

## Ella Leoncio

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**From:** Stormwater Information <stormwater@geelongcity.vic.gov.au>  
**Sent:** Tuesday, 26 May 2026 11:42 AM  
**To:** Ella Leoncio  
**Cc:** Glen Chamberlain  
**Subject:** RE: SBO Advice - 118 Skene Street, NEWTOWN - FA

Dear Ella,

Thank you for your email with plans and proposed floor levels along with your understanding of the levels. All the proposed floor levels are considered to be flood-safe with nominal flood protection. Based on the City's latest Central Geelong Catchment Study results we can advise/confirm the flood and required minimum floor levels as follows:

- Highest/applicable flood levels for the ground floor (based on south side), laundry and garage are 37.60, 36.70 and 36.70 m AHD respectively.
- With appropriate freeboards, the required minimum floor levels are 37.90, 37.00 and 36.85 m AHD respectively.

As above, your respective proposed floor levels 37.90, 37.00 and 36.83 m AHD are almost matching the minimum requirements except for the garage. The garage floor is only 2 cm less than the required minimum, however, would be allowable in this case if you'd like so.

If you are eligible for VicSmart Planning Permit (PP), you will need to submit a new application to us (stormwater@geelongcity.vic.gov.au) requesting for Consent to VicSmart PP.

Please feel free to let us know if you have questions.

Regards,

**Stormwater Planning Team**  
Infrastructure Planning Unit  
City of Greater Geelong  
WADAWURRUNG COUNTRY

Email: [stormwater@geelongcity.vic.gov.au](mailto:stormwater@geelongcity.vic.gov.au)

[WWW.GEELONGAUSTRALIA.COM.AU](http://WWW.GEELONGAUSTRALIA.COM.AU)



We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and

present. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.



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**From:** Ella Leoncio <ella@chamberlainarchitects.com.au>  
**Sent:** Friday, 15 May 2026 9:41 AM  
**To:** Stormwater Information <stormwater@geelongcity.vic.gov.au>  
**Cc:** Glen Chamberlain <glen@chamberlainarchitects.com.au>  
**Subject:** RE: SBO Advice - 118 Skene Street, NEWTOWN - FA

Hello,

Further to earlier discussions regarding 118 Skene St, Newtown, please find attached our proposed ground floor plan for review, along with our site survey:

- Ground floor FFL is RL37.9. The flood level assigned to south boundary (highest point) is RL37.6, so our proposed FFL sits 300mm above this.
- Garage FFL is RL36.83. The high-point immediately adjacent to the garage is RL36.566. Allowing for shallow flood depth of 0.10metres and 150mm freeboard, we understand our flood level here to be RL36.816.
- The Laundry floor and associated hallway are at RL37. This is outside the SBO and is 340mm above the NGL.

Is there scope to bring the garage down so it's 150mm above the highest point of adjacent ground as suggested in the email below? That will make the ramp up to the driveway a bit more comfortable.

Please confirm if this would satisfy the SBO.

Kind regards,

Ella Leoncio  
Principal  
Mobile 0421 783 386

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## Chamberlain Architecture

4/340 Gore Street,  
Fitzroy Vic 3065, Phone 8414 4300  
[www.chamberlainarchitects.com.au](http://www.chamberlainarchitects.com.au)

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*My office days are Mondays, Tuesdays, Thursdays & Fridays*

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**From:** Stormwater Information <[stormwater@geelongcity.vic.gov.au](mailto:stormwater@geelongcity.vic.gov.au)>  
**Sent:** Thursday, 5 March 2026 7:06 PM  
**To:** Ella Leoncio <[ella@chamberlainarchitects.com.au](mailto:ella@chamberlainarchitects.com.au)>  
**Subject:** RE: SBO Advice - 118 Skene Street, NEWTOWN - FA

Hi Ella,

Thanks for your email for clarifications. Your understanding about the flood and minimum floor levels are correct.

The shaded light blue marks the extent of SBO. The greenish blue is the shallower flood extent that was removed (filtered out) from the flood modelling results to prepare the SBO.

To achieve the Nominal flood protection levels (NFPL), full garage door openings should be minimum 15cm above their applicable flood levels. For this site, setting the garage floor levels at least 15cm above the adjoining ground levels may be found more practical in reality.

For an appropriate advice, please send us your preliminary building layout with any land level survey data as the levels at this site are difficult to read from our screenshot map.

Regards,

**Stormwater Team**

Infrastructure Planning Unit

City of Greater Geelong

WADAWURRUNG COUNTRY

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**From:** Ella Leoncio <[ella@chamberlainarchitects.com.au](mailto:ella@chamberlainarchitects.com.au)>  
**Sent:** Thursday, 26 February 2026 10:40 AM  
**To:** Stormwater Information <[stormwater@geelongcity.vic.gov.au](mailto:stormwater@geelongcity.vic.gov.au)>  
**Cc:** Glen Chamberlain <[glen@chamberlainarchitects.com.au](mailto:glen@chamberlainarchitects.com.au)>  
**Subject:** FW: SBO Advice - 118 Skene Street, NEWTOWN - FA

Hello,

Thank you for the advice below. Just to clarify, this is our understanding:

- On the South side of the site, the flood level is 37.5m AHD so habitable rooms must be 37.8m AHD and non-habitable 37.65m AHD
- On the North side of the site, the flood level is 36.5m AHD so habitable rooms must be 36.8m AHD and non-habitable 36.65m AHD
- The flood level applies only to the area of the site marked in the SBO.

Our questions are:

- Is the area shaded medium blue on the diagram provided the same as the SBO extent? Or does flood level also apply to the light blue area? What about the light green?
- To determine the heights across the site, do we draw a line across the section from high to low point? For example, if we're looking to locate the garage on the north boundary line, should it be 36.65m AHD or slightly higher given the width of it will mean some of it is sitting on higher ground?

Please confirm the above.

Kind regards,

Ella Leoncio  
Principal  
Mobile 0421 783 386

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## Chamberlain Architecture

4/340 Gore Street,  
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[www.chamberlainarchitects.com.au](http://www.chamberlainarchitects.com.au)

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*My office days are Mondays, Tuesdays, Thursdays & Fridays*

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**From:** Glen Chamberlain <[glen@chamberlainarchitects.com.au](mailto:glen@chamberlainarchitects.com.au)>  
**Sent:** Wednesday, 25 February 2026 1:52 PM  
**To:** Ella Leoncio <[ella@chamberlainarchitects.com.au](mailto:ella@chamberlainarchitects.com.au)>  
**Subject:** FW: SBO Advice - 118 Skene Street, NEWTOWN - FA

Glen Chamberlain  
Director  
Mobile 0413 131 075

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## Chamberlain Architecture & Interiors

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**From:** Stormwater Information <[stormwater@geelongcity.vic.gov.au](mailto:stormwater@geelongcity.vic.gov.au)>  
**Sent:** Wednesday, 25 February 2026 1:04 PM  
**To:** Glen Chamberlain <[glen@chamberlainarchitects.com.au](mailto:glen@chamberlainarchitects.com.au)>  
**Subject:** SBO Advice - 118 Skene Street, NEWTOWN - FA

Dear Glen,

Please find the attached Flood Advice in response to your request.

If you wish to proceed with any building or development plan at this location, please seek a plan-specific SBO advice from us. Also, please check if you require a planning permit, e.g. by contacting the Planning Department on 5272 4456 (or 5272 5272).

If you are eligible for VicSmart Planning Permit (PP), you will need to submit a new application to us ([stormwater@geelongcity.vic.gov.au](mailto:stormwater@geelongcity.vic.gov.au)) requesting for Consent to VicSmart PP.

Ideally, your application should include plans reflecting any recommendations given in our Flood Advice.

Please feel free to contact us if required.

Regards,

**Stormwater Team**

Infrastructure Planning Unit  
City of Greater Geelong  
WADAWURRUNG COUNTRY

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