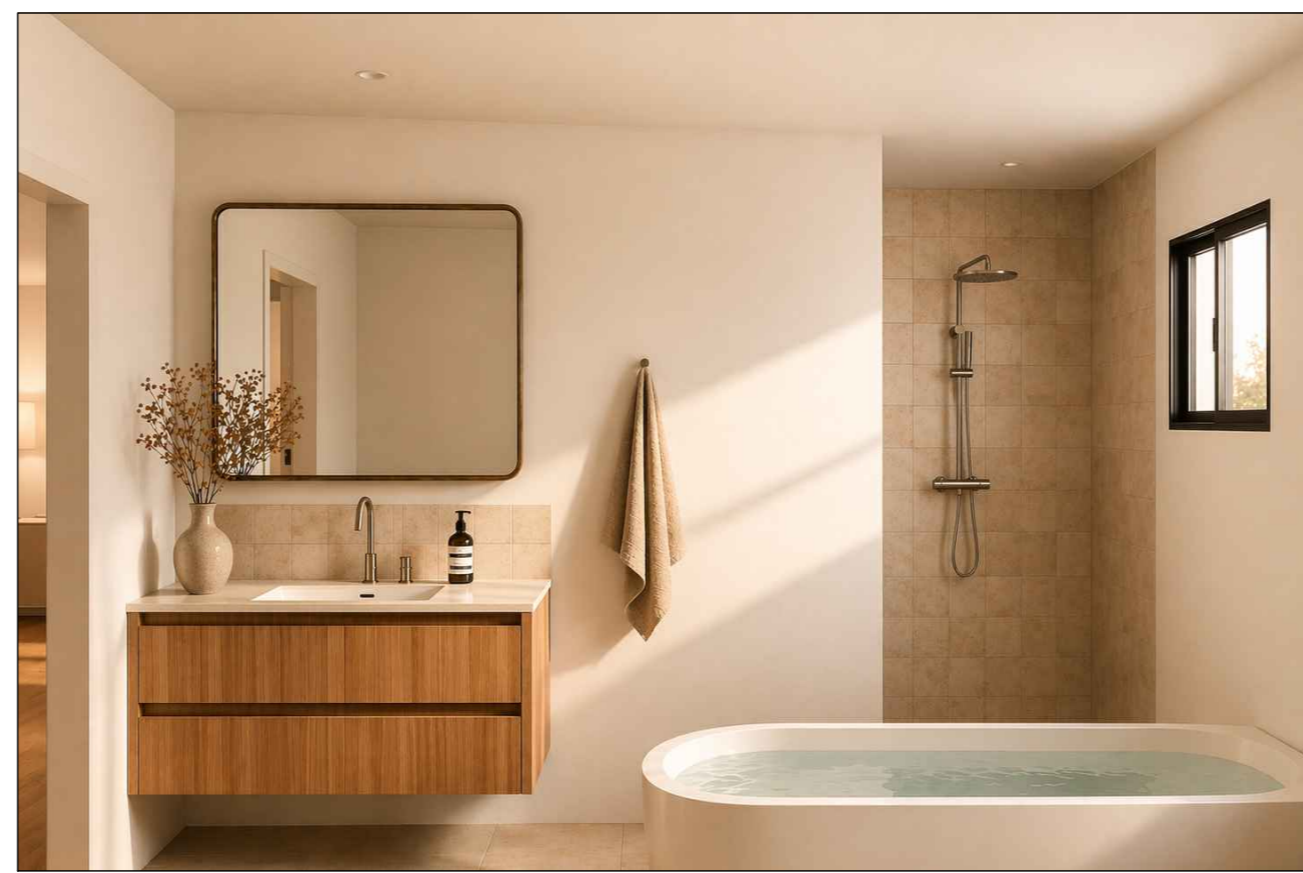
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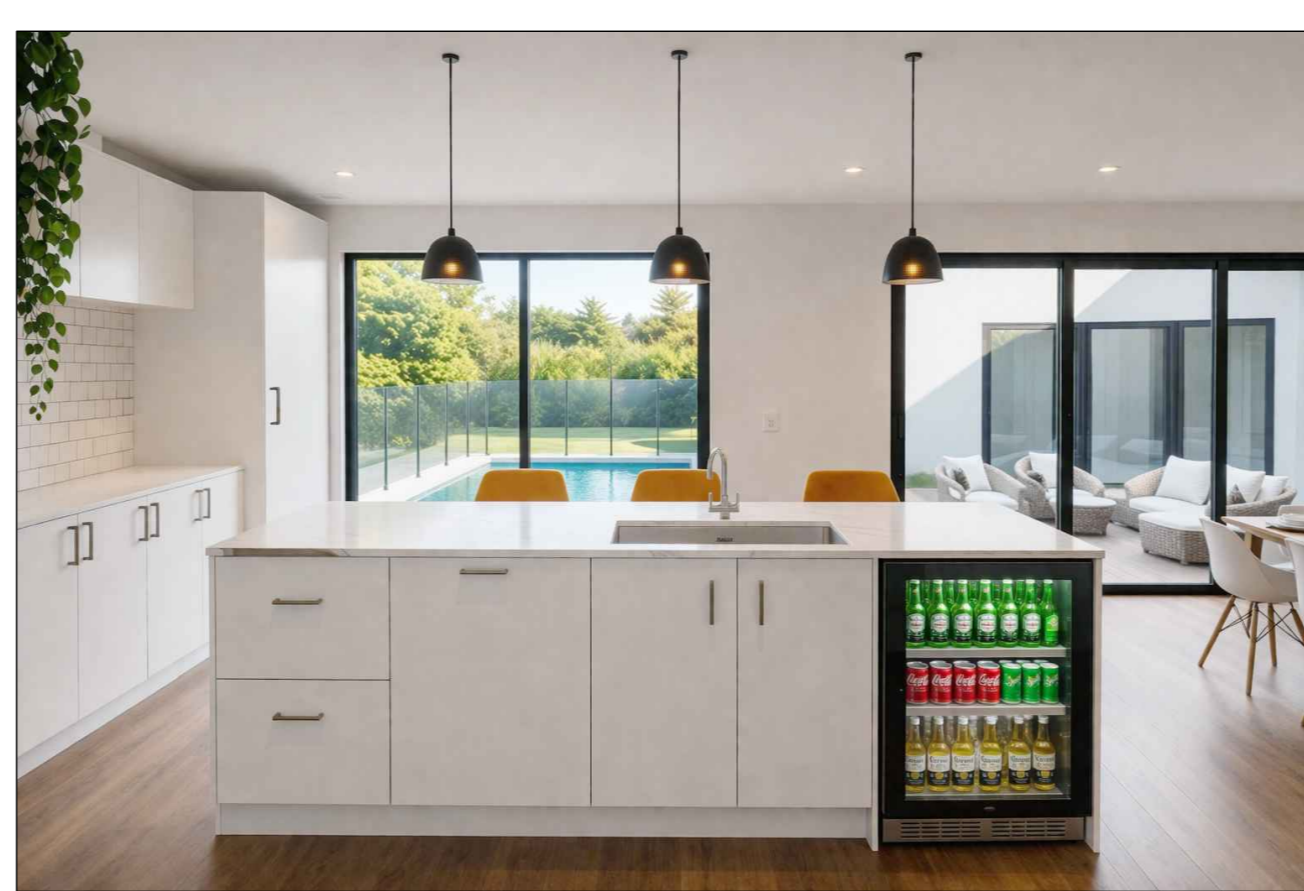
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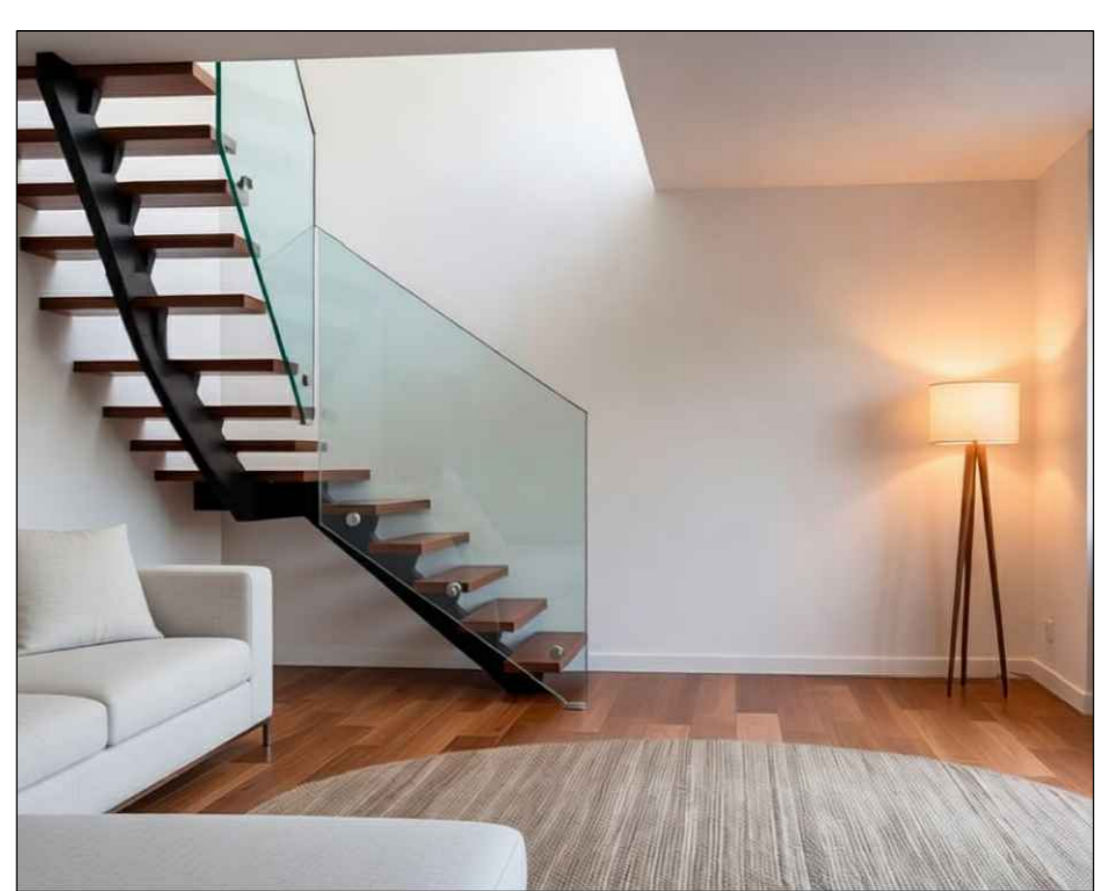
bathroom image



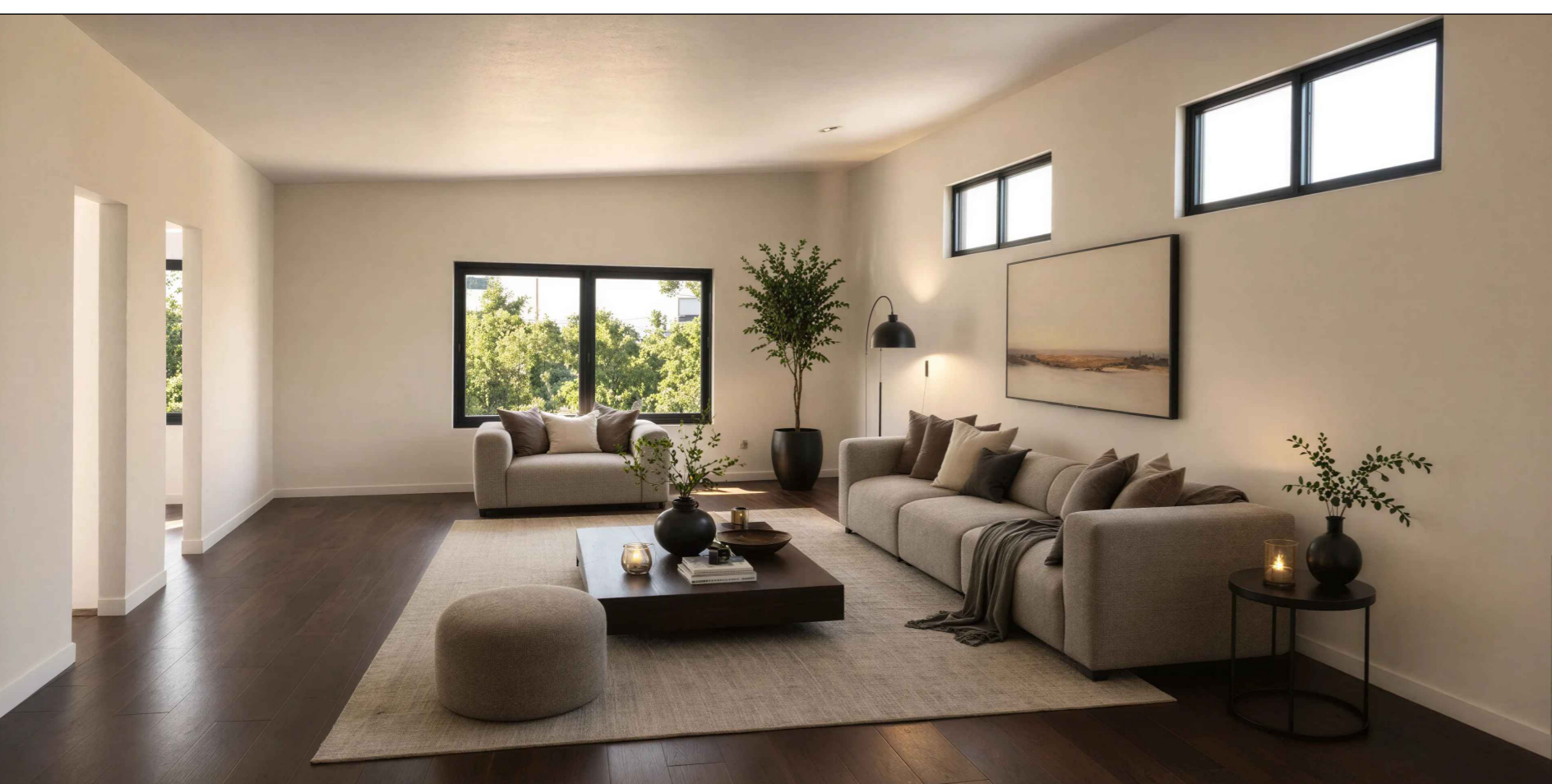
kitchen image



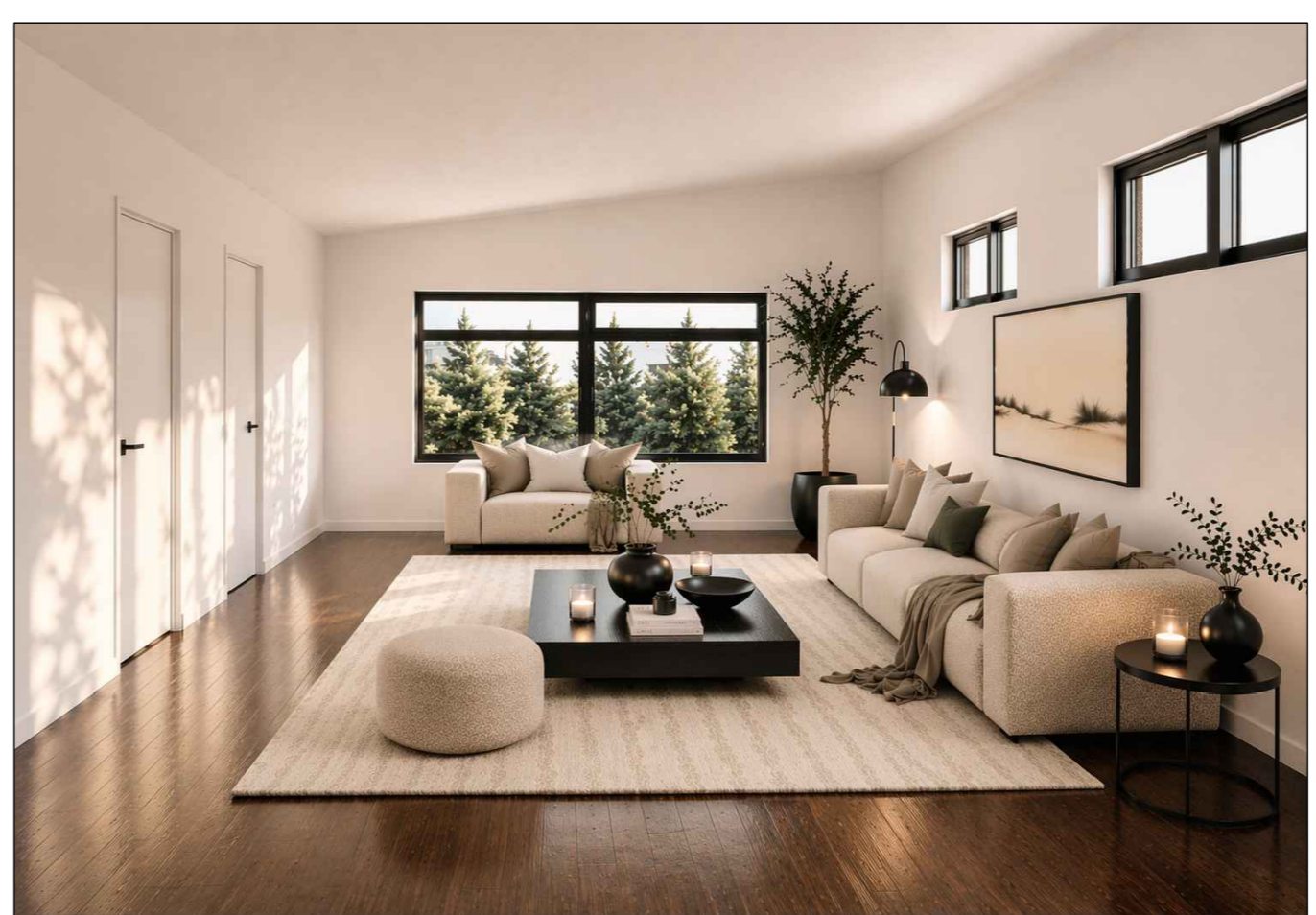
kitchen image



Staircase image



living room image option 1



living room image option 2

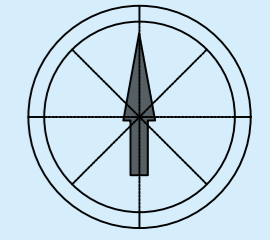
Project No. 666

Revisions  
Planning Drawings 12.05.2026

Notes  
All dimensions, levels & existing structures, to be verified on site by builder before commencement of works. These drawings are a schematic representation of the building structure and should be read in conjunction with third party specifications, engineers drawings and specifications and standard building practices.

DO NOT SCALE DRAWINGS

Project North



Scale N/A

3D Renders