



STE ANALYSIS PLAN
1 : 500

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build2grow	PROPOSED RESIDENCE No. 20 Clarence Street, GEELONG WEST FOR: build2grow	DATE 18-05-26 06/07/26 11/08/26	AMENDMENTS: FRONT & GARAGE SETBACK & FRONT FENCE CANOPY TREE & LANDSCAPE PLAN PLANNING FI	DATE	AMENDMENTS:	SITE ANALYSIS & DESIGN RESPONSE PLAN THIS IS SHEET NO. 1 OF 9 SCALE As indicated DATE 17/11/25 DRAWN	



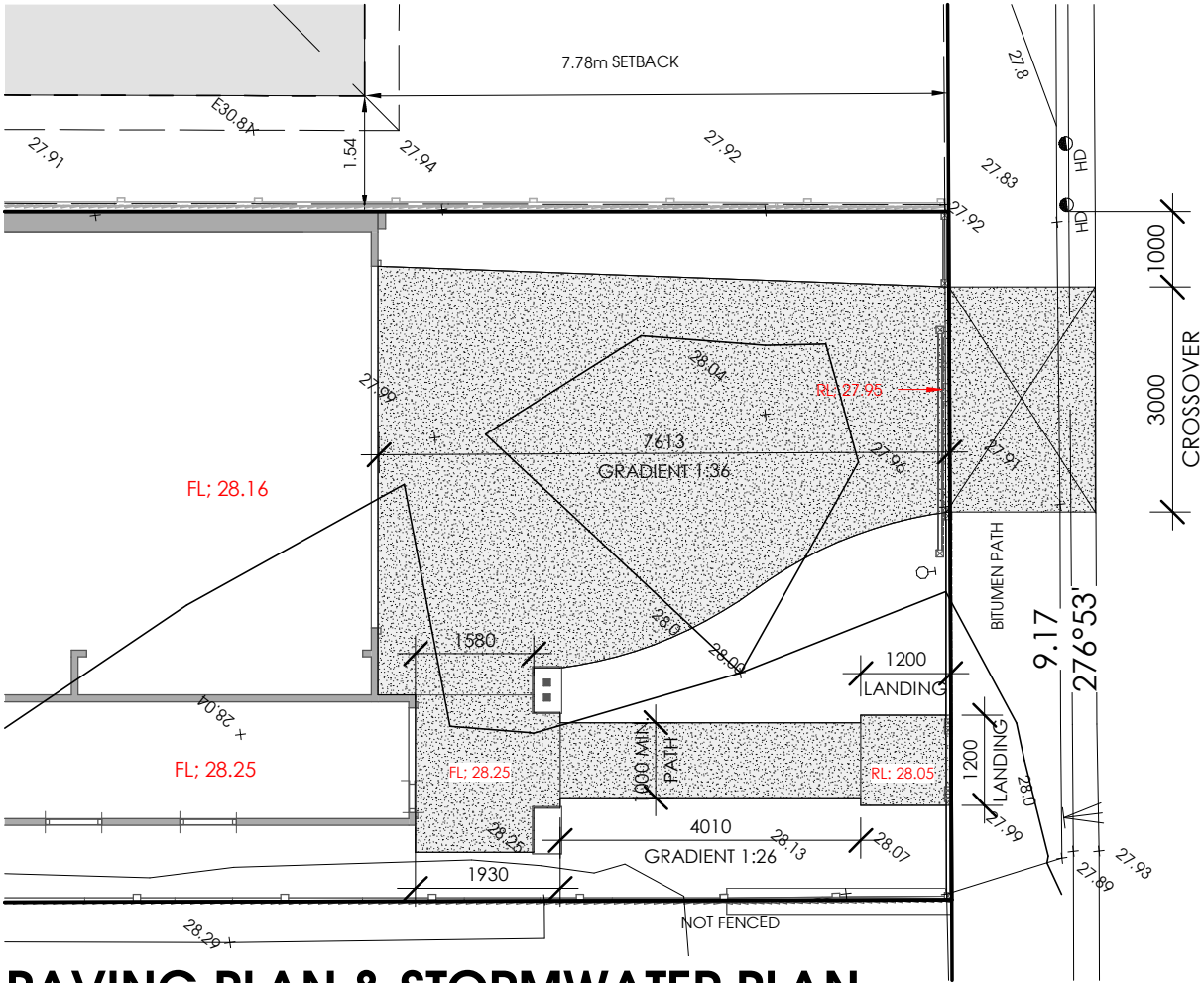
DESIGN RESPONSE PLAN
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City of Greater Geelong, Statutory Planning - Date Received 7/09/2026

NOTE: ALL DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AND DISCHARGED TO LEGAL POINT OF DISCHARGE AS PER LOCAL AUTHORITIES REQUIREMENTS

NOTE: AS3500.3 (REGISTERED BUILDING PRACTITIONER (PLUMBER) OR CIVIL ENGINEER TO DESIGN STORMWATER SYSTEM IN ACCORDANCE WITH AS3500.3) FOR BOX GUTTER & ROOF GUTTERS TO DWELLING & GARAGE.





GROUND FLOOR PLAN

1 : 100

	Area	Squares
Alfresco Area	20.31 m ²	2.19
Garage Area	39.33 m ²	4.23
Ground Floor Area	198.30 m ²	21.35
Porch Area	4.75 m ²	0.51
	262.69 m ²	28.28

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FLOOR LEVEL SCHEDULE		
	CUT LEVEL	FLOOR LEVEL
GARAGE PLAN	27.710	28.160
GROUND FLOOR PLAN	27.800	28.250

build2grow

PROPOSED RESIDENCE

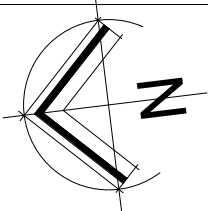
No. 20 Clarence Street,
GEE LONG WEST
FOR: build2grow

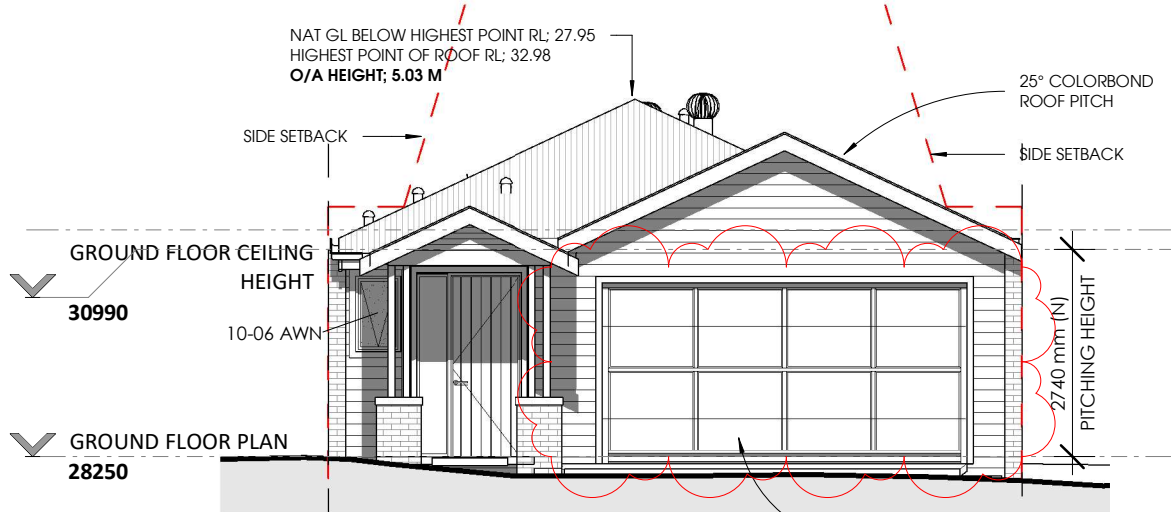
DATE 18-05-26 AMENDMENTS: FRONT & GARAGE SETBACK & FRONT FENCE
06/07/26 CANOPY TREE & LANDSCAPE PLAN
11/08/26 PLANNING FI

DATE AMENDMENTS:

PROPOSED FLOOR PLAN

THIS IS SHEET NO. 4 OF 9
SCALE 1 : 100
DATE 17/11/25
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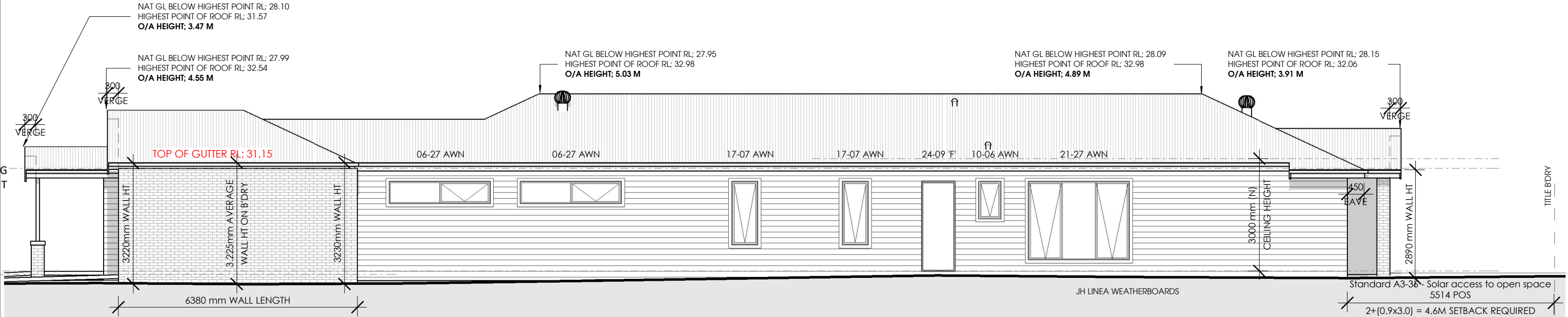




South Elevation
1 : 100



North Elevation
1 : 100



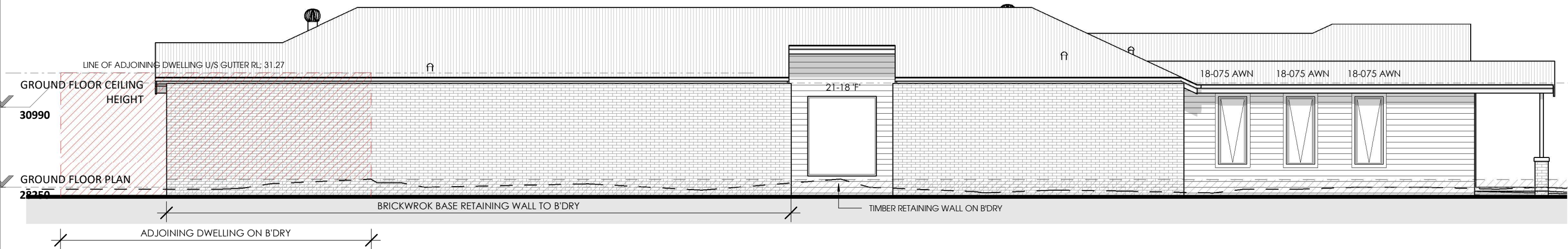
East Elevation
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54.03-3 Solar access to open space objective
To allow solar access into the secluded private open space of new dwellings.

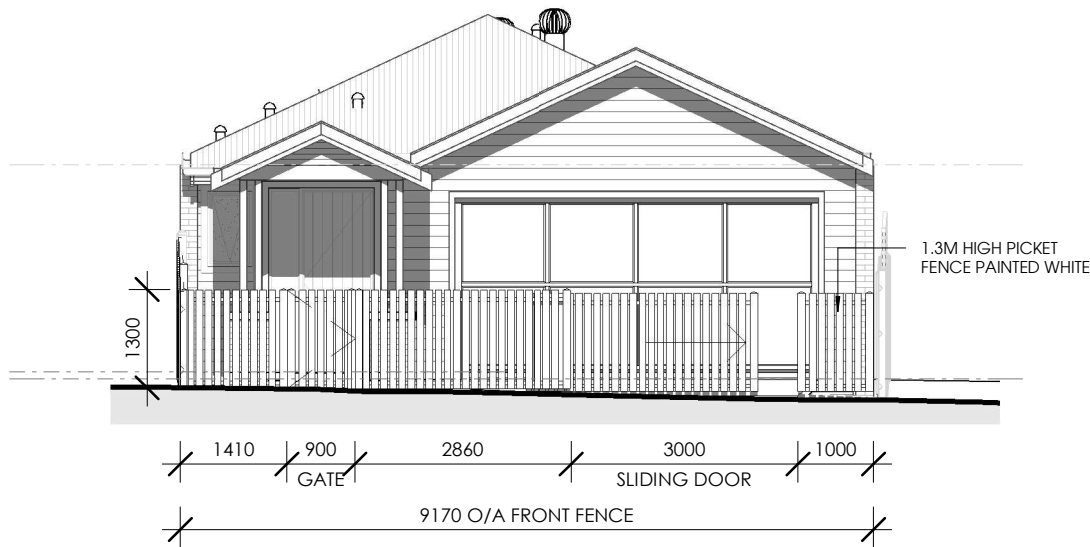
Standard A3-3
The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.

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		18-05-26	FRONT & GARAGE SETBACK & FRONT FENCE				
		06/07/26	CANOPY TREE & LANDSCAPE PLAN				
		11/08/26	PLANNING FI				



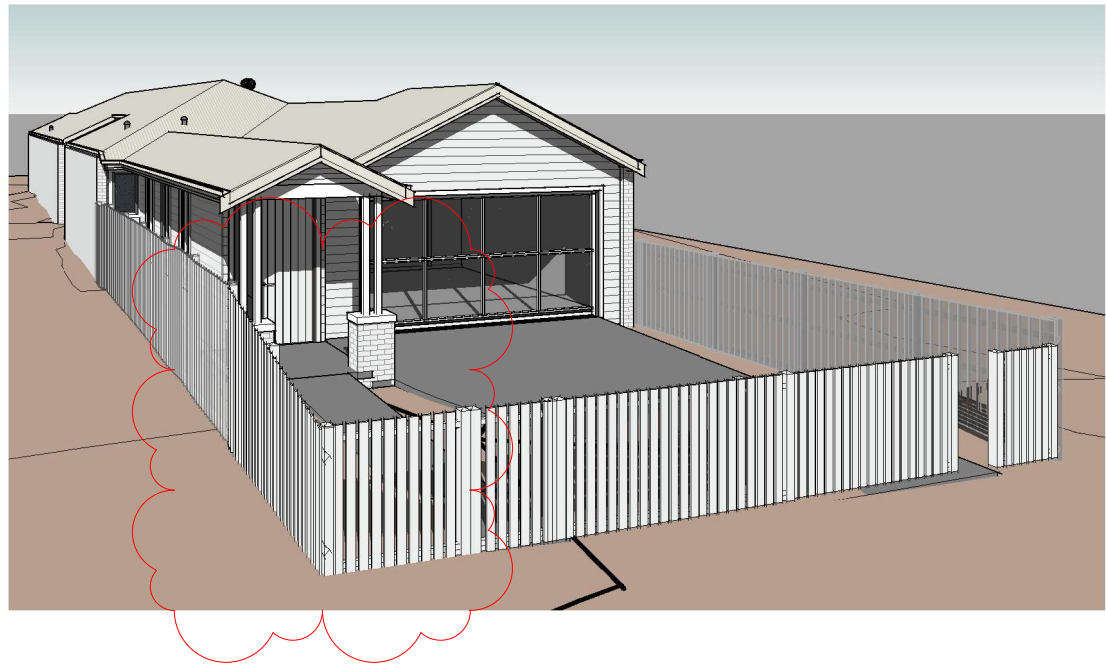
West Elevation

1 : 100



Front Fence Elevation

1 : 100



PROVIDE EXPOSED AGGREGATE 80/20 MIX TO THE DRIVEWAY AND FOOTPATH FROM THE PEDESTRIAN GATE TO THE DWELLING ENTRY

Colorbond®
SURFMIST®

Colorbond® Dover White®

ALUMINIUM WINDOW FRAMES,
WINDOW TRIMS
FRONT FENCE, GATES & POSTS
COLOR; 'DOVER WHITE'

POLYCARBONATE GARAGE DOOR
WITH TRIM
COLOR; 'DOVER WHITE'

COLORBOND CORRUGATED CUSTOM ORB
ROOFING, FASCIA, GUTTER, DOWNPIPES &
COLOR; COLORBOND 'SURFMIST'

JAMES HARDIES LINEA 180
WEATHERBOARD LIGHTWEIGHT
CLADDING & ENTRY DOOR
COLOR; 'LEXICON HALF'

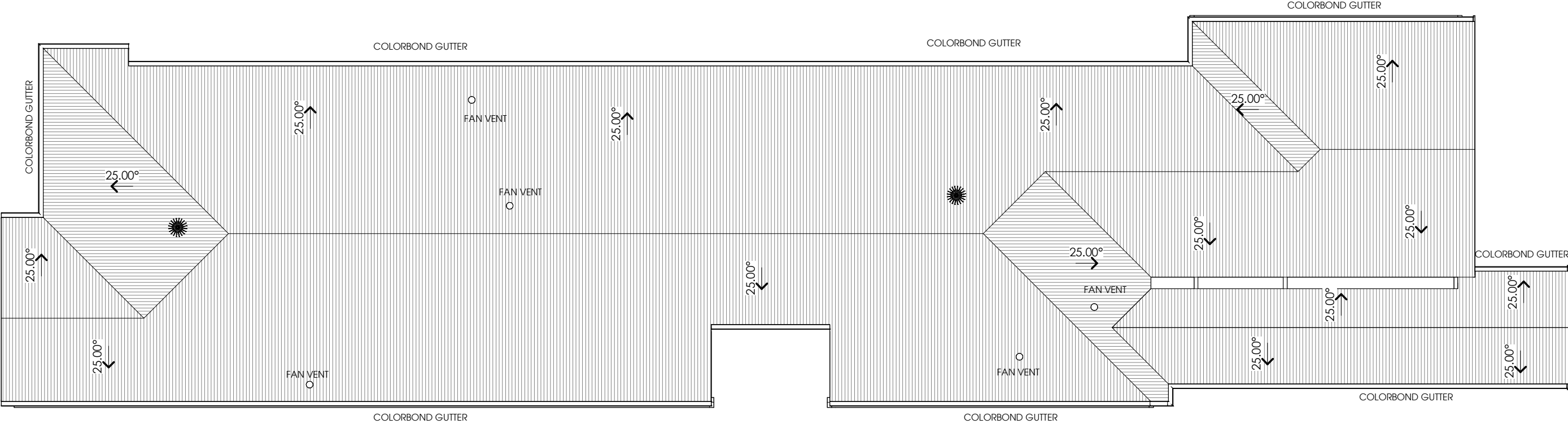
Lexicon® Half

PAINTED BRICKWORK TO ENTIRE
DEWLLING
COLOR; 'LEXICON HALF'

COLOR & MATERIAL SCHEDULE

NTS

build2grow	PROPOSED RESIDENCE No. 20 Clarence Street, GEELONG WEST FOR: build2grow	DATE	AMENDMENTS:	DATE	AMENDMENTS:	ELEVATIONS & FRONT FENCE THIS IS SHEET NO. 6 OF 9 SCALE NTS DATE 17/11/25 DRAWN
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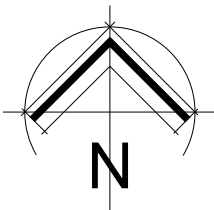


ROOFING PLAN

1 : 100

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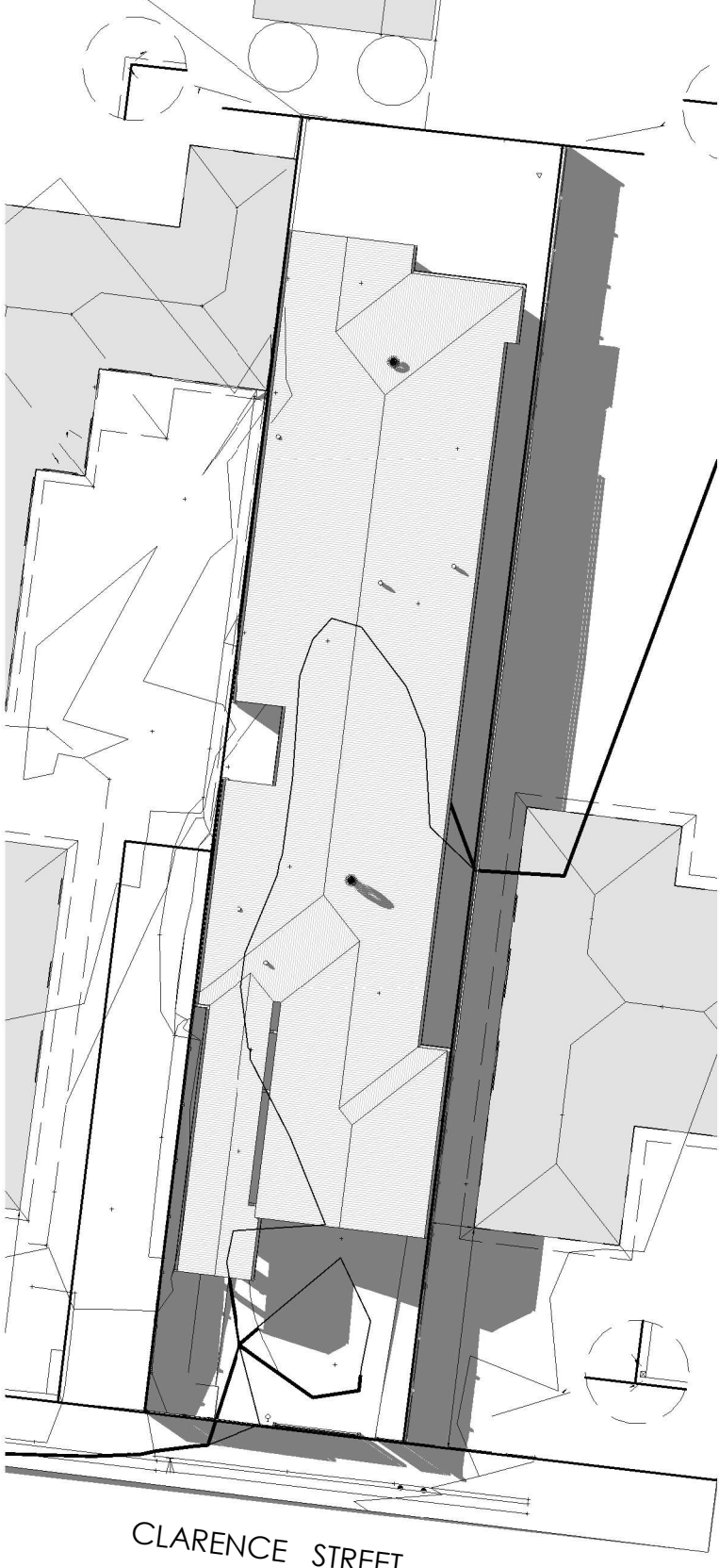
9am 22/09

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12pm 22/09

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3pm 22/09

1 : 250

build2grow

PROPOSED RESIDENCE

No. 20 Clarence Street,
GEE LONG WEST

FOR: build2grow

DATE	AMENDMENTS:
18-05-26	FRONT & GARAGE SETBACK & FRONT FENCE
06/07/26	CANOPY TREE & LANDSCAPE PLAN
11/08/26	PLANNING FI

DATE	AMENDMENTS:
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SHADOW DIAGRAMS

THIS IS SHEET NO. 8 OF 9

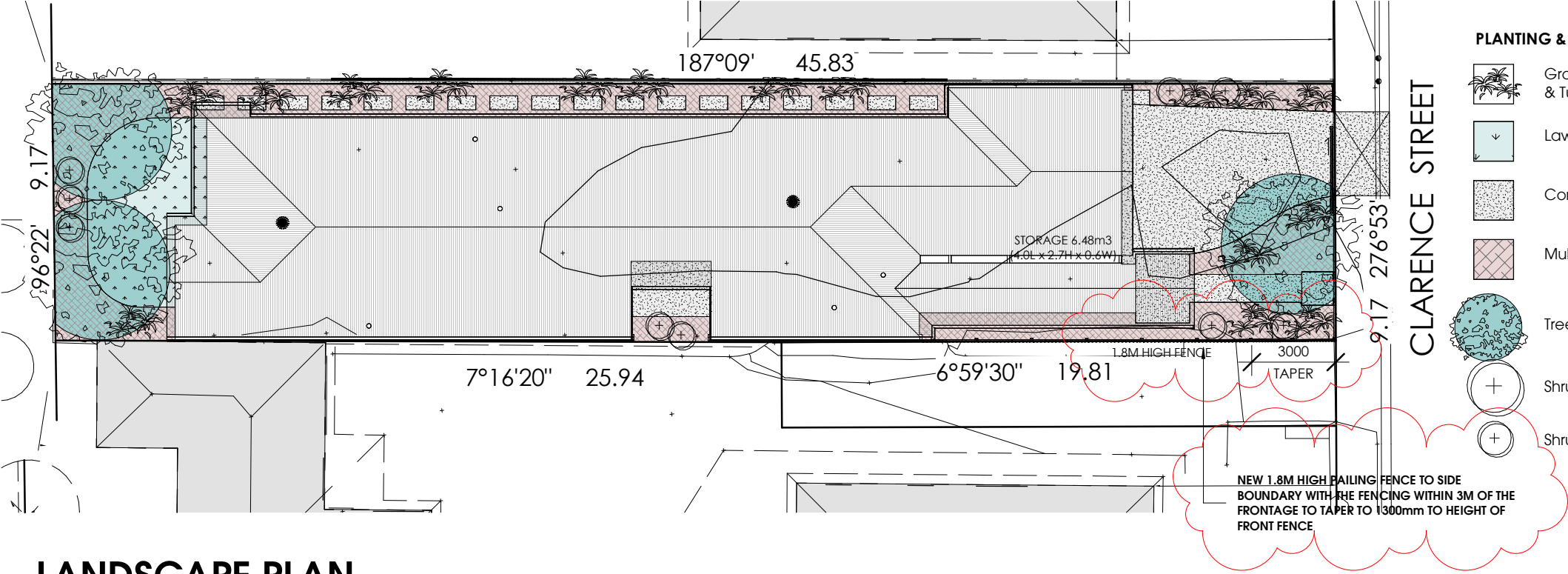
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DATE 17/11/25

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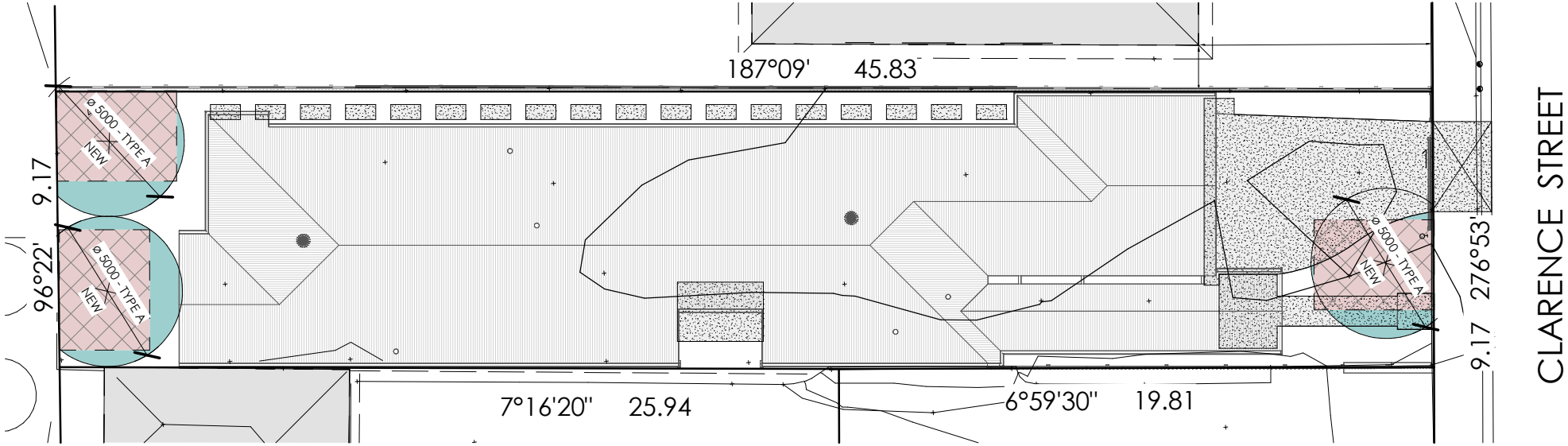
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LANDSCAPE PLAN

1 : 200



TREE CANOPY PLAN

1 : 200

PLANTING & SURFACE LEGEND

- Groundcover planting & Tussock grasses
- Lawn (non synthetic turf)
- Concrete areas
- Mulched garden beds
- Tree planting
- Shrub planting - Large
- Shrub planting - Small

PLANT SCHEDULE:

TREES		Mature Size (HxW)	Pot Size
Bi	Banksia integrifolia - Coast Banksia	6 x 5	300mm
Ml	Melaleuca lanceolata - Moonah	7 x 5	300mm
LARGE SHRUBS - 1.5-3M			
Aa	Acacia acinacea - Gold Dust Wattle	2.5 x 1.5	200mm
Ga	Grevillea alpina - Mountain Grevillea	4 x 3	200mm
SMALL TO MEDIUM SHRUBS - 0.6-1.5M			
Ca	Correa alba - White Correa	1.5 x 1	150mm
Cr	Correa reflexa - Native Fuchsia	1.2 x 1	150mm
Gl	Grevillea lavandulacea - Lavender Grevillea	1.2 x 1	150mm
GROUNDCOVER - 0.6M			
Dr	Dichondra repen - Kidney Weed	0.2 x 3	150mm
Hs	Hibbertia sericea - Silky Guinea-flower	0.2 x 0.2	150mm
TUSOCK GRASSES			
as	Austrostipa stipoides - Coast Spear Grass	1.5 x 0.7	150mm
dr	Dianella revoluta - Black Anther Flax Lily	0.6 x 0.5	150mm
pl	Poa labillardieri - Tussock Grass	0.4 x 0.4	150mm

CANOPY TREE LEGEND

- CANOPY TREE
- DEEP SOIL AREA

PLANT SCHEDULE:

Botanical Name	Common Name	(HxW)	Pot Size
TREES			
Banksia integrifolia	Coast Banksia	6 x 5	300mm
Melaleuca lanceolata	Moonah	7 x 5	300mm

52.37-3 Canopy tree requirement

The number of canopy trees on the site should meet the minimum canopy tree requirements specified in Table 1.

Table 1 - Minimum canopy tree requirement

SITE AREA		CANOPY TREE REQUIEMENT					
201 sqm to 500 sqm		3 trees					
TREE TYPE	DIAMETER	CANOPY AREA	MIN HEIGHT AT MATURITY	MIN. AREA OF DEEP SOIL	MIN. AREA OF PLANTER	No. PROVIDED	AREA
A	5m	19.63m²	6m	12m² (2.5m MIN.)	12m³ (2.5m W x 0.8m D MIN.)	3 - NEW	58.89m² (EXCLUDED AREA= 8.82m²)
						TOTAL AREA	50.07 m²

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