

Revision Schedule

Revision Date	#	Revision Description
10/04/26	C	Entry from garage into residence changed to under stairs to accommodate parking requirements. Broom cupboard moved into laundry. Stairs moved towards entrance. Access to storage under stairs moved to garage side. Bed 3 Winodw 19 changed to 07-27 to avoid overlooking neighbour.
01/05/26	D	Stormwater treatment plan adjusted.
05/05/26	E	Balcony roof removed. Balcony brick piers width & height reduced to lesson entry bulk. Glass balustrade added to balcony to soften entry bulk & accommodate fall from height requirements.
13/07/26	F	Plans Adjusted In Response To RFI Planning Permit Application No: PP-484-2026. Roof pitch lowered to ensure highest point of residence under 7.50m above NSL. Existing dwelling floor plans clarified. Garage pushed back, balcony reduced & design adjusted. Eave widths nominated. Side stebacks confirmed. Canopy tree adjusted. Mailbox locations confirmed. External lighting confirmed. Entry dimensions confirmed. Functional layout confirmed. Natural ventilation confirmed. Overshadowing confirmed. Solar protection confirmed.
07/08/26	G	300mm Taken from residence. Lounge merged into Bed 2. Powder redesigned. Bed 2 Ensuite & WIR added.



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Sheet List

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Client: H. Wang & Y. Dong

Sheet: 1

Issue:

Date:

Cover Page

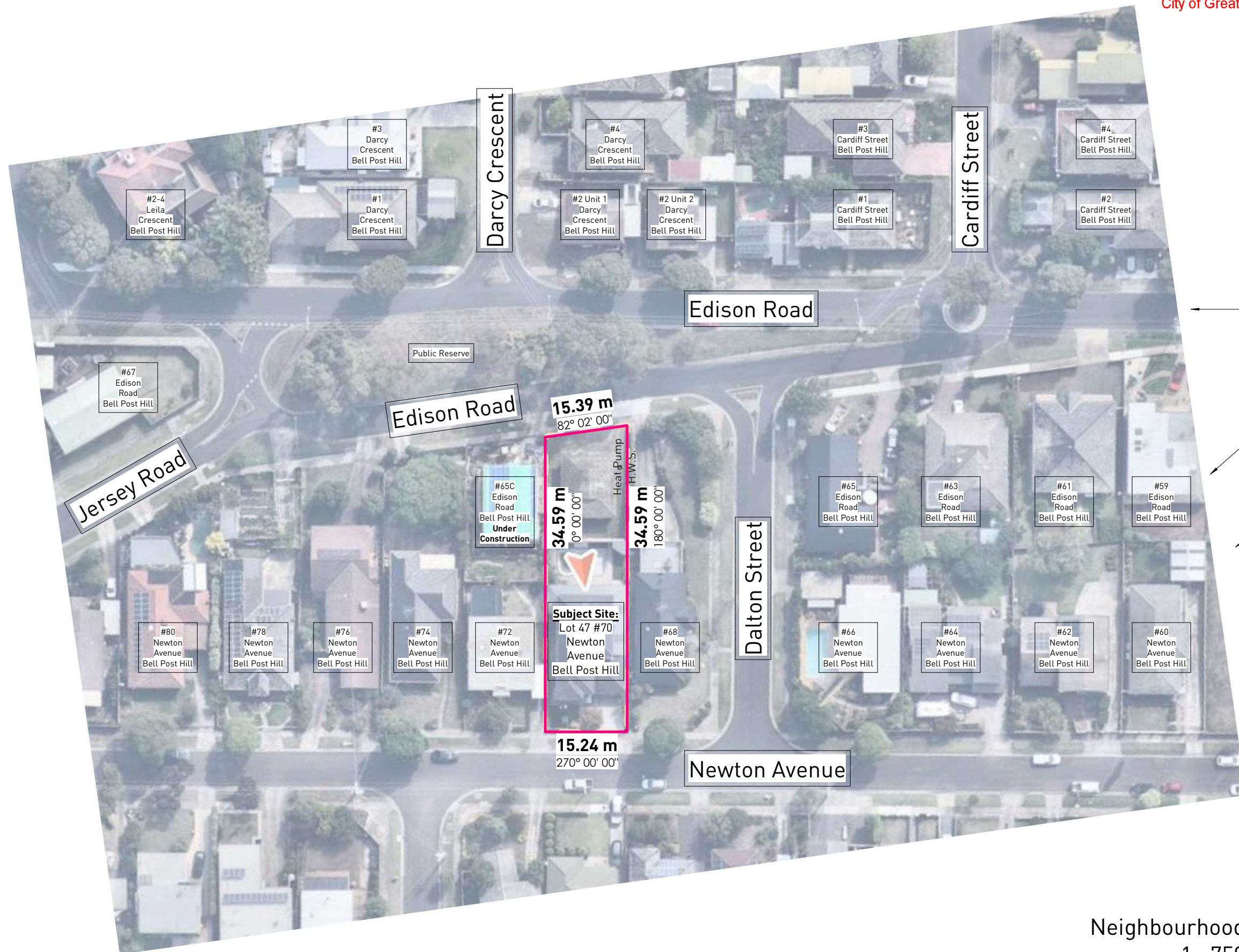
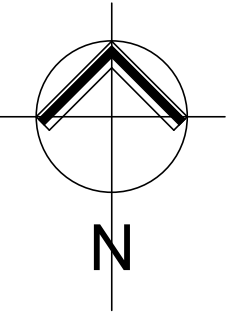
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07/08/2026

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Lot 47 #70
Newton Avenue, Bell Post Hill



Sport Precinct
Approx. 850m

Princess Highway
Approx. 400m

Bell Post Hill
Tennis Courts
Approx. 500m

Covenant College
Approx. 850m

Supermarket &
Shopping Complex
Approx. 750m

Rollins Primary School
Approx. 750m

Bus Stop - Braund Avenue
Approx. 500m

Neighbourhood
1 : 750

Lot 47 #70 Newton Avenue, Bell Post Hill



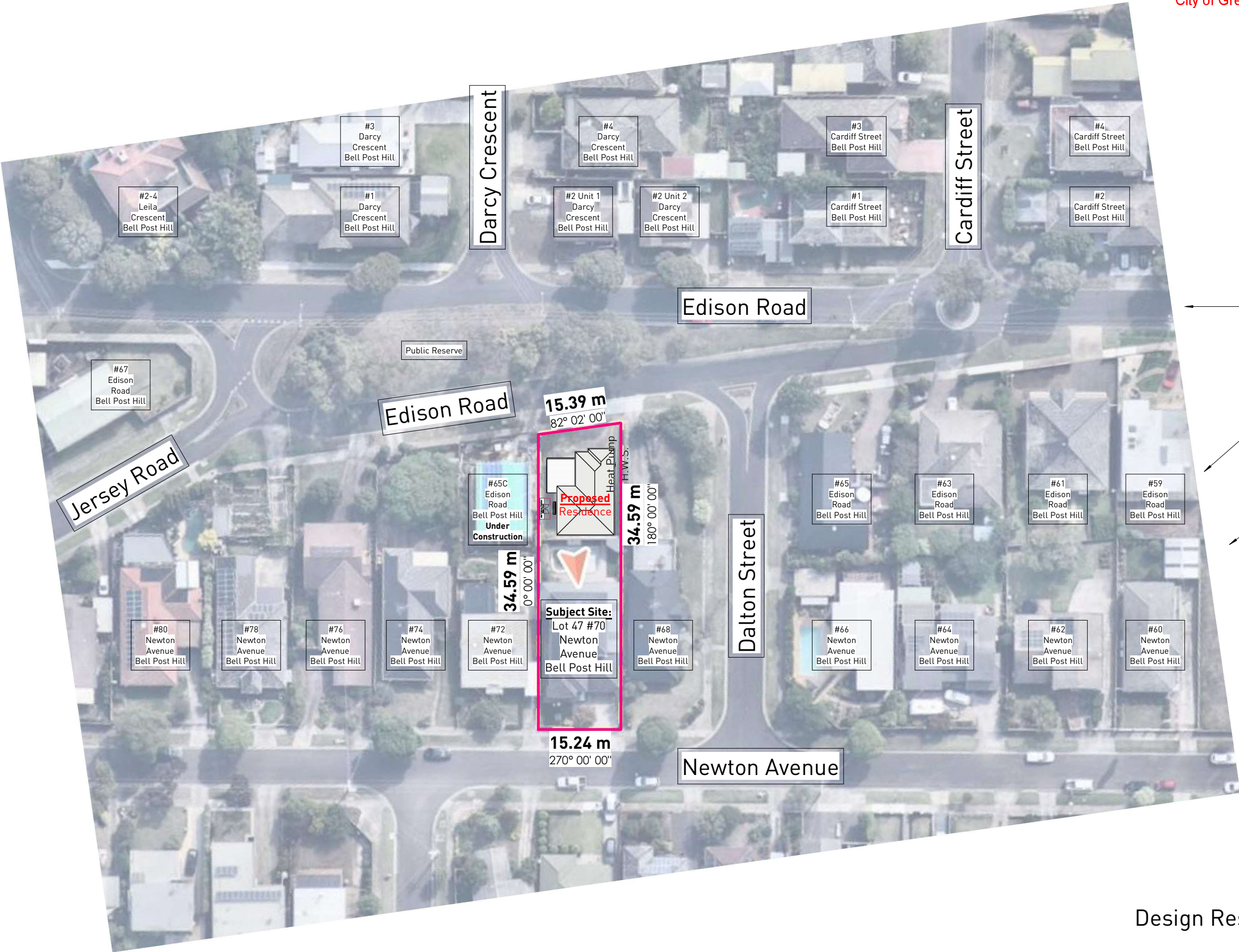
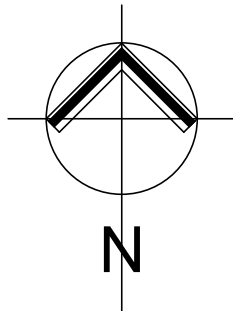
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Sheet: 2 Neighbourhood Plan
Issue: G
Date: 07/08/2026
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Client Initial:



Sport Precint
Approx. 850m

Princess Highway
Approx. 400m

Bell Post Hill
Tennis Courts
Approx. 500m

Covenant College
Approx. 850m

Supermaket &
Shopping Complex
Approx. 750m

Rollins Primary School
Approx. 750m

Bus Stop - Braund Avenue
Approx. 500m

Design Response
1 : 750
Lot 47 #70
Newton Avenue, Bell Post Hill



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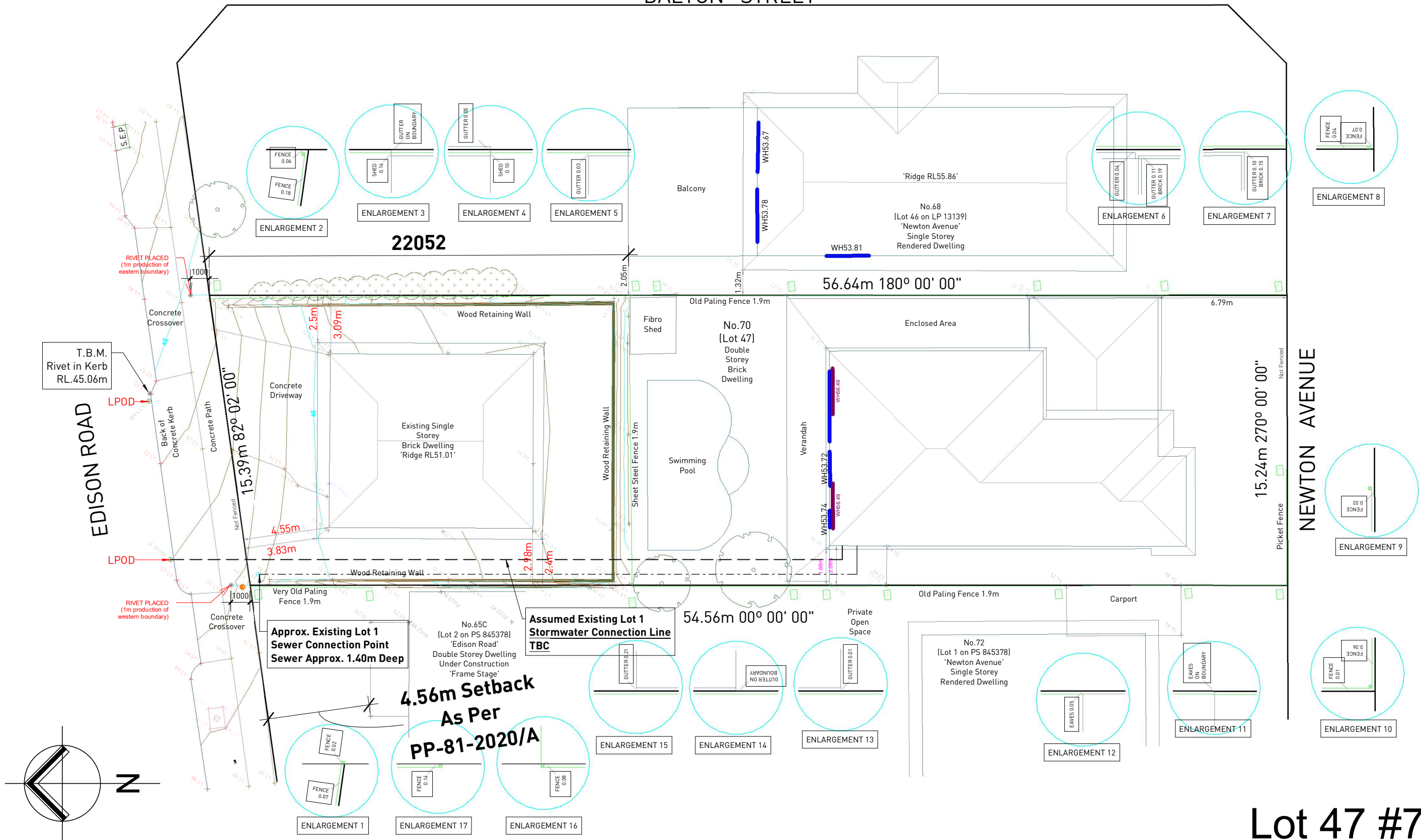
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Sheet: 3 Design Response Plan
Issue: G
Date: 07/08/2026
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DALTON STREET



Existing Conditions
1 : 200

Lot 47 #70 Newton Avenue, Bell Post Hill



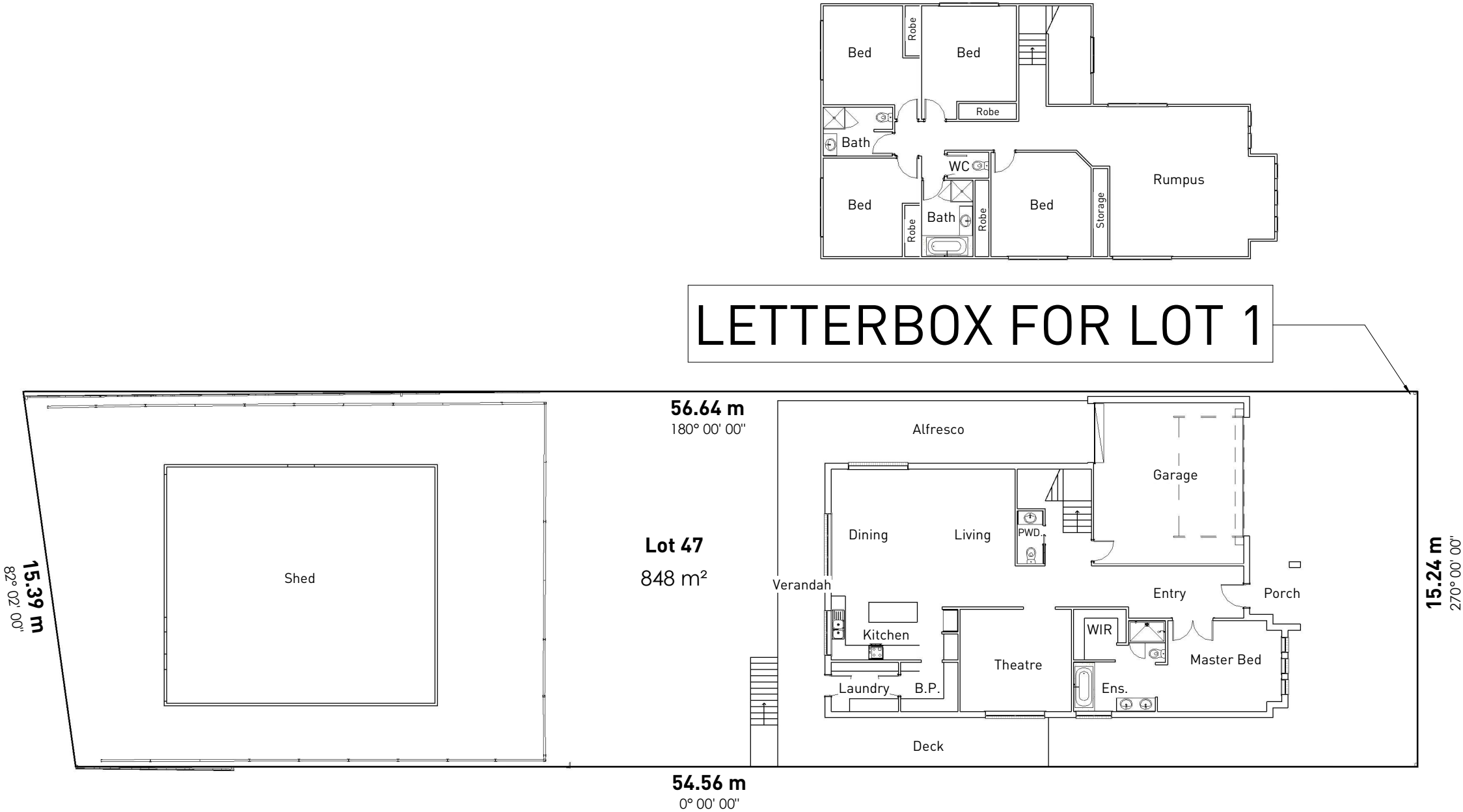
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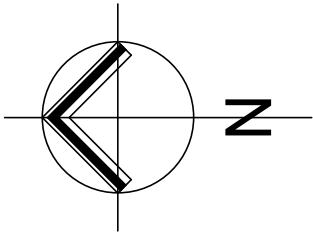
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LETTERBOX FOR LOT 1

Existing Floor Plan
1 : 200



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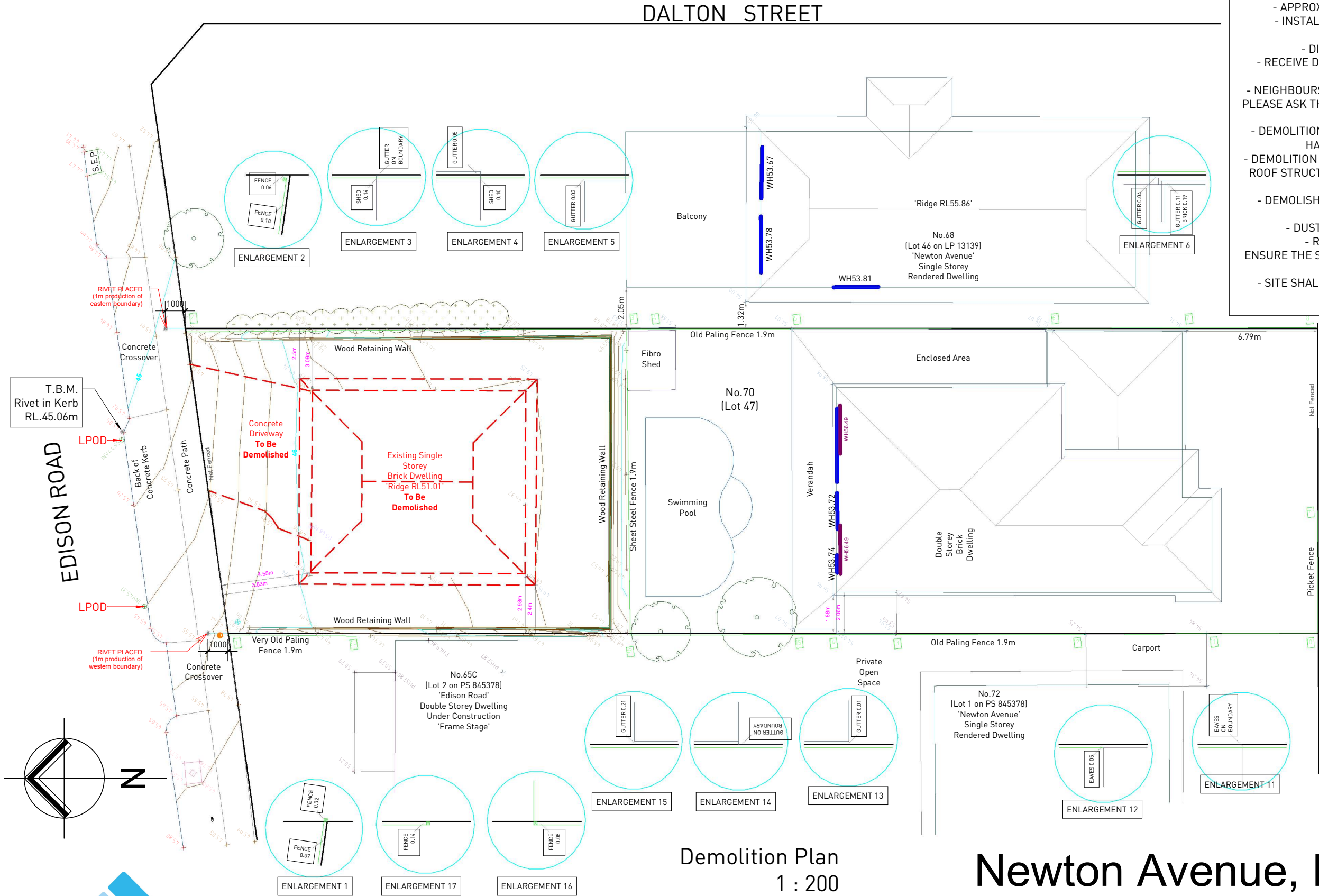
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Lot 47 #70
Newton Avenue, Bell Post Hill

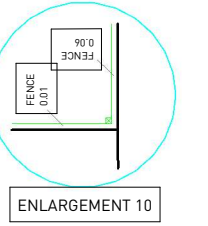
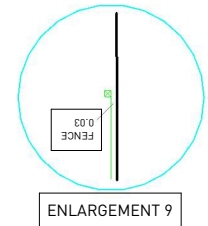
DEMOLITION OF
SINGLE STOREY MASONRY CLAD BUILDING WITH TILED ROOFING AT

Lot 47 #70
Newton Avenue, Bell Post Hill

- APPROX. HEIGHT OF EXISTING DWELLING **5.2M** TO RIDGE.
- 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.



NEWTON AVENUE



Lot 47 #70
Newton Avenue, Bell Post Hill

Demolition Plan
1 : 200



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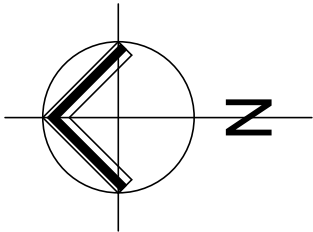
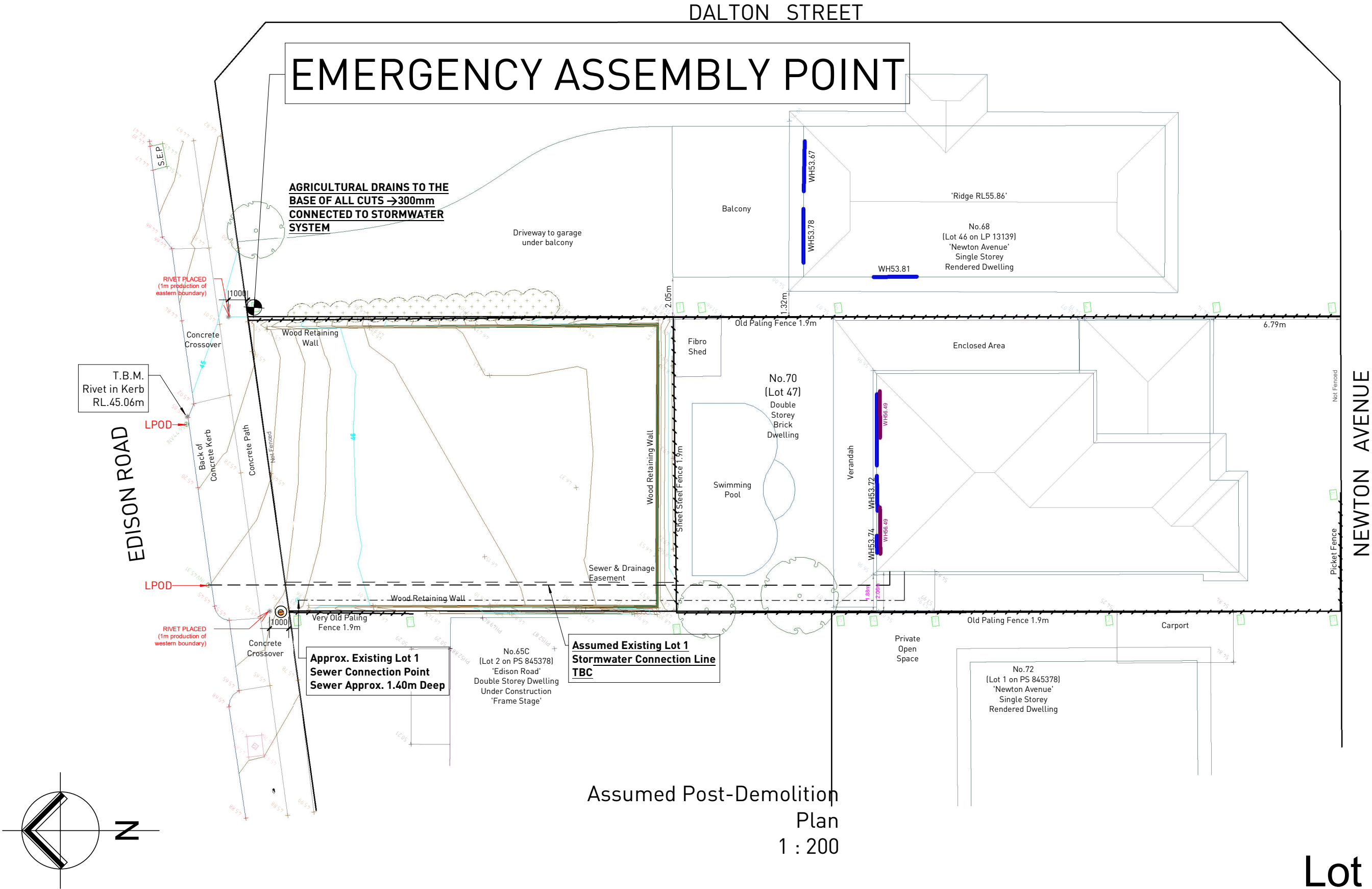
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Demolition Plan
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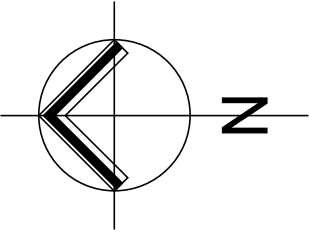
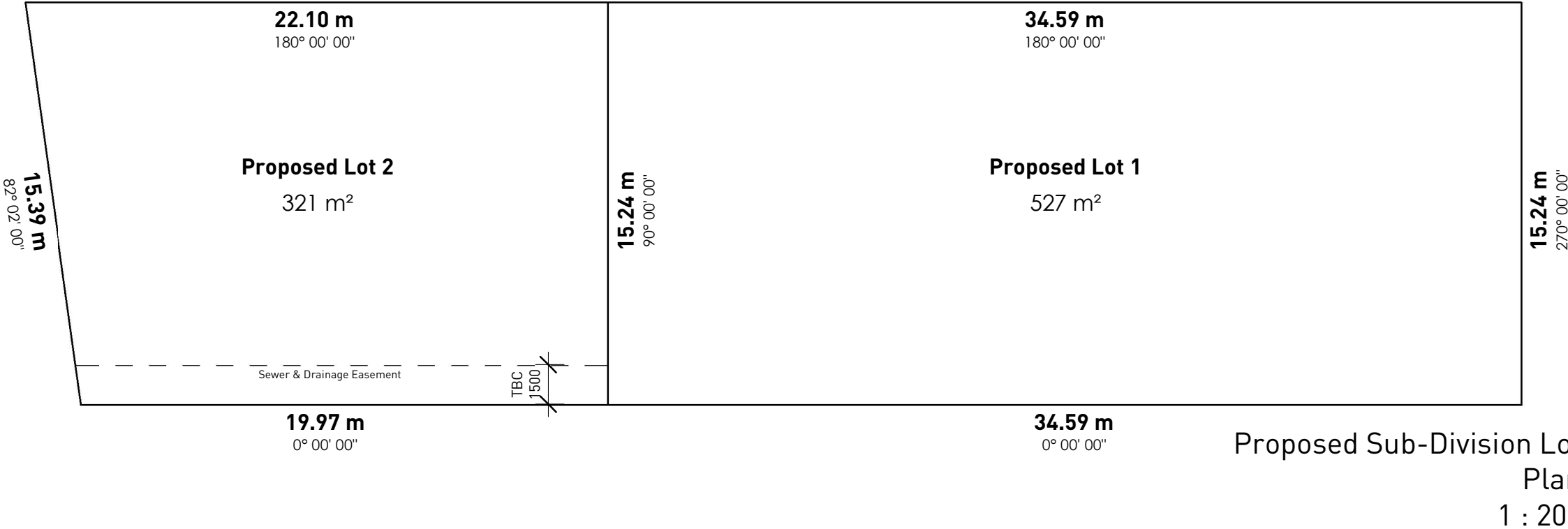
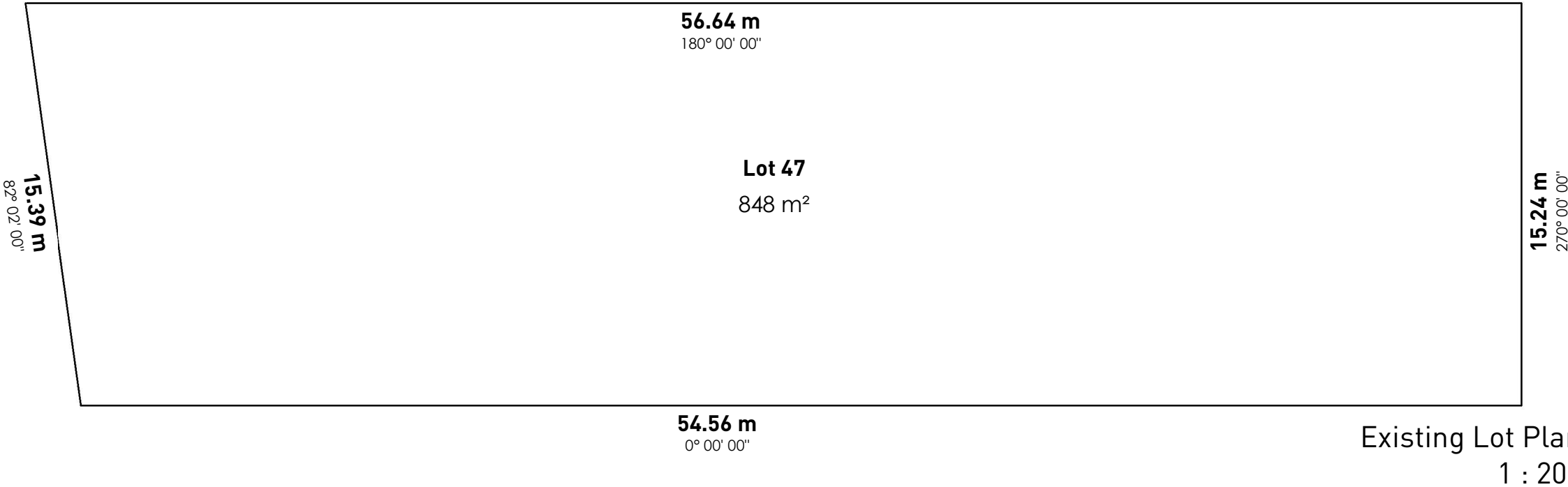
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Assumed Post Demolition Plan G
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Lot 47 #70
Newton Avenue, Bell Post Hill



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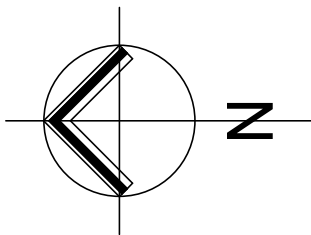
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Lot 47 #70
Newton Avenue, Bell Post Hill



LETTERBOX FOR LOT 1

DALTON STREET

EMERGENCY ASSEMBLY POINT

AGRICULTURAL DRAINS TO THE
BASE OF ALL CUTS →300mm
CONNECTED TO STORMWATER
SYSTEM

Existing Crossover To Be
Removed & Returned To
Nature Strip as per COGG
Requirements. Loam &
Turf Seed. By Owner.

T.B.M.
Rivet in Kerb
RL.45.06m

EDISON ROAD

New Vehicle Crossover To
COGG Requirements By
Owner

LETTERBOX FOR LOT 2

Overall Site Plan
1 : 200

Lot 47 #70
Newton Avenue, Bell Post Hill



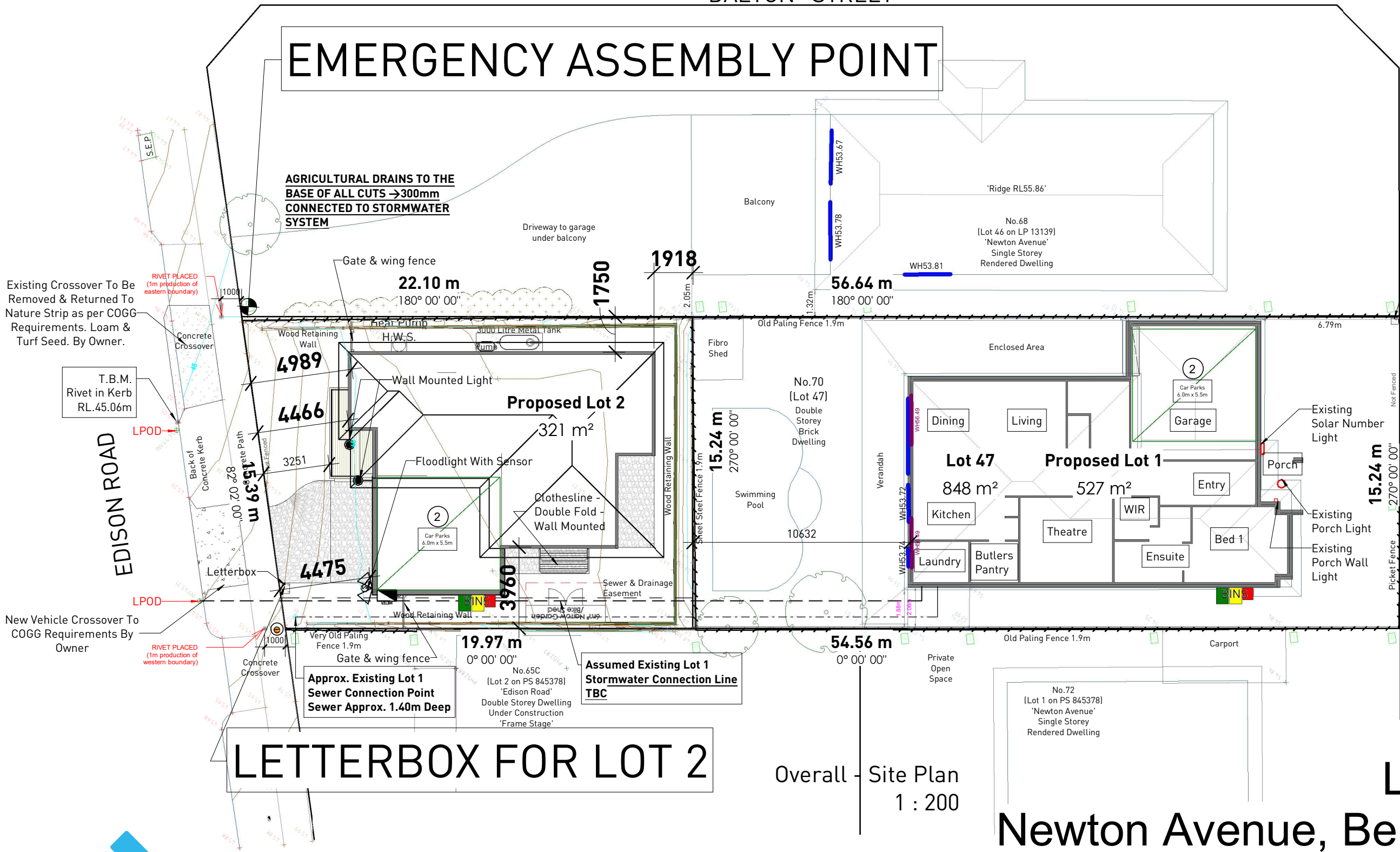
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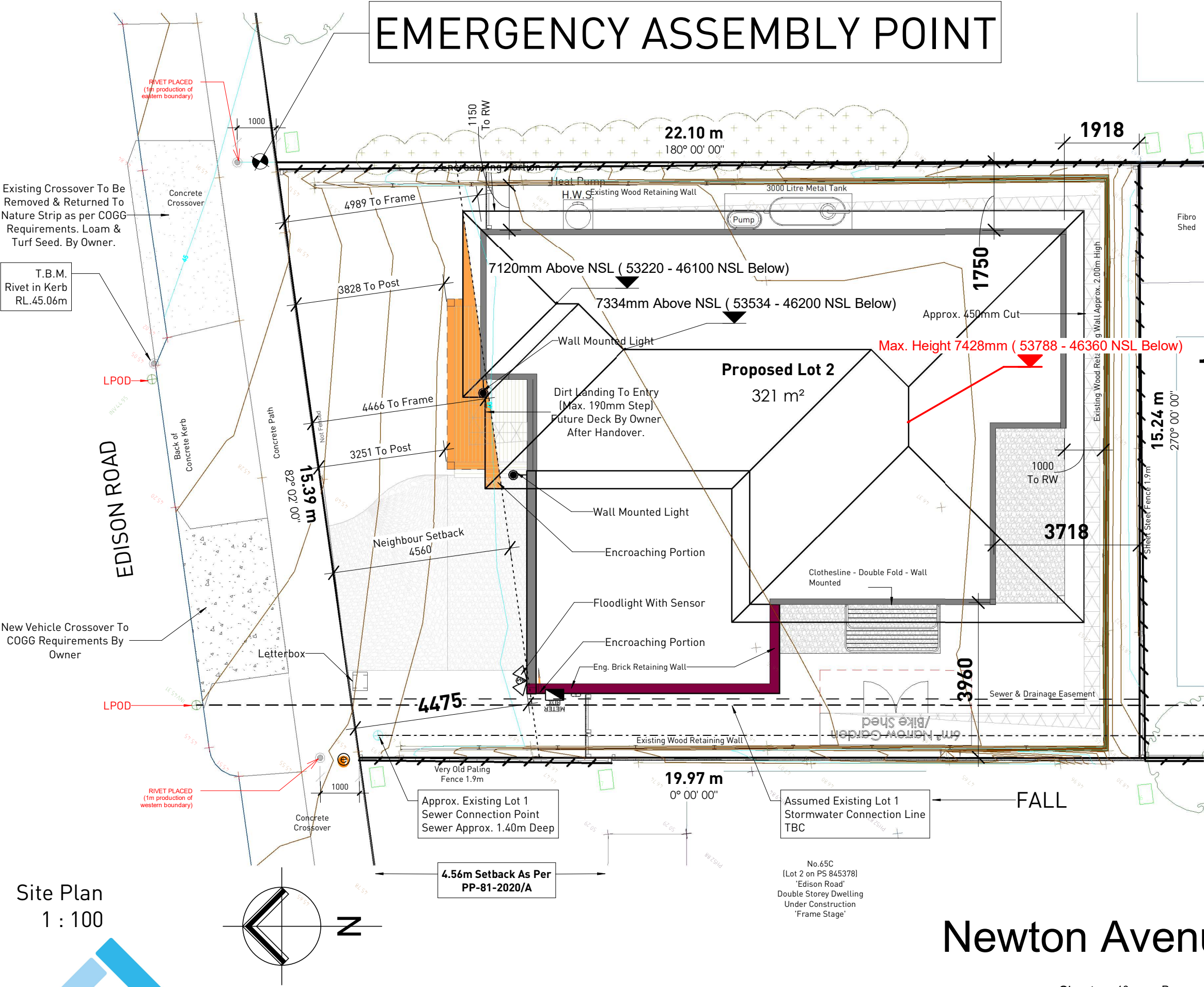
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Sheet: 9
Issue:
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Proposed Overall Site
Plan
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07/08/2026
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Clause 55.02-1 – Street Setback
The proposed dwelling provides a front setback of 4.466 m to the residence and 4.475 m to the garage, which closely aligns with the approved 4.560 m setback at 65C Edison Road. The revised design significantly reduces the previous variation and now reflects the established pattern of development along Newton Avenue.

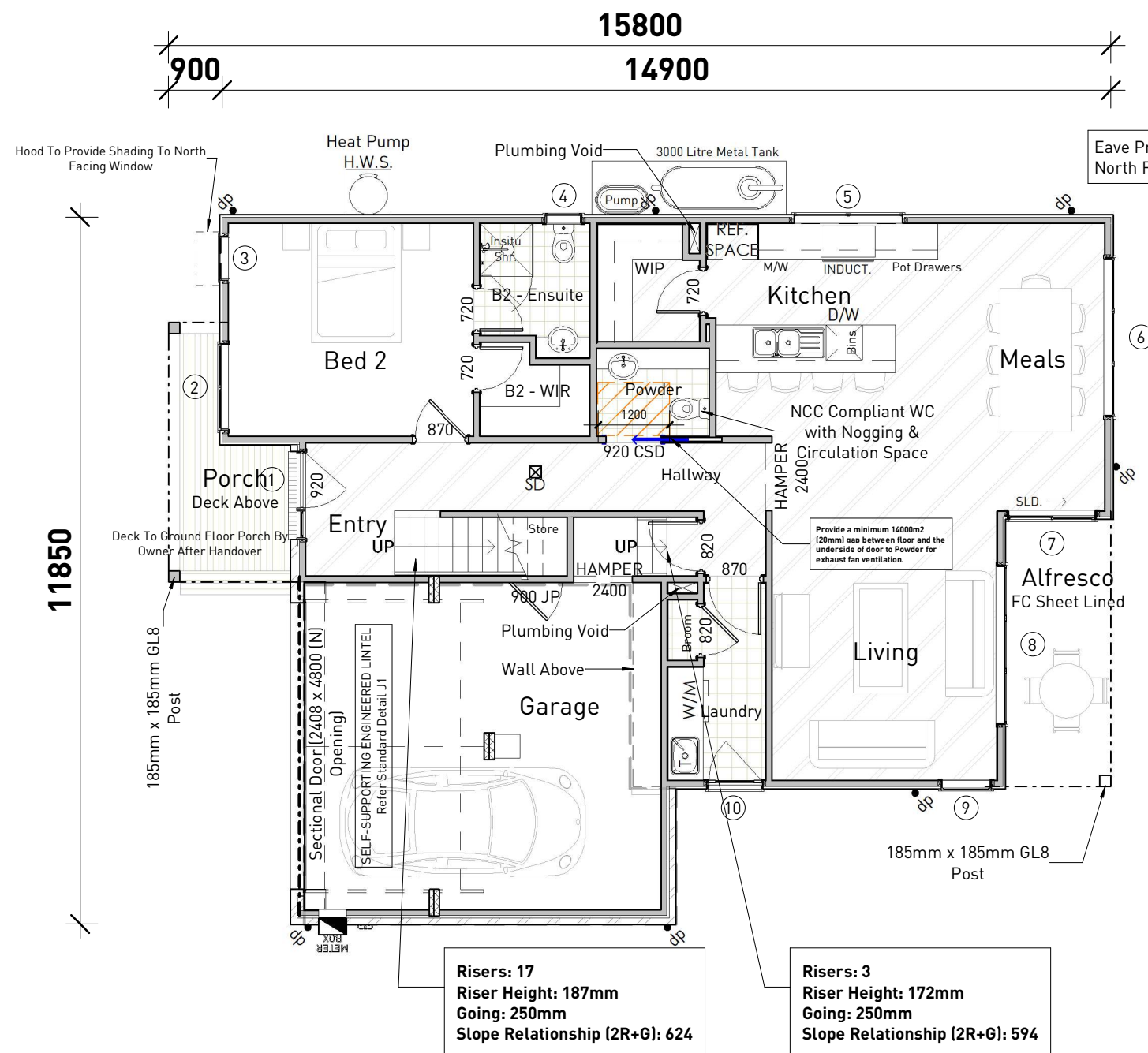
- Key justification:
- The updated setbacks encroach less than 100 mm of the neighbouring min. setback, ensuring a consistent streetscape rhythm.
 - The garage has been pushed back and balcony bulk reduced, improving the presentation to Newton Avenue and reducing perceived mass.
 - The dwelling height has been lowered, and the façade articulated, ensuring the building does not dominate the street and maintains an appropriate scale.
 - The revised setback allows for compliant landscaping, safe vehicle access and a balanced site layout without creating adverse impacts on the public realm.

The proposal therefore achieves a contextually appropriate front setback and meets the objective of Clause 55.02-1.

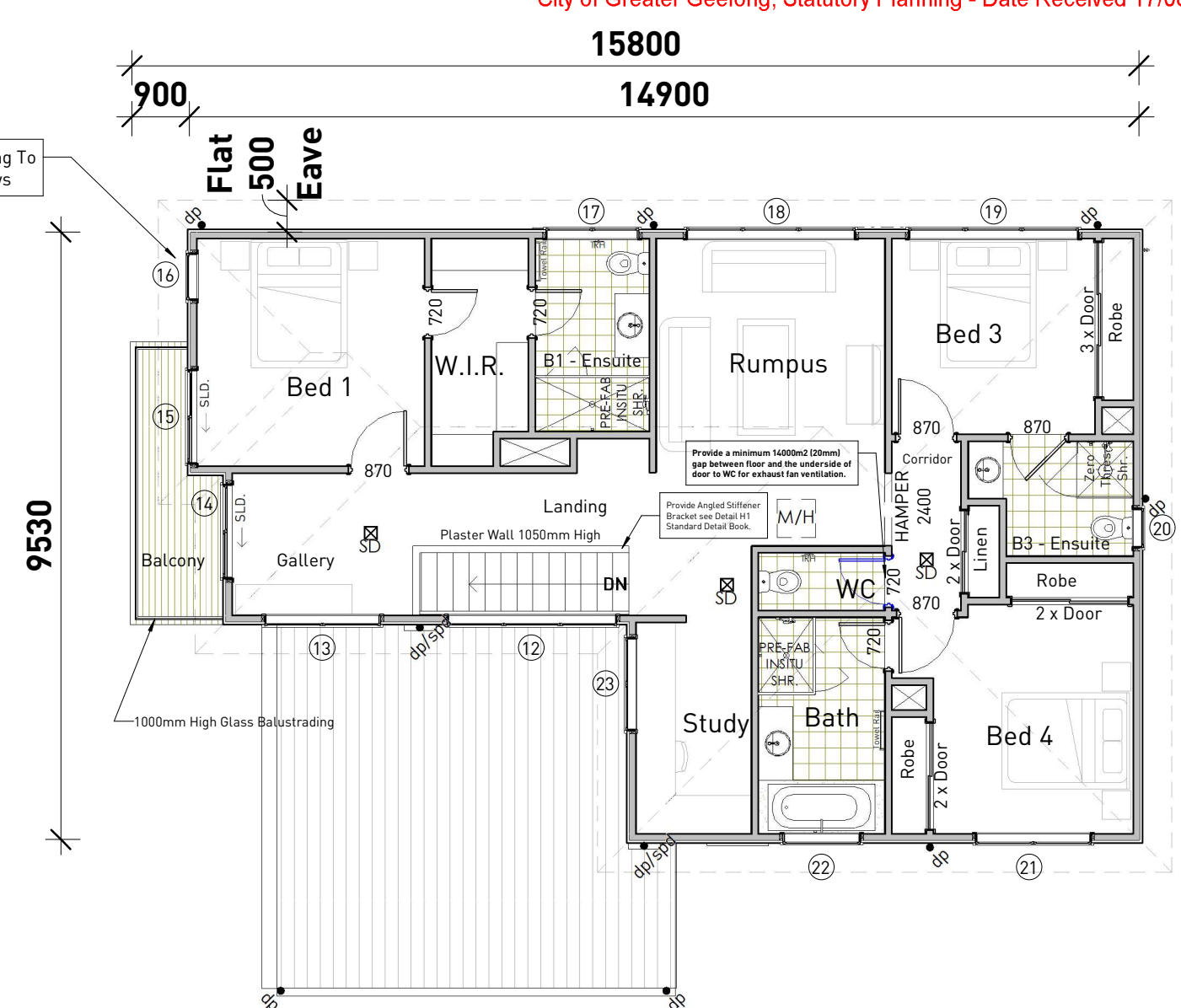
Lot 47 #70

Newton Avenue, Bell Post Hill

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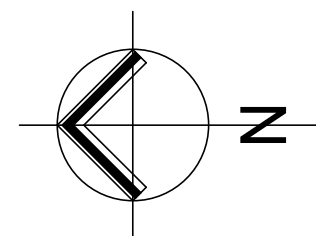


Ground Floor Plan & Floor
Finishes Plan
1 : 100



First Floor Plan & Floor
Finishes Plan
1 : 100

Residence Area Schedule		
	Area	Squares
First Floor Area	113.5 m ²	12.2
Ground Floor Area	105.1 m ²	11.3
Garage Area	37.2 m ²	4.0
Alfresco Area	8.1 m ²	0.9
Porch Area	6.6 m ²	0.7
Balcony Area	5.2 m ²	0.6
Total:	275.8 m ²	29.7



Lot 47 #70
Newton Avenue, Bell Post Hill



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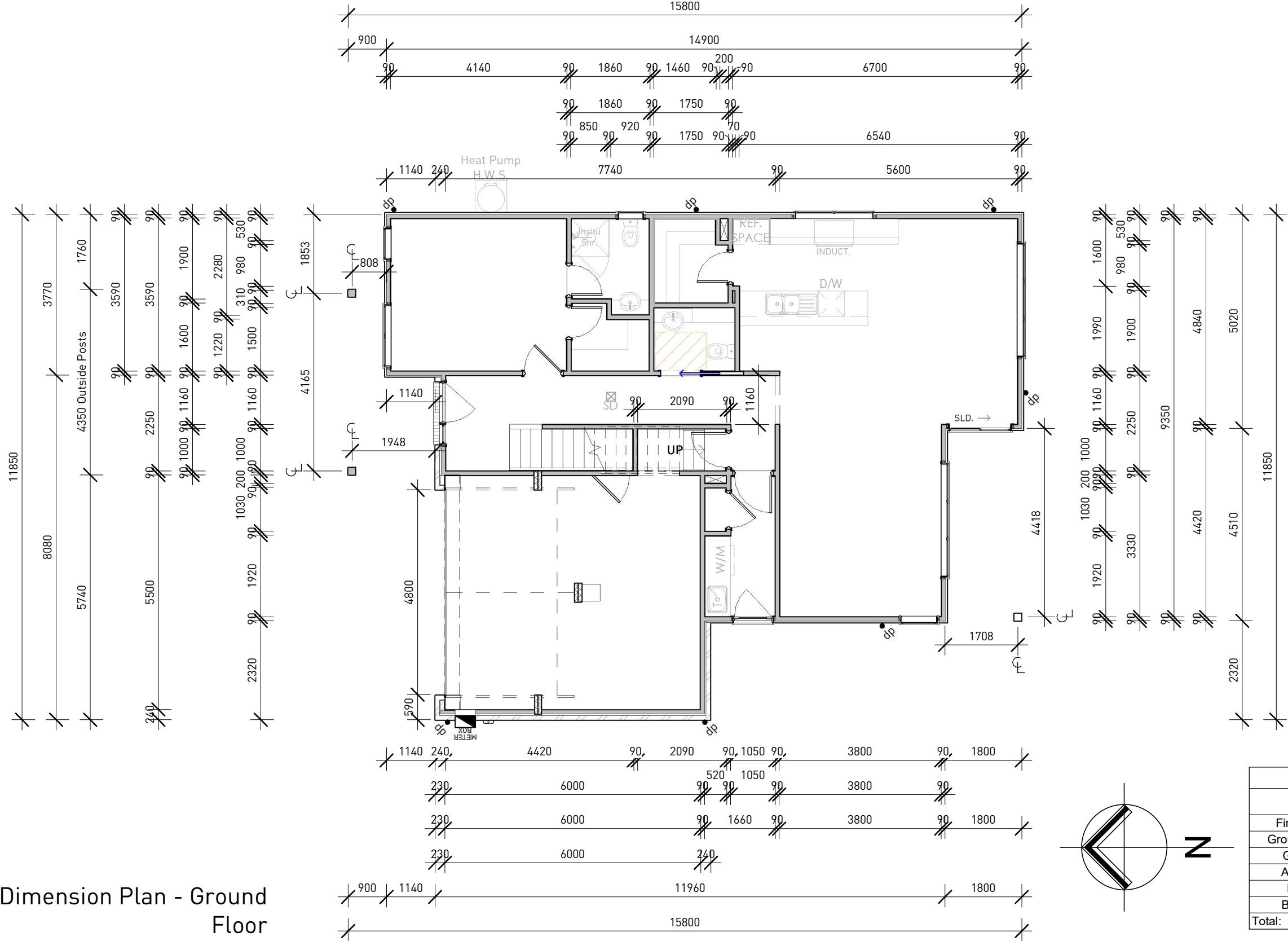
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Proposed Lot 2
Residence Plans
G

07/08/2026

resiBIM

Client Initial:



Dimension Plan - Ground Floor
1 : 100

Residence Area Schedule		
	Area	Squares
First Floor Area	113.5 m ²	12.2
Ground Floor Area	105.1 m ²	11.3
Garage Area	37.2 m ²	4.0
Alfresco Area	8.1 m ²	0.9
Porch Area	6.6 m ²	0.7
Balcony Area	5.2 m ²	0.6
Total:	275.8 m ²	29.7

Lot 47 #70

Newton Avenue, Bell Post Hill



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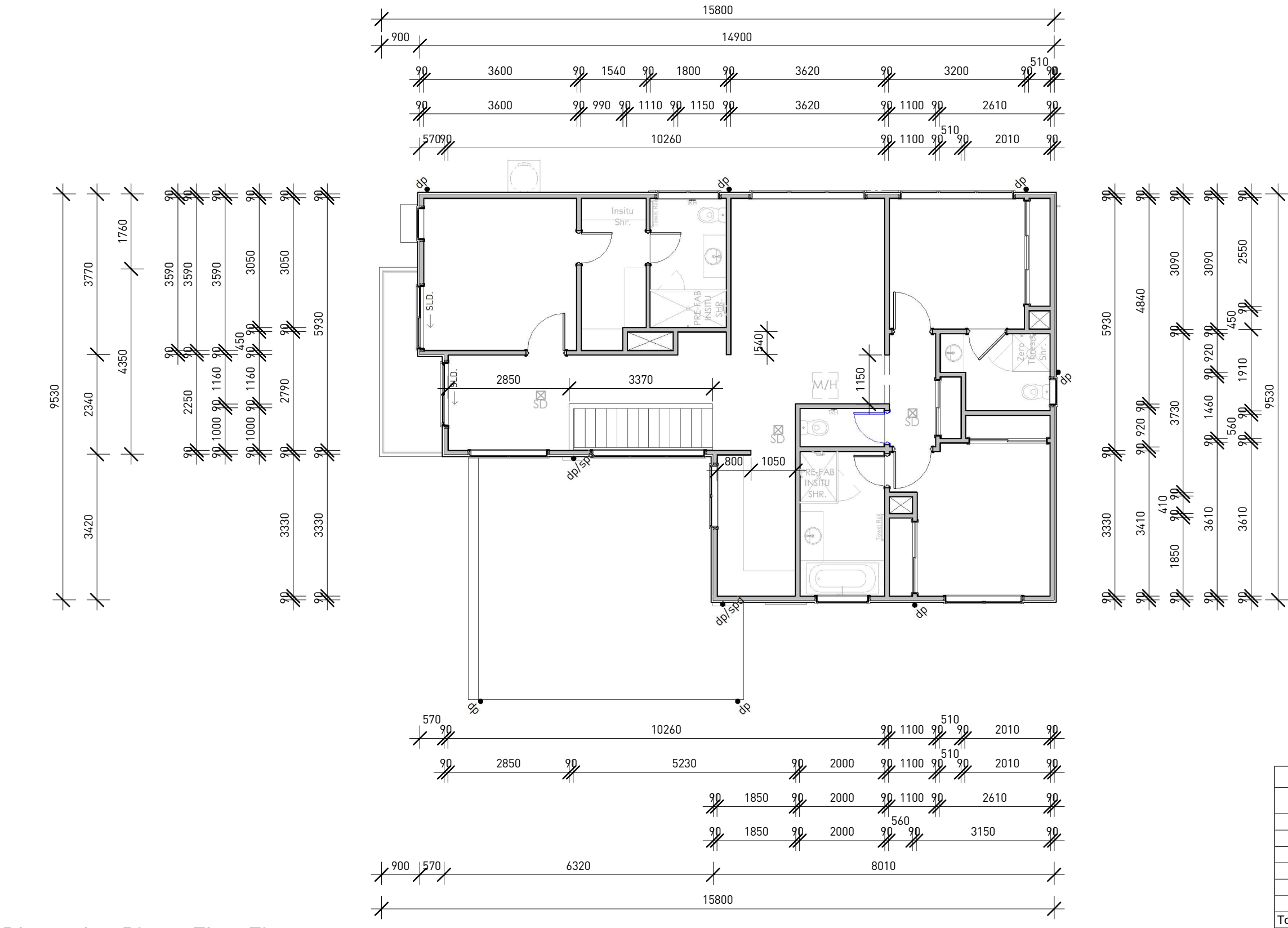
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Sheet: 12
Issue:
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Lot 2 Dimenion Plans
G
07/08/2026
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Dimension Plan - First Floor
1 : 100

Residence Area Schedule		
	Area	Squares
First Floor Area	113.5 m ²	12.2
Ground Floor Area	105.1 m ²	11.3
Garage Area	37.2 m ²	4.0
Alfresco Area	8.1 m ²	0.9
Porch Area	6.6 m ²	0.7
Balcony Area	5.2 m ²	0.6
Total:	275.8 m ²	29.7



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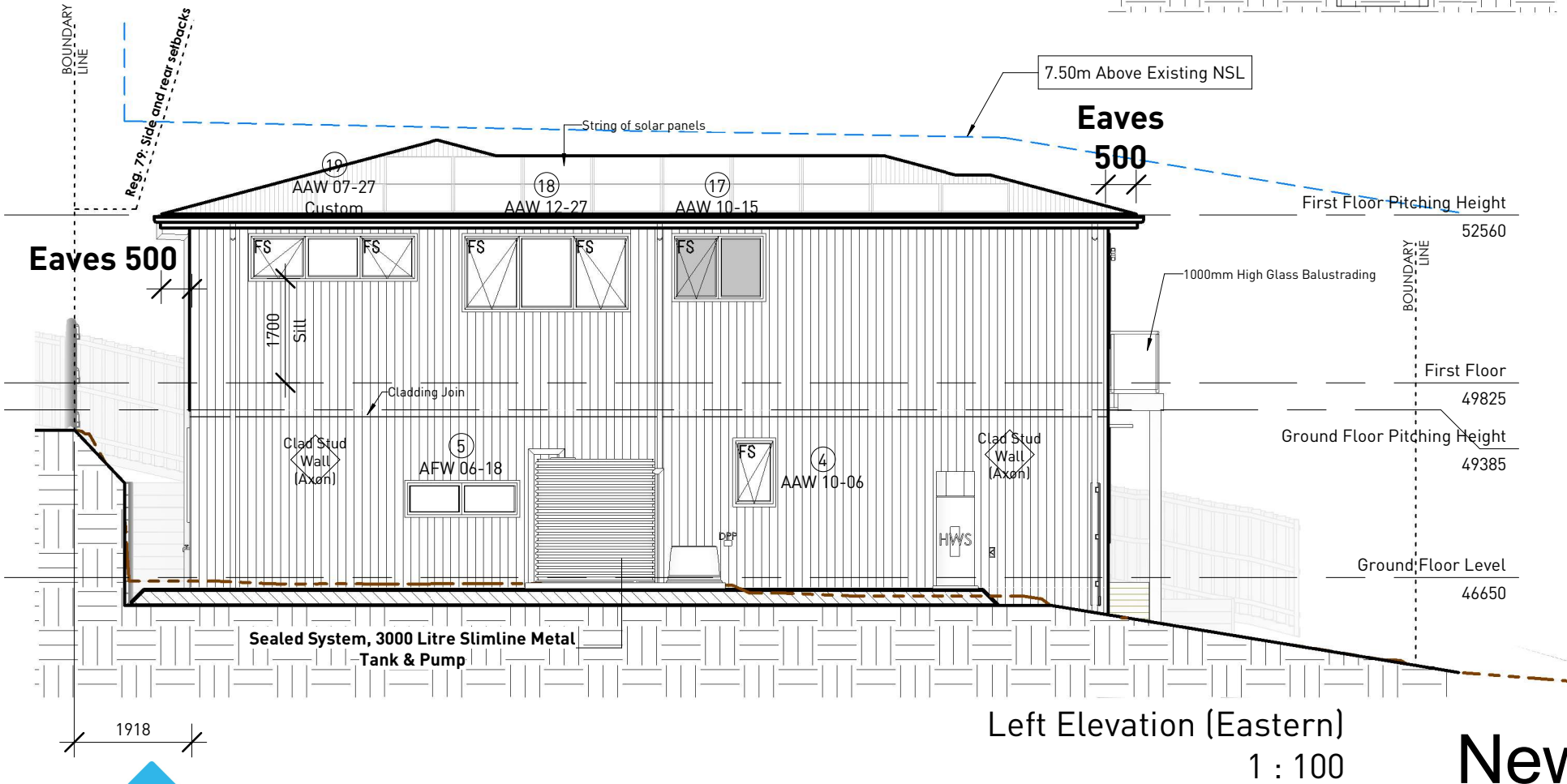
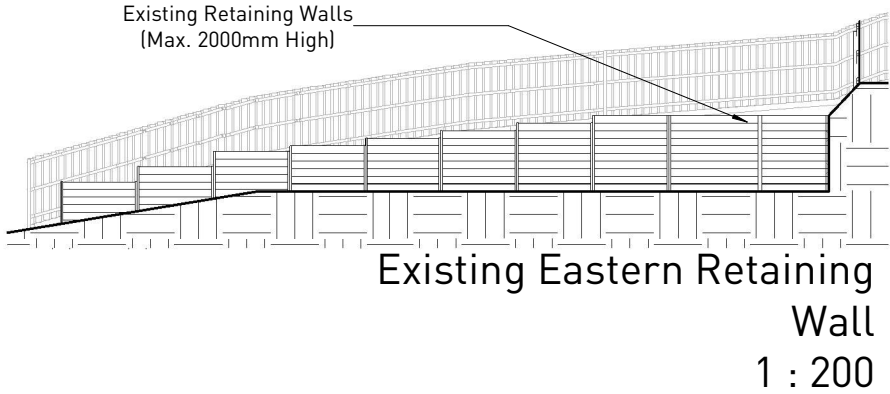
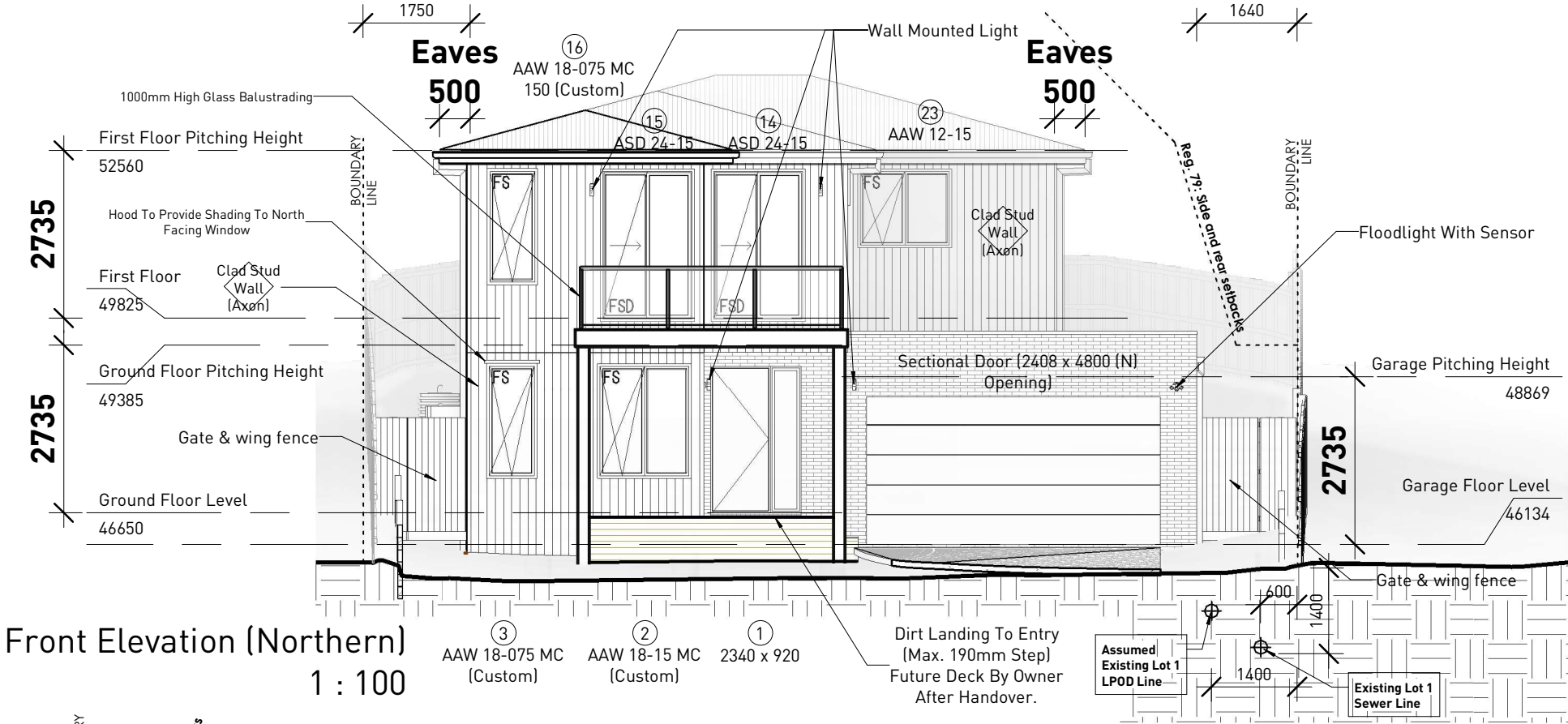
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Sheet: 13 Lot 2 Dimenion Plans
Issue: G
Date: 07/08/2026
Drawn By: resiBIM

Client Initial:

Lot 47 #70
Newton Avenue, Bell Post Hill



Windows		
No.	Code	Window Description
1	2340 x 920	External Personal Access Door & Sidelight
2	AAW 18-15 MC (Custom)	Double Glazed Awning Window 150 Series
3	AAW 18-075 MC (Custom)	Double Glazed Awning Window 150 Series
4	AAW 10-06	Double Glazed Awning Window 150 Series
5	AFW 06-18	Double Glazed Fixed Window 100 Series
6	AAW 15-27	Double Glazed Awning Window 150 Series
7	ASD 24-15	Double Glazed Sliding Door 200 Series
8	AAW 15-27	Double Glazed Awning Window 150 Series
9	AAW 18-09	Double Glazed Awning Window 150 Series
10	24-09 FR DG (Extra seal required)	Double Glazed French Door 100 Series
12	AFW 10-27	Double Glazed Fixed Window 150 Series
13	AAW 06-18	Double Glazed Awning Window 150 Series
14	ASD 24-15	Double Glazed Sliding Door 200 Series
15	ASD 24-15	Double Glazed Sliding Door 200 Series
16	AAW 18-075 MC 150 (Custom)	Double Glazed Awning Window 150 Series
17	AAW 10-15	Double Glazed Awning Window 150 Series
18	AAW 12-27	Double Glazed Awning Window 150 Series
19	AAW 07-27 Custom	Double Glazed Awning Window 150 Series
20	AAW 12-06	Double Glazed Awning Window 150 Series
21	AAW 12-18	Double Glazed Awning Window 150 Series
22	AAW 12-12	Double Glazed Awning Window 150 Series
23	AAW 12-15	Double Glazed Awning Window 150 Series

Lot 47 #70 Newton Avenue, Bell Post Hill



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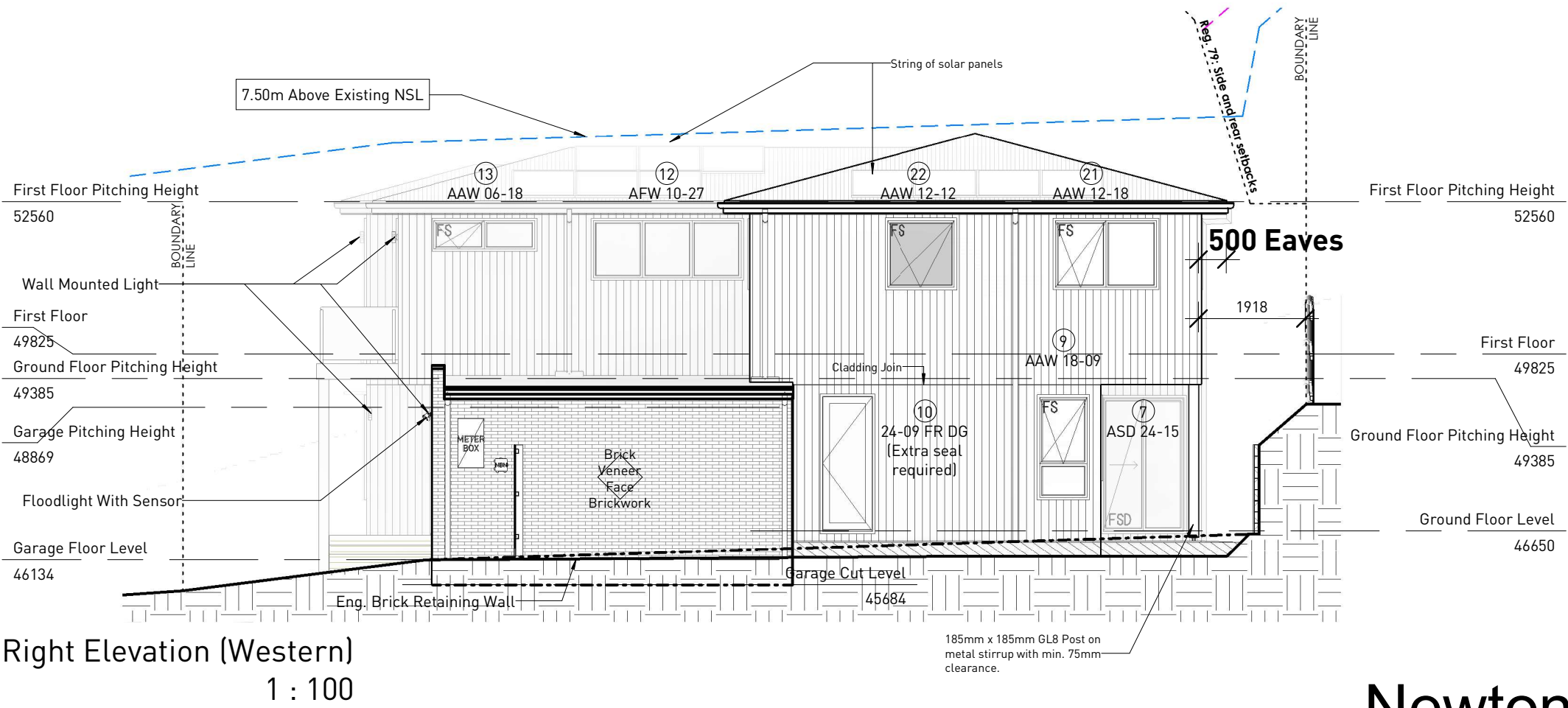
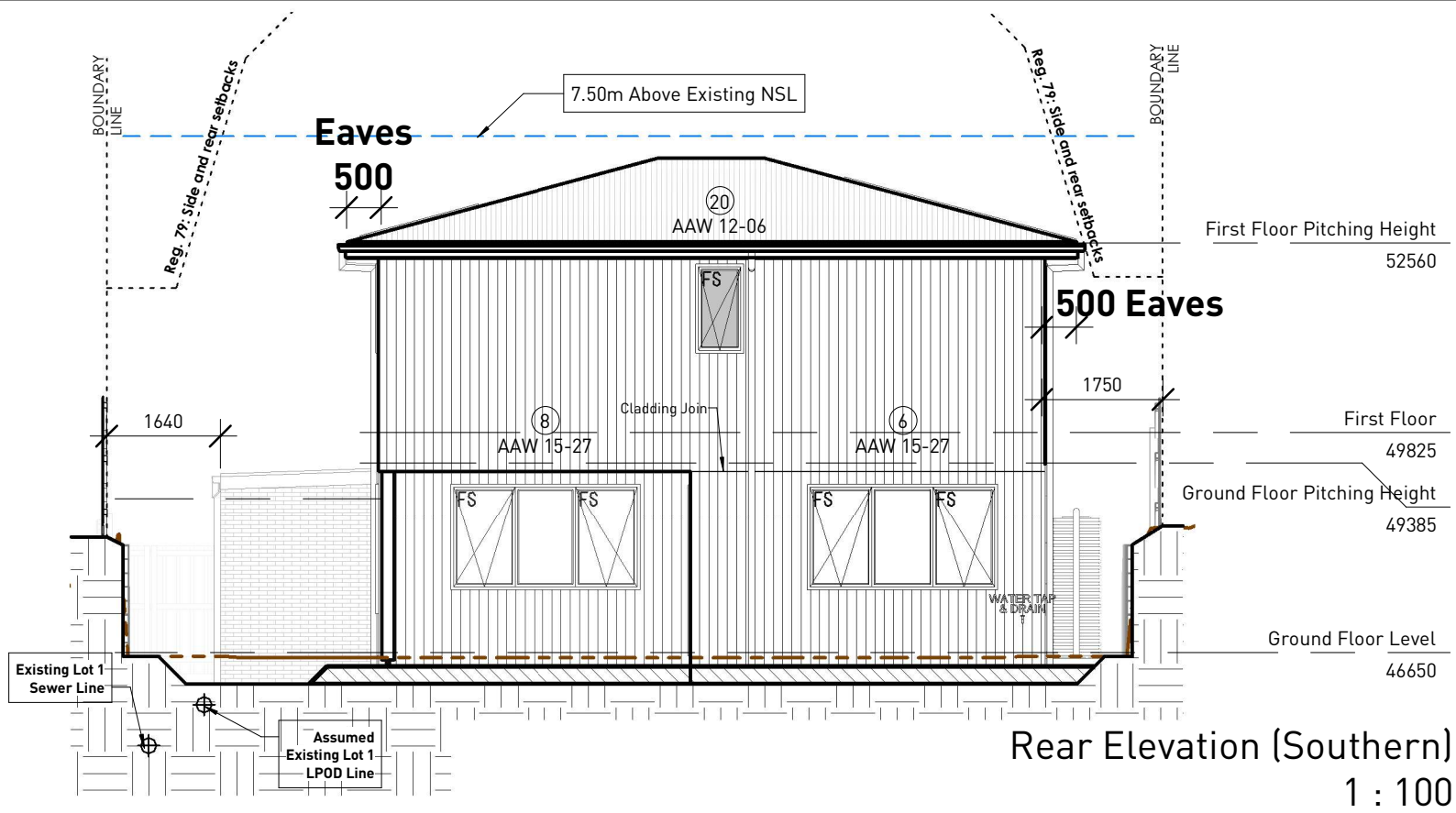
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Sheet: 14
Issue:
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Proposed Lot 2
Elevations
G

Client Initial:



Windows		
No.	Code	Window Description
1	2340 x 920	External Personal Access Door & Sidelight
2	AAW 18-15 MC (Custom)	Double Glazed Awning Window 150 Series
3	AAW 18-075 MC (Custom)	Double Glazed Awning Window 150 Series
4	AAW 10-06	Double Glazed Awning Window 150 Series
5	AFW 06-18	Double Glazed Fixed Window 100 Series
6	AAW 15-27	Double Glazed Awning Window 150 Series
7	ASD 24-15	Double Glazed Sliding Door 200 Series
8	AAW 15-27	Double Glazed Awning Window 150 Series
9	AAW 18-09	Double Glazed Awning Window 150 Series
10	24-09 FR DG (Extra seal required)	Double Glazed French Door 100 Series
12	AFW 10-27	Double Glazed Fixed Window 150 Series
13	AAW 06-18	Double Glazed Awning Window 150 Series
14	ASD 24-15	Double Glazed Sliding Door 200 Series
15	ASD 24-15	Double Glazed Sliding Door 200 Series
16	AAW 18-075 MC 150 (Custom)	Double Glazed Awning Window 150 Series
17	AAW 10-15	Double Glazed Awning Window 150 Series
18	AAW 12-27	Double Glazed Awning Window 150 Series
19	AAW 07-27 Custom	Double Glazed Awning Window 150 Series
20	AAW 12-06	Double Glazed Awning Window 150 Series
21	AAW 12-18	Double Glazed Awning Window 150 Series
22	AAW 12-12	Double Glazed Awning Window 150 Series
23	AAW 12-15	Double Glazed Awning Window 150 Series

Right Elevation (Western)
1 : 100

Lot 47 #70 Newton Avenue, Bell Post Hill



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Sheet: 15
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Proposed Lot 2
Elevations
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DDO14 – View Sharing Analysis

The proposed dwelling has been designed to sit within the site's natural fall and remains under 7.50 m above natural surface level, as noted in the revision schedule:

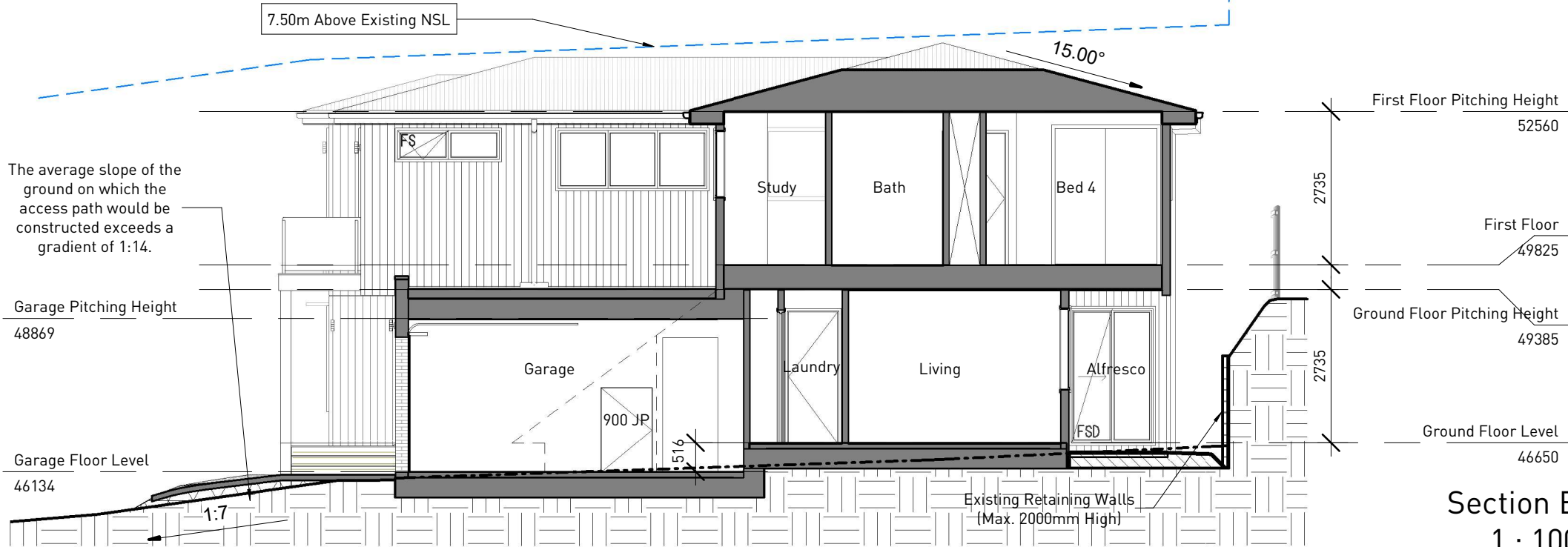
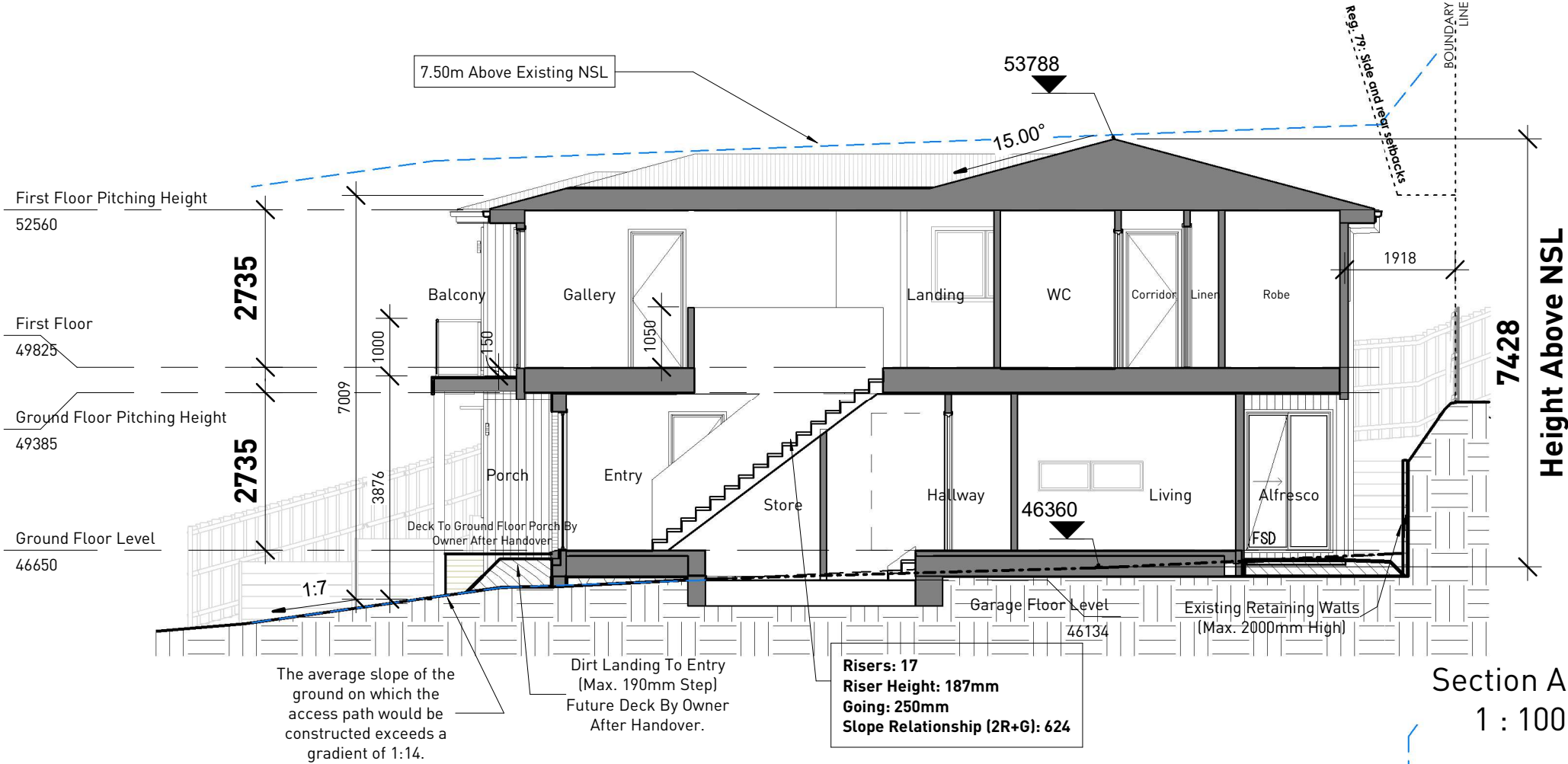
"Roof pitch lowered to ensure highest point of residence under 7.50m above NSL."

The surrounding context includes single-storey dwellings at No. 68 and No. 72 Newton Avenue and a double-storey dwelling approved at 65C Edison Road. Existing built form and vegetation already frame long-range views in the area.

The proposal maintains a reasonable sharing of views by:

- Moderating height and visual bulk through reduced roof pitch and articulated upper-level design.
- Retaining view corridors over and around the dwelling consistent with emerging two-storey character in DDO14.
- Ensuring no unreasonable loss of significant landscape views from adjoining properties.

Given the topography, existing development pattern and controlled building height, the dwelling does not unreasonably obstruct significant landscape views and satisfies the view sharing objective of Clause 43.02-5 (DDO14).



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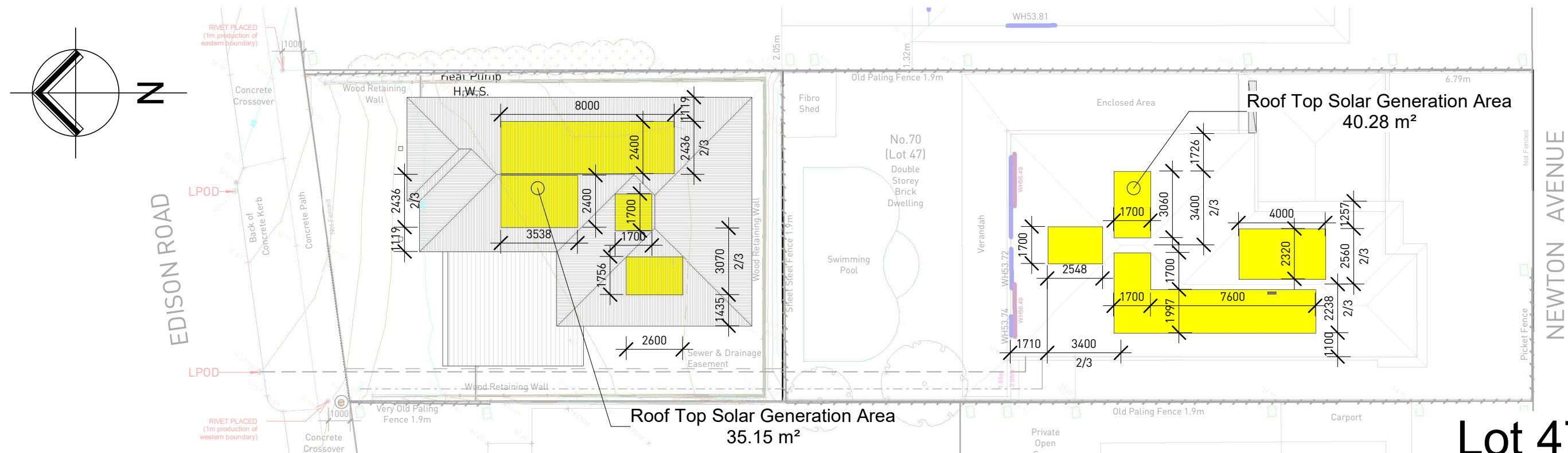
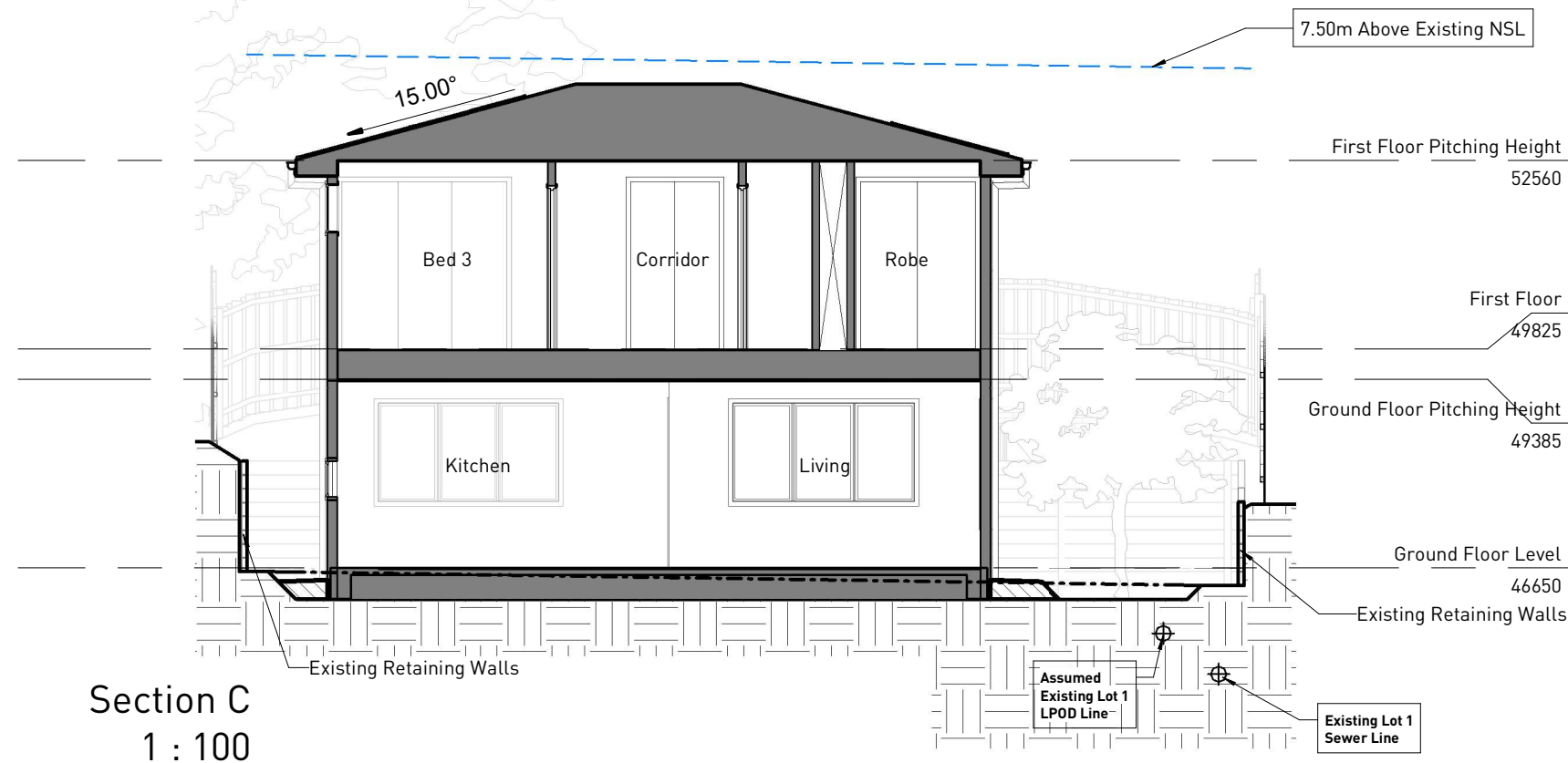
Client: H. Wang & Y. Dong

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Sheet: 16 Proposed Lot 2 Sections
Issue: G
Date: 07/08/2026
Drawn By: resiBIM

Client Initial:

Lot 47 #70
Newton Avenue, Bell Post Hill



Lot 47 #70

Newton Avenue, Bell Post Hill



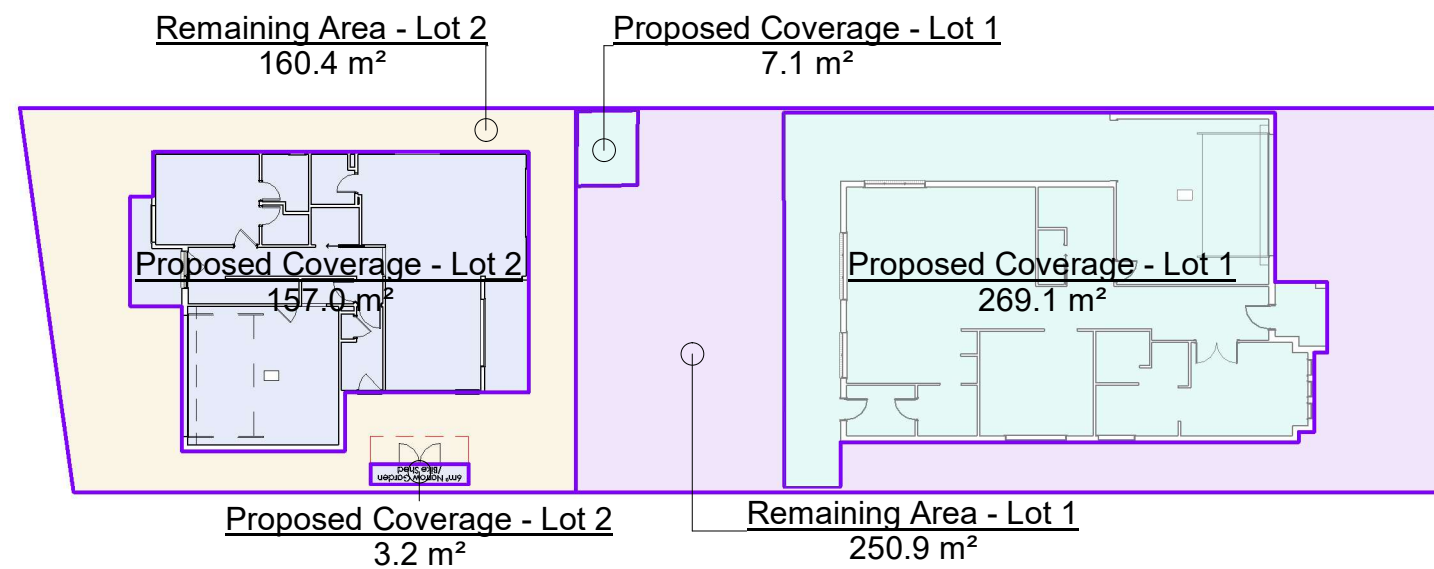
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Sheet: 17 Proposed Lot 2 Sections
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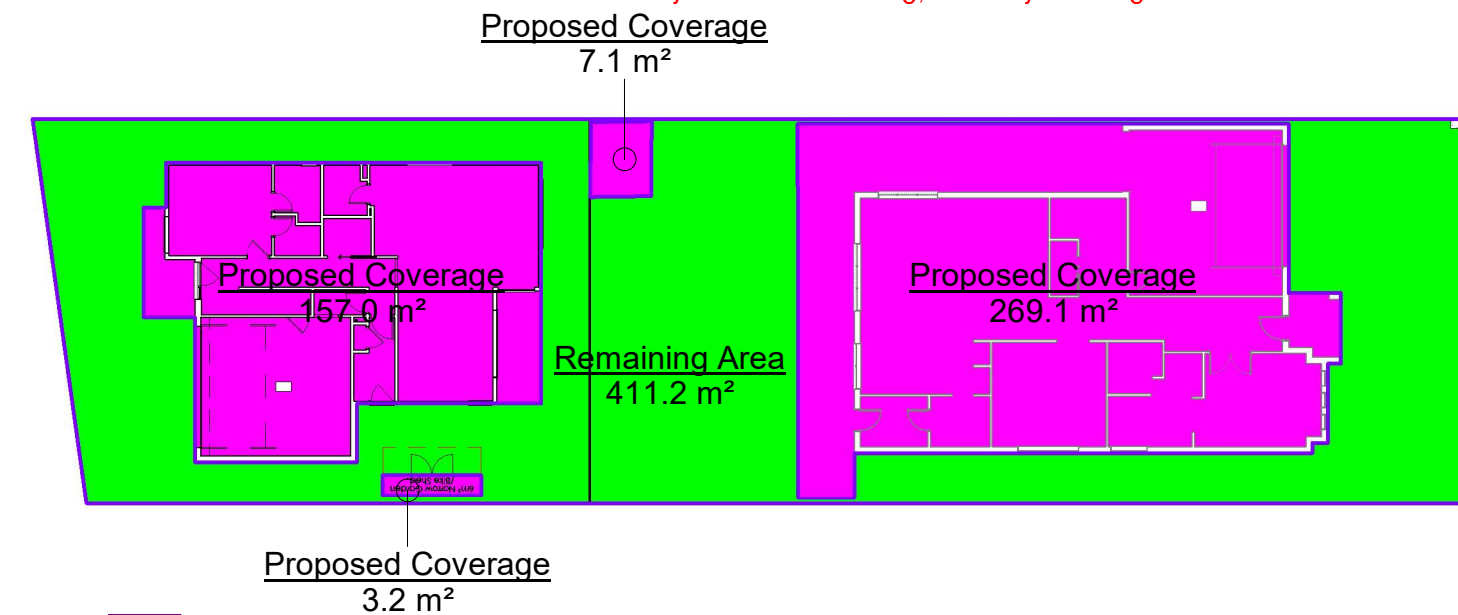
Client Initial: _____



- Proposed Coverage - Lot 1
- Remaining Area - Lot 1
- Proposed Coverage - Lot 2
- Remaining Area - Lot 2

Lots 1 & 2 - Site Coverage		
Name	Area	%
Proposed Coverage - Lot 1	276.3 m ²	33%
Proposed Coverage - Lot 2	160.2 m ²	19%
Remaining Area - Lot 1	250.9 m ²	30%
Remaining Area - Lot 2	160.4 m ²	19%
	847.7 m ²	100%

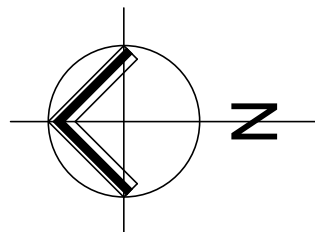
Lots 1 & 2 - Site Coverage
1 : 300



- Proposed Coverage
- Remaining Area

Overall Site Coverage		
Name	Area	%
Proposed Coverage	436.5 m ²	51%
Remaining Area	411.2 m ²	49%
	847.7 m ²	100%

Overall - Site Coverage
1 : 300



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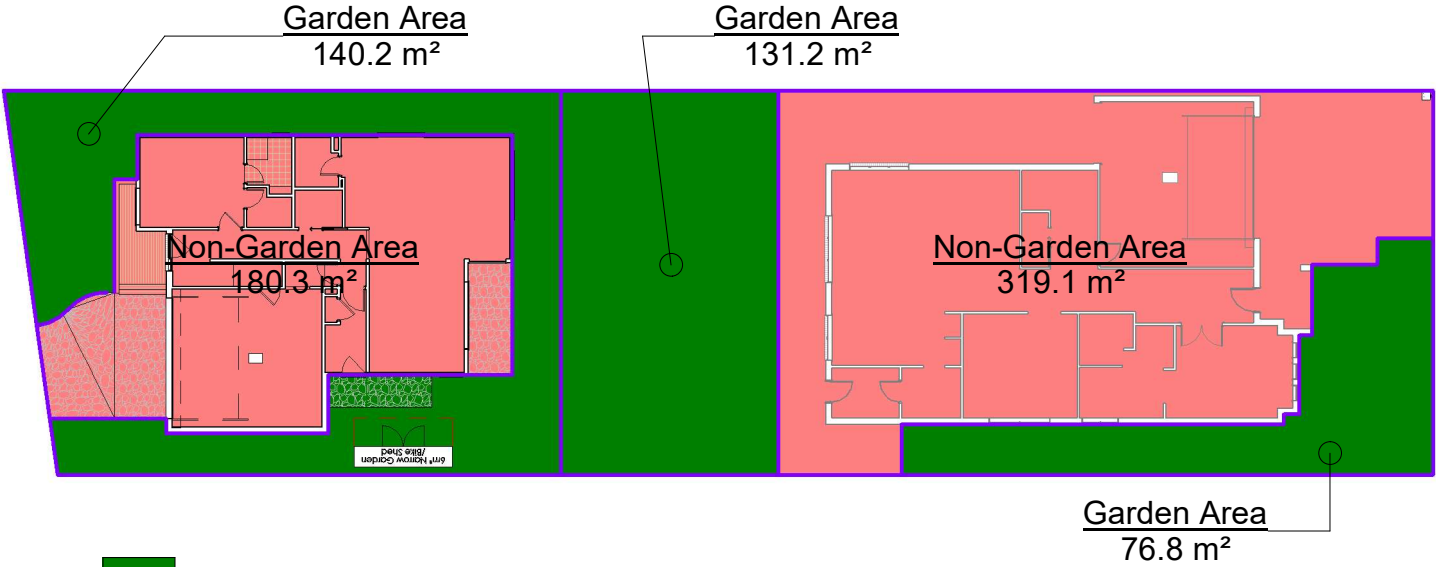
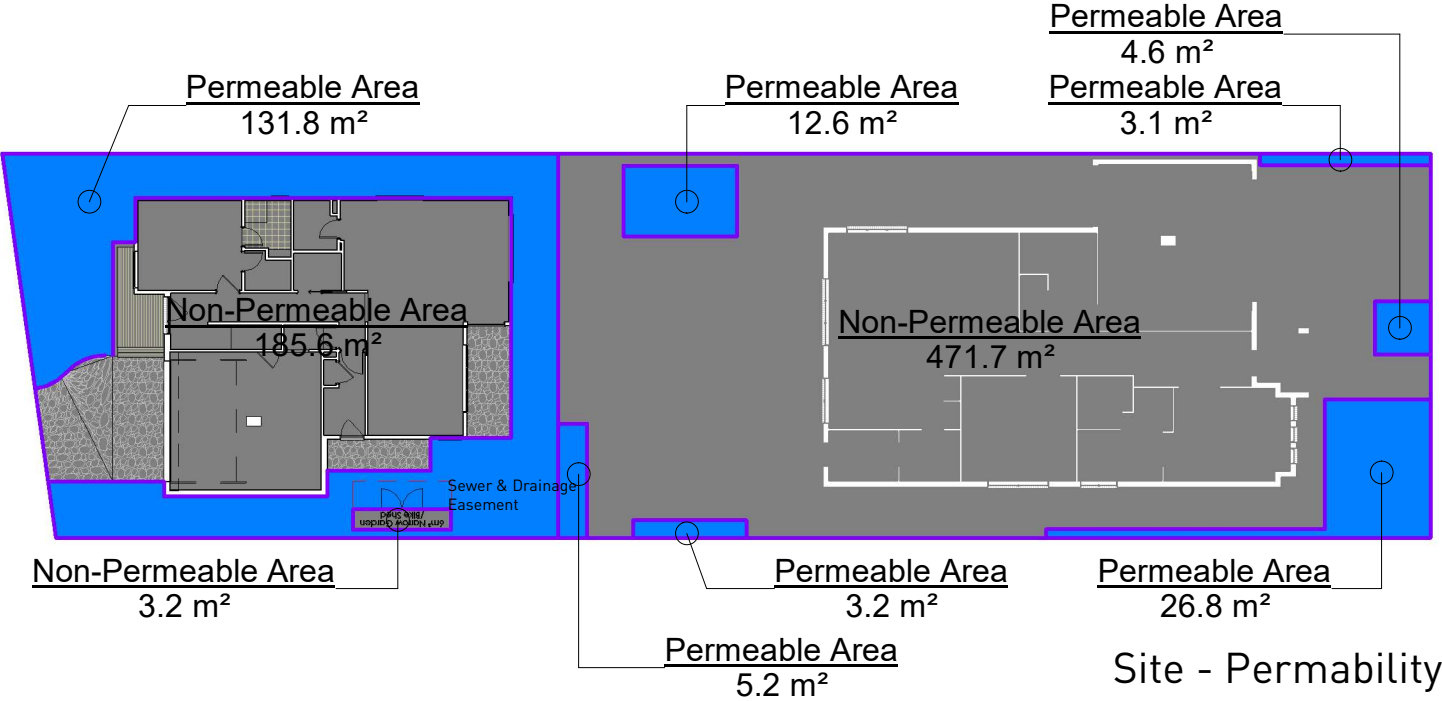
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Sheet: 18
Issue:
Date:
Drawn By:

Area Plans
G
07/08/2026
resiBIM

Client Initial:

Lot 47 #70
Newton Avenue, Bell Post Hill



Garden Area

Non-Garden Area

Permeability - Overall		
Name	Area	%
Non-Permeable Area	660.5 m ²	78%
Permeable Area	187.2 m ²	22%
	847.7 m ²	100%

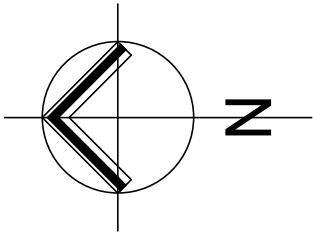
Permeability - Lot 1		
Name	Area	%
Non-Permeable Area	471.7 m ²	89%
Permeable Area	55.5 m ²	11%
	527.2 m ²	100%

Permeability - Lot 2		
Name	Area	%
Non-Permeable Area	188.8 m ²	59%
Permeable Area	131.8 m ²	41%
	320.6 m ²	100%

Minimum Garden Area - Overall		
Name	Area	%
Garden Area	348.3 m ²	41%
Non-Garden Area	499.5 m ²	59%
	847.7 m ²	100%

Minimum Garden Area - Lot 1		
Name	Area	%
Garden Area	208.1 m ²	39%
Non-Garden Area	319.1 m ²	61%
	527.2 m ²	100%

Minimum Garden Area - Lot 2		
Name	Area	%
Garden Area	140.2 m ²	44%
Non-Garden Area	180.3 m ²	56%
	320.6 m ²	100%



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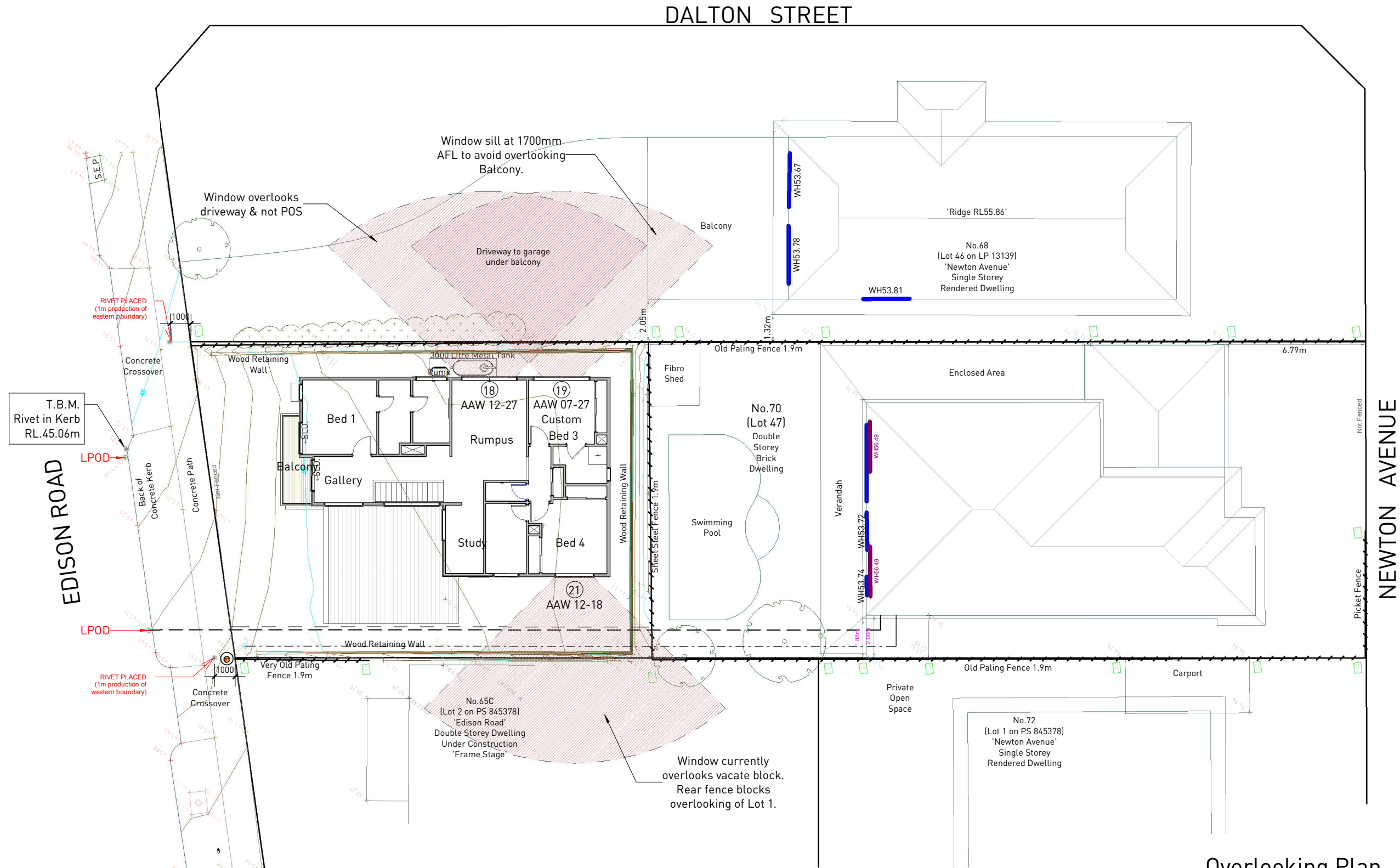
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Sheet: 19
Issue:
Date:
Drawn By:
Permability & Garden Area Plans G
07/08/2026
resiBIM

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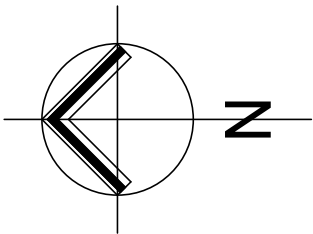
Lot 47 #70

Newton Avenue, Bell Post Hill



Overlooking Plan
1 : 200

Lot 47 #70 Newton Avenue, Bell Post Hill



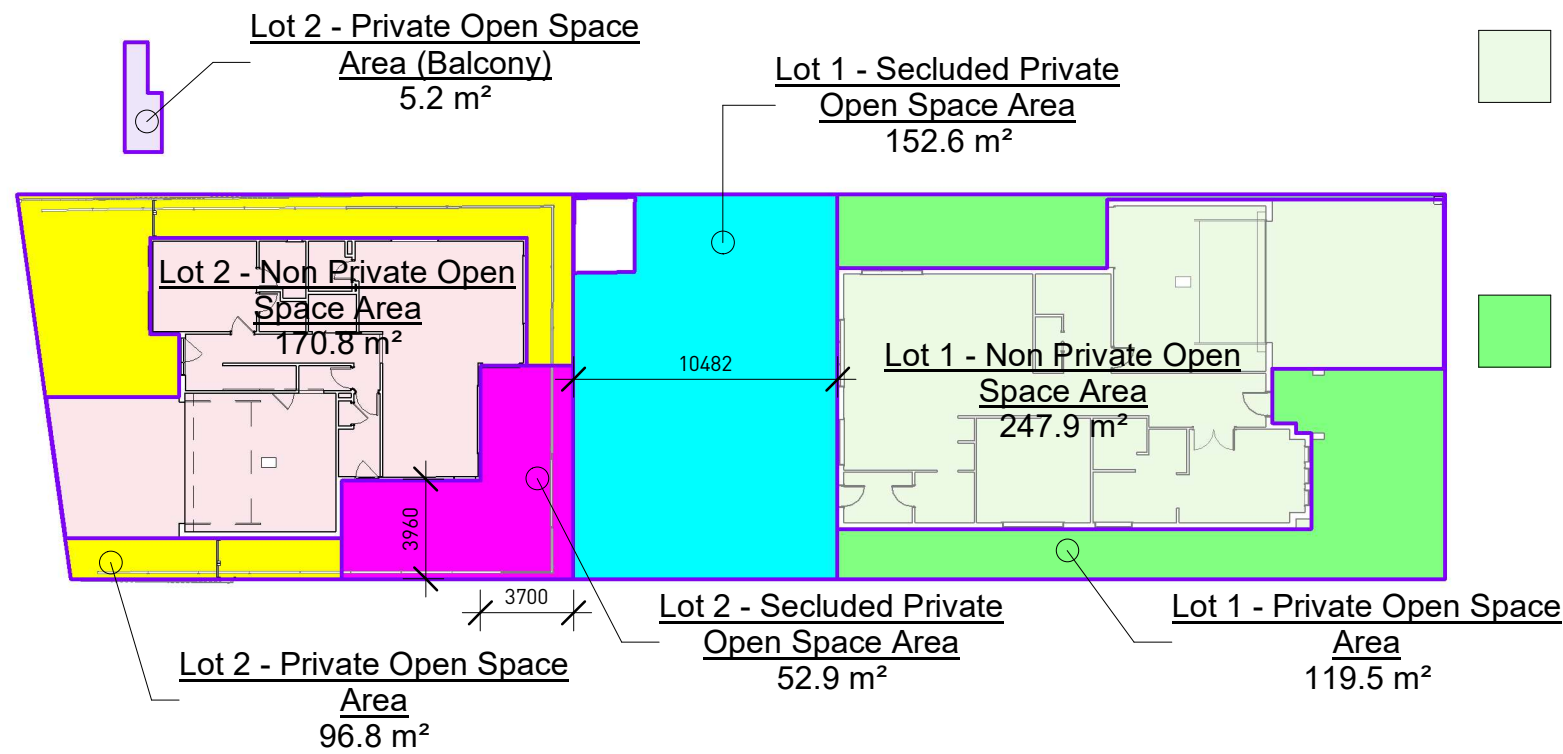
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Date: 07/08/2026
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Client Initial:



Lot 1 - Non Private Open Space Area

Lot 1 - Secluded Private Open Space Area

Lot 1 - Private Open Space Area

Lot 2 - Non Private Open Space Area

Lot 2 - Private Open Space Area

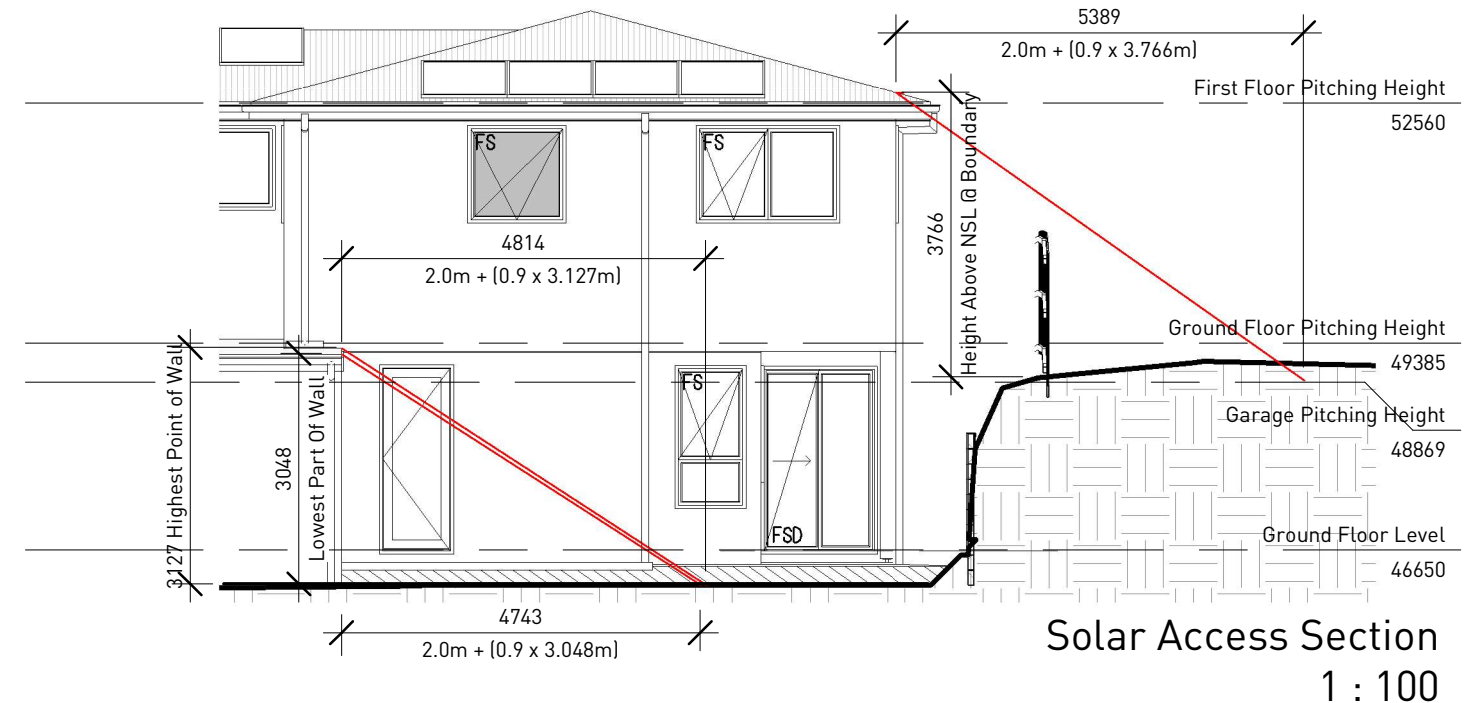
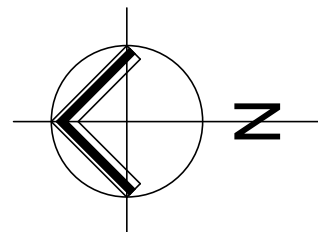
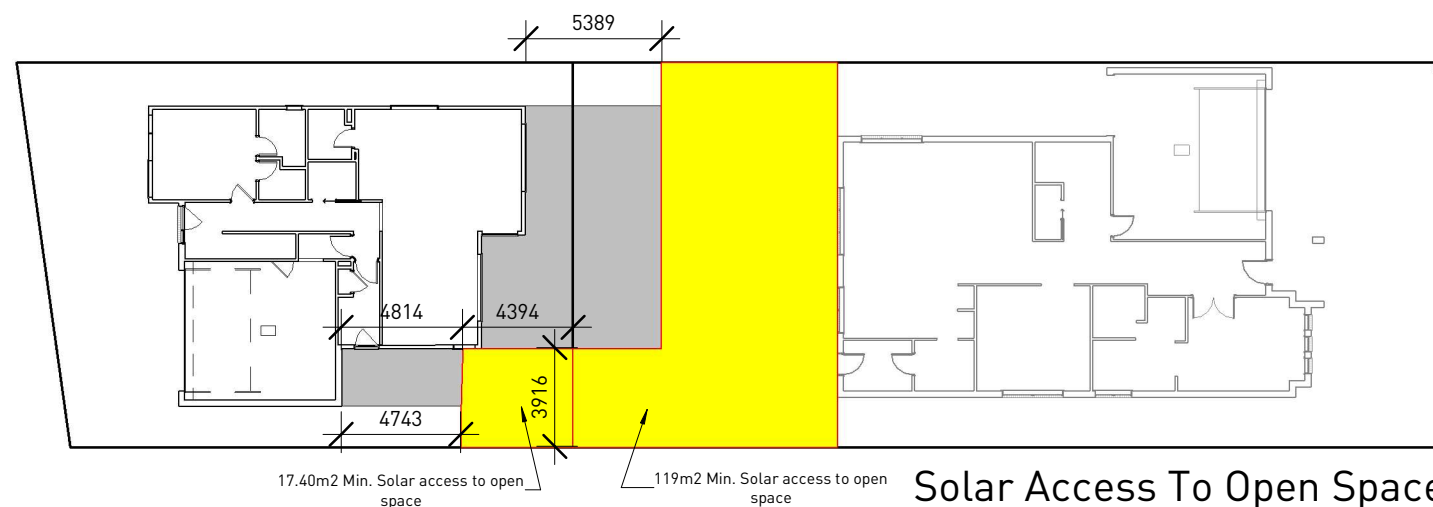
Lot 2 - Private Open Space Area (Balcony)

Lot 2 - Secluded Private Open Space Area

Private Open Space
1 : 300

Lot 2 - Private Open Space		
Name	Area	%
Lot 2 - Secluded Private Open Space Area	52.9 m ²	16%
Lot 2 - Private Open Space Area (Balcony)	5.2 m ²	2%
Lot 2 - Private Open Space Area	96.8 m ²	30%
Lot 2 - Non Private Open Space Area	170.8 m ²	52%
	325.8 m ²	100%

Lot 1 - Private Open Space		
Name	Area	%
Lot 1 - Secluded Private Open Space Area	152.6 m ²	29%
Lot 1 - Private Open Space Area	119.5 m ²	23%
Lot 1 - Non Private Open Space Area	247.9 m ²	48%
	520.0 m ²	100%



Lot 47 #70 Newton Avenue, Bell Post Hill



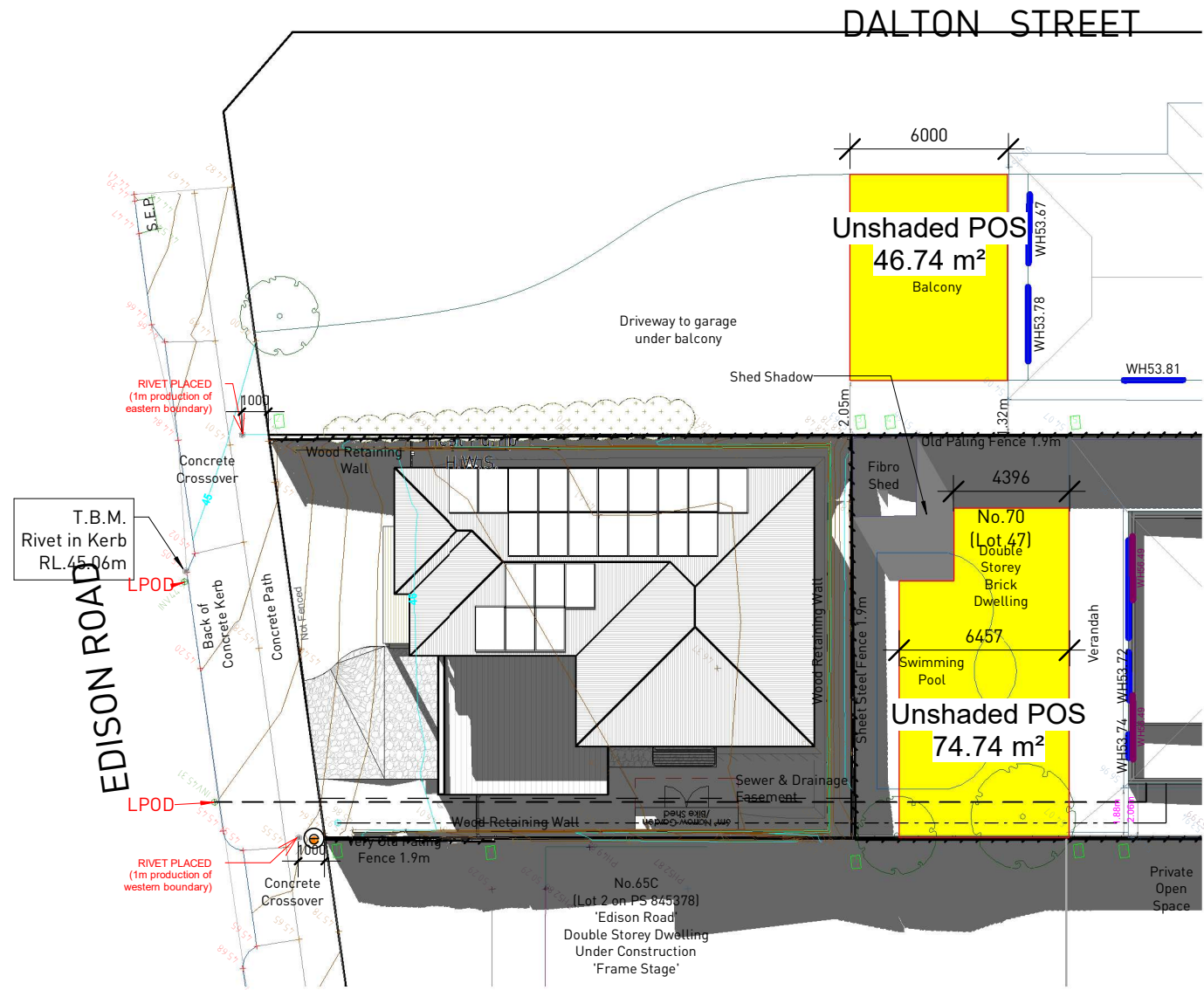
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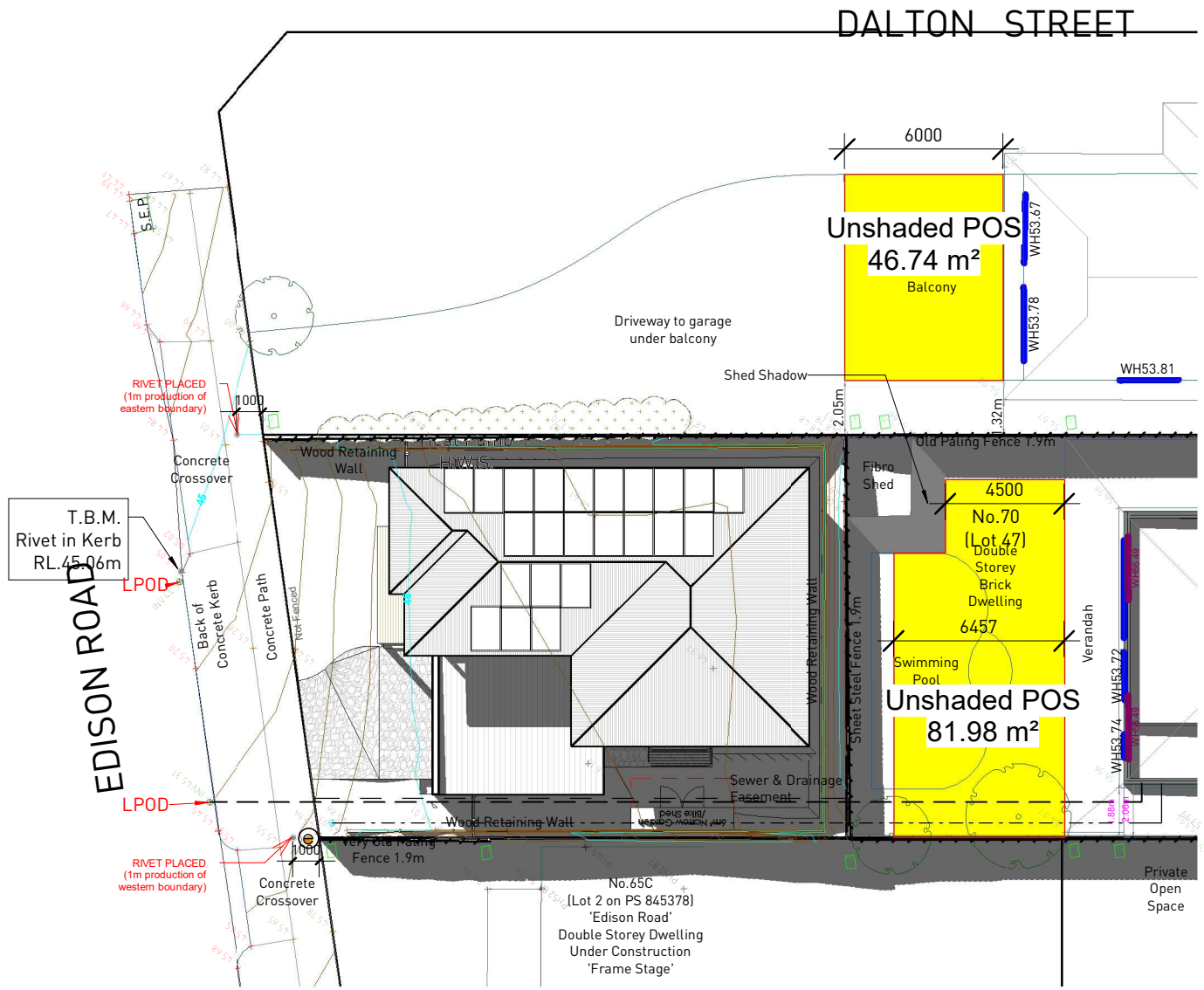
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Issue: G
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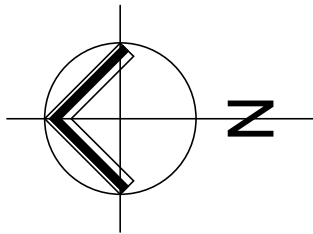
Overshadowing - 9am
1 : 250



Overshadowing - 10am
1 : 250

Proposed Dwelling Does Not Cast Shadows Beyond Existing Structures Shadows

Shadow Diagrams Taken On The 22nd September Equinox & From True North



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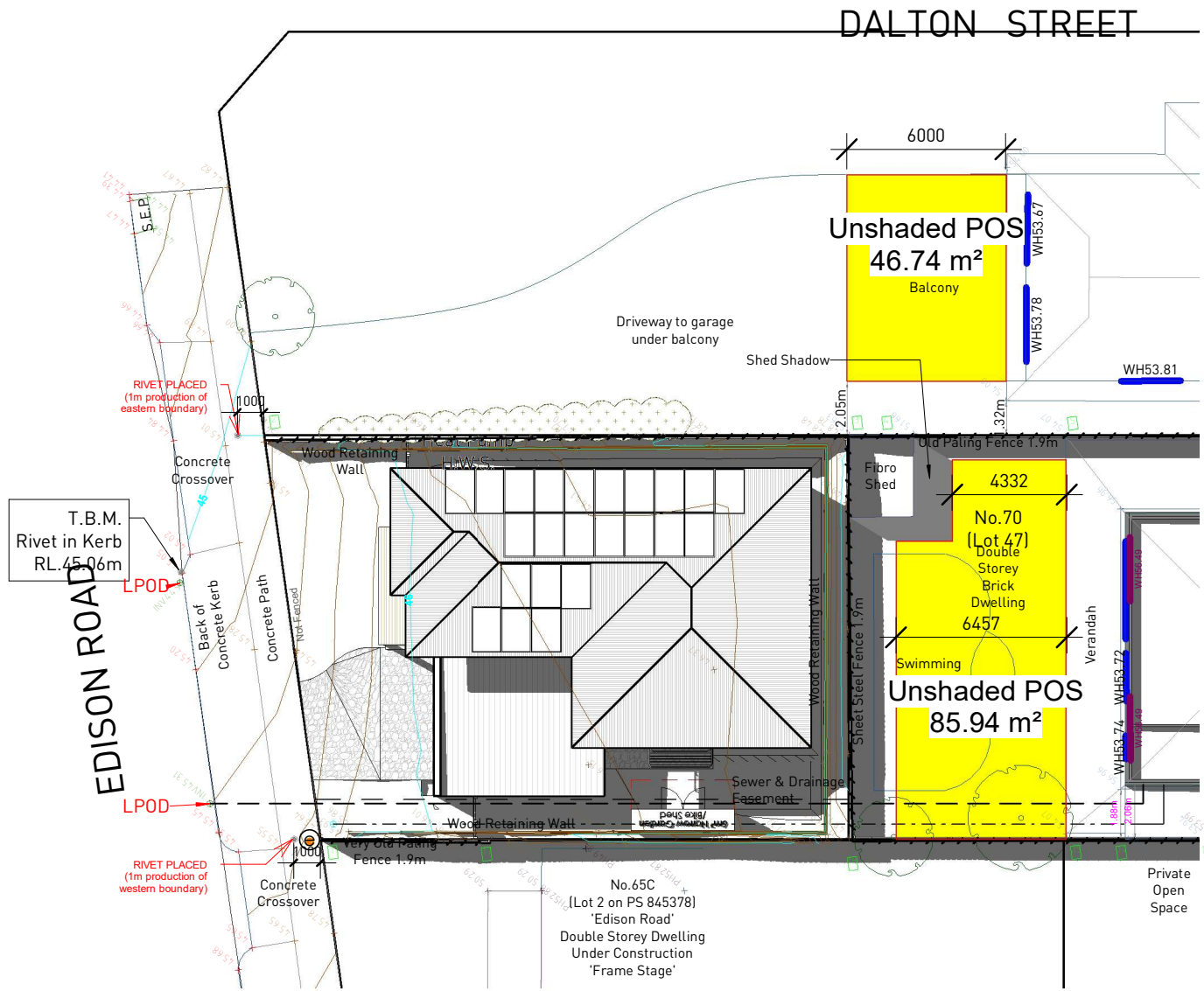
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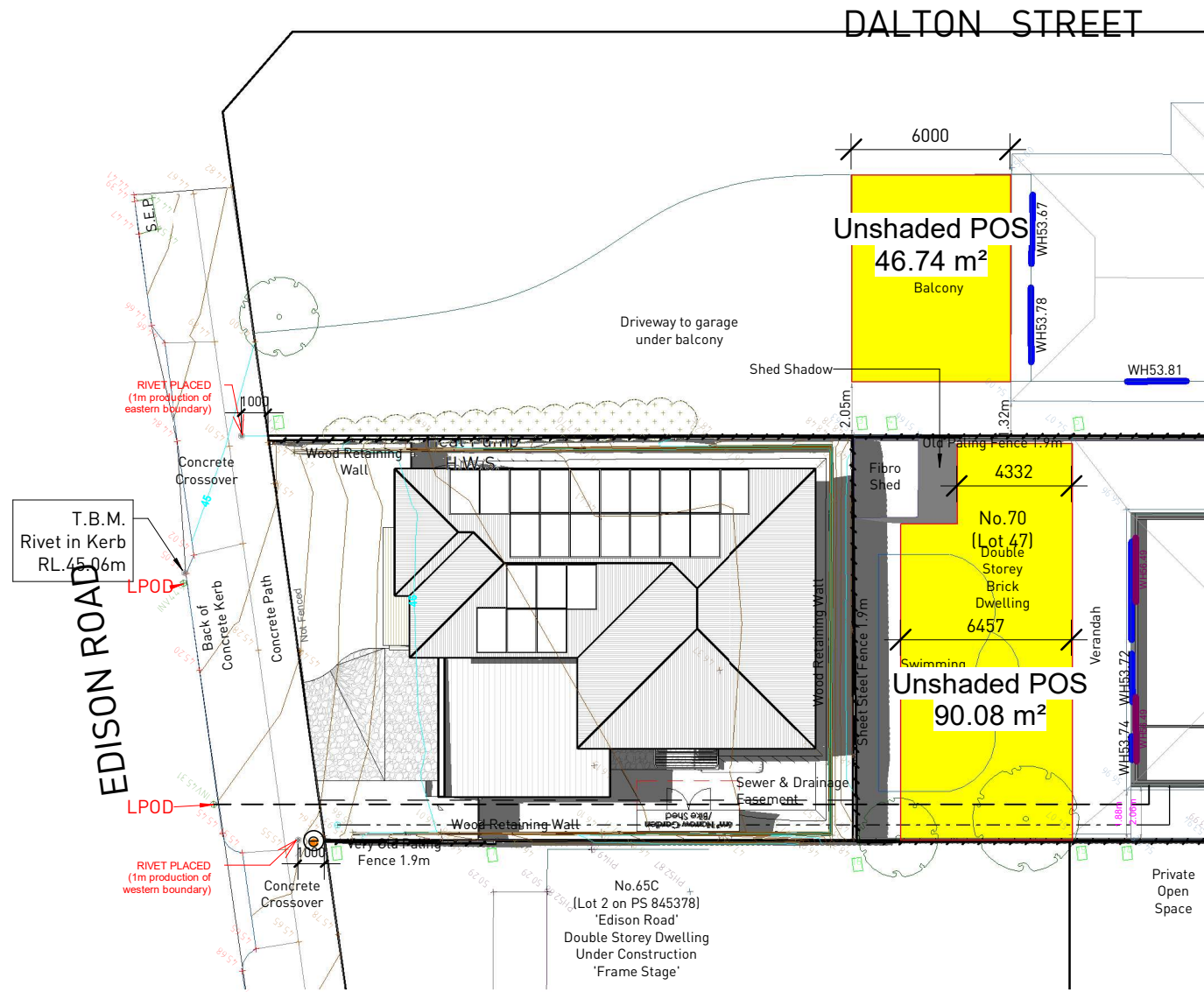
Sheet: 22 Overshadowing Plans
Issue: G
Date: 07/08/2026
Drawn By: resiBIM

Client Initial:

Lot 47 #70
Newton Avenue, Bell Post Hill



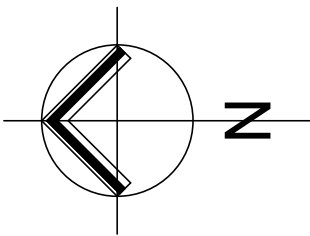
Overshadowing - 11am
1 : 250



Overshadowing - 12pm
1 : 250

Proposed Dwelling Does Not Cast Shadows Beyond Existing Structures Shadows

Shadow Diagrams Taken On The 22nd September Equinox & From True North



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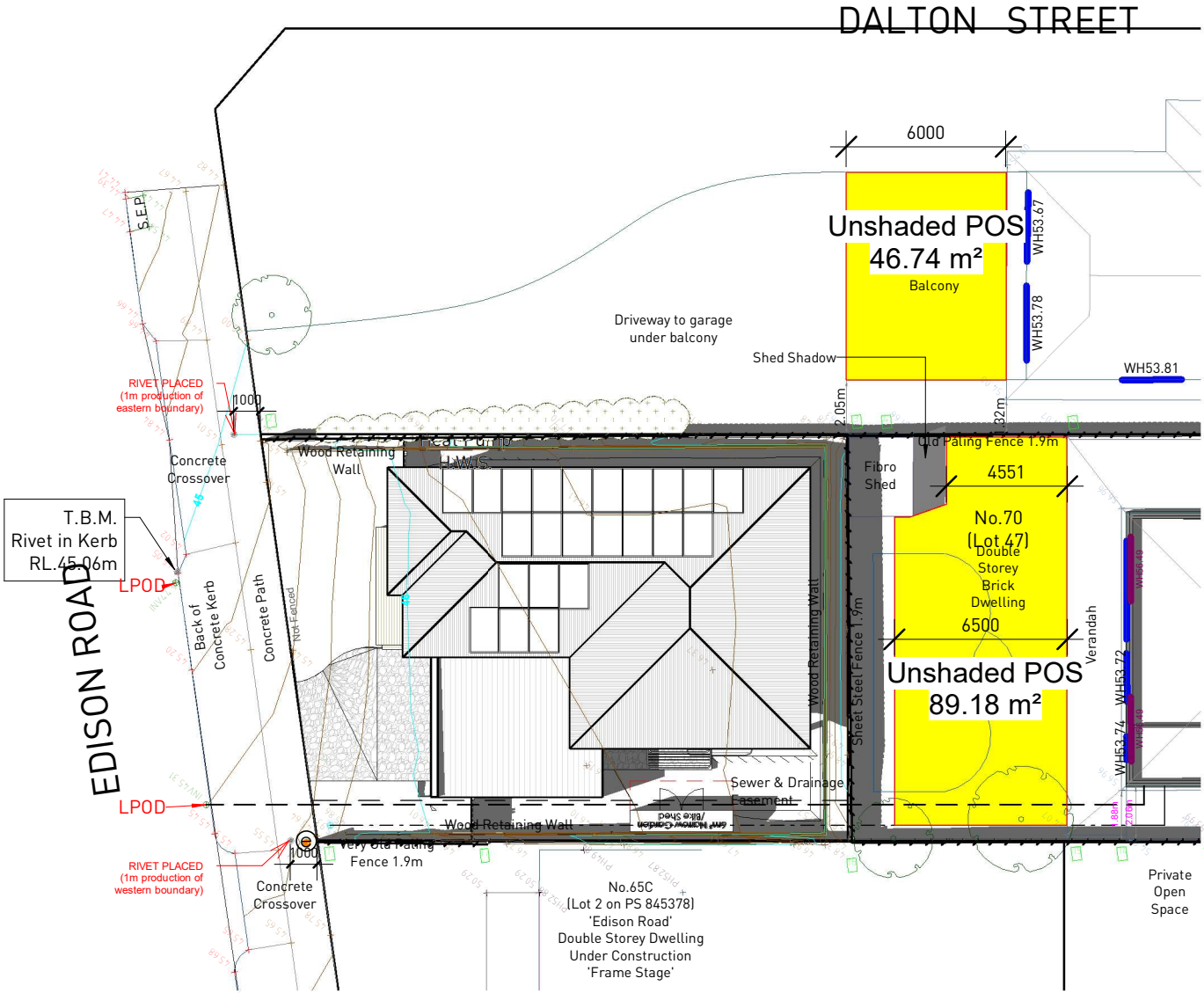
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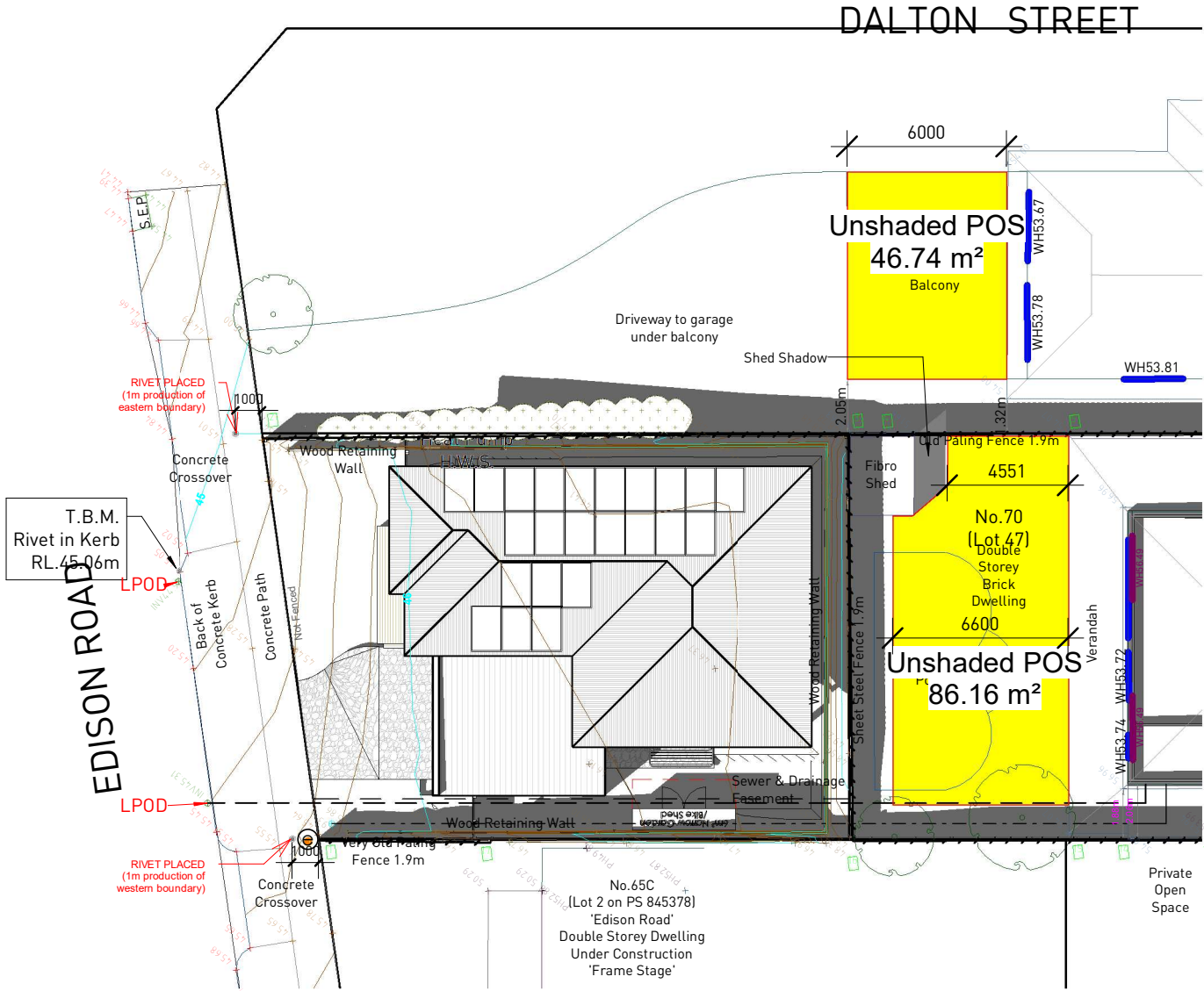
Sheet: 23
Issue: G
Date: 07/08/2026
Drawn By: resiBIM

Client Initial:

Lot 47 #70
Newton Avenue, Bell Post Hill



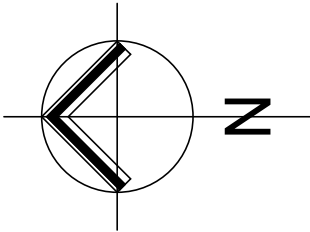
Overshadowing - 1pm
1 : 250



Overshadowing - 2pm
1 : 250

Proposed Dwelling Shadows Does Not Impact Neighbouring POS.

Shadow Diagrams Taken On The 22nd September Equinox & From True North



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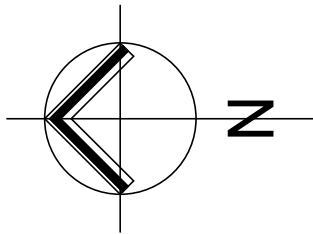
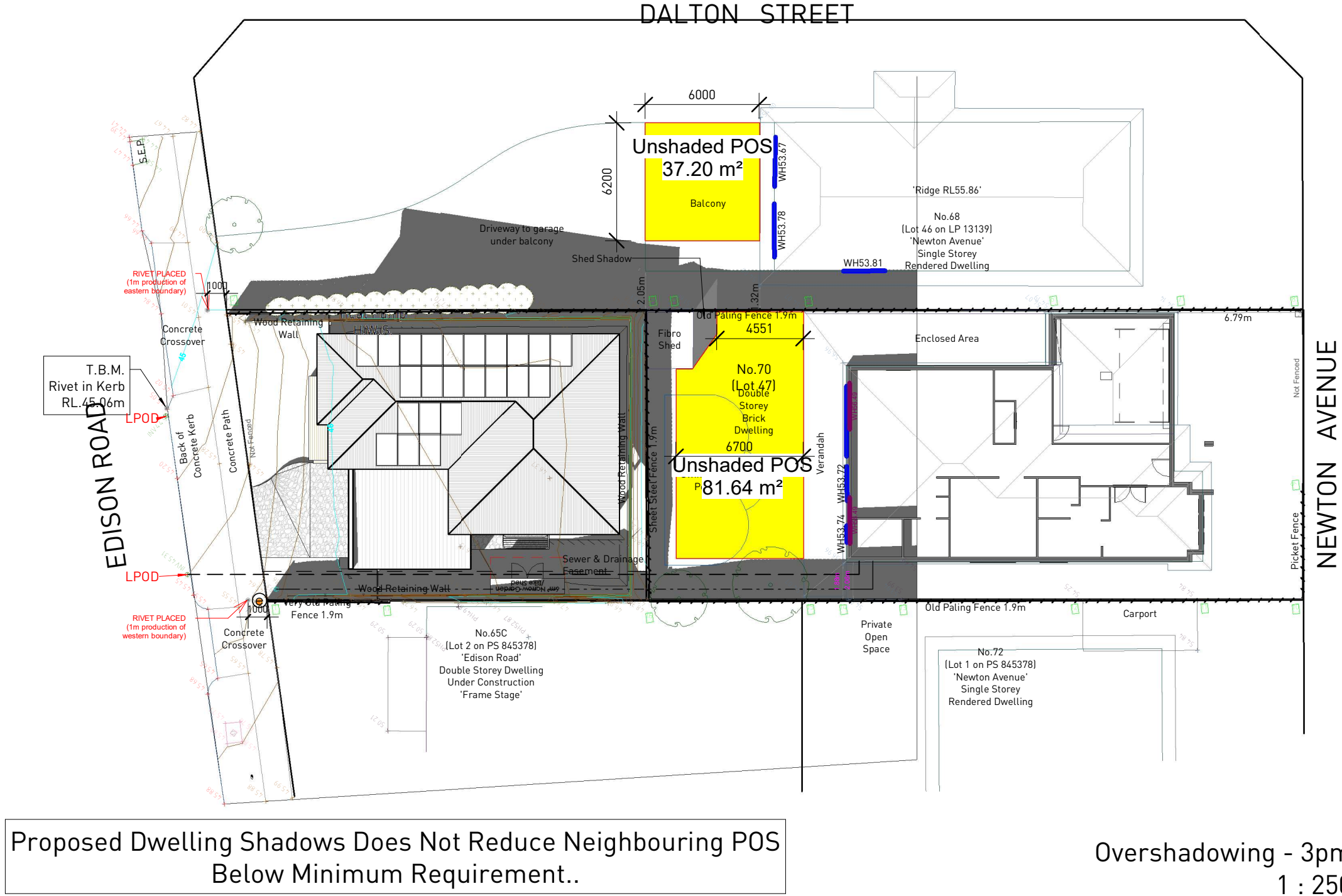
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Lot 47 #70
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Shadow Diagrams Taken On The 22nd September Equinox & From True North



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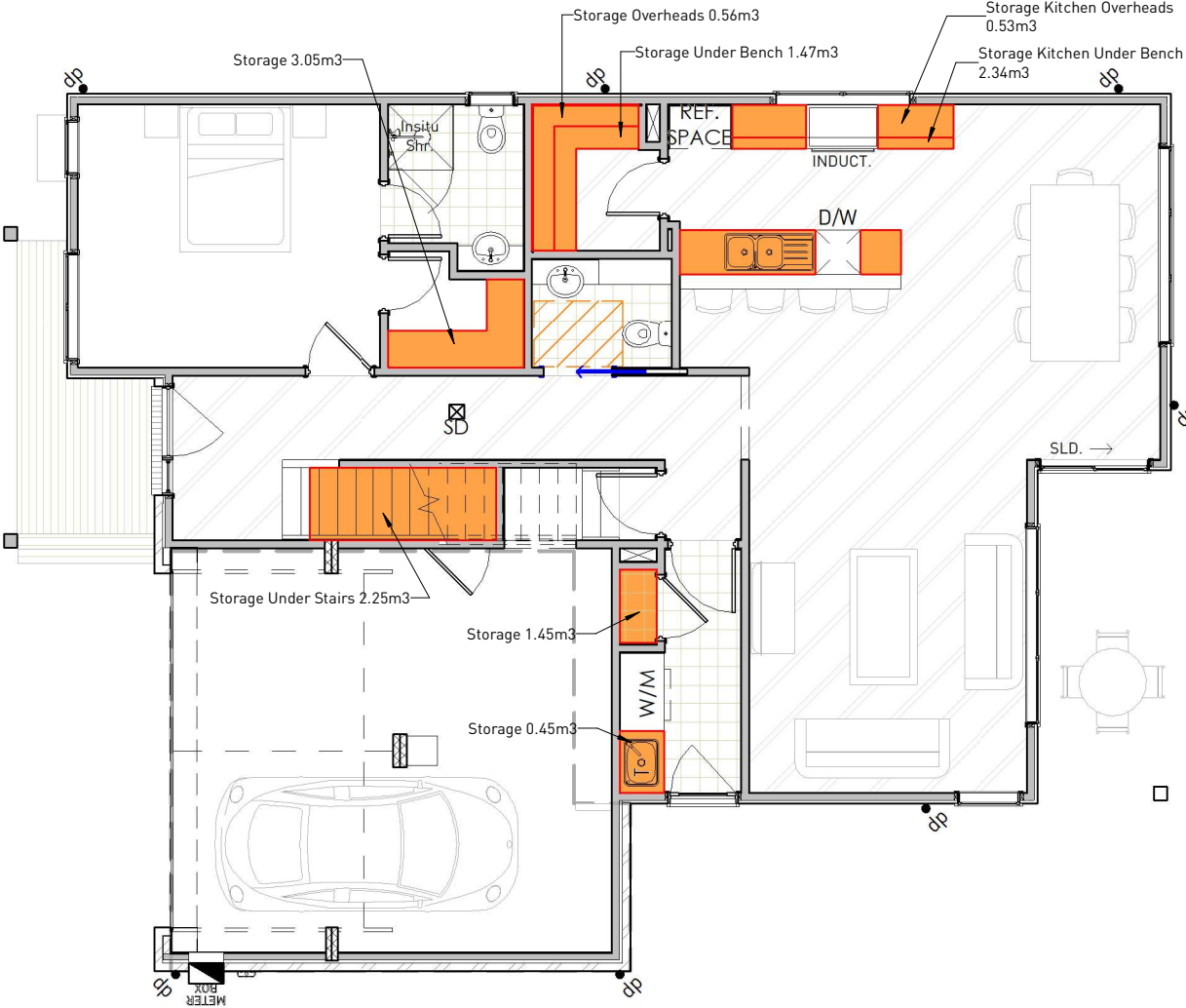
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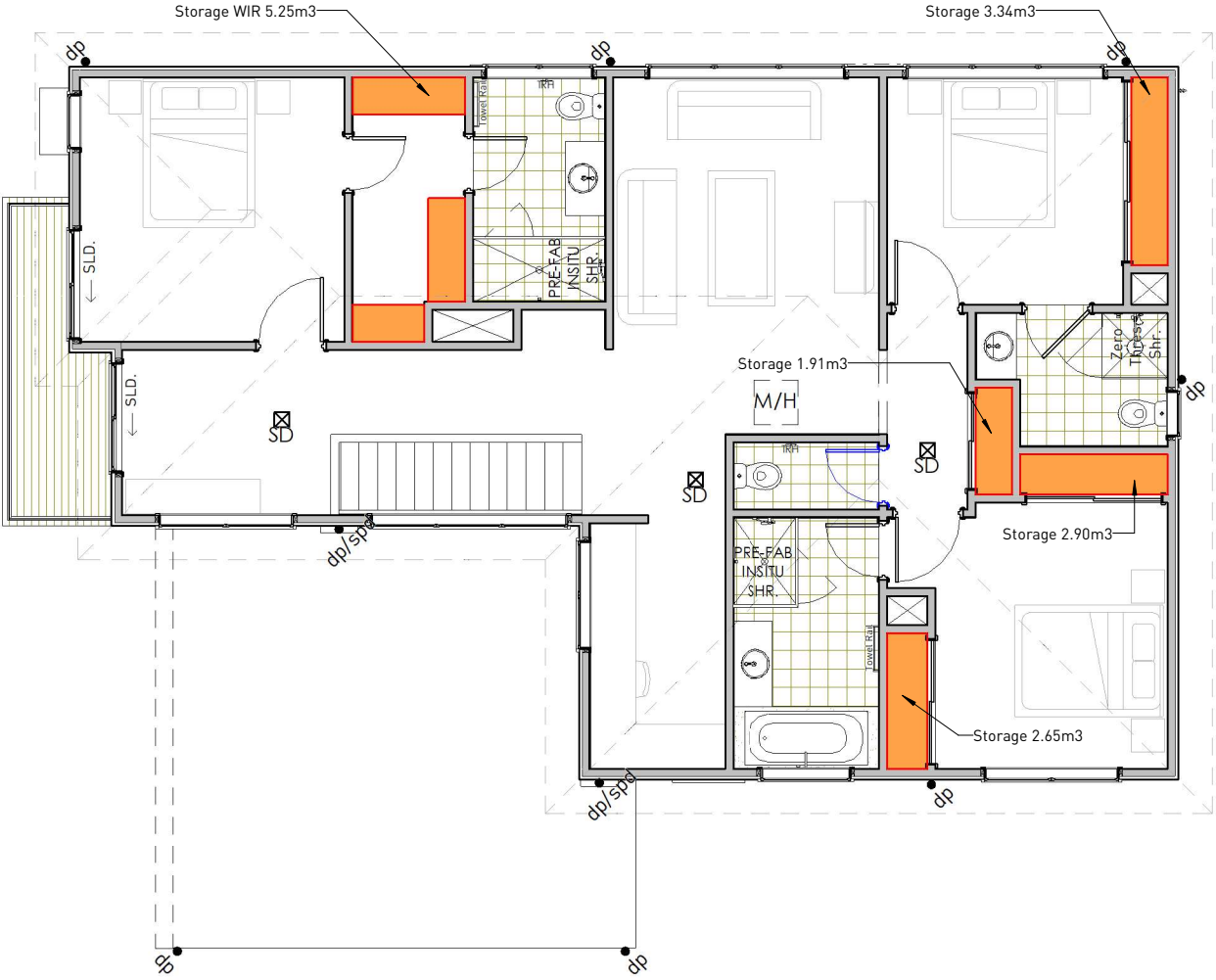
Sheet: 25 Overshadowing Plans
Issue: G
Date: 07/08/2026
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Lot 47 #70
Newton Avenue, Bell Post Hill

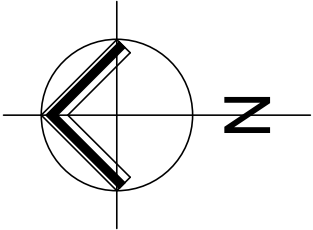


Ground Floor Plan Storage
1 : 100



First Floor Plan Storage
1 : 100

Minimum 28m³ Of Storage



Lot 47 #70
Newton Avenue, Bell Post Hill



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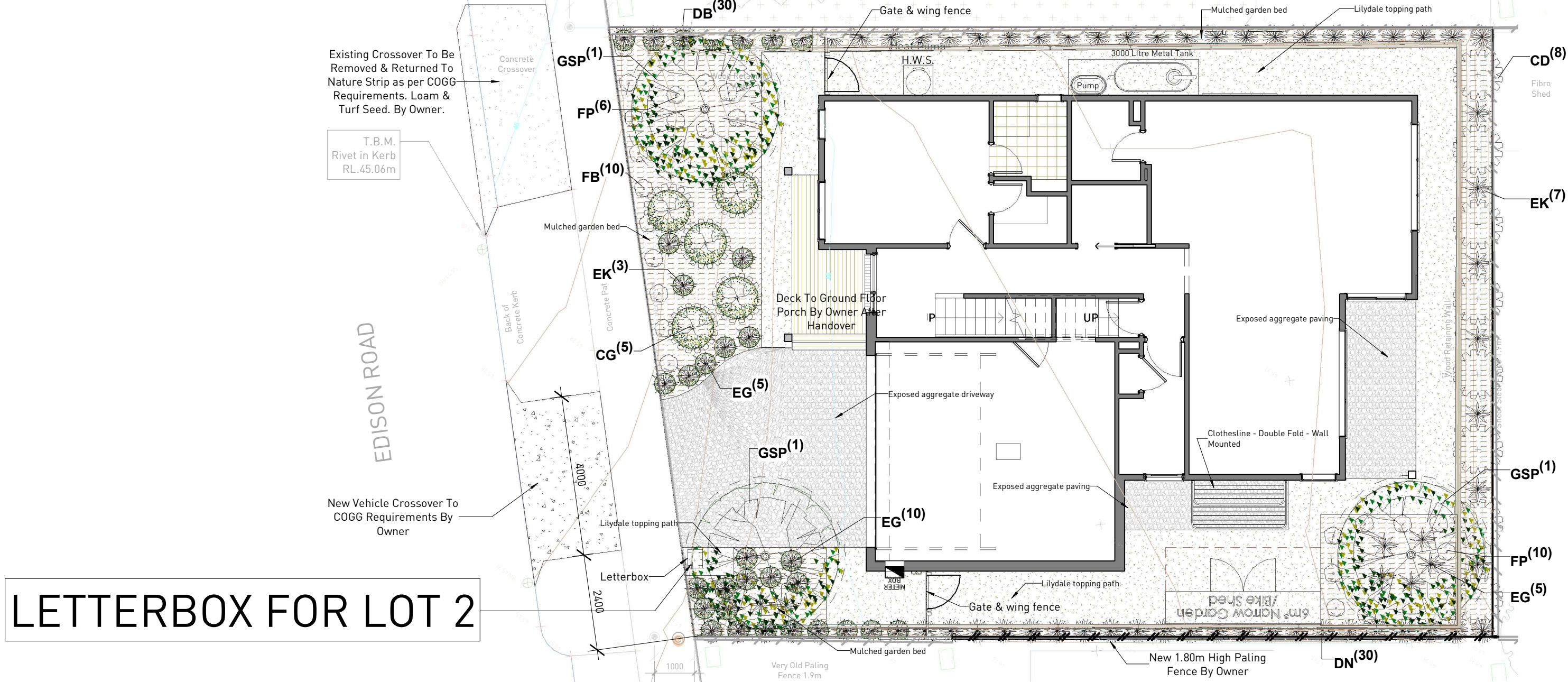
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Storage Plans
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07/08/2026
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Client Initial:

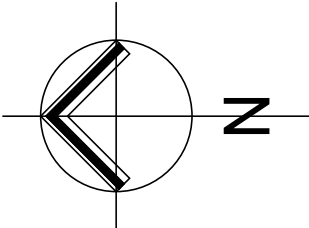


LETTERBOX FOR LOT 2

Planting Schedule								
Tag	Family	Botanical Name	Common Name	Pot Size	Mature Size	Origin	Leaf	Count
CD	M-L Shrub	Acacia Cognata	Dwarf Bower Wattle	200mm	1-2.5 x 1.3	Aus	N/A	8
CG	M-L Shrub	Dillwynia Cinerascens	Grey Parrot Pea	200mm	1-3 x 1-3	Aus	N/A	5
DB	S-M Shrub	Grevillea 'Robyn Gordon'	Bottlebrush	150mm	0.3 x 1.2	Exotic	N/A	30
DN	S-M Shrub	Alyogyne Huegelii	Native Hibiscus	200mm	1 x 1	Exotic	N/A	30
EG	Tussock	Poa Labillardieri	Tussock Grass	100mm	1.0 x 0.3	Aus	N/A	21
EK	Tussock	Themeda Triandra	Kangaroo Grass	100mm	1.0 x 0.3	Aus	N/A	10
FB	Groundcover	Atriplex Semibaccata	Berry Saltbush	150mm	0.5 x 0.7	Aus	N/A	10
FP	Groundcover	Carpobrutus sp	Pig Face	150mm	0.5 x 1.2	Aus	N/A	17
GSP	Tree 3m +	Eucalyptus caesia	Gungurru, Silver Princess	300mm	6m x 4m	Aus	Evergreen	3

Paving Schedule	
Type	Area
Exposed Aggregate Paving	36.2 m²

Landscape Plan
1 : 100



Lot 47 #70
Newton Avenue, Bell Post Hill



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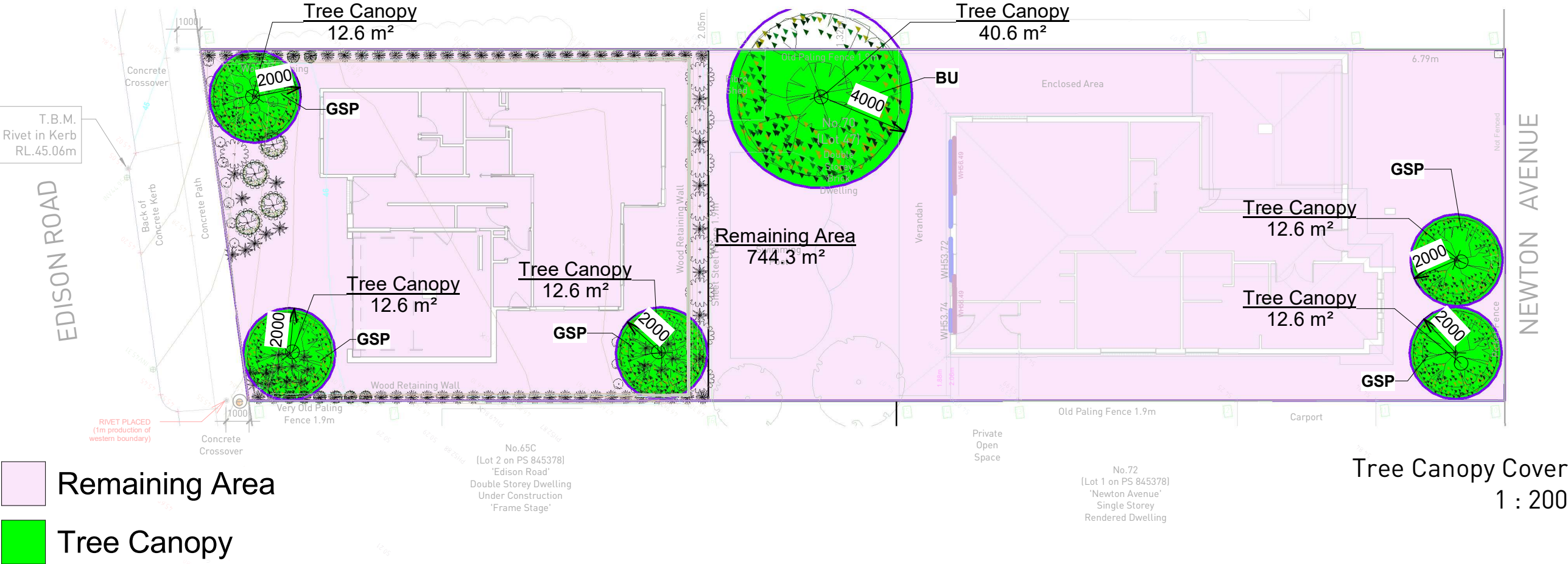
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Landscape Plan
G
07/08/2026
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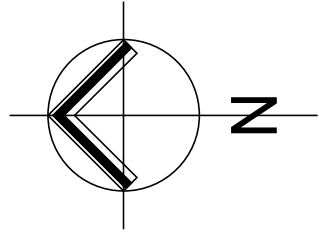
Client Initial:



Canopy Trees										
Tag	Botanical Name	Common Name	Leaf	Pot Size	Origin	Tree Type	Mature Size (Height x Diameter)	Minimum Mature Canopy Cover	Tree in deep soil - Area of deep soil	Location
Lot 1 - Back Yard										
BU	Allocasuarina luehmannii	Buloke	Evergreen	45L, min 2.5m(ht), 30mm cal min	Aus	B	10m x 8m	50.3sqm	49 square metres (min. plan dimension 4.5 metres)	Lot 1 - Back Yard
Lot 1 - Front Yard										
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	300mm	Aus	A	6m x 4m	12.6sqm	12 square metres (min. plan dimension 2.5 metres)	Lot 1 - Front Yard
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	300mm	Aus	A	6m x 4m	12.6sqm	12 square metres (min. plan dimension 2.5 metres)	Lot 1 - Front Yard
Lot 2 - Back Yard										
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	300mm	Aus	A	6m x 4m	12.6sqm	12 square metres (min. plan dimension 2.5 metres)	Lot 2 - Back Yard
Lot 2 - Front Yard										
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	300mm	Aus	A	6m x 4m	12.6sqm	12 square metres (min. plan dimension 2.5 metres)	Lot 2 - Front Yard
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	300mm	Aus	A	6m x 4m	12.6sqm	12 square metres (min. plan dimension 2.5 metres)	Lot 2 - Front Yard

Area Schedule (Canopy Area)		
Name	Area	%
Remaining Area	744.3 m ²	88%
Tree Canopy	103.4 m ²	12%
	847.7 m ²	100%

All Planting By Owner.



Lot 47 #70

Newton Avenue, Bell Post Hill



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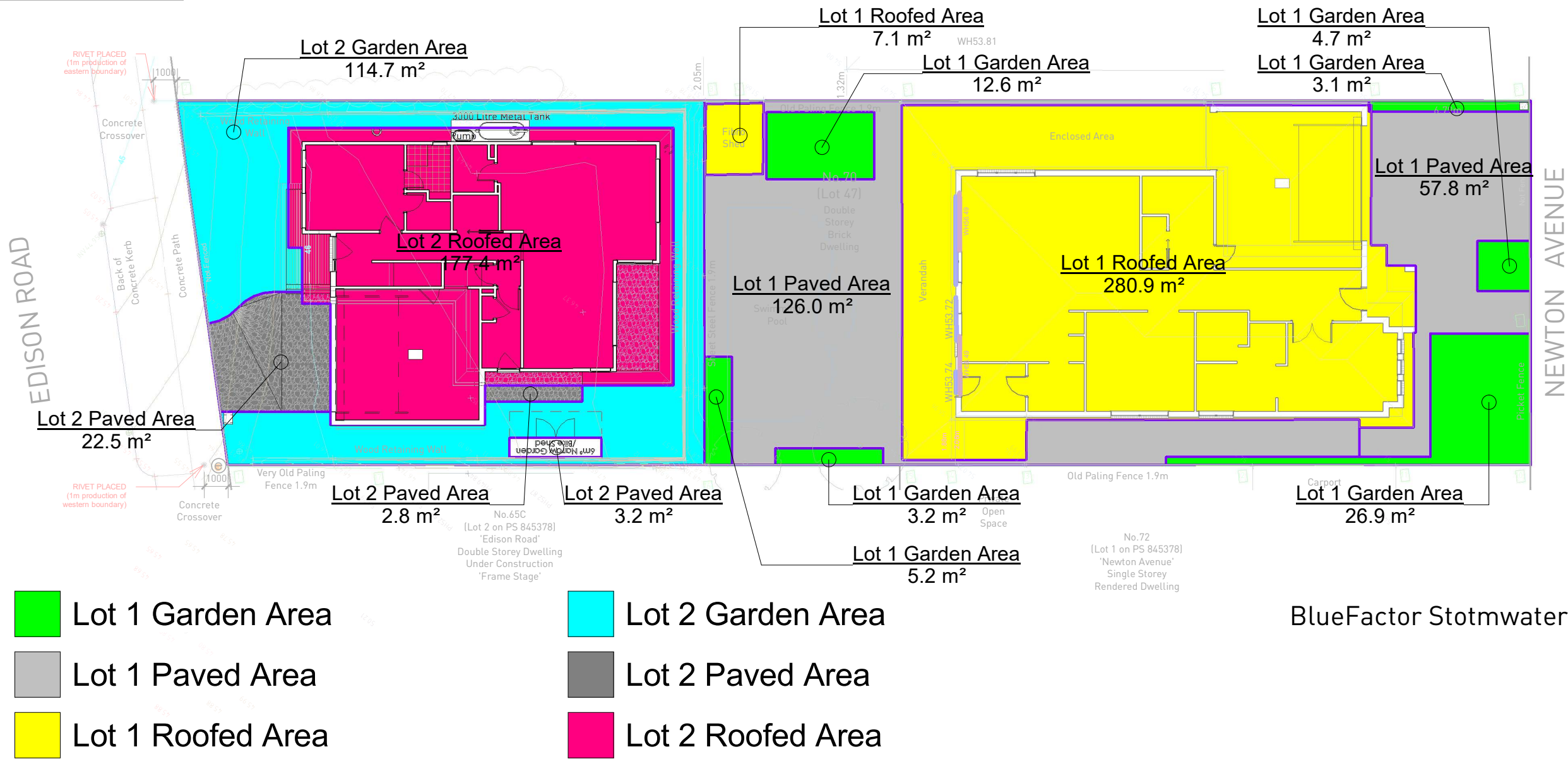
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Client Initial:

BlueFactor Stormwater Areas	
Name	Area
Lot 1 Garden Area	55.6 m ²
Lot 1 Paved Area	183.9 m ²
Lot 1 Roofed Area	288.0 m ²
Lot 2 Garden Area	114.7 m ²
Lot 2 Paved Area	28.4 m ²
Lot 2 Roofed Area	177.4 m ²
	848.0 m ²



BlueFactor Stormwater Areas
1 : 200

Lot 47 #70 Newton Avenue, Bell Post Hill



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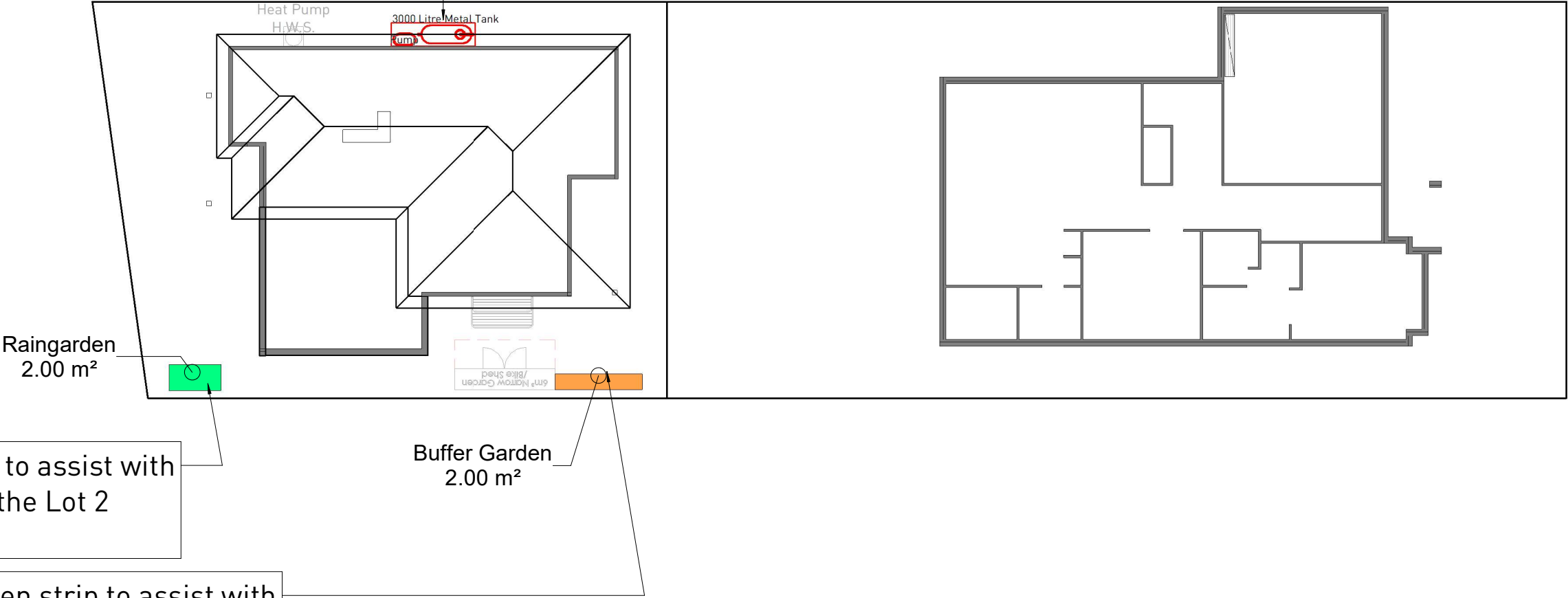
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Sheet: 29
Issue:
Date:
Drawn By: Stormwater Treatment Areas G
07/08/2026
resiBIM

Client Initial:

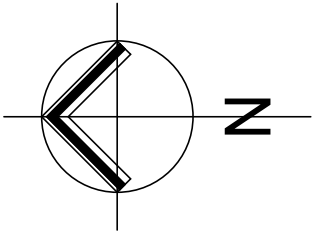
Provide a 3,000-litre rainwater tank connected to all roof areas of the existing dwelling (Lot 2). The tank is to be plumbed to all four toilets and the washing machine in the existing residence in accordance with the stormwater management strategy.



Provide a 2m² raingarden to assist with stormwater treatment of the Lot 2 front yard paving.

Provide a 2m² buffer garden strip to assist with stormwater treatment of the Lot 2 rear yard paving.

Geelong Homes shall provide all stormwater treatment measures required for Lot 2 as part of the development works.
The owner is to complete all required stormwater treatment measures for Lot 1 prior to the issue of the Certificate of Occupancy.



Stormwater Treatment Plan
1 : 200

Lot 47 #70
Newton Avenue, Bell Post Hill



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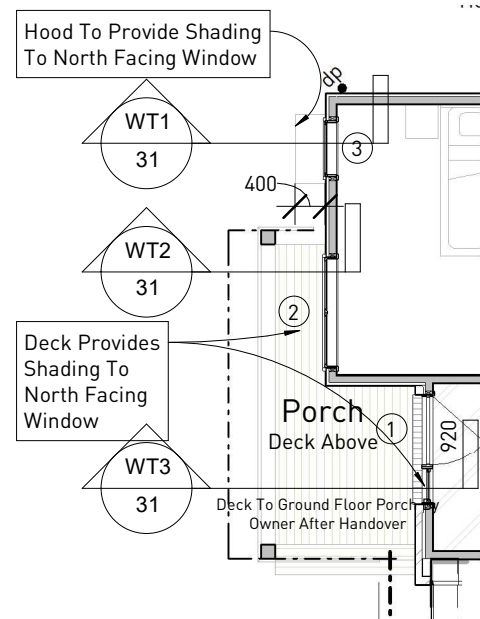
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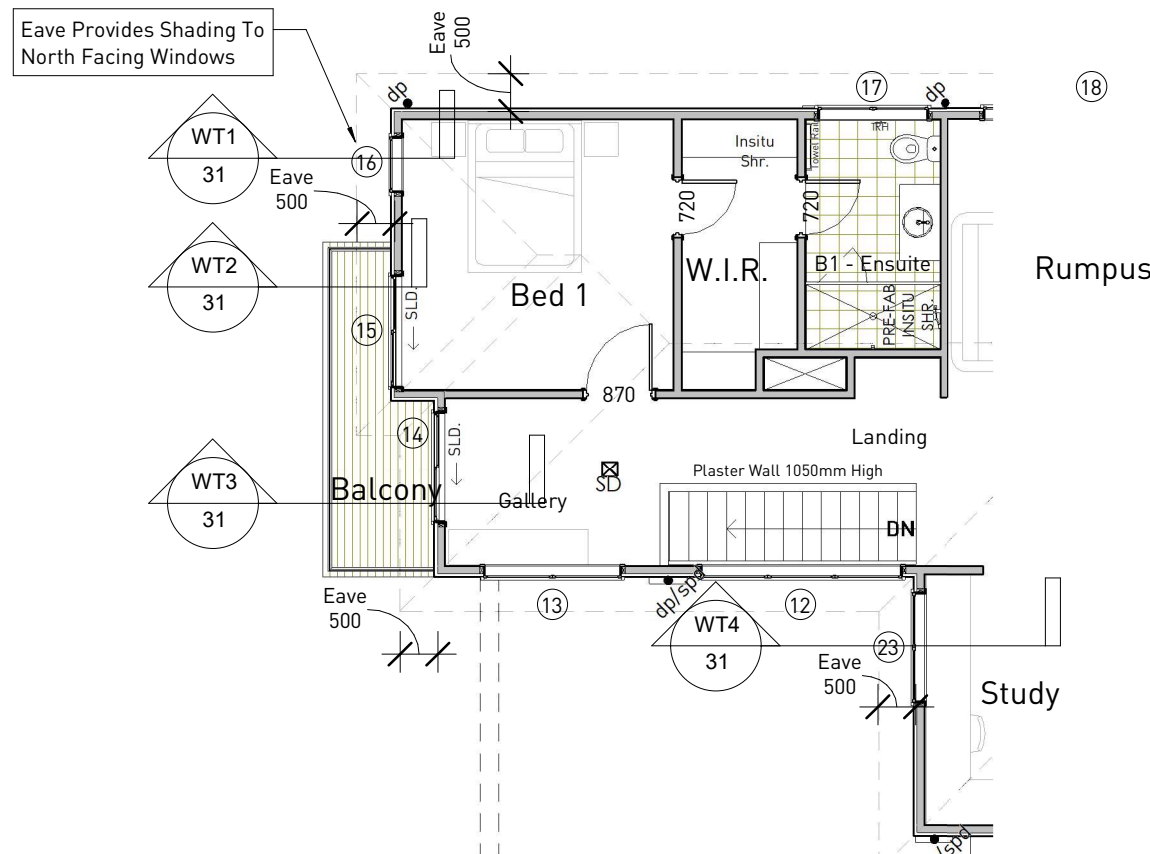
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Stormwater Treatment
Plan
G

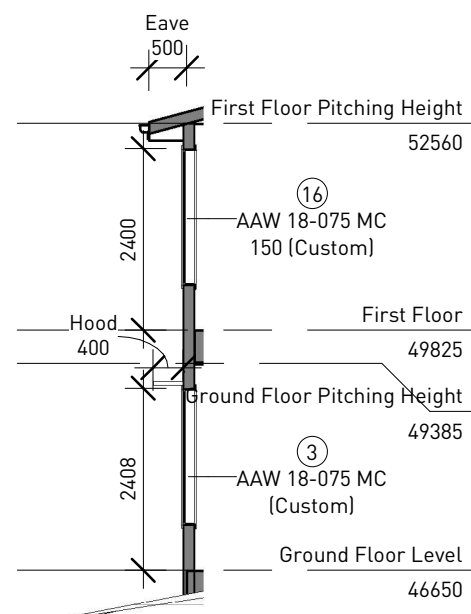
Client Initial:



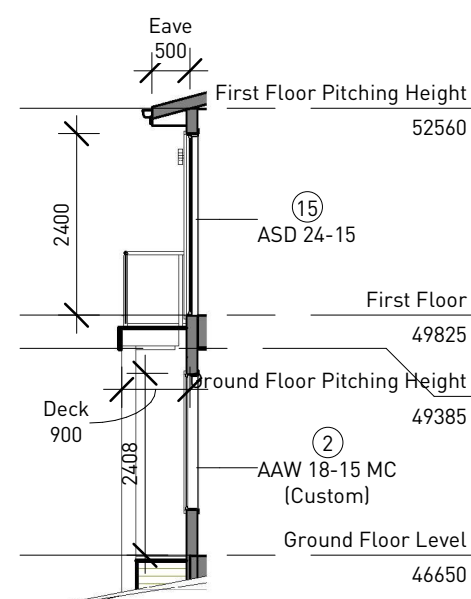
Treatment Of Proposed North Facing Windows Ground Floor
1 : 100



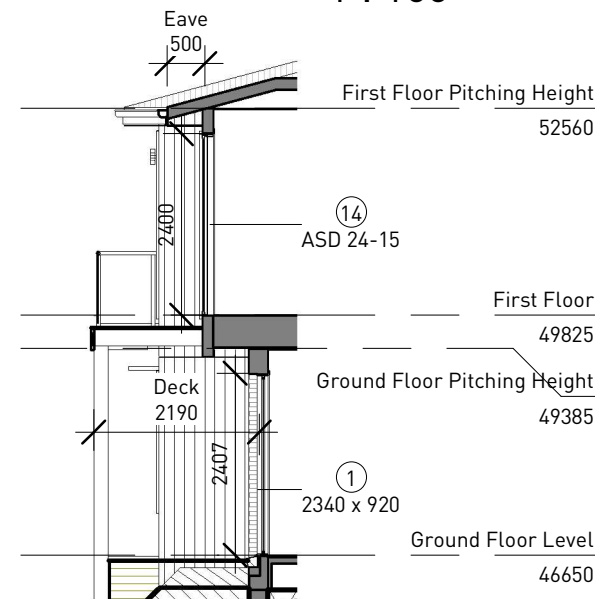
Treatment Of Proposed North Facing First Floor Windows
1 : 100



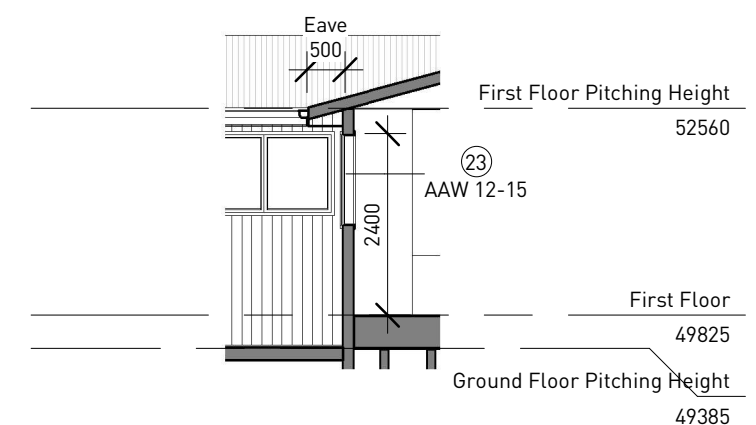
Window Treatment 1
1 : 100



Window Treatment 2
1 : 100



Window Treatment 3
1 : 100



Window Treatment 4
1 : 100

Lot 47 #70
Newton Avenue, Bell Post Hill



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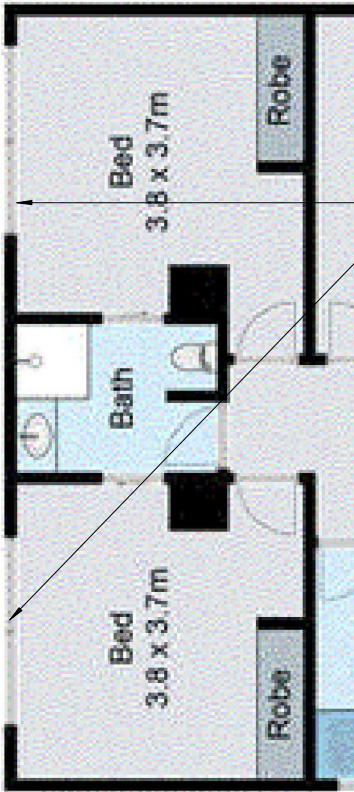
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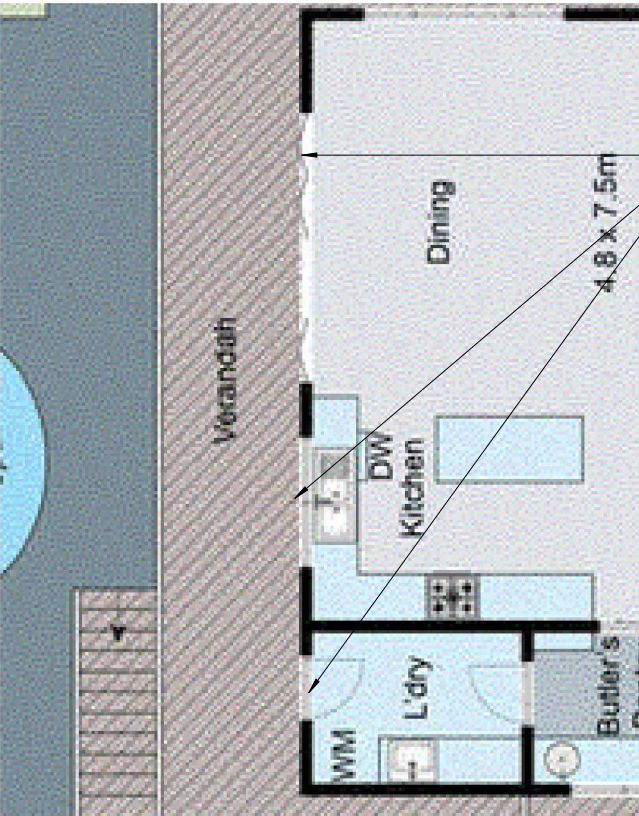
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Issue:
Date:
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Treatment Of North Facing Windows G
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No Shading Devices To Existing First Floor Windows



1.50m (N) Deep Verandah To Existing Ground Floor Windows

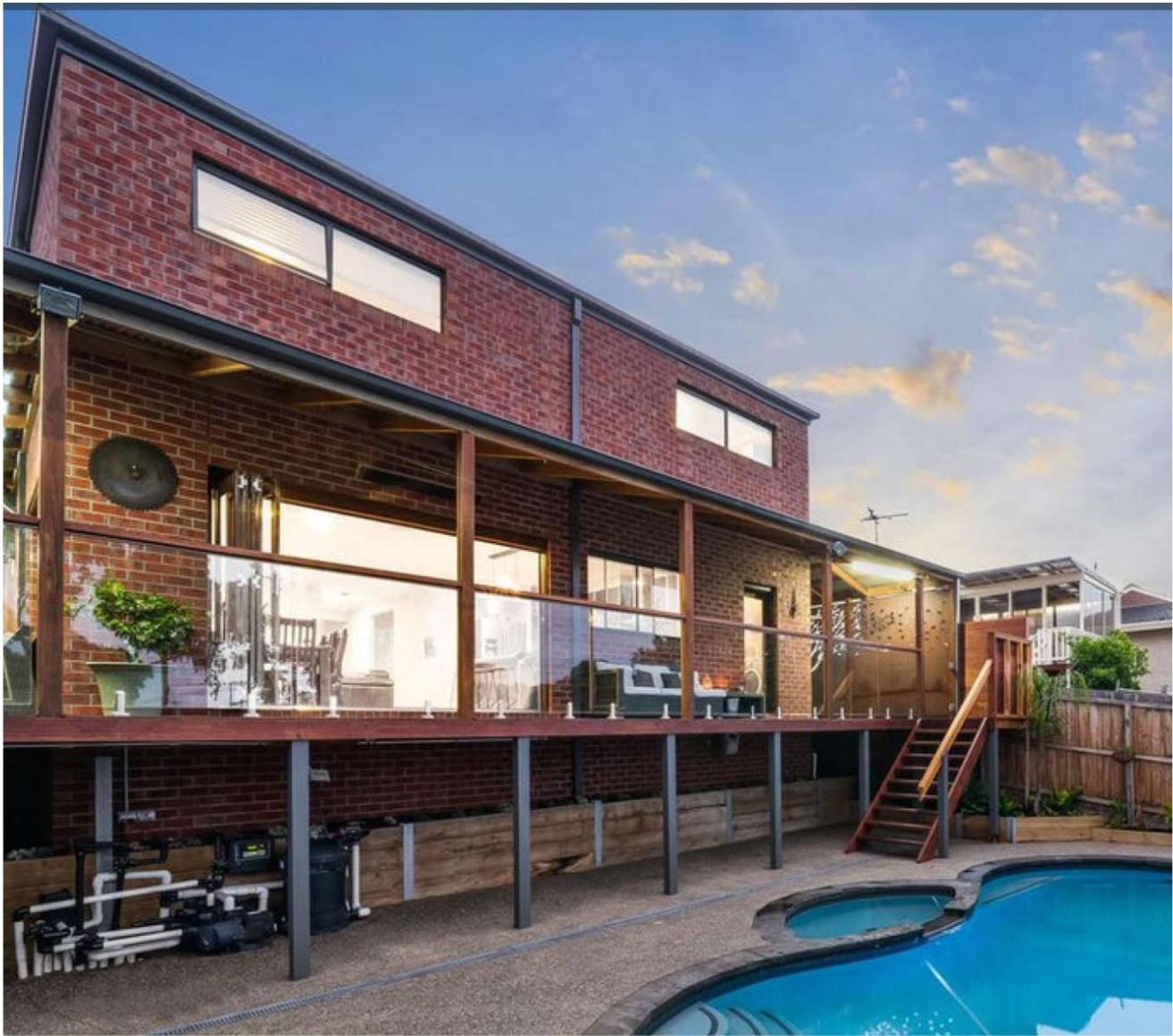
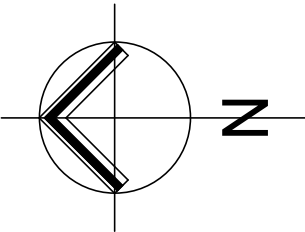


Photo Of Existing North Facing Windows



Treatment Of North Facing Existing Windows
1 : 100

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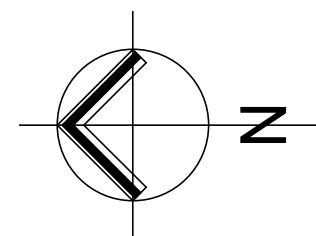
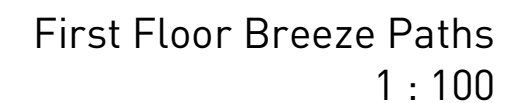
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Newton Avenue, Bell Post Hill



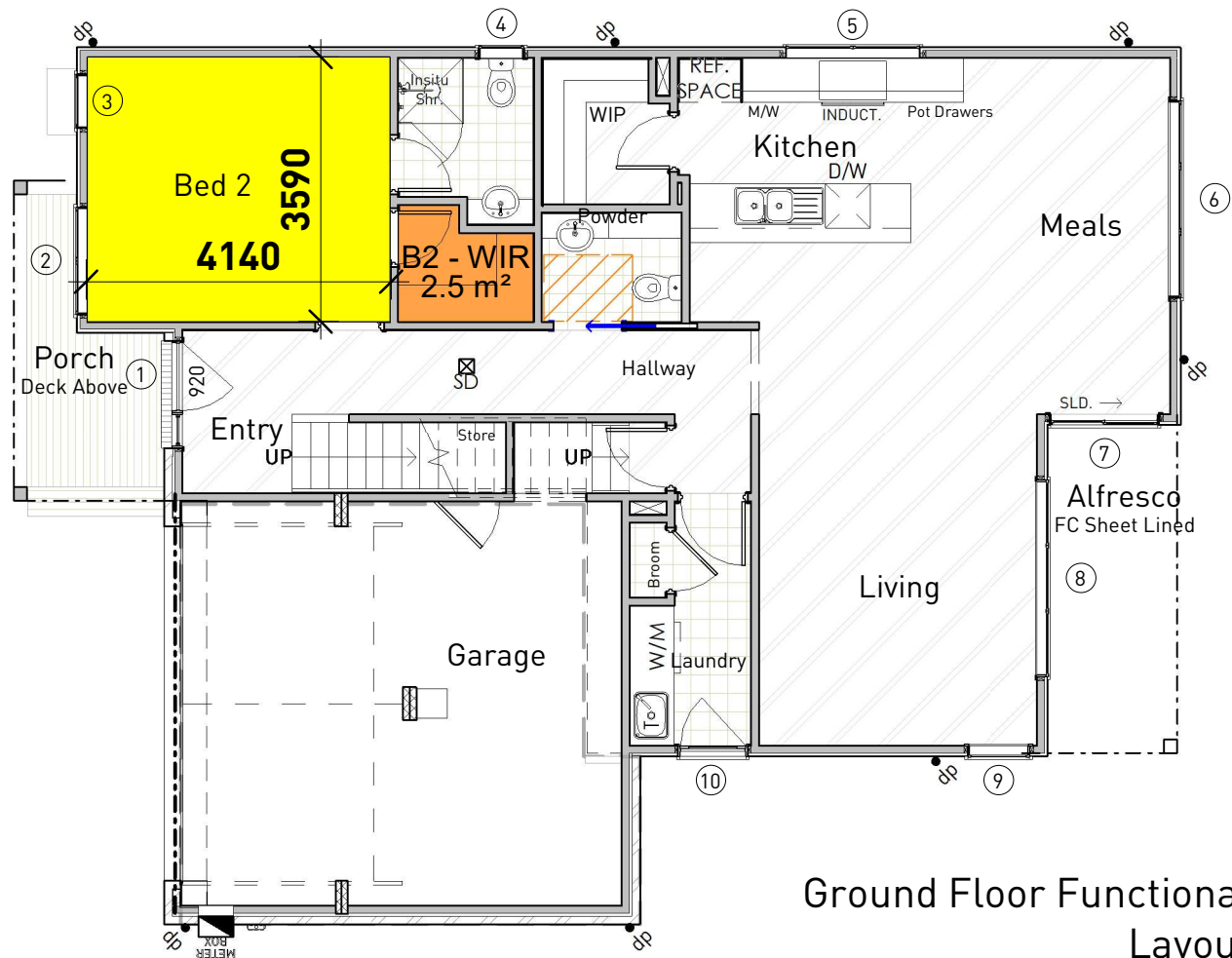
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Sheet: 33 Proposed Lot 2
Issue: Residence Breeze Paths
Date: 07/08/2026
Drawn By: resiBIM

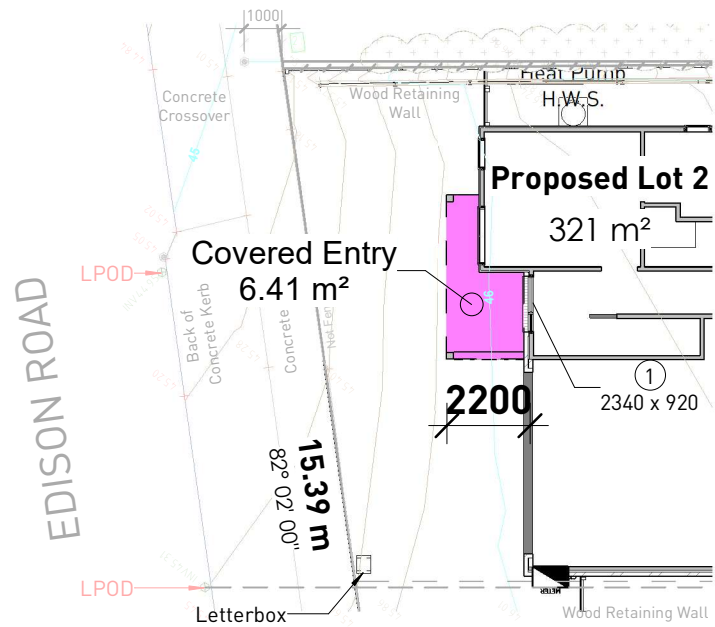
Client Initial: _____



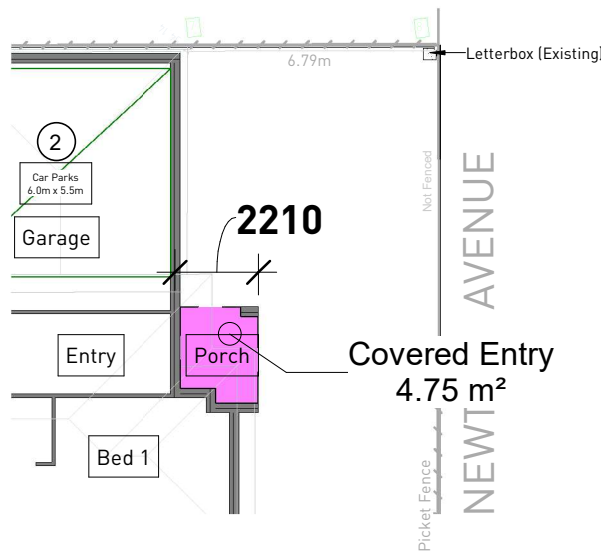
Ground Floor Functional
Layout
1 : 100



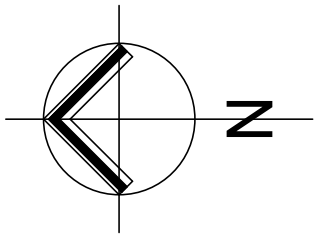
First Floor Functional Layout
1 : 100



Entry Plan - Lot 2
1 : 200



Entry Plan - Lot 1
1 : 200



Residence Area Schedule		
	Area	Squares
First Floor Area	113.5 m ²	12.2
Ground Floor Area	105.1 m ²	11.3
Garage Area	37.2 m ²	4.0
Alfresco Area	8.1 m ²	0.9
Porch Area	6.6 m ²	0.7
Balcony Area	5.2 m ²	0.6
Total:	275.8 m ²	29.7

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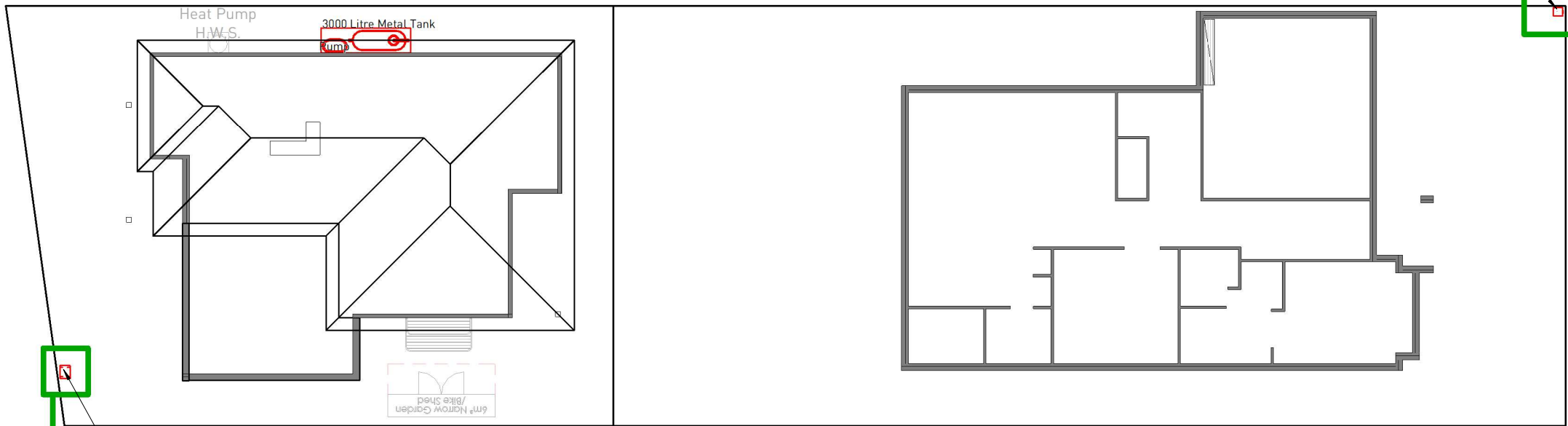
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Proposed Lot 2
Functional Layout
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LETTERBOX FOR LOT 1

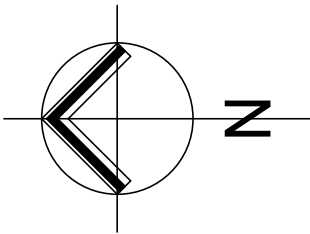


LETTERBOX FOR LOT 2

Letterbox Location Plan
1 : 200



Lot 2 Letterbox
1 : 200



Lot 47 #70
Newton Avenue, Bell Post Hill



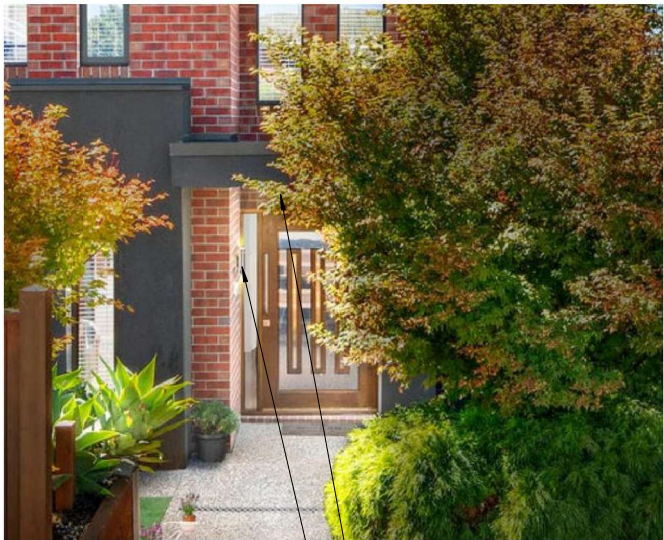
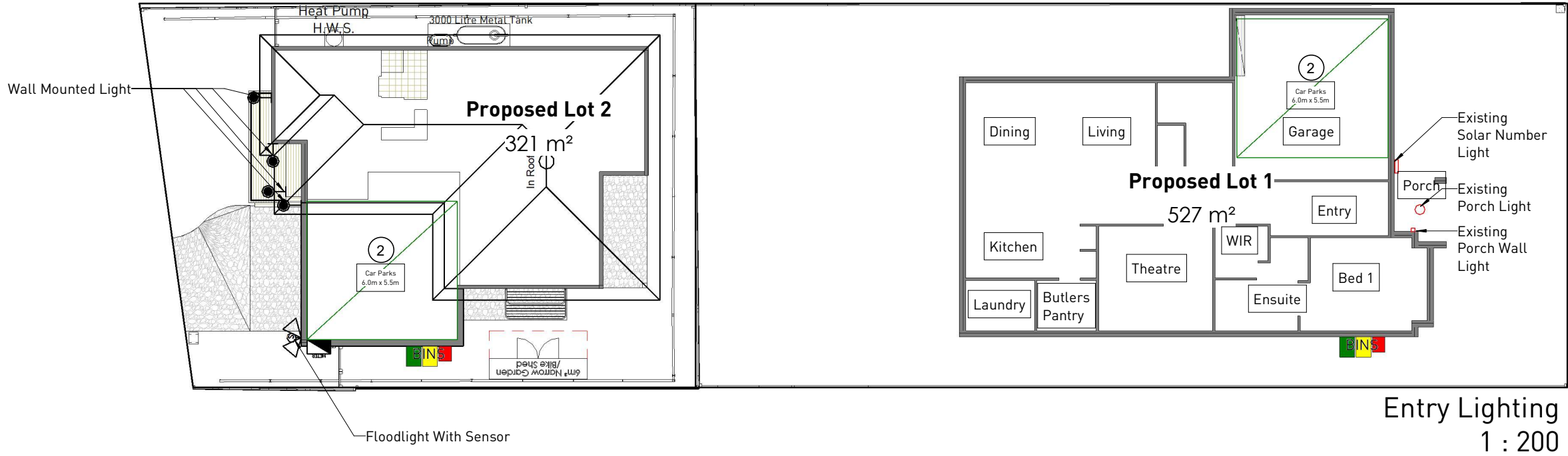
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Sheet: 35 Letterbox Location Plan
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Existing Porch Wall Light

Existing Porch Light



Front Elevation (Northern) Lot 2 Lighting 1 : 100



Existing Solar Number Light

Lot 47 #70 Newton Avenue, Bell Post Hill



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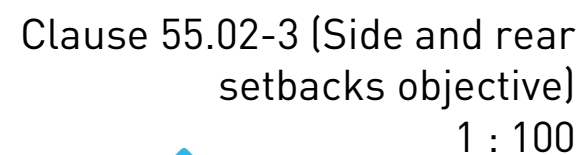
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Entry Lighting
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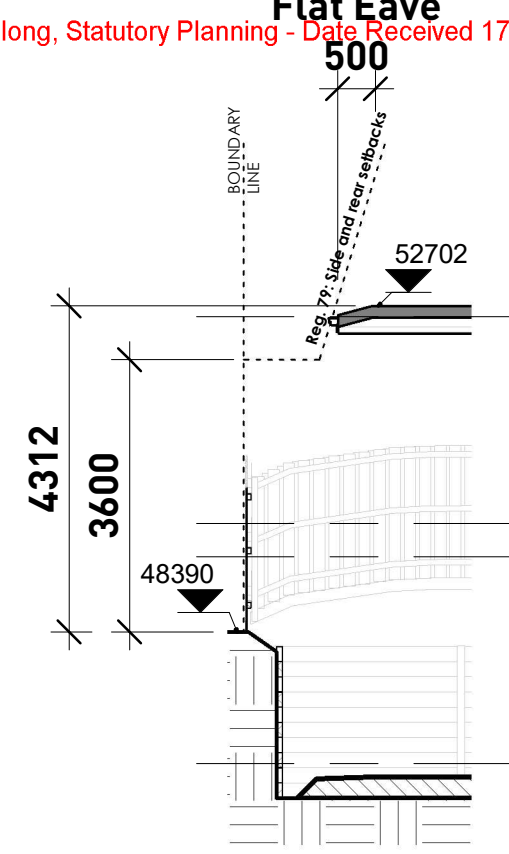
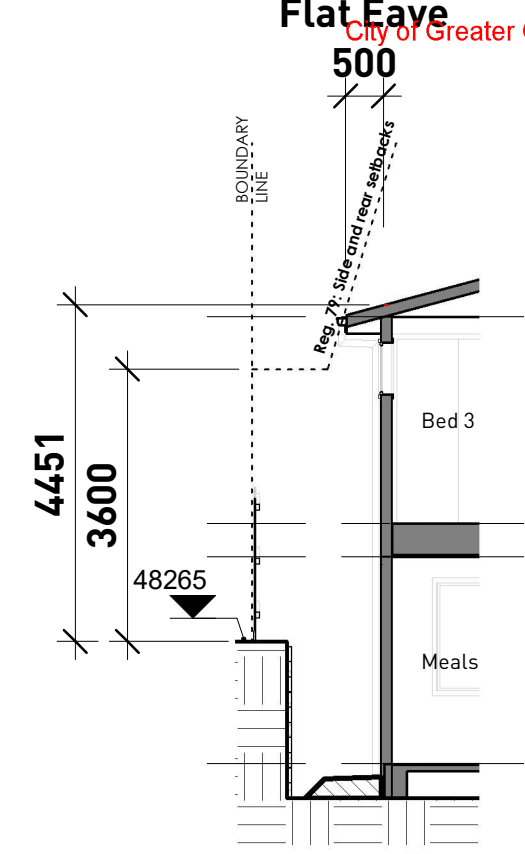
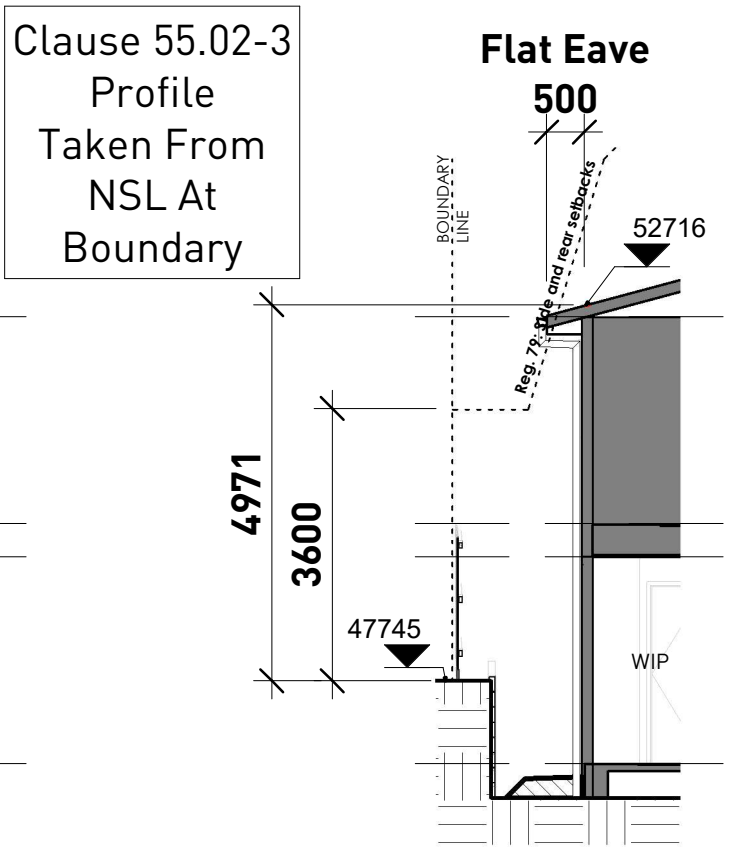
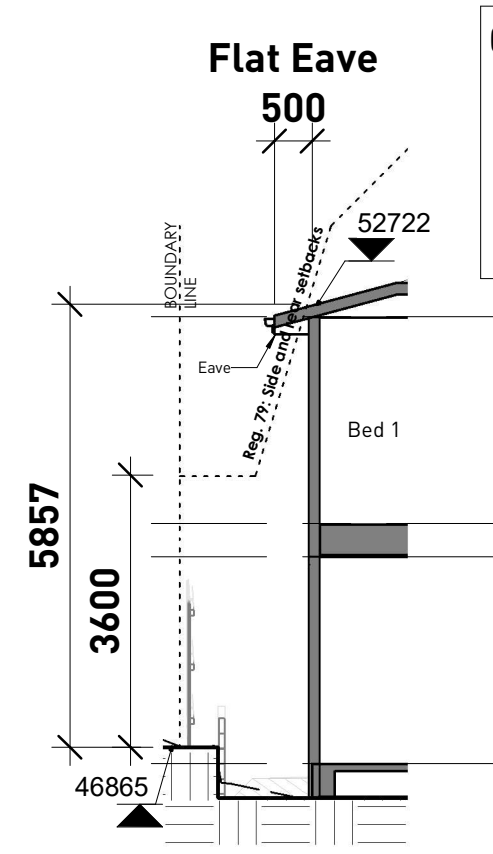
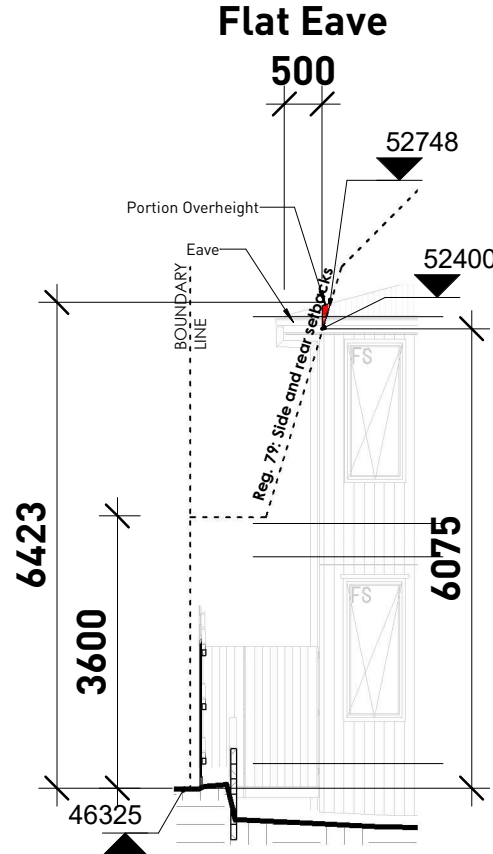
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Issue:
Date:
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Clause 55.02-3
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Lot 47 #70
Newton Avenue, Bell Post Hill



Clause 55.02-3 - At Front
Eave
1 : 100

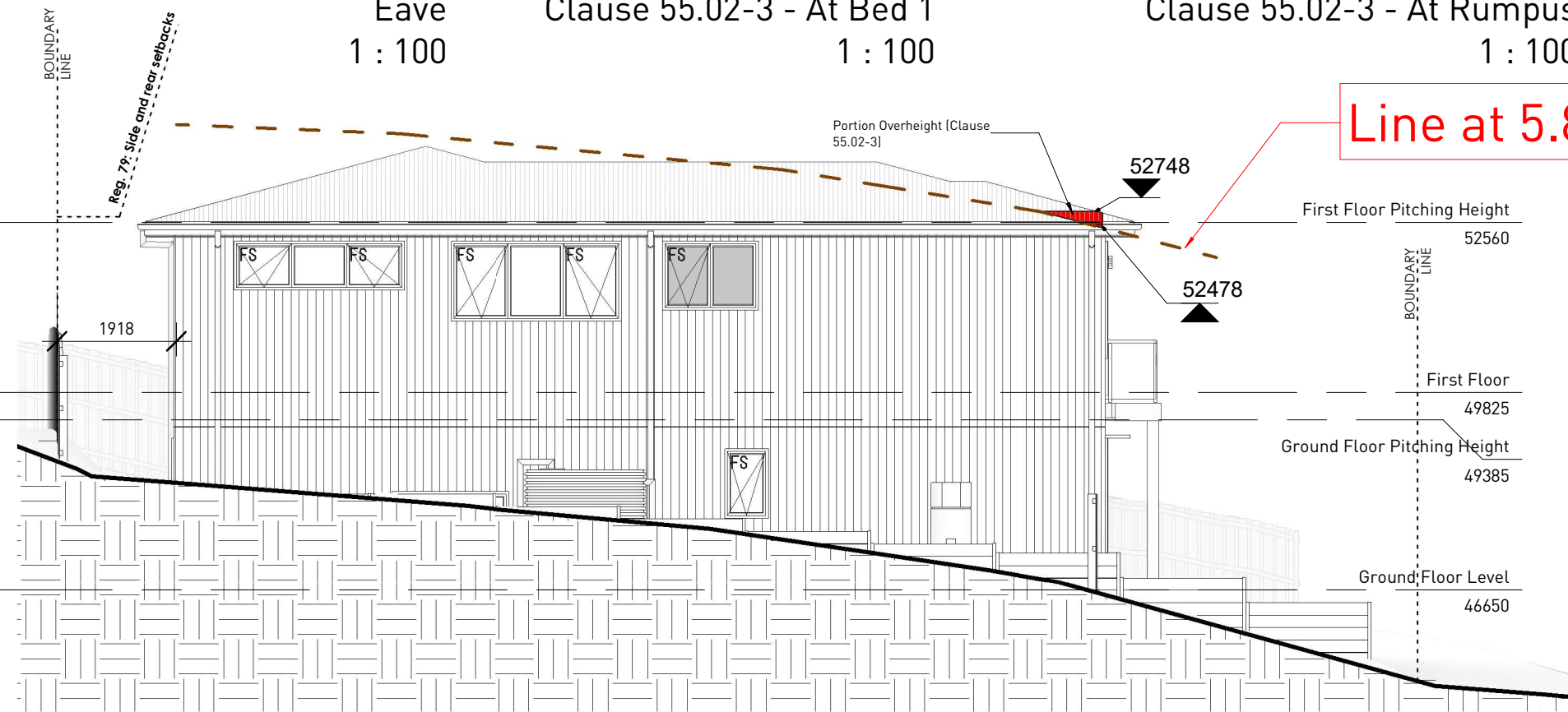
Clause 55.02-3 - At Bed 1
1 : 100

Clause 55.02-3 - At Rumpus
1 : 100

Clause 55.02-3 - At Bed 3
1 : 100

Clause 55.02-3 - At Rear Eave
1 : 100

Line at 5.85m Above NSL At Boundary



Left Elevation (Eastern)
Clause 55.02-3
1 : 100

Clause 55.02-3 – Side & Rear Setbacks
The first-floor eastern wall height has been **reduced to 6.423 m** by lowering the roof pitch. Under Standard B17, this generates a required setback of approximately 1.85 m. The proposal provides 1.75 m, representing a 100 mm variation.

This minor variation is acceptable when assessed against the decision guidelines:

- The adjoining dwelling at No. 68 is single-storey, and setback beyond the rear wall of the proposed dwelling limiting visual bulk impacts.
- Overshadowing diagrams confirm no unreasonable additional shadow to neighbouring SPOS.
- The design maintains consistent neighbourhood character and reasonable separation between dwellings.

Accordingly, the proposal meets the objective of Clause 55.02-3 despite the minor numerical variation.

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