

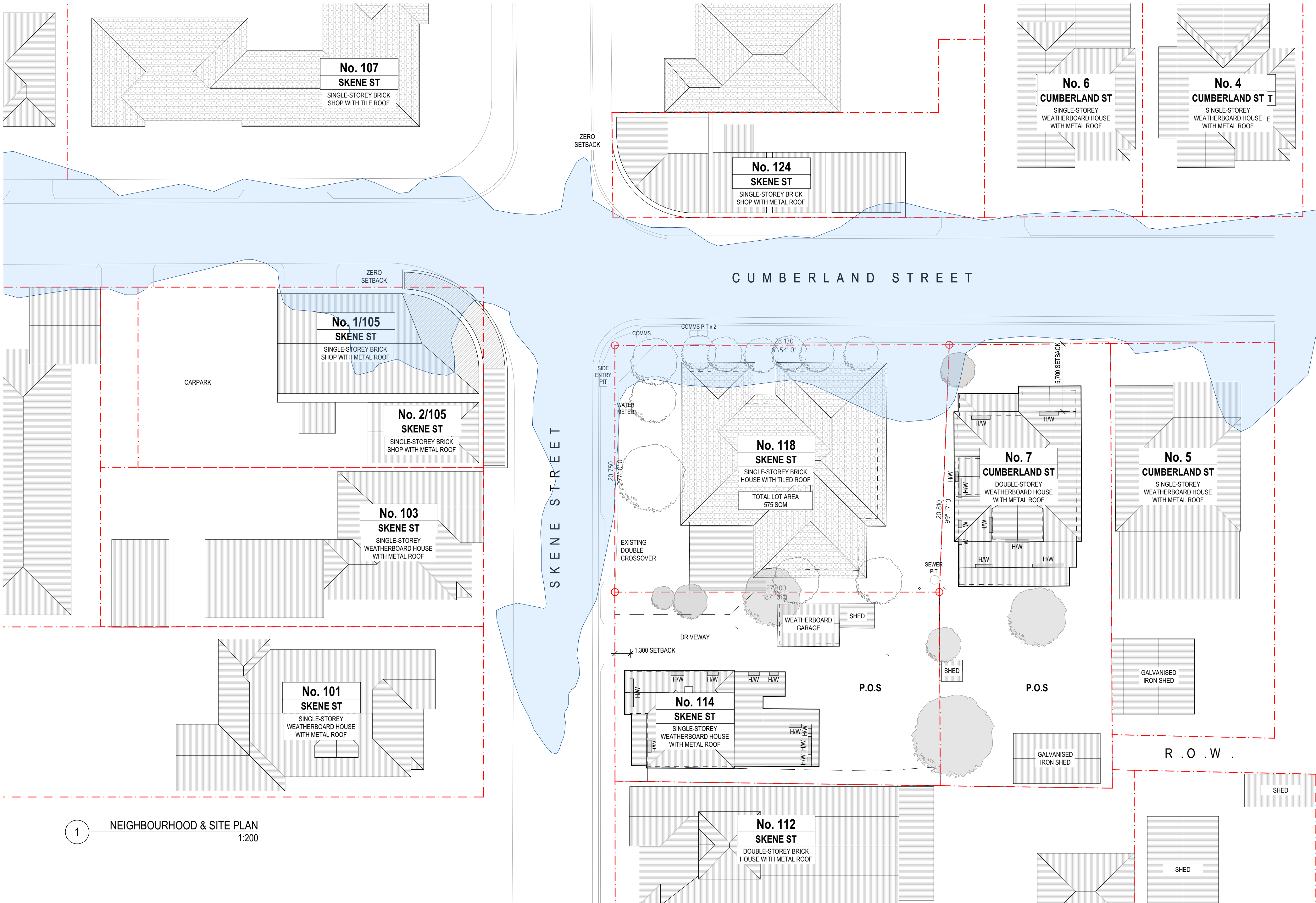
SKENE ST, NEWTOWN

118 SKENE STREET NEWTOWN GEELONG 3220

DRAWING LIST

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TP1.02	DESIGN RESPONSE	C
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1 NEIGHBOURHOOD & SITE PLAN
1:200



LOCATION PLAN

NEIGHBOURHOOD & SITE DESCRIPTION

ZONE NRZ - Neighbourhood Residential Zone - Schedule 2
Permit not triggered as lot area is over 300sqm

OVERLAYS HO - Heritage Overlay (Ho1917): Eyre Heritage Area
SBO - Special Building Overlay

The site is in a Neighbourhood residential zone and in the Eyre Heritage area.

The streetscape is predominantly residential, with many examples of Edwardian, Federation, interwar and postwar Bungalow style homes. These homes are mostly light coloured weatherboard, with some examples of brick. Many have slate or corrugated sheet metal hipped or gable roofs with front or return verandahs. Carports & garages are typically located towards the rear. Painted picket fences, mostly exceeding 1200high, dominate the streetscape.

On two of the opposing corners to the site at 105 Skene Street and 125 Skene Street, there are atypical brick postwar commercial buildings of significance. Both buildings are single storey brick with high parapets at zero setback.

The site falls under an SBO for flood, as indicated by the area shaded blue. The site falls with the high point along the south boundary and the low point along the north boundary.

 **SBO**
SPECIAL BUILDING OVERLAY

SKENE STREET - NORTH FRONTTAGES



CUMBERLAND STREET



SKENE STREET - SOUTH FRONTTAGES



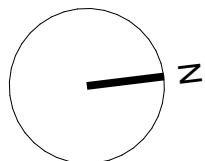
Structural Engineer Name & Tel	Building Consultant Name & Tel	Interior Architect Name & Tel
Project Planner Name & Tel	Account Consultant Name & Tel	Design Writer Name & Tel
Surveyor Name & Tel	Landscaper Name & Tel	Web Programmer Name & Tel

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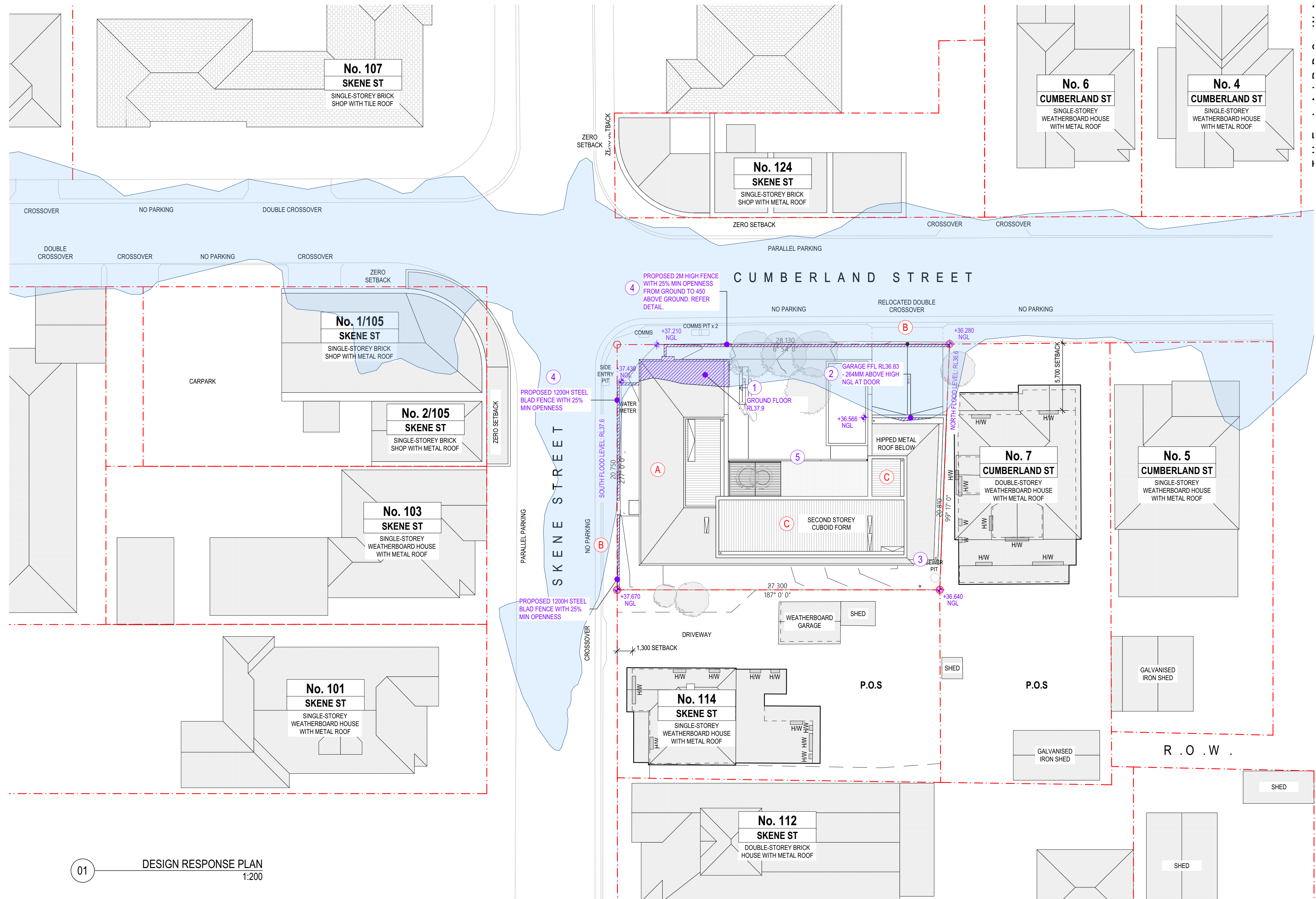


DRAWING TITLE
NEIGHBOURHOOD & SITE PLAN
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FILE: BIMcloud - WS11 - BIMcloud Basic for Archicad 25(25013), Skene St, Newtown

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TP1.01

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01 DESIGN RESPONSE PLAN
1:200

- SBO**
SPECIAL BUILDING OVERLAY
- PROPOSED WORKS WITHIN FLOOD AREA**

DESIGN RESPONSE : HERITAGE OVERLAY

This is a proposal to demolish a non-contributory existing dwelling to construct a two storey dwelling. The new dwelling is a contemporary interpretation to the heritage context, specifically addressing the Eyre Heritage Area Design Guidelines

This corner location forms a 'bookend' in the street. The property has a principal frontage to Skene Street with a rear yard. The site is visually connected to atypical brick postwar commercial buildings of significance on opposite corners. These buildings are contextually atypical heritage landmarks.

A From the Skene st primary frontage, the dwelling presents as a detached, single storey volume with a hipped roof. The front setback aligns with the neighbouring dwellings to the east. It uses traditional building materials: off-white brick and neutral grey toned sheet metal roof, drawing on the hipped roofed timber weatherboard dwellings of significance in the heritage area. The mullions on the fenestration result in a vertical rhythm to echo the streetscape. In response to the verandas that are typical to the area, a metal canopy has been provided over the front door, which also helps define the entry.

B The existing double crossover is to be removed from the primary Skene st frontage and relocated to the rear of Cumberland St, as encouraged by the Eyre Heritage Area Design Guidelines. The resultant broad mass in light brick construction aligns with the commercial buildings opposite. The new crossover will have new concrete tray with an asphalt footpath to match the detail at No.6 Cumberland st.

C A two-storey cuboid form is concealed from Skene st at the rear. The second storey mass will be visible from Cumberland st but is significantly set back, so will be visually recessive, beyond a high paling fence. The two storey mass also abuts the two storey dwelling at No.7 Cumberland immediately adjacent. As a result, the two storey cuboid form to Cumberland st is contextually appropriate with no adverse affect on the significance of this part of the heritage area.

DESIGN RESPONSE : SPECIAL BUILDING OVERLAY

1 The proposed FFL of the habitable ground floor is RL37.90 to AHD, which is 300mm above the nominated flood level for the south boundary RL37.60 (as noted in flood advice from City of Greater Geelong dated 2 February 2026).

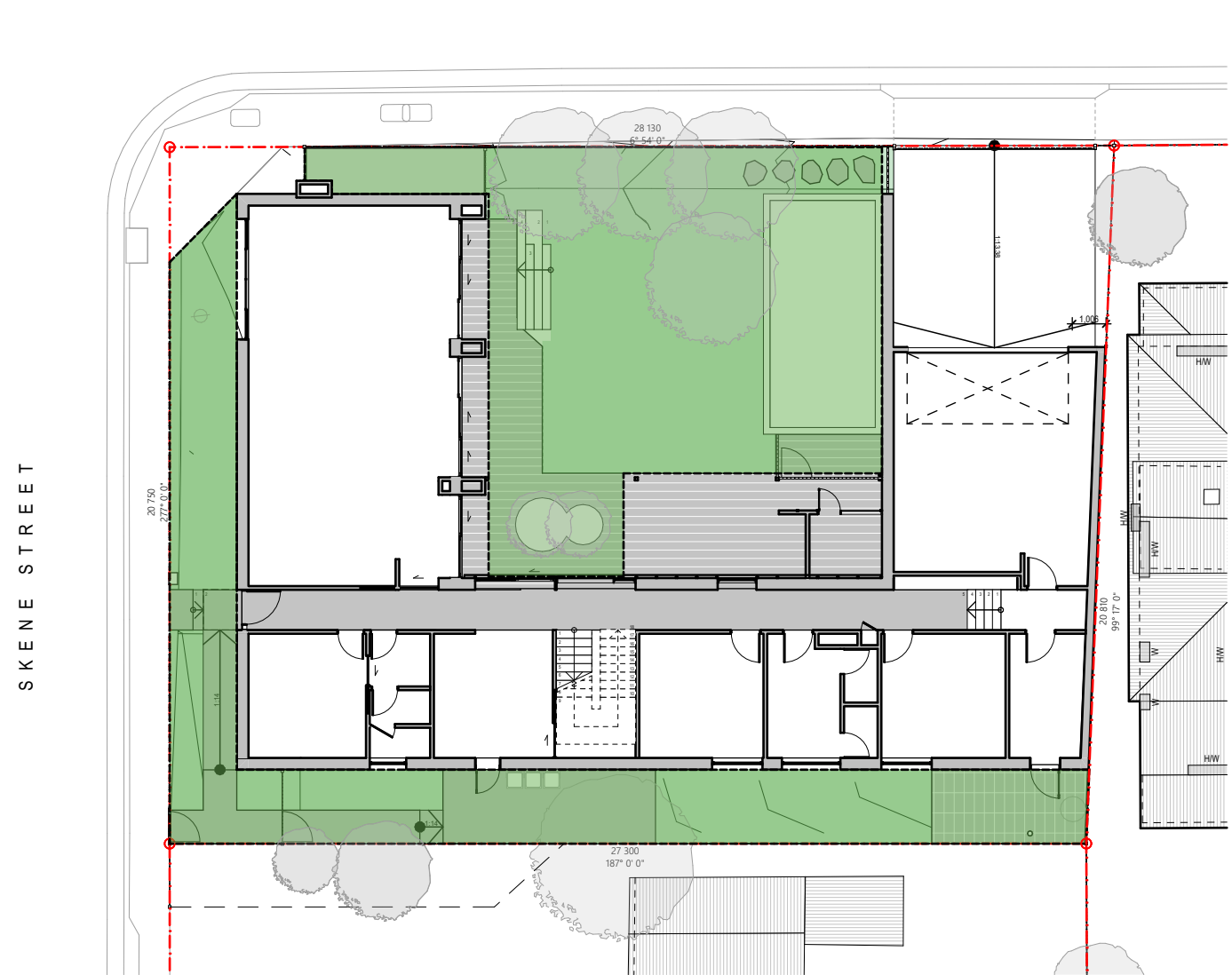
2 The Garage FFL is RL36.83 to AHD, which exceeds 150mm above a shallow flood depth of 100mm, taken at the high point of natural ground immediately adjacent to the garage door of RL36.566.

3 The Laundry floor and associated hallway are at RL37.00 to AHD. This is outside the SBO and is approximately 340mm above the NGL outside the Laundry door.

4 The fences within the flood zone have been designed to allow overland flow passage. The Skene st fence will be permeable along its full height. The picket fence along Cumberland st and along the north edge of the driveway will be 25% minimum openness from ground to 450mm high. Refer fence details.

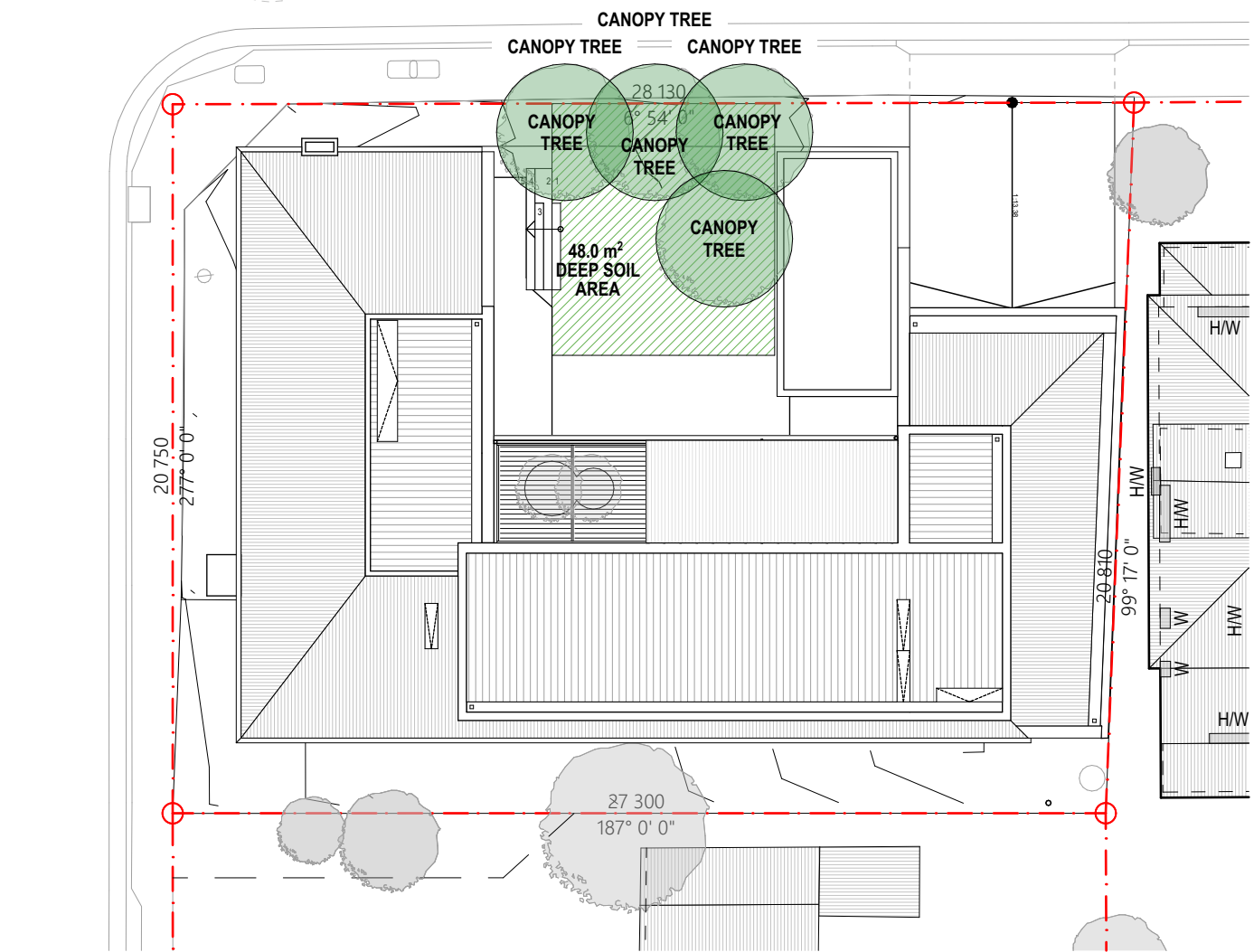
5 The subfloor area under the deck will have 25% openness.

These levels were approved by Geelong City Council's Stormwater team by email on 26.05.26



02 GARDEN AREA DIAGRAM
1:200

TOTAL SITE AREA	575.7 SQM
GARDEN AREA	226 SQM
GARDEN AREA PERCENTAGE	39%
30% MINIMUM REQUIRED FOR SITES 500 SQM - 650 SQM	



03 CANOPY TREE DIAGRAM
1:200

TOTAL CANOPY TREES	4
4 MINIMUM REQUIRED FOR SITES 501 SQM - 700 SQM	

All work shall conform to the specification and other relevant drawings. Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

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Drawn Name & Tel

Checked Name & Tel

Author Name & Tel

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Author Name & Tel

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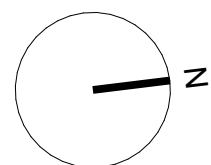
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DRAWING TITLE
DESIGN RESPONSE
DRAWN **EL**
SCALE 1:200, 1:1
@ A1

CHECKED **EL**

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TP1.02

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SKENE STREET FRONTAGE



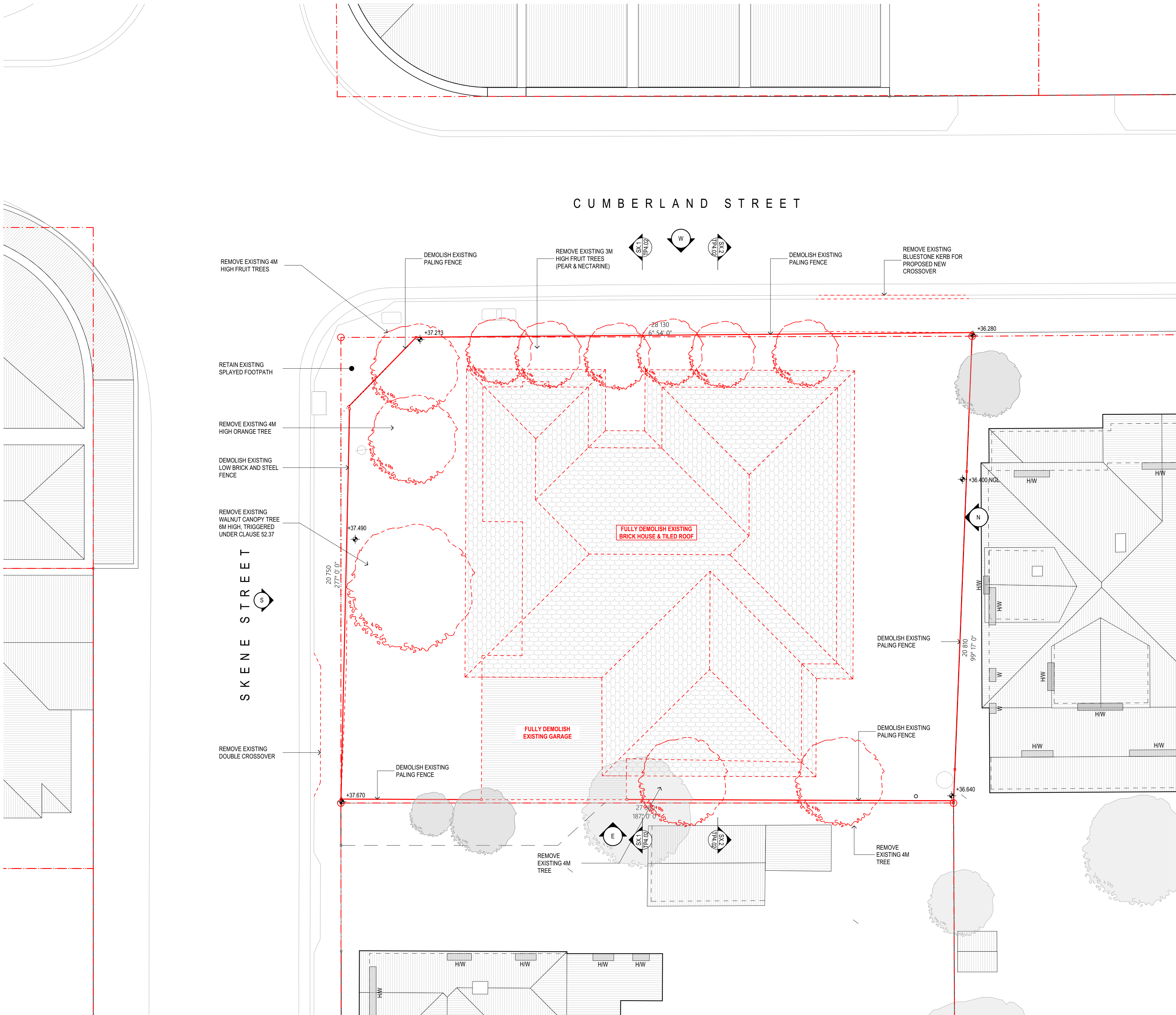
SKENE STREET FRONTAGE: VIEW FROM SOUTH WEST CORNER



CUMBERLAND STREET FRONTAGE: VIEW FROM NORTH WEST CORNER



CUMBERLAND STREET FRONTAGE: VIEW FROM SOUTH WEST CORNER



VIEW OF FRUIT TREES TO BE REMOVED ALONG WEST BOUNDARY



VIEW OF ORANGE TREE & WALNUT TREE TO BE REMOVED ALONG SOUTH BOUNDARY



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REV. DETAILS
C TOWN PLANNING APPLICATION
B PRE-APPLICATION ADDITIONAL INFO
A PRE-APPLICATION SET

EL 13.07.25
EL 07.05.25
EL 13.04.25
BY DATE

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Structural Engineer
Name & Tel
Name & Tel

Building Consultant
Name & Tel
Name & Tel

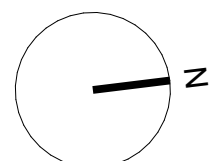
Electrical Engineer
Name & Tel
Name & Tel

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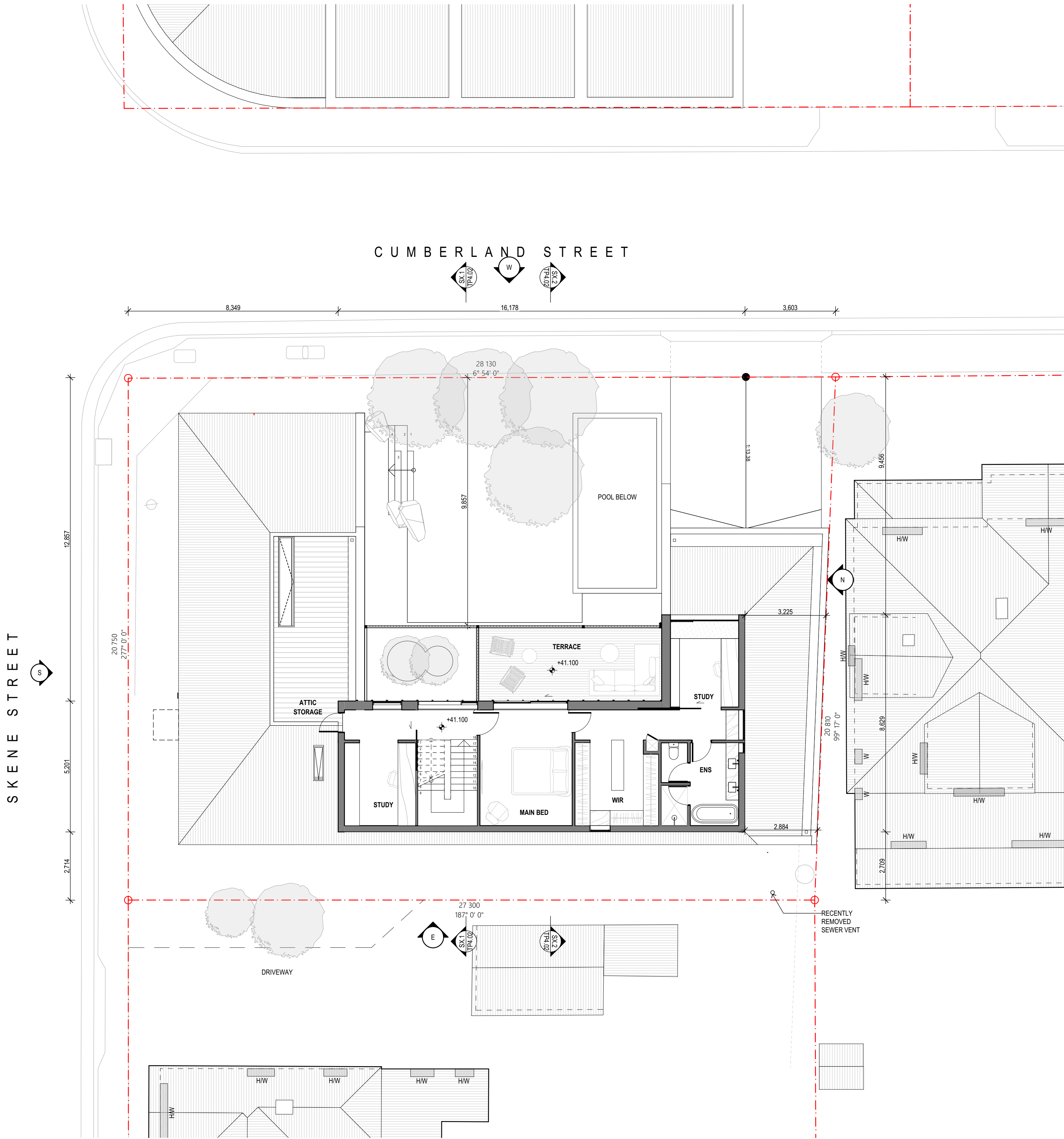


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LEVEL G PLAN
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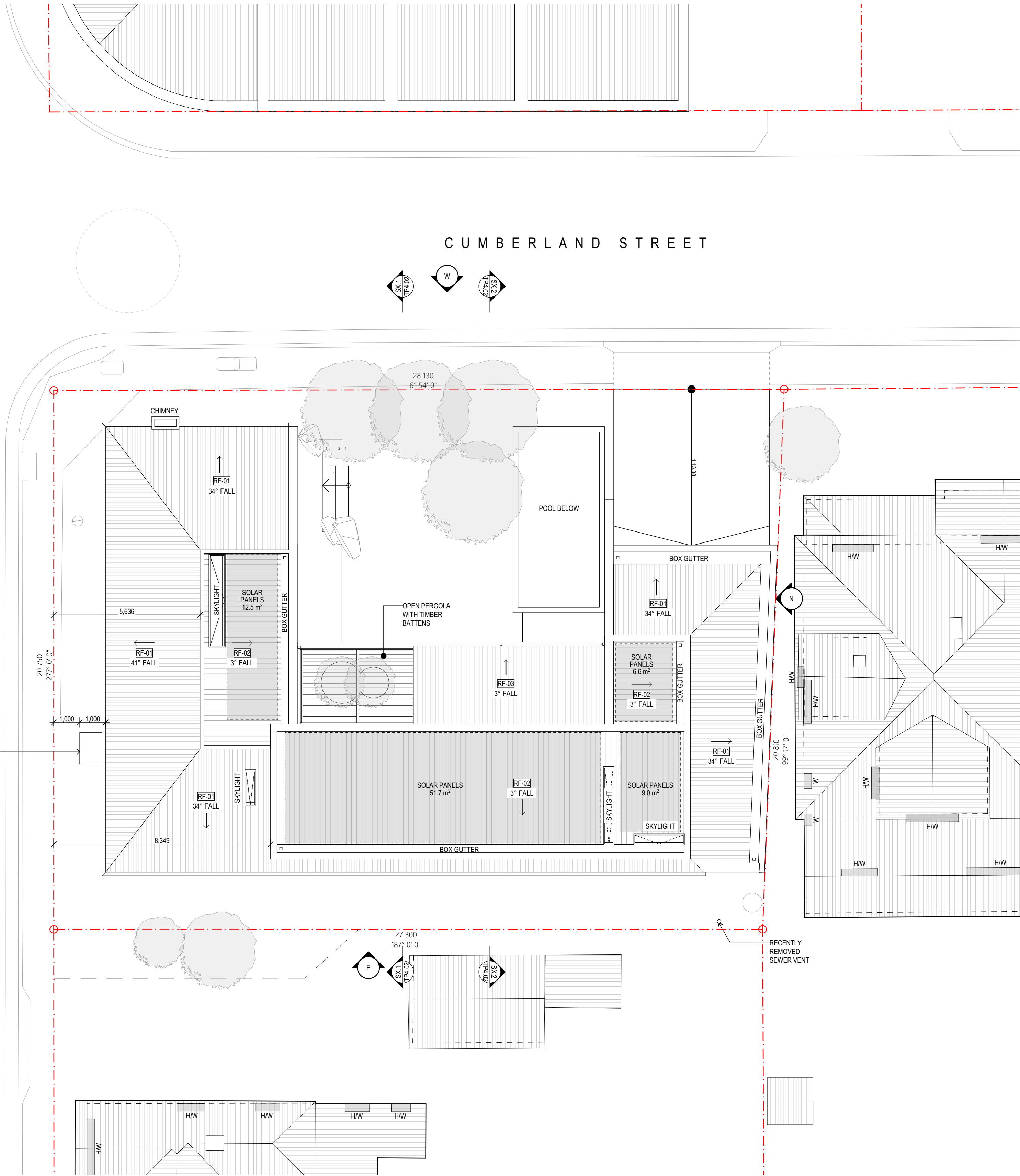
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TP3.02
STATUS:

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C



SKENE STREET

CUMBERLAND STREET



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Building Consultant
Name & Tel
Name & Tel

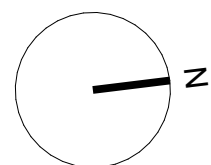
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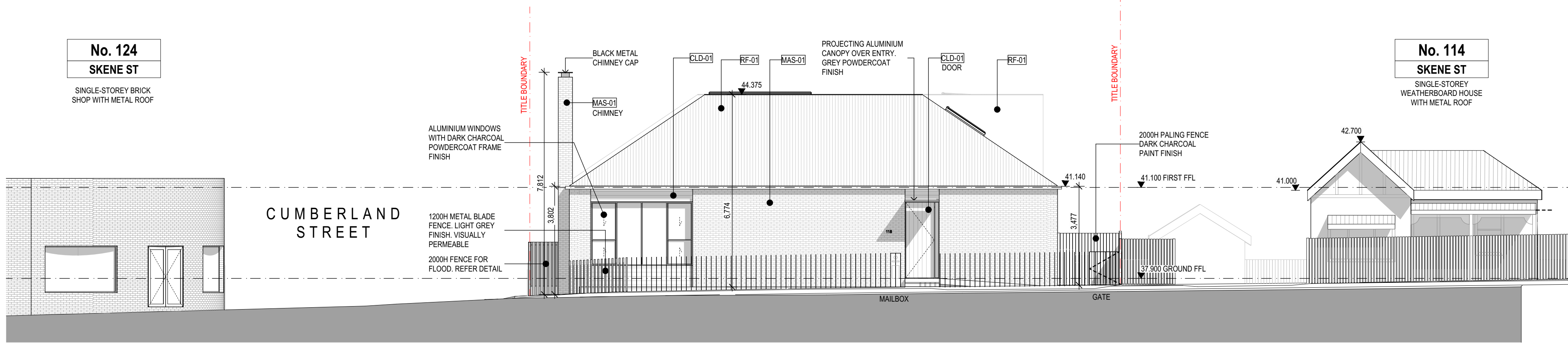


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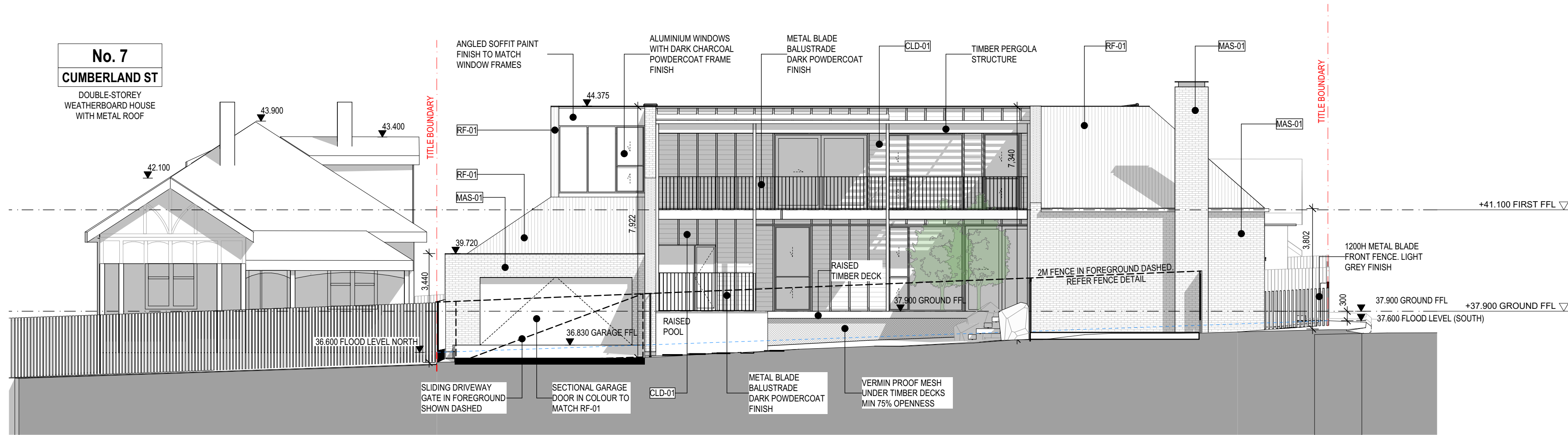
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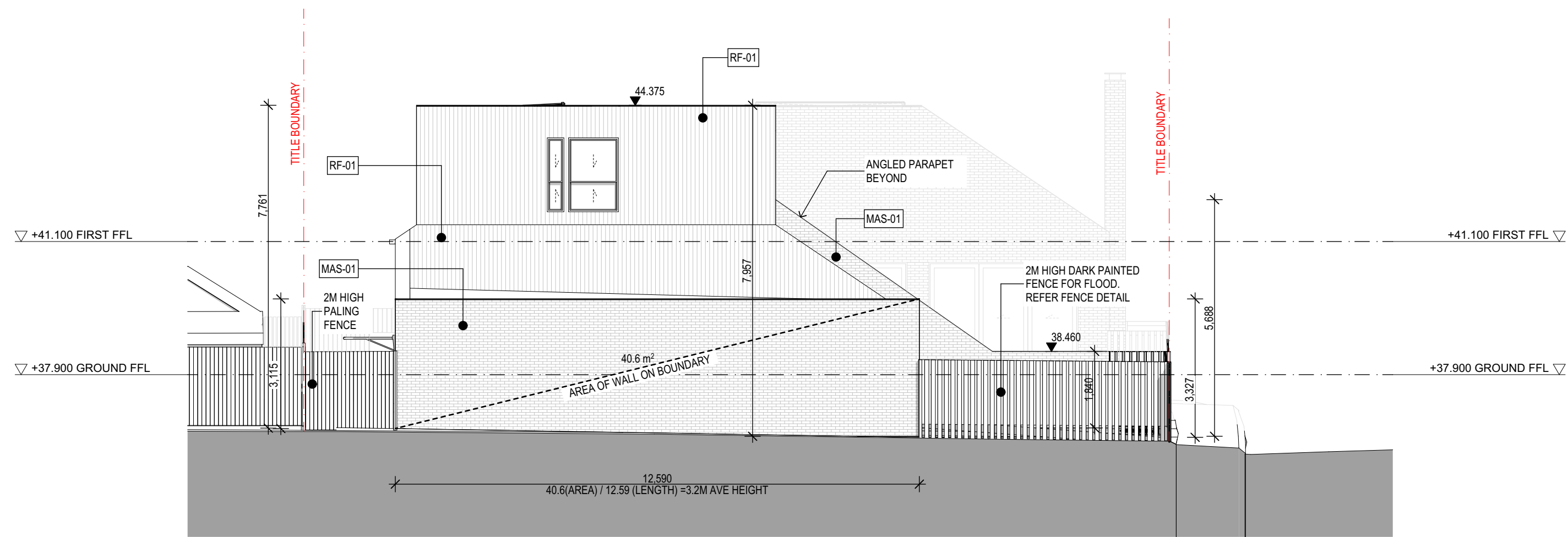
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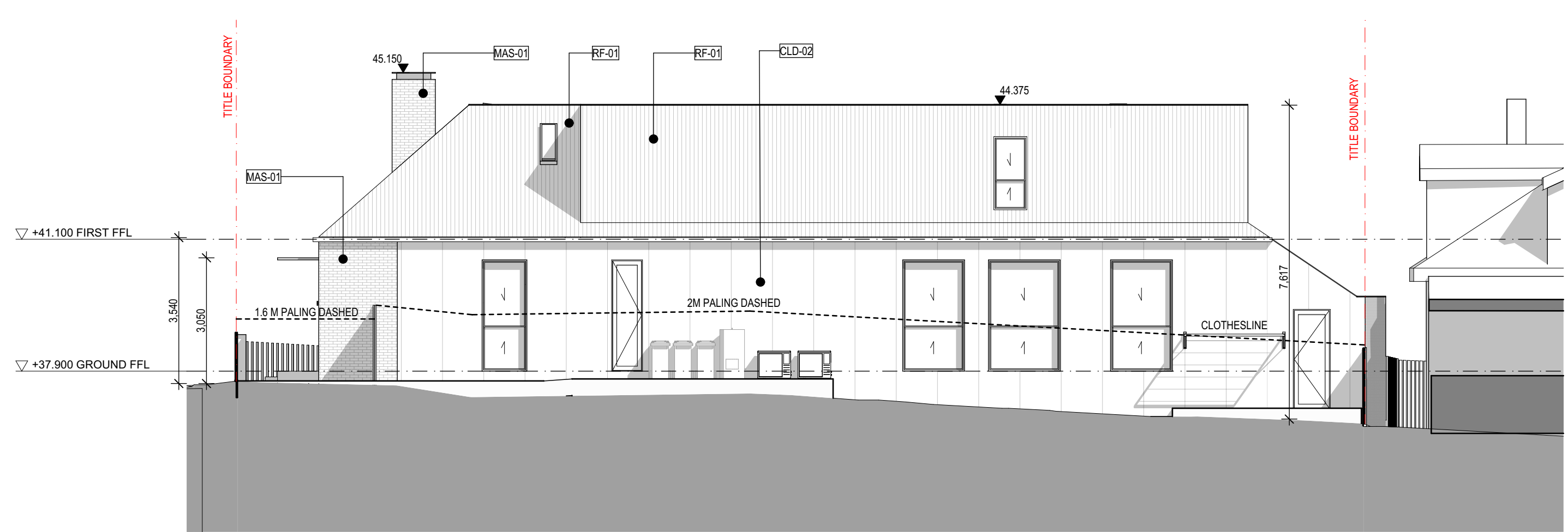
S SOUTH ELEVATION - SKENE STREET FRONTAGE
1:100



W WEST ELEVATION - CUMBERLAND STREET FRONTAGE
1:100



N NORTH ELEVATION
1:100



E EAST ELEVATION
1:100

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C TOWN PLANNING APPLICATION
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EL 13.07.25
EL 07.05.25
EL 13.04.25
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Structural Engineer
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Structural Engineer
Name & Tel

Building Consultant
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Building Consultant
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Building Consultant
Name & Tel

Building Consultant
Name & Tel

Reference Architect
Name & Tel

Reference Architect
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Reference Architect
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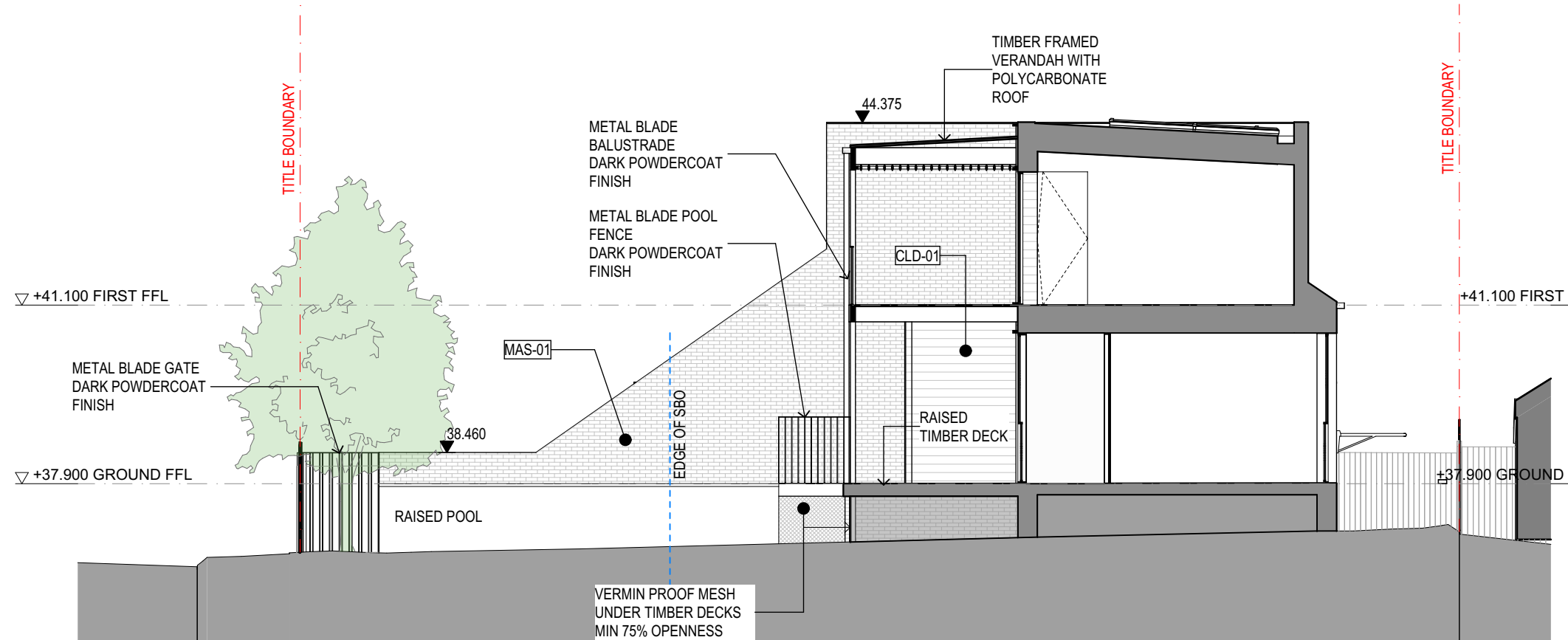
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118 SKENE STREET, NEWTOWN

DRAWING TITLE
**PROPOSED SECTIONS & FENCE
DETAIL**
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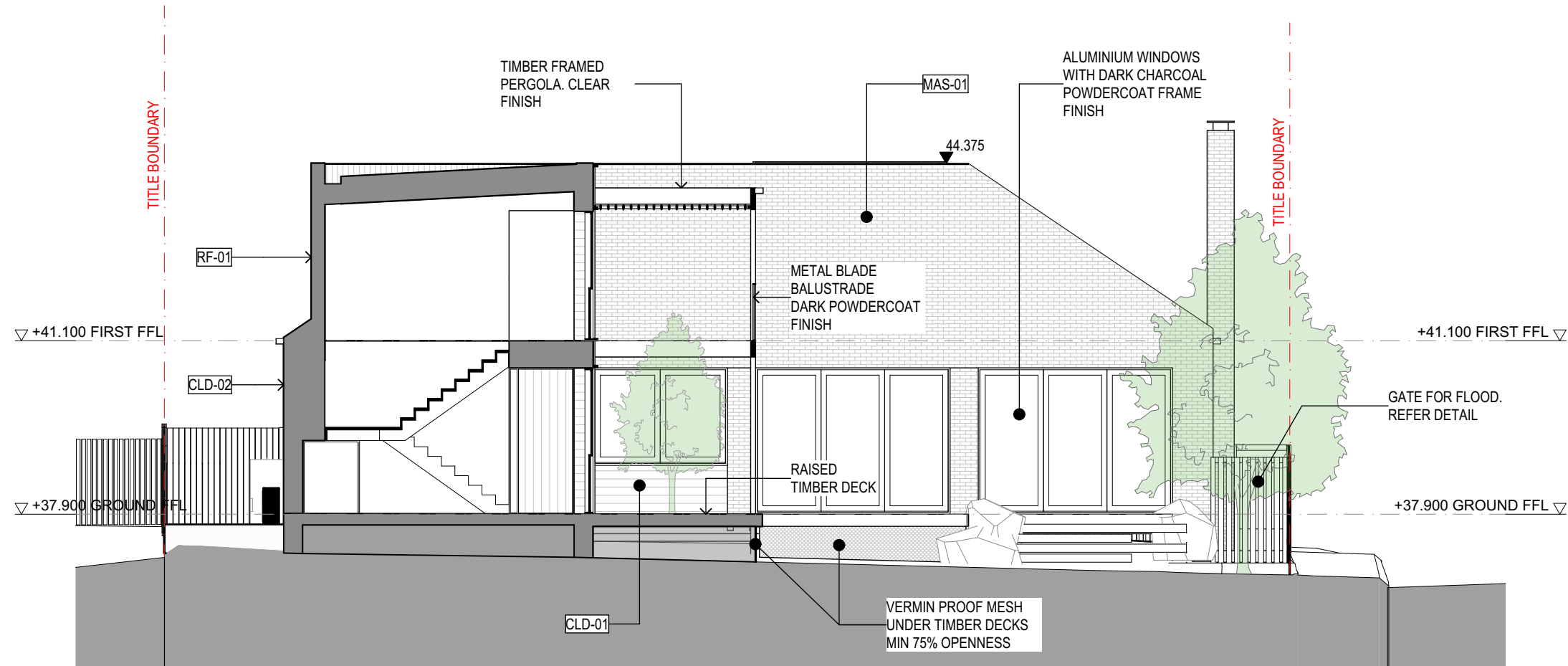
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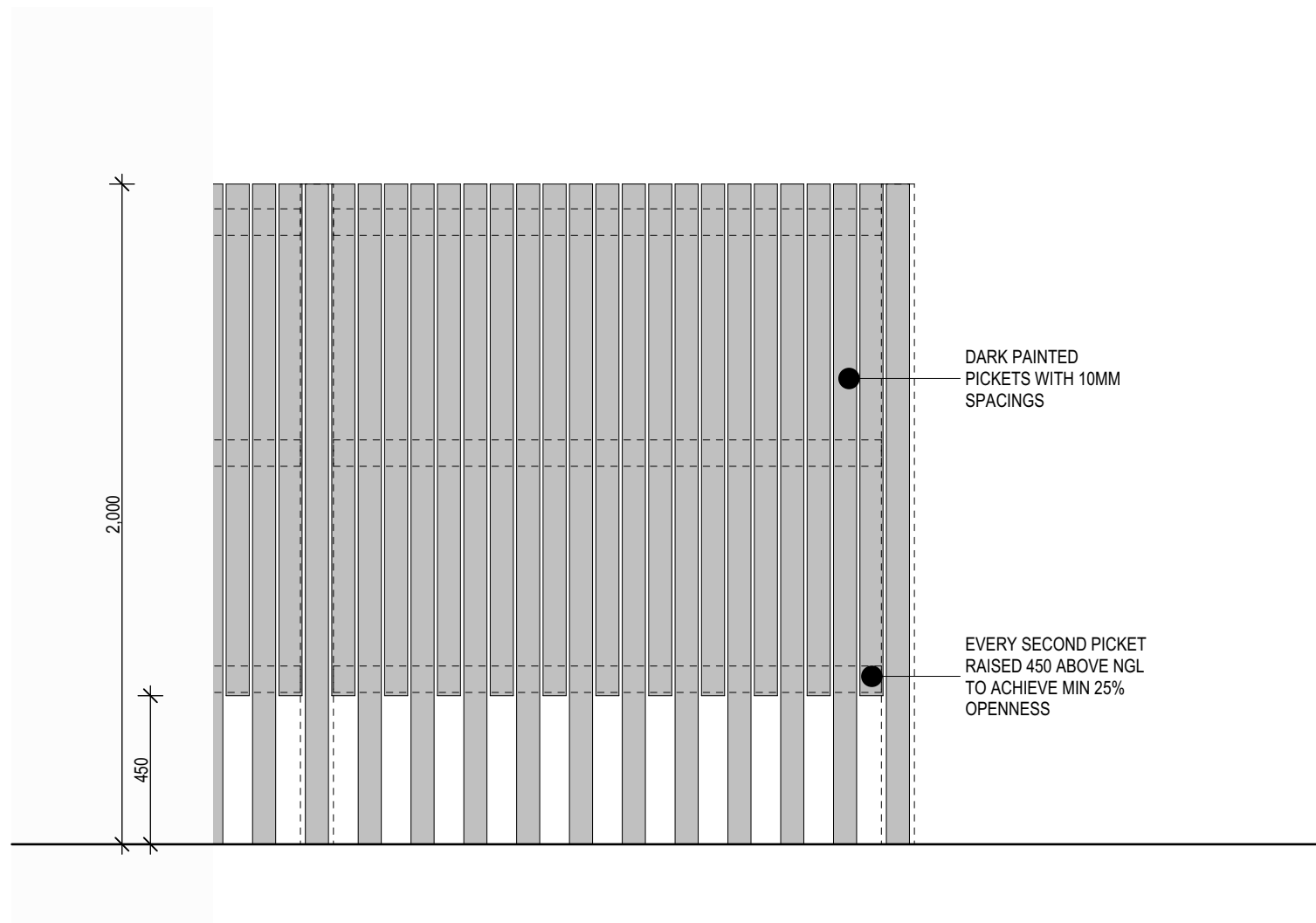
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SX.2 SECTION
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SX.1 SECTION
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04 FENCE DETAIL: OVERLAND FLOW PASSAGE
1:20

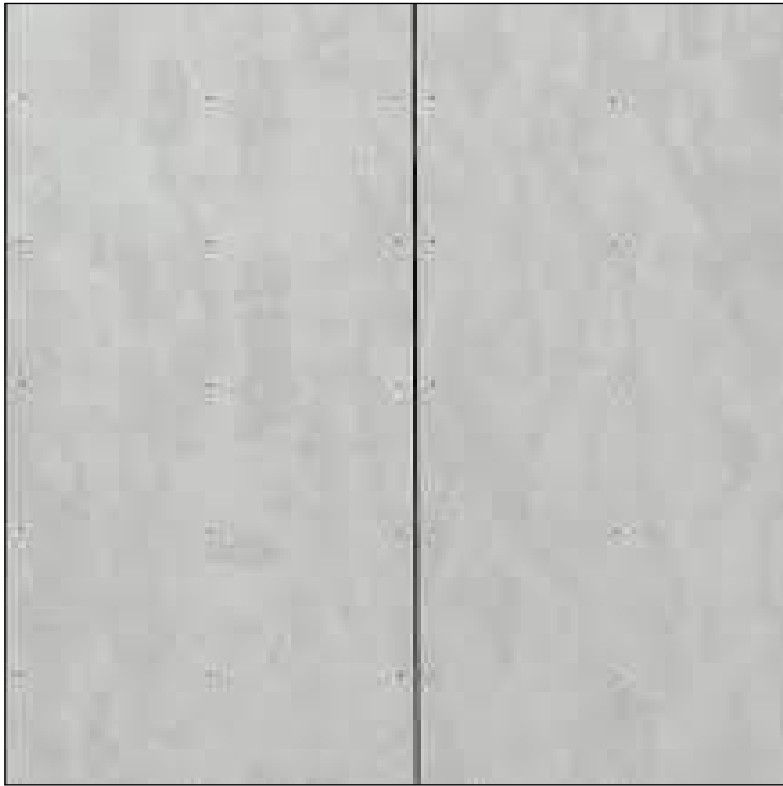
EXTERNAL FINISHES



MAS-01
LIGHTLY RENDERED BRICKWORK
OFF WHITE



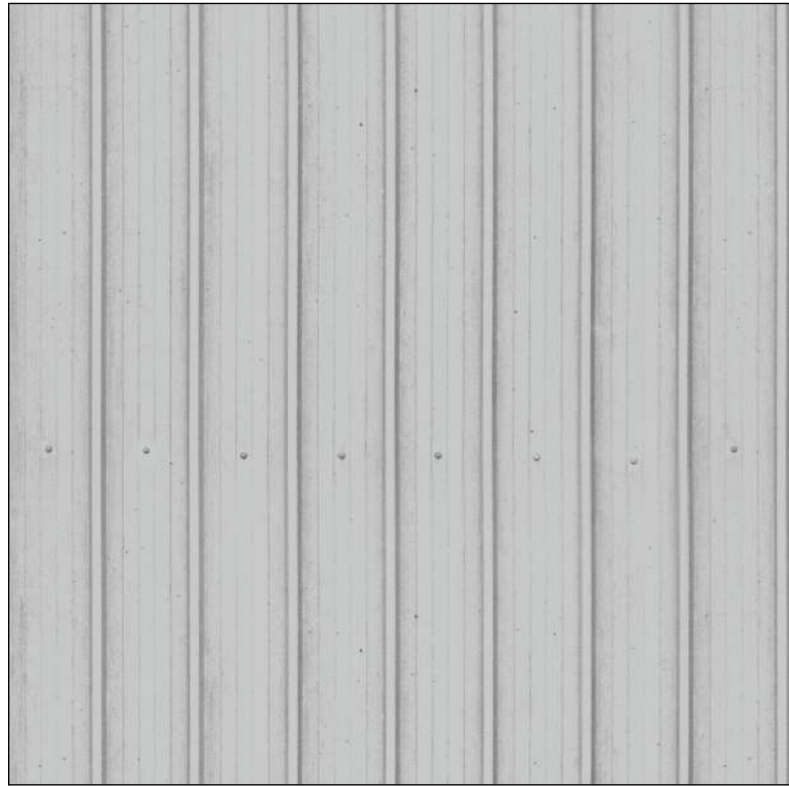
CLD-01
TIMBER CLADDING



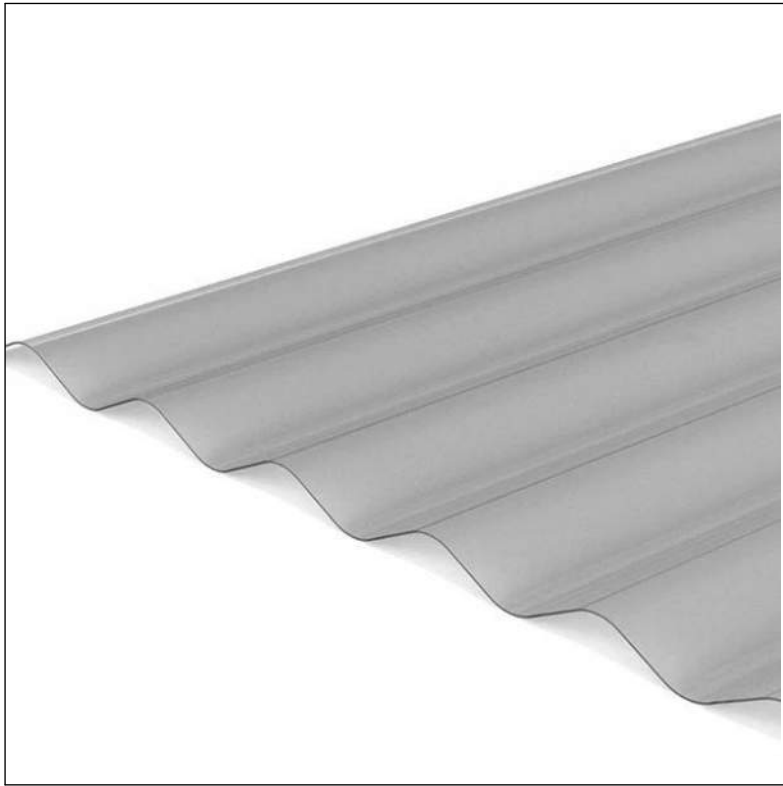
CLD-02
LIGHT GREY CEMENT SHEET CLADDING



RF-01
CORRUGATED COLORBOND METAL ROOFING
MID-LIGHT GREY



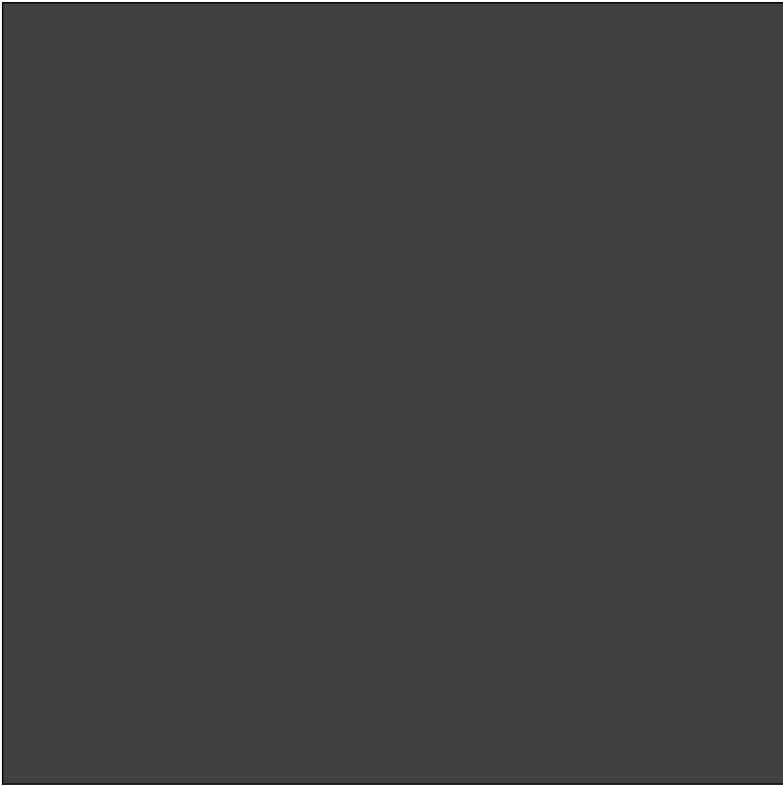
RF-02
METAL TRAY ROOF
LIGHT GREY



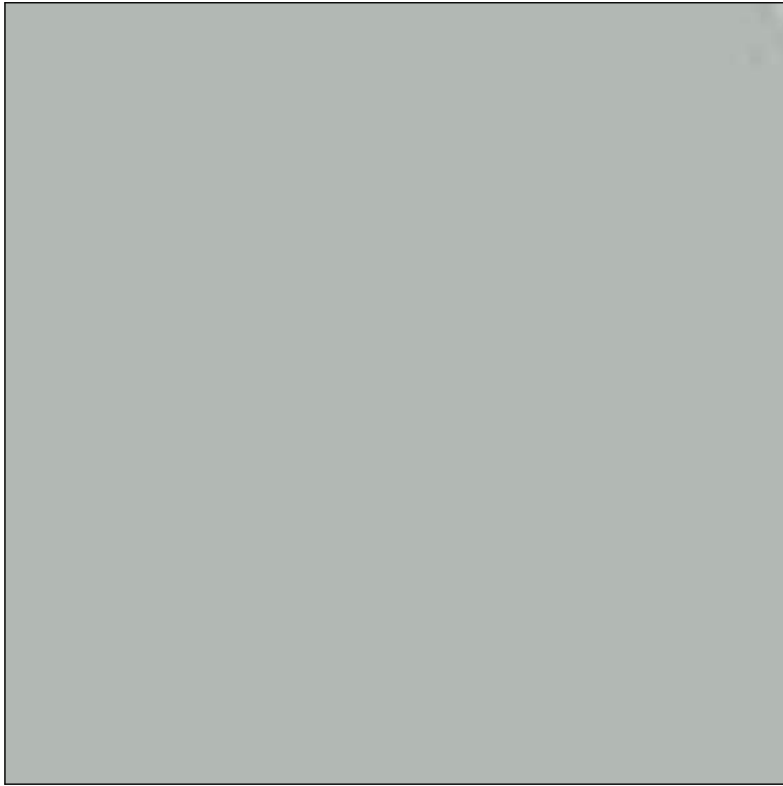
RF-03
POLYCARBONATE ROOF



GREYED TIMBER
PERGOLA/ VERANDAH POSTS &
BEAMS

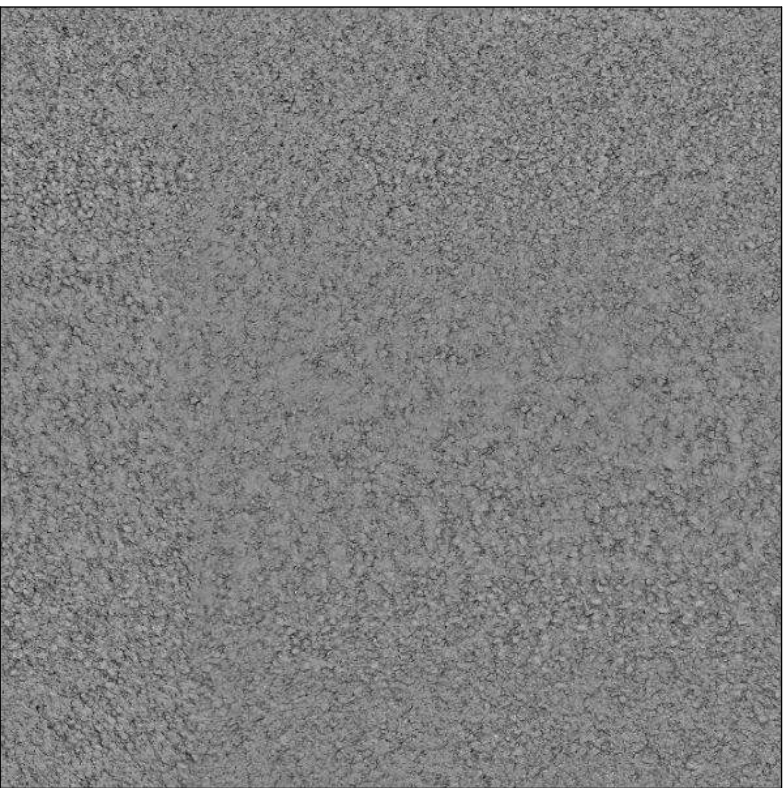


DARK PAINT FINISH TO FENCES



LIGHT METAL FINISH TO FRONT FENCE &
ENTRY CANOPY

EXTERNAL PAVING FINISHES



ASP-01
ASPHALT TO MATCH EXISTING FOOTPATH



CON-01
EXPOSED AGGREGATE CONCRETE



PAV-01
BLUESTONE PAVING

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Name & Tel

Client
Name & Tel

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SKENE ST, NEWTOWN
118 SKENE STREET, NEWTOWN

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DRAWING TITLE
EXTERNAL MATERIALS &
FINISHES

DRAWN
EL

CHECKED
EL

SCALE
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