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Revision Schedule		
Revision Date	#	Revision Description
18/05/26	1	Plan amendments for Planning submission.
19/05/26	2	More info added around building height



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

Client:

Clients Name

Sheet: PL1.0

Issue:

Date:

Cover

Planning #4/
Consent
19/05/26

Client Initial:

Lot 1 #25
Austin Street, Newtown



Sheet: PL1.1

Perspective

Issue:

Planning #4/
Consent
19/05/26

Date:

Drawn:

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Sheet: PL1.2

Perspective

Issue:

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Date:

19/05/26

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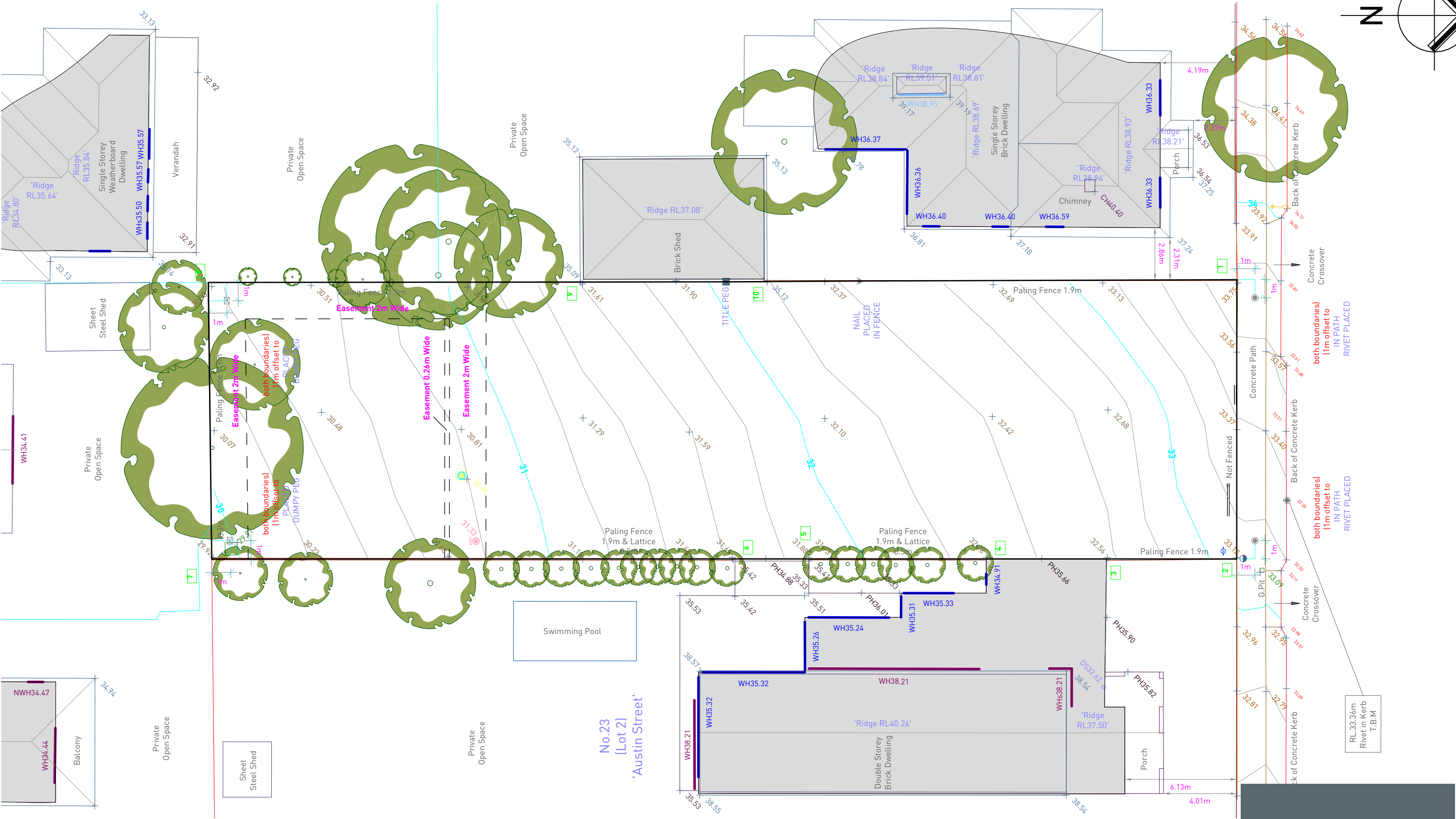
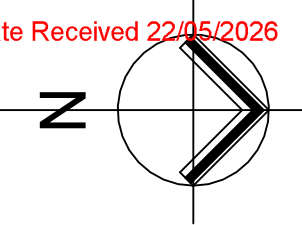
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Site Plan - Existing
1 : 200

Sheet: PL2.1
Issue:
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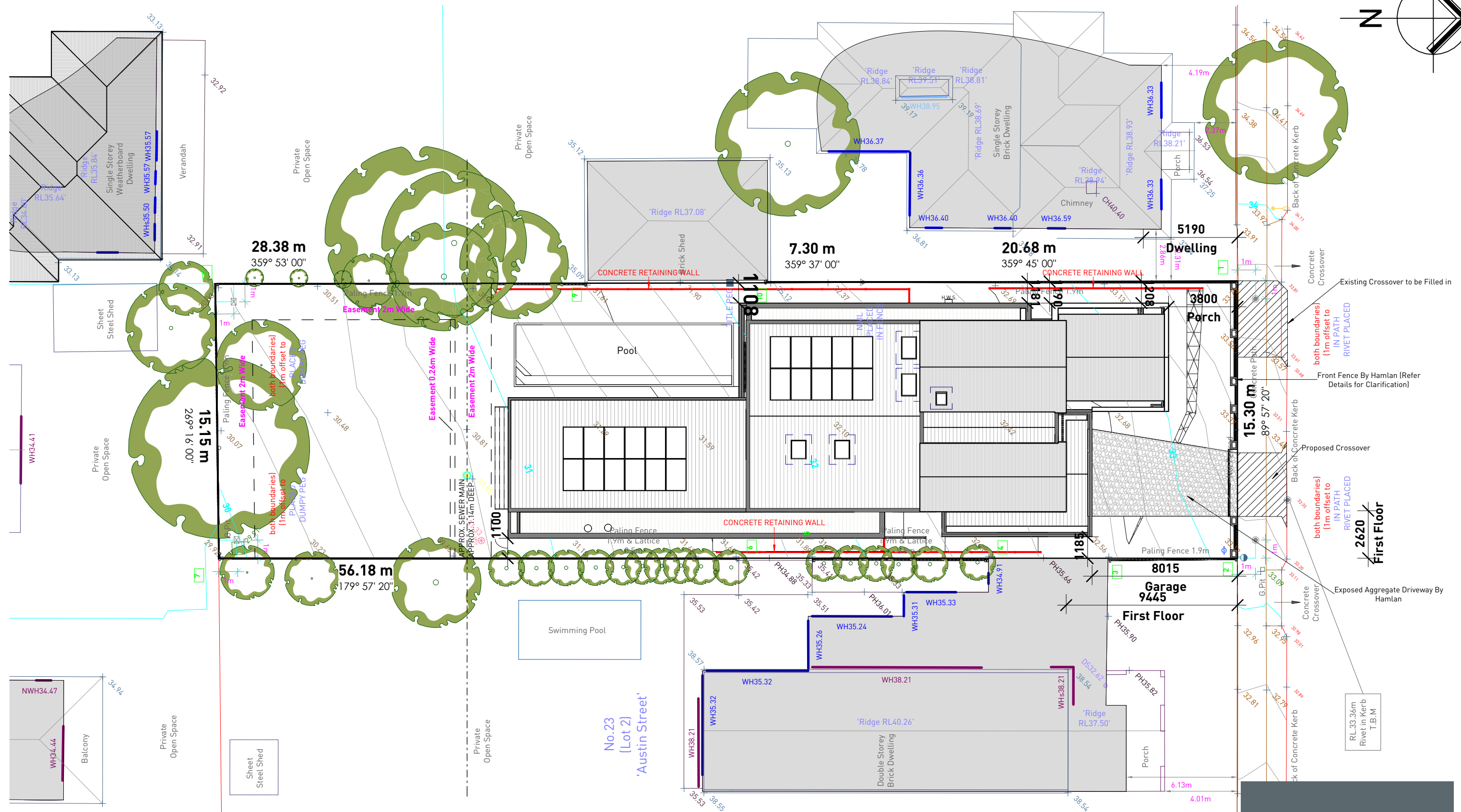
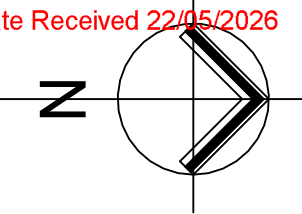
Site Plan - Existing
Planning #4/
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Site Plan - Proposed
1 : 200

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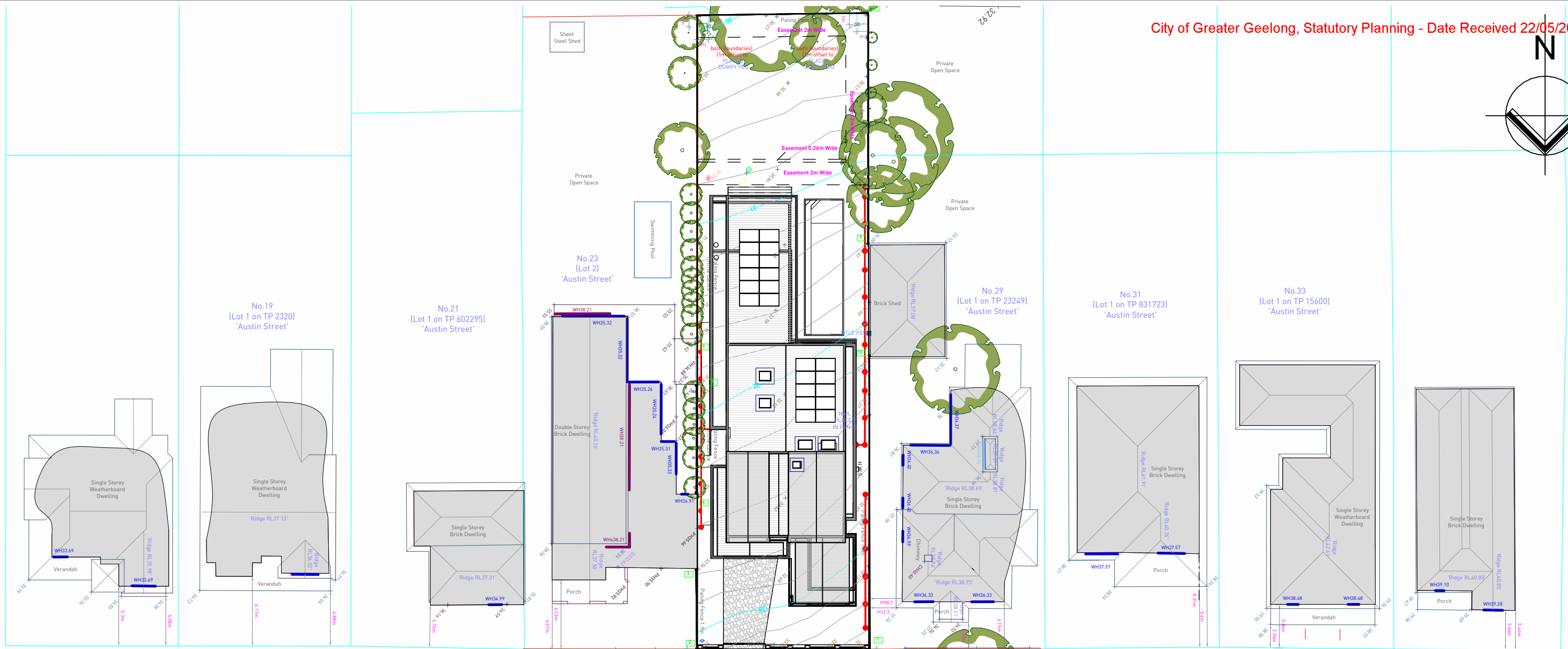
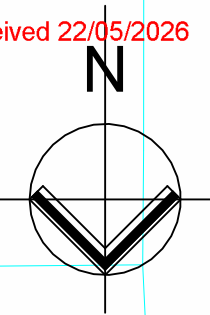
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Site Plan - Proposed
Planning #4/
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19/05/26
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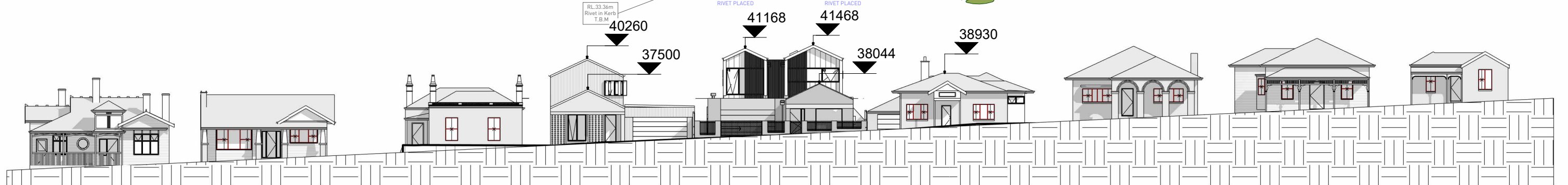
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Site Plan - Street
1 : 350



Streetscape
1 : 350

Sheet: PL2.3

Site Plan - Street

Issue:

Planning #4/

Date:

Consent

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19/05/26

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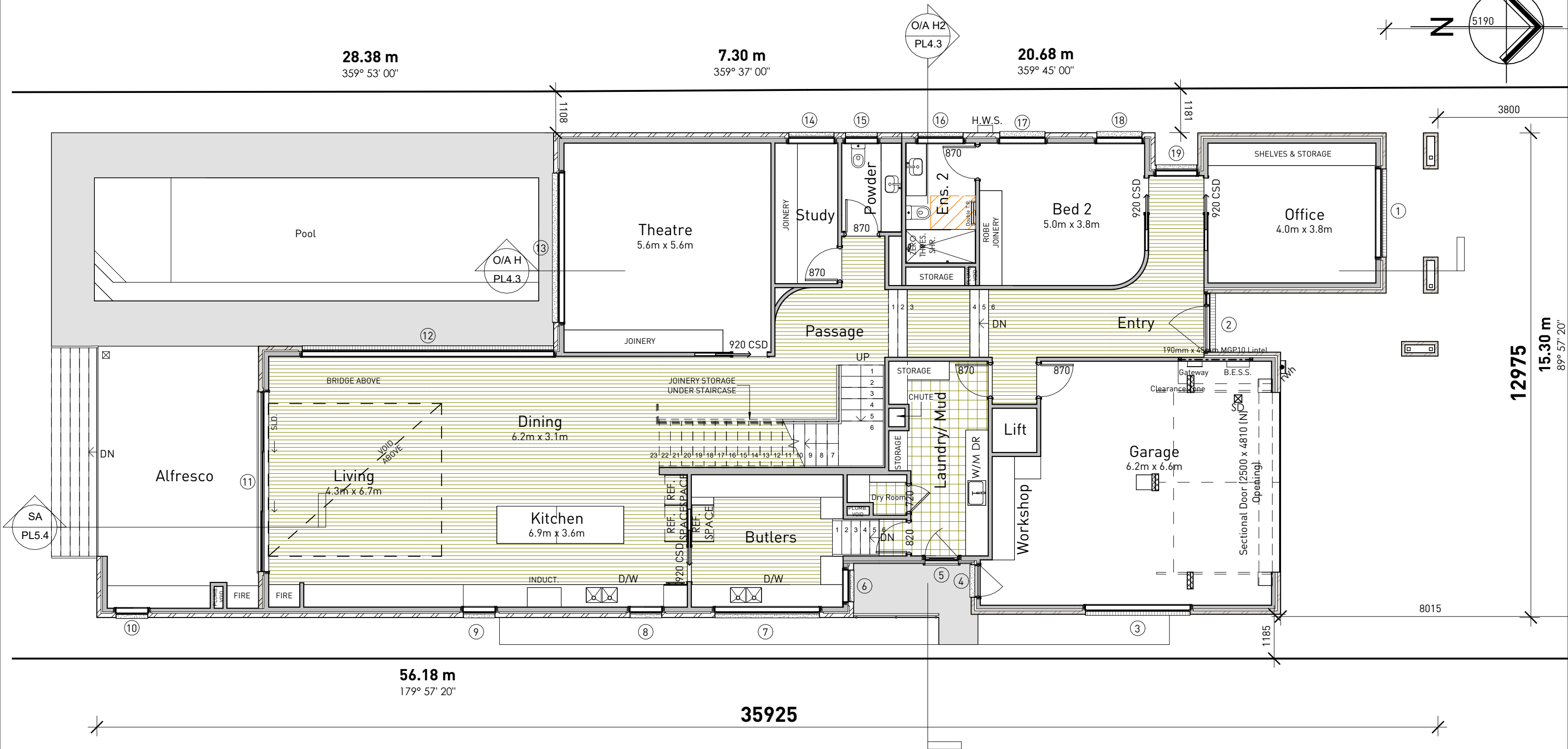
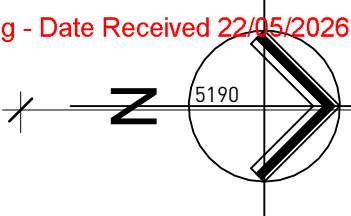
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Ground Floor & Rear Split
Plan
1 : 100

Residence Area Schedule		
	Area	Squares
Ground Floor Residence Area	262.60 m ²	28.27
First Floor Residence (Including Void)	252.72 m ²	27.20
Pool Area (Concrete)	76.81 m ²	8.27
Garage Area	50.84 m ²	5.47
Alfresco Area	31.18 m ²	3.36
Porch Area	15.83 m ²	1.70
Total:	690.00 m ²	74.27

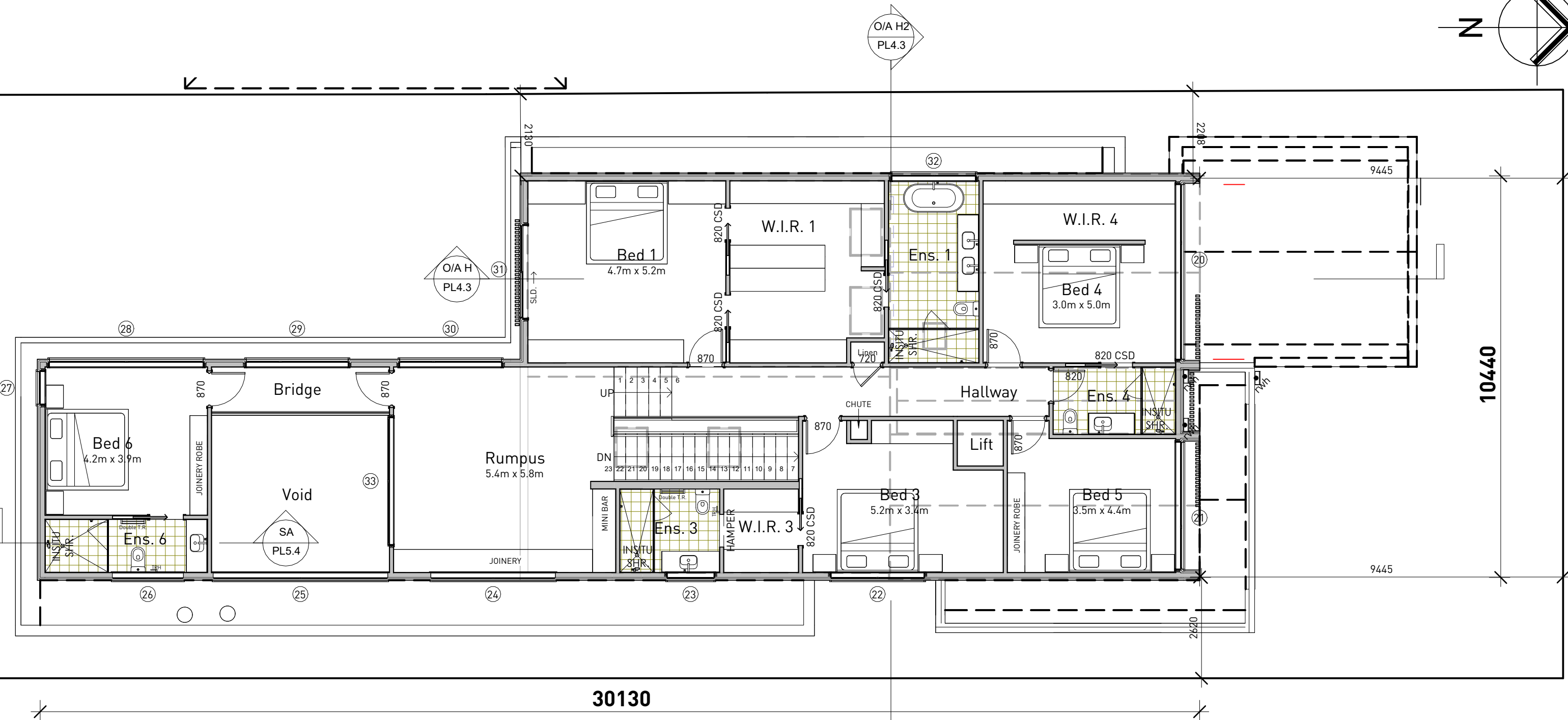
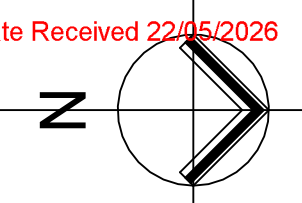
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Issue:
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Drawn:

Ground Floor Plan
Planning #4/
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First Floor & Rear Split Plan
1 : 100

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Residence Area Schedule		
	Area	Squares
Ground Floor Residence Area	262.60 m ²	28.27
First Floor Residence (Including Void)	252.72 m ²	27.20
Pool Area (Concrete)	76.81 m ²	8.27
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Alfresco Area	31.18 m ²	3.36
Porch Area	15.83 m ²	1.70
Total:	690.00 m ²	74.27

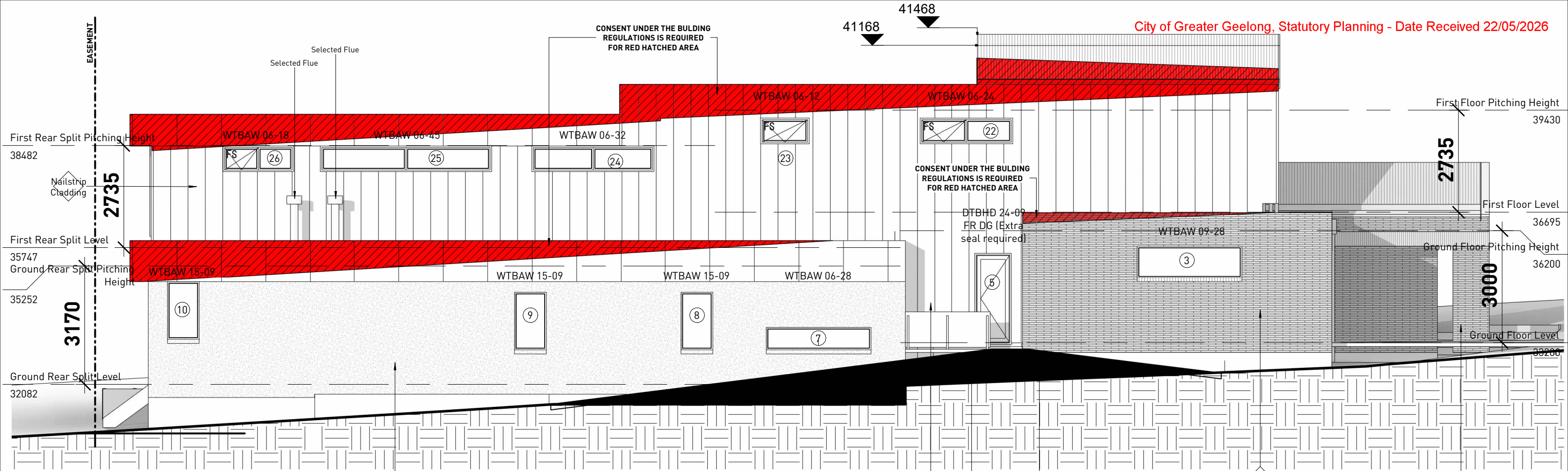
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Issue:
Date:
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First Floor Plan
Planning #4/
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19/05/26
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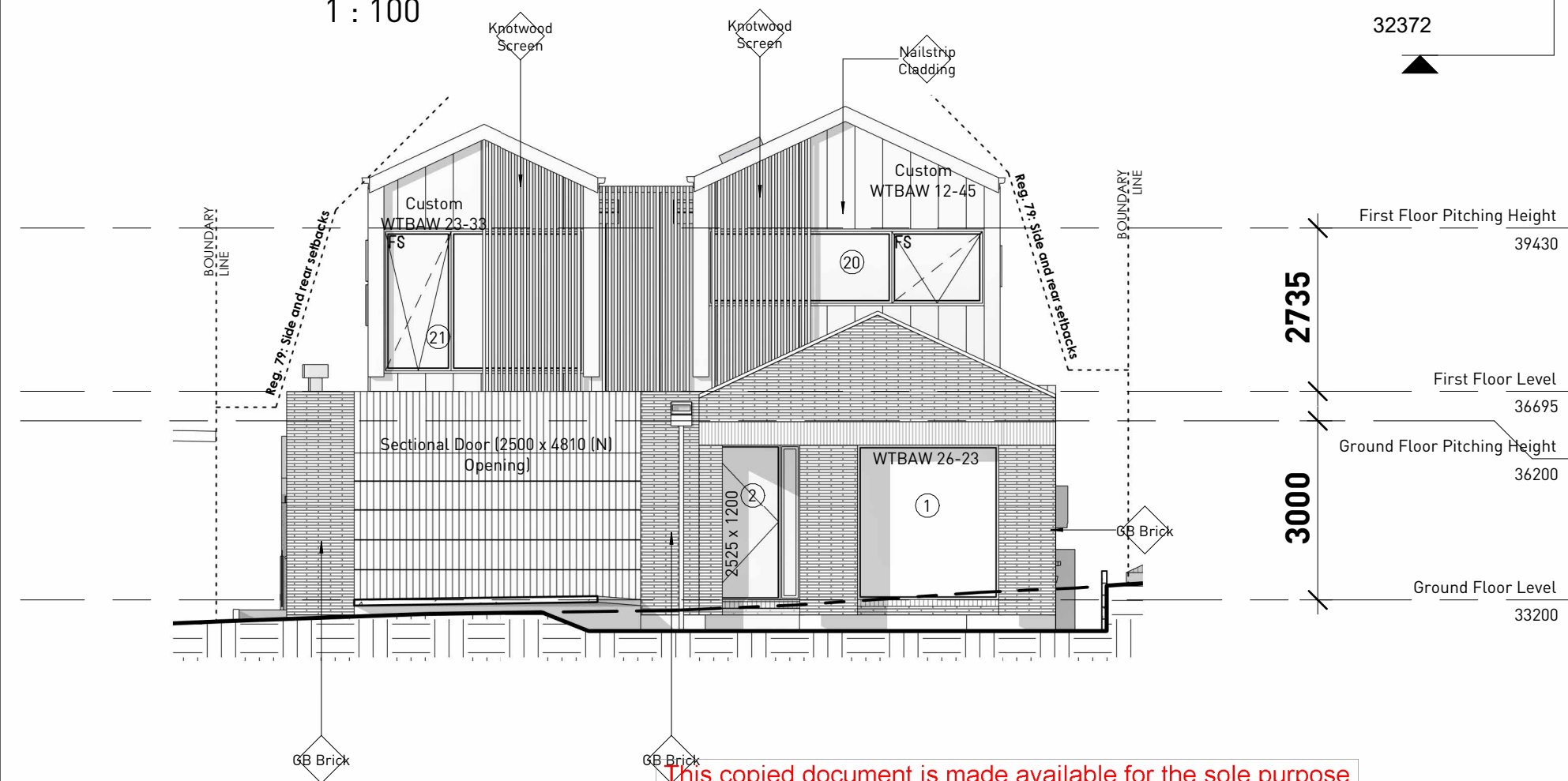
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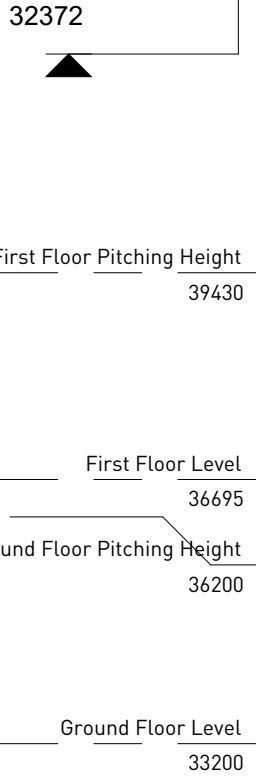


East (Left) Elevation
1 : 100



North (Front) Elevation
1 : 100

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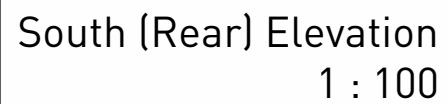
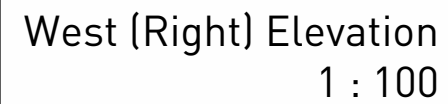


Sheet: PL4.1
Issue:
Date:
Drawn:
Elevations
Planning #4/
Consent
19/05/26
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Lot 1 #25
Austin Street, Newtown



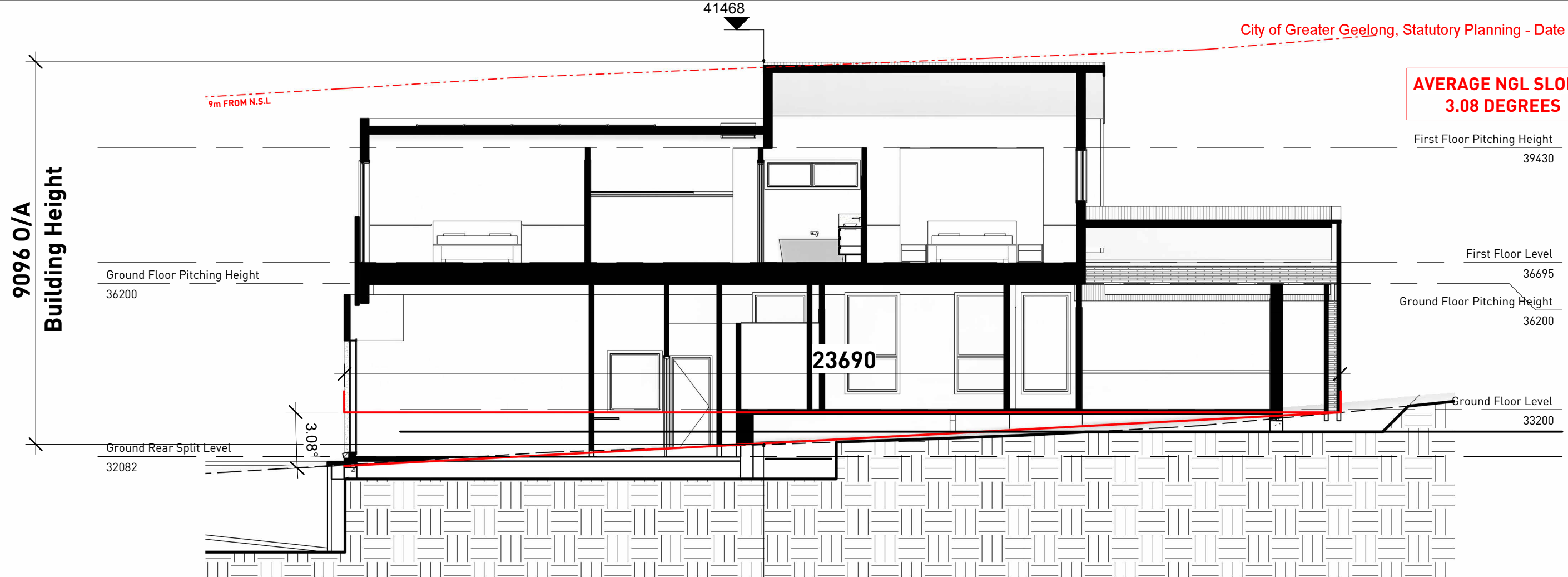
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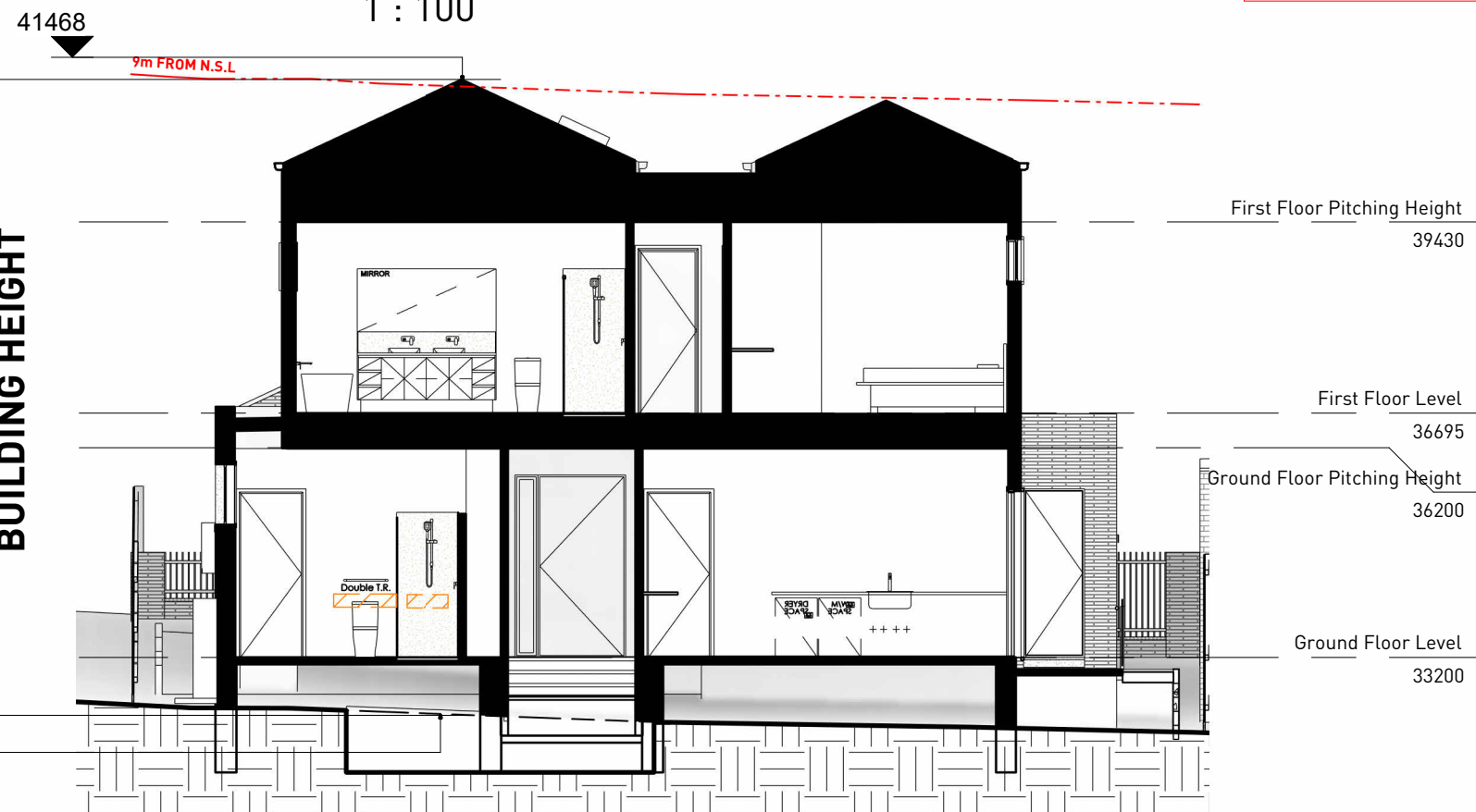


**AVERAGE NGL SLOPE:
3.08 DEGREES**

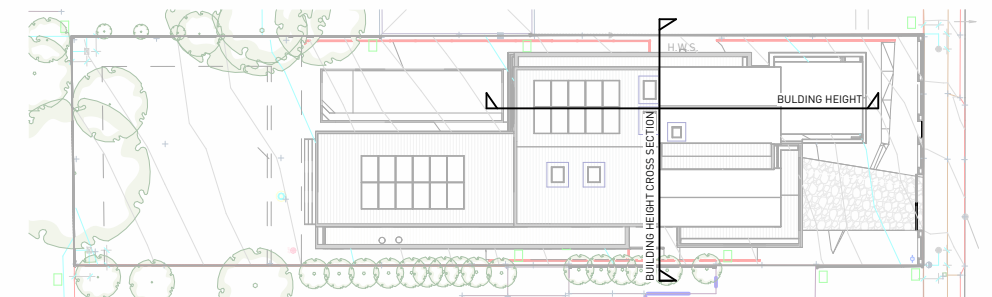
**MAXIMUM BUILDING HEIGHT
AT THIS POINT IS 9.096m**

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**Building Height
1 : 100**



**Building Height Cross Section
1 : 100**



**Site Section Location
1 : 500**

Sheet: PL4.3

Issue:

Date:

Drawn:

Building Height

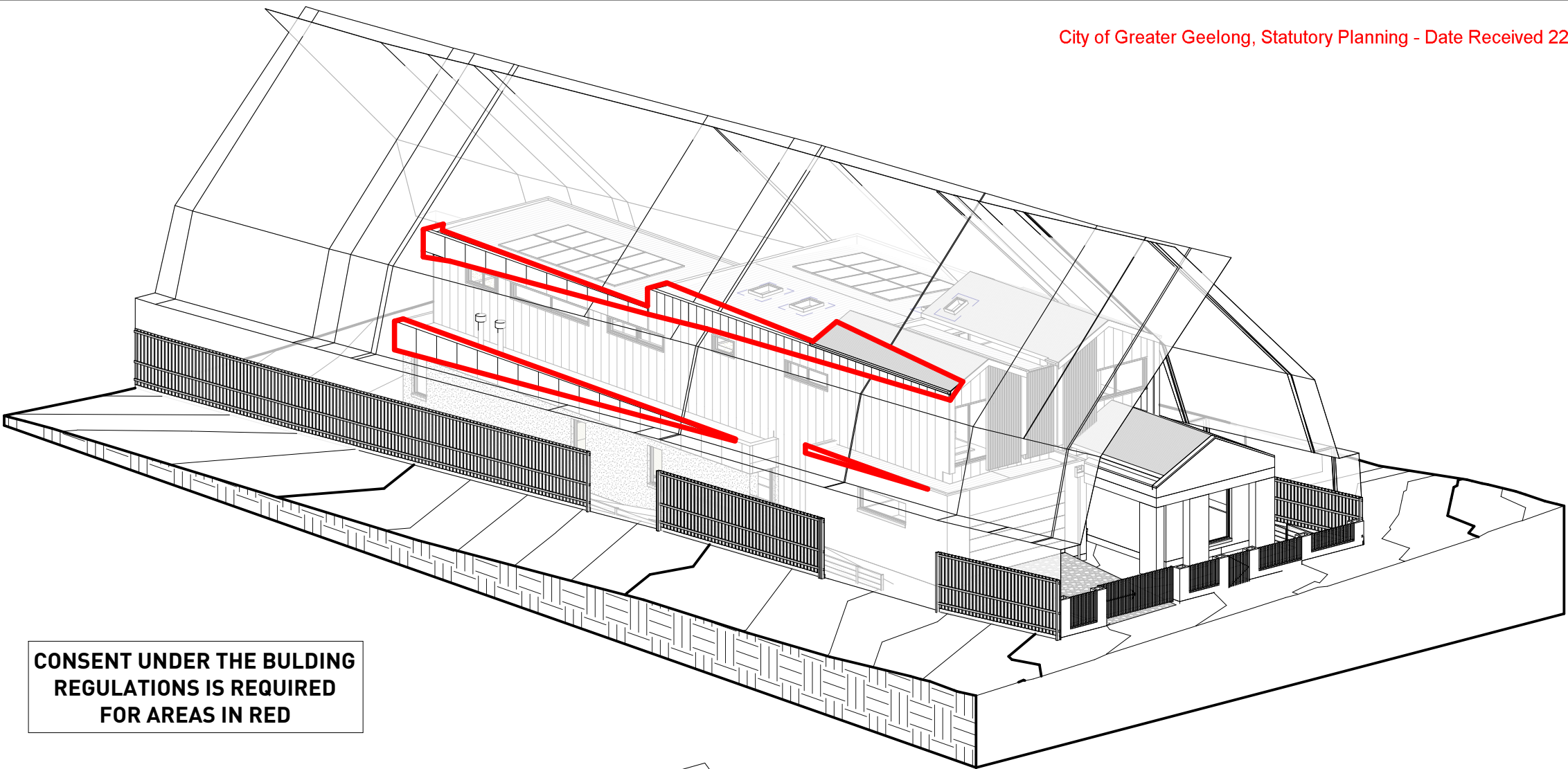
Planning #/
Consent
19/05/26

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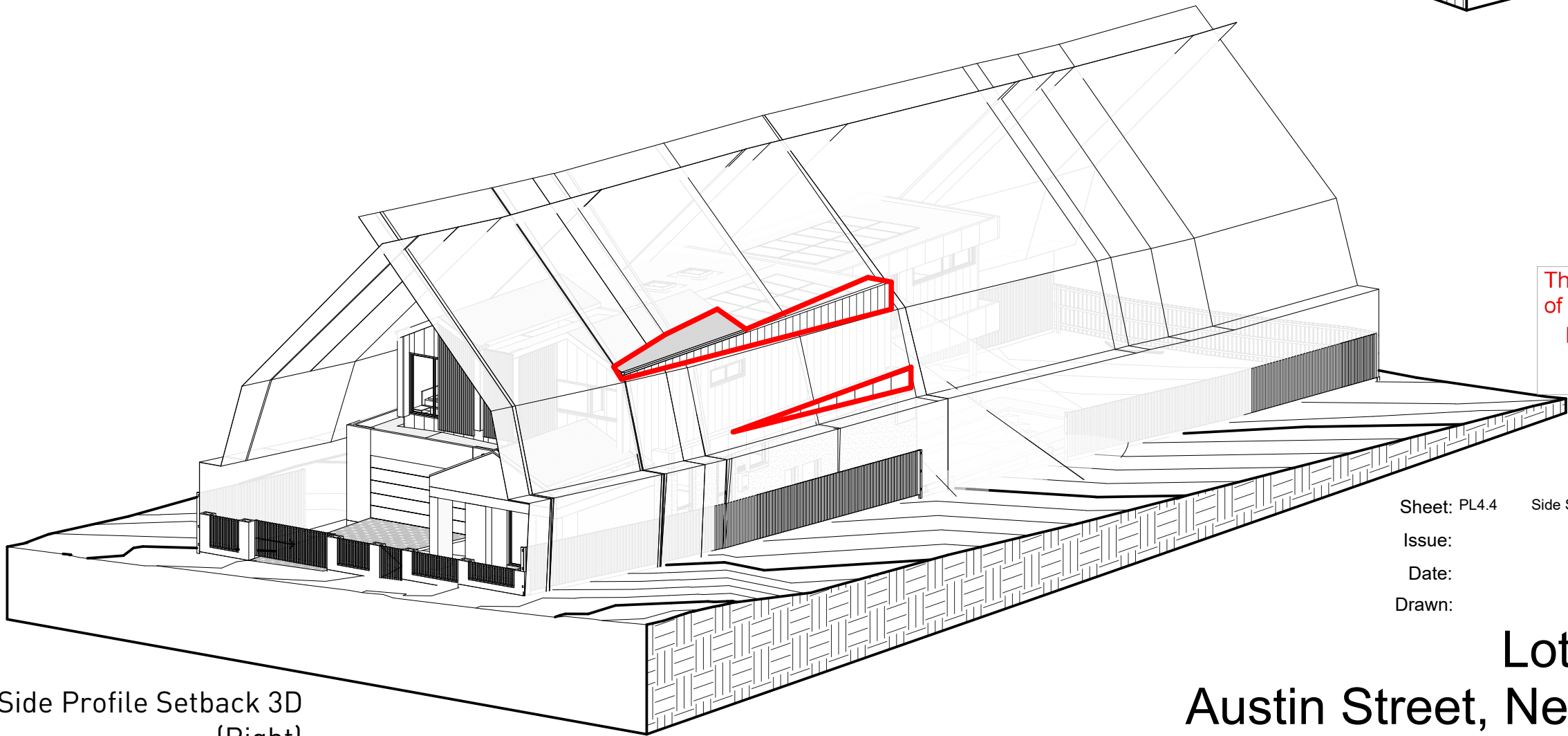
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**Lot 1 #25
Austin Street, Newtown**



CONSENT UNDER THE BUILDING
REGULATIONS IS REQUIRED
FOR AREAS IN RED

Side Profile Setback 3D (Left)



Side Profile Setback 3D
(Right)

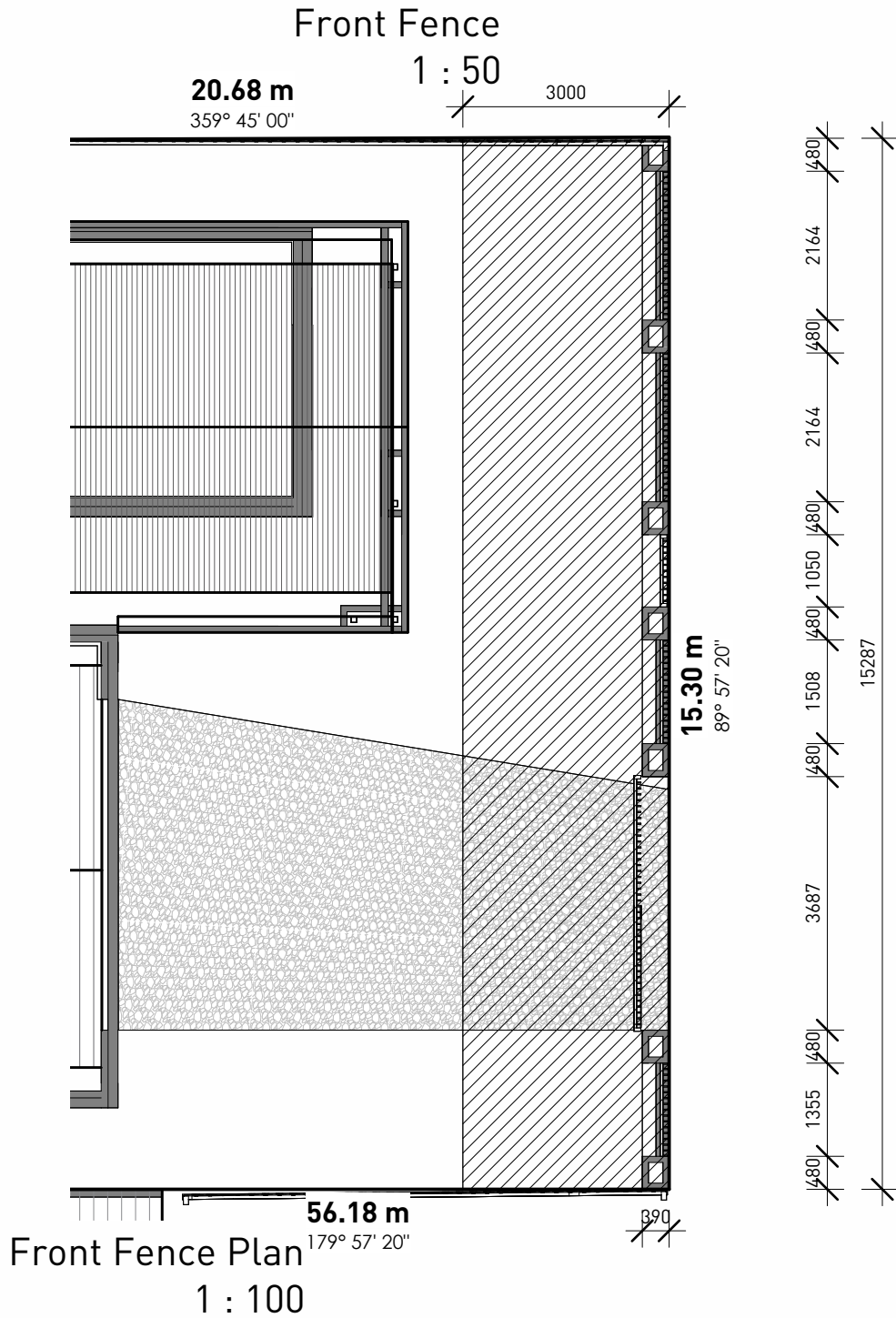
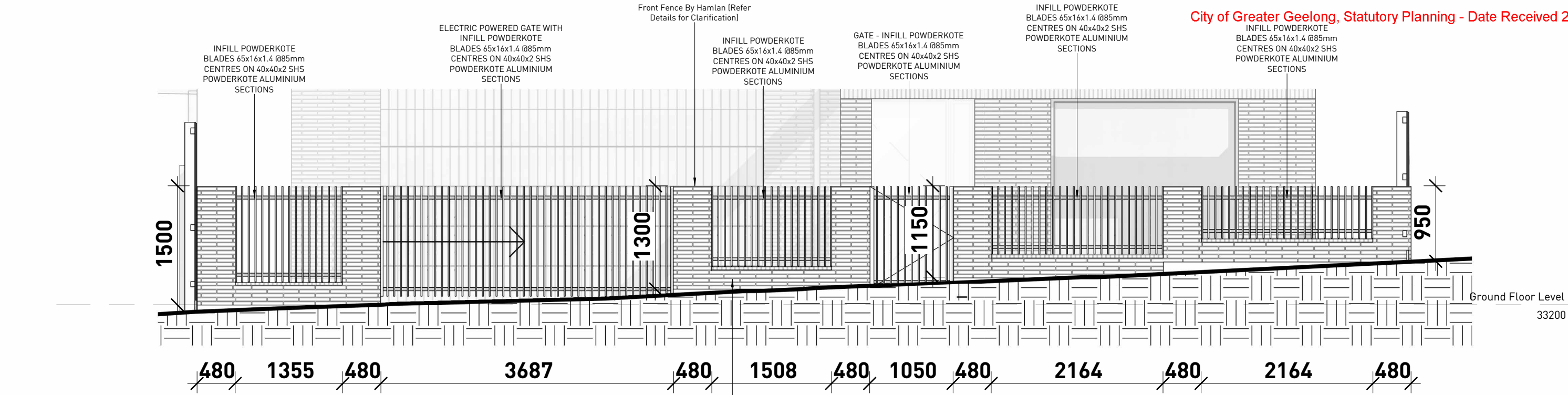
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Sheet: PL4.4 Side Setback Clarification
Issue: Planning #4/
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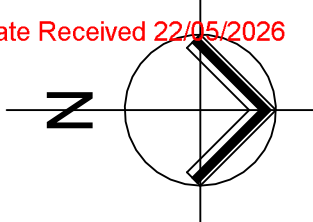
Sheet: PL4.5
Issue:
Date:
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Front Fence
Planning #4/
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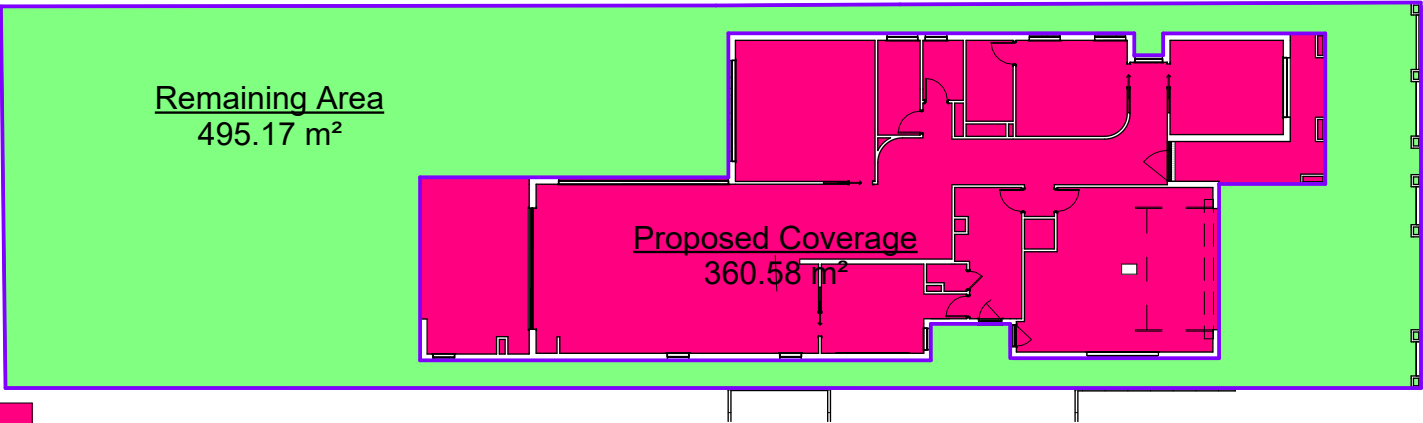


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 Proposed Coverage

 Remaining Area

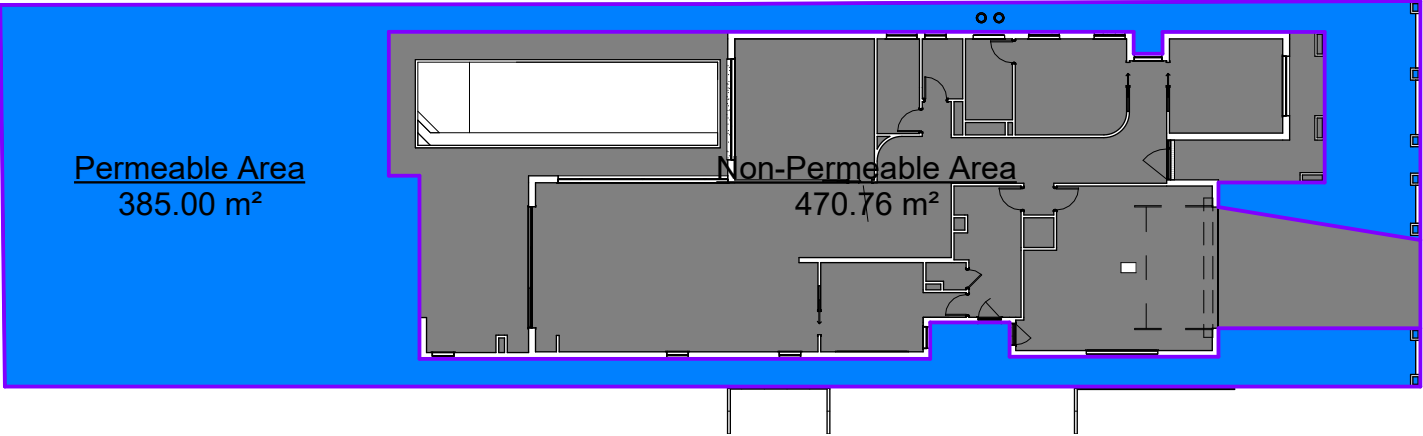


Reg. 76 - Site Coverage		
Name	Area	%
Proposed Coverage	360.58 m²	42%
Remaining Area	495.17 m²	58%
	855.75 m²	100%

 Non-Permeable Area

 Permeable Area

Reg. 77 - Permeability		
Name	Area	%
Non-Permeable Area	470.76 m²	55%
Permeable Area	385.00 m²	45%
	855.75 m²	100%



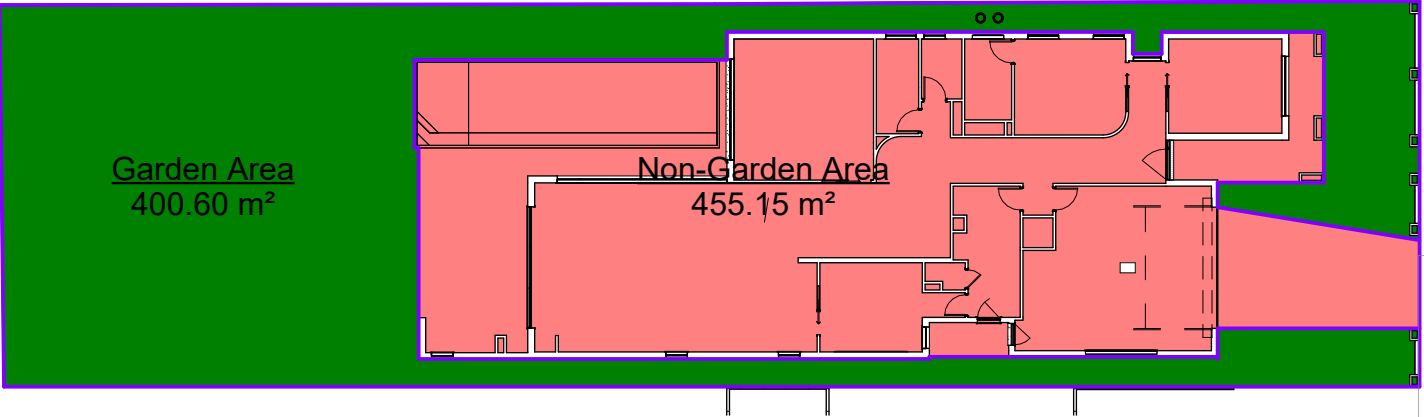
Reg. 76 - Site Coverage
1 : 300

Reg. 77 - Permeability
1 : 300

 Garden Area

 Non-Garden Area

Reg. 76A - Minimum Garden Area		
Name	Area	%
Garden Area	400.60 m²	47%
Non-Garden Area	455.15 m²	53%
	855.75 m²	100%



Reg. 76A - Minimum Garden
Area
1 : 300

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Sheet: PL5.1 Site Cov./Perm./Garden

Issue: Planning #4/
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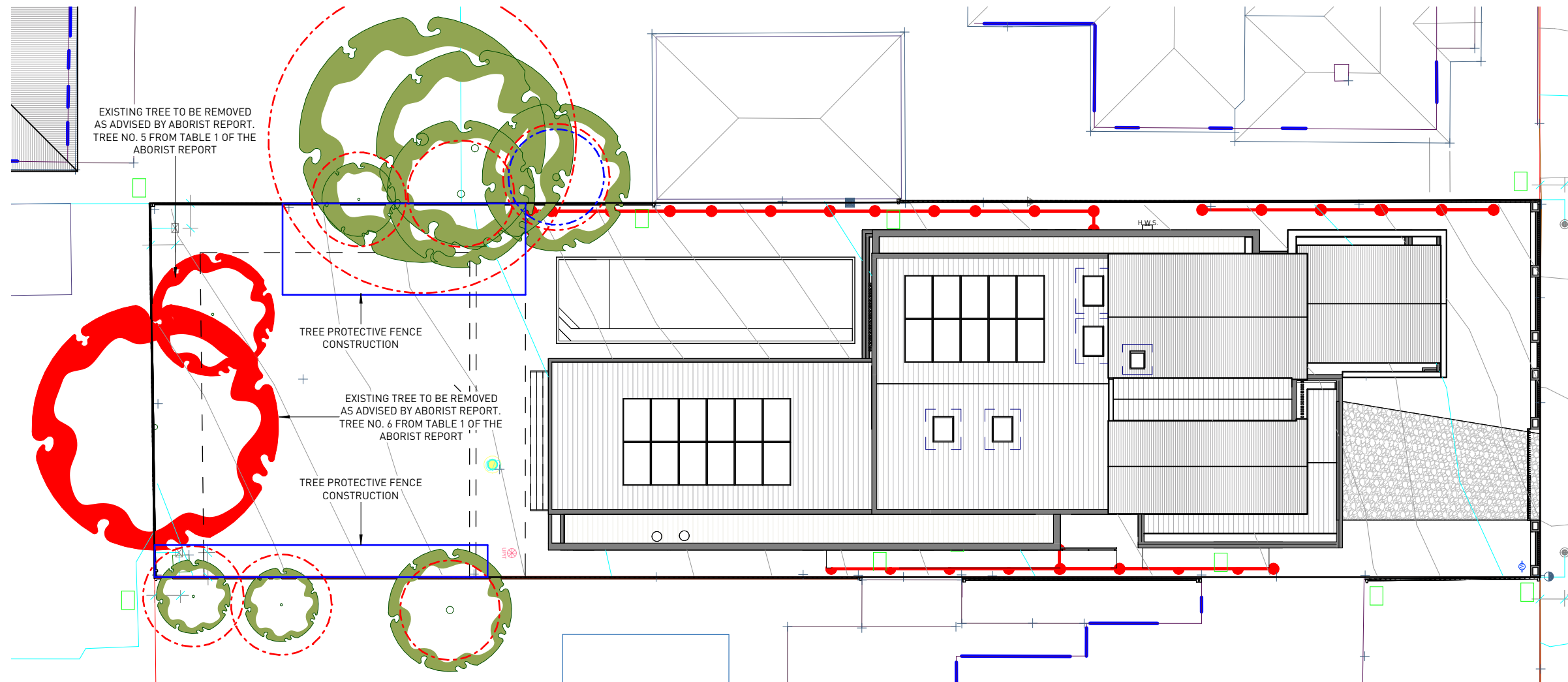
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Existing Trees
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Existing Trees

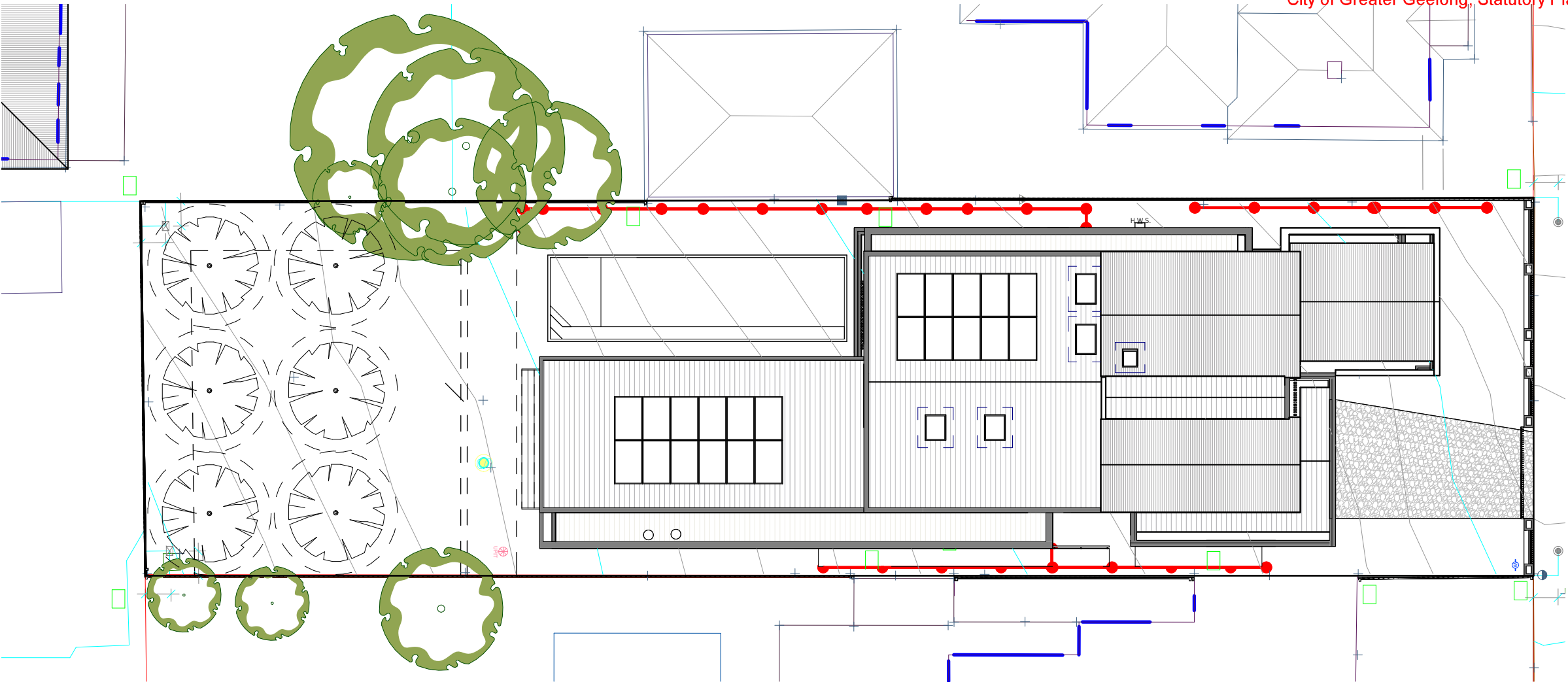
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Proposed Trees
1 : 200

Standard A2-6 - Tree Canopy							
Tag	Botanical Name	Common Name	Leaf	Origin	Mature Size (Height x Diameter)	Minimum Mature Canopy Cover	Tree in deep soil - Area of deep soil
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	Aus	4-10m (h) x 3-8m (w)	50.0m2	12 square metres (min. plan dimension 2.5 metres)
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	Aus	4-10m (h) x 3-8m (w)	50.0m2	12 square metres (min. plan dimension 2.5 metres)
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	Aus	4-10m (h) x 3-8m (w)	50.0m2	12 square metres (min. plan dimension 2.5 metres)
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	Aus	4-10m (h) x 3-8m (w)	50.0m2	12 square metres (min. plan dimension 2.5 metres)
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	Aus	4-10m (h) x 3-8m (w)	50.0m2	12 square metres (min. plan dimension 2.5 metres)
GSP	Eucalyptus caesia	Gungurru, Silver Princess	Evergreen	Aus	4-10m (h) x 3-8m (w)	50.0m2	12 square metres (min. plan dimension 2.5 metres)

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Proposed Trees
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