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63 VISTULA AVE, BELL PARK
RESIDENTIAL SUBDIVISION



The Planning Professionals

project RESIDENTIAL SUBDIVISION

drawing PA01 COVER PAGE

address 63 VISTULA AVE
BELL PARK

date July 2026

project number 24048 PA

po box 7076 geelong west vic 3218
t 1300 438 877
info@theplanningprofessionals.com.au
abn 89 007 435 565

revision	date
rev. A	24.07.25
rev. B	24.08.05
rev. C	25.02.25
rev. D	30.06.25
AMENDMENT	30.06.26
RFI	03.07.26

notes
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drawing PA02 3D VIEW 1

address 63 VISTULA AVE
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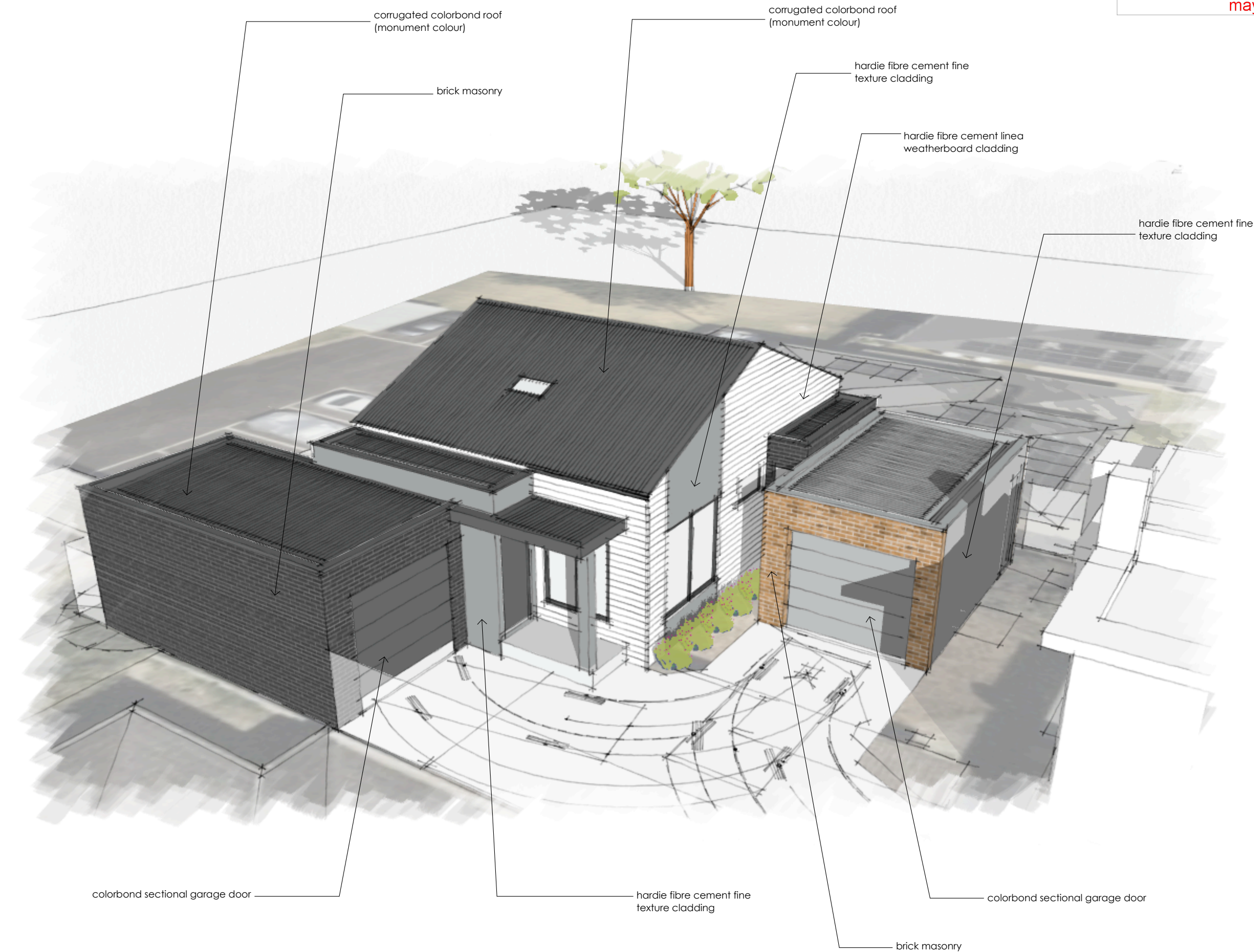


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3D VIEW 2



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drawing PA03 3D VIEW 2

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drawing PA04 3D VIEW 3

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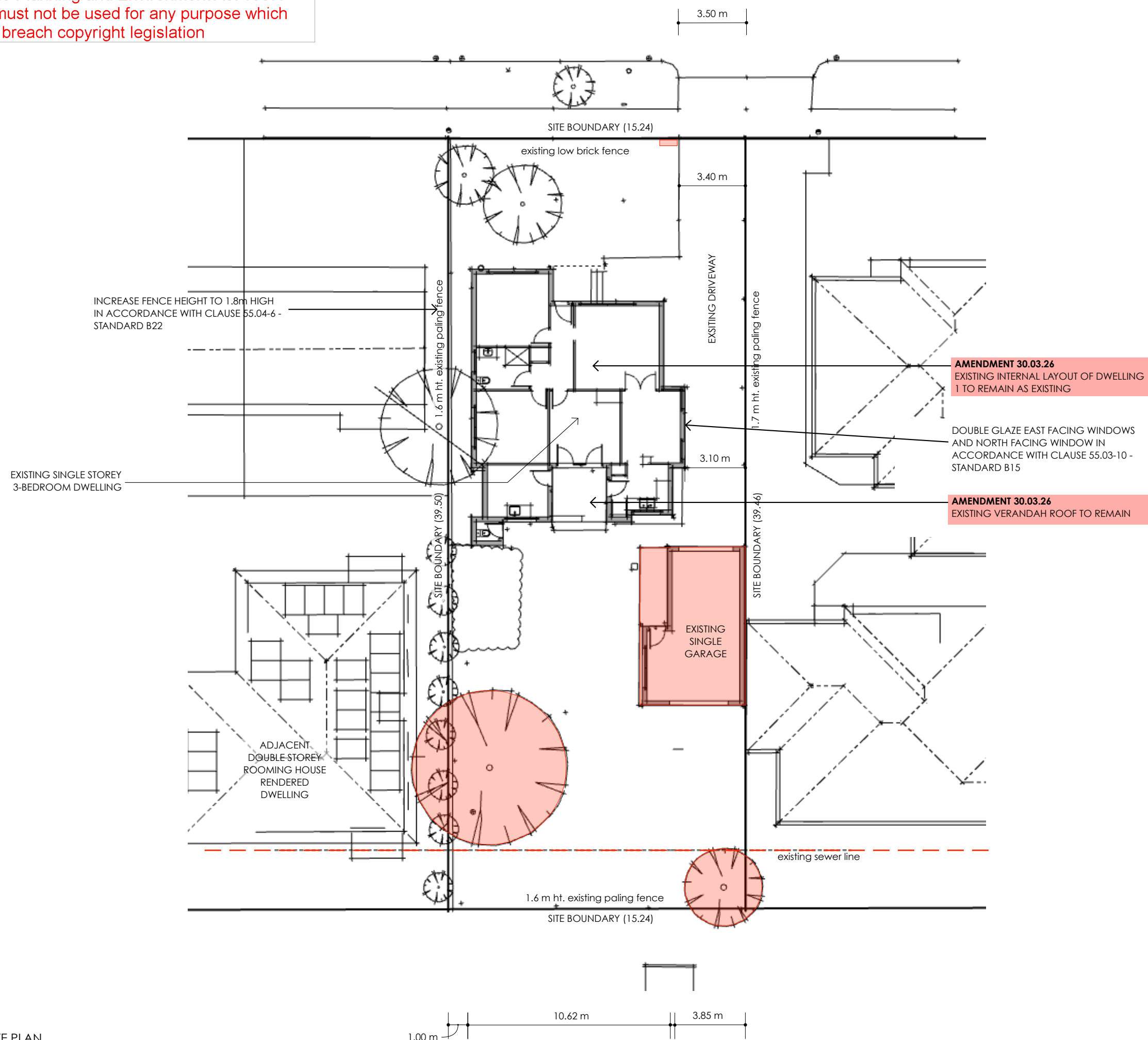


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 denotes to be demolished / removed



AMENDMENT 30.03.26

- EXISTING REAR VERANDAH ROOF TO REMAIN
- DWELLING 2 FINISHED FLOOR LEVEL AND OVERALL BUILDING HEIGHT RAISED TO COMPLY WITH BUILDING REGULATIONS FLOOD LEVEL REQUIREMENTS
- EXISTING DWELLING 1 INTERNAL LAYOUT TO REMAIN AS EXISTING

AMENDMENT 30.03.26
EXISTING INTERNAL LAYOUT OF DWELLING
1 TO REMAIN AS EXISTING

DOUBLE GLAZE EAST FACING WINDOWS
AND NORTH FACING WINDOW IN
ACCORDANCE WITH CLAUSE 55.03-10 -
STANDARD B15

AMENDMENT 30.03.26
EXISTING VERANDAH ROOF TO REMAIN



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drawing PA05 EXISTING SITE PLAN

address 63 VISTULA AVE
BELL PARK

date July 2026

project number	24048	PA
----------------	-------	----

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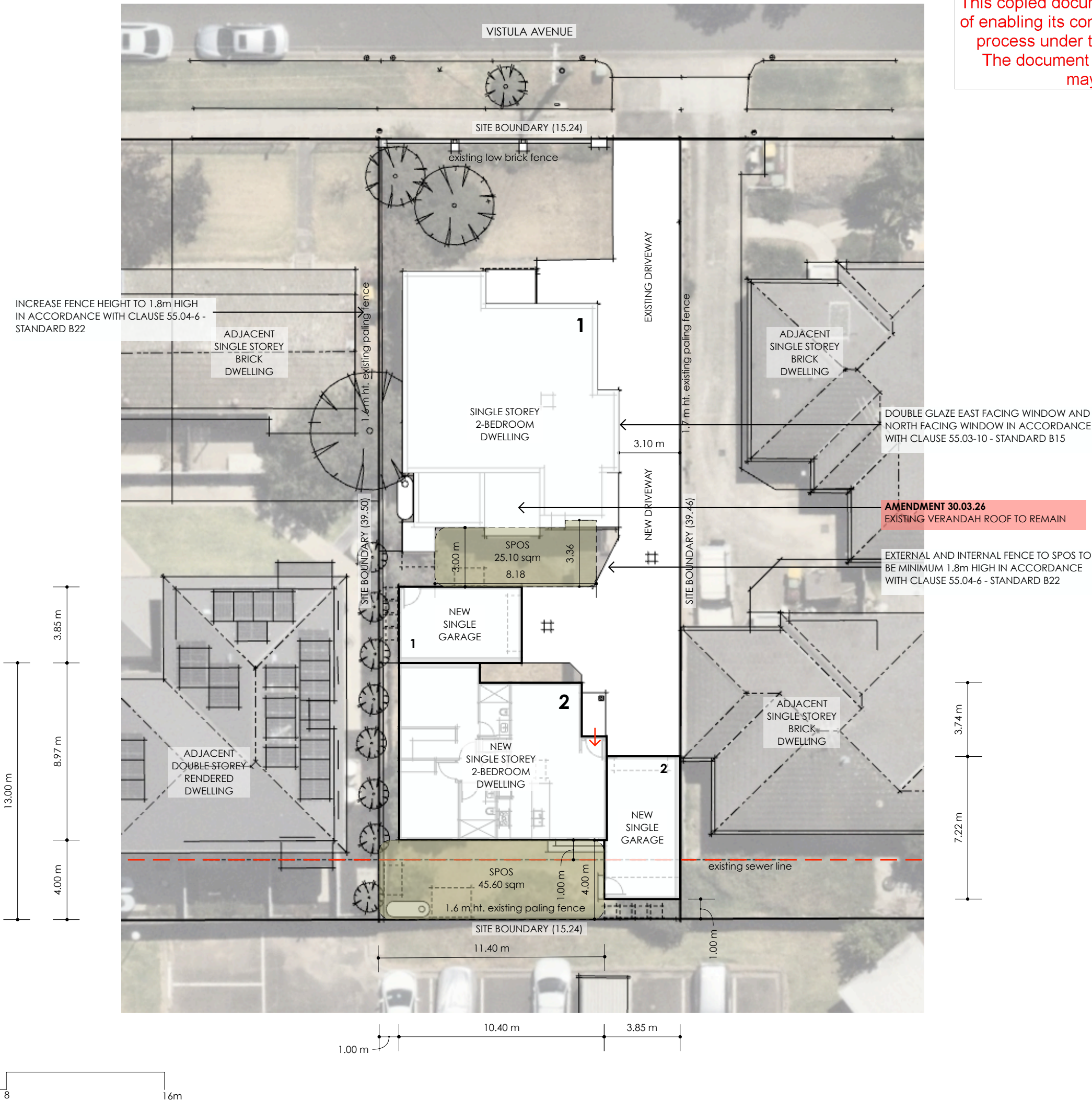


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EXISTING SITE PLAN
scale 1: 200 @ A3 sheet

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AMENDMENT 30.03.26

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- EXISTING DWELLING 1 INTERNAL LAYOUT TO REMAIN AS EXISTING

AMENDMENT 30.03.26

EXISTING VERANDAH ROOF TO REMAIN

EXTERNAL AND INTERNAL FENCE TO SPOS TO BE MINIMUM 1.8m HIGH IN ACCORDANCE WITH CLAUSE 55.04-6 - STANDARD B22



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project RESIDENTIAL SUBDIVISION

drawing PA06 DESIGN RESPONSE

address 63 VISTULA AVE
BELL PARK

date July 2026

project number 24048 PA

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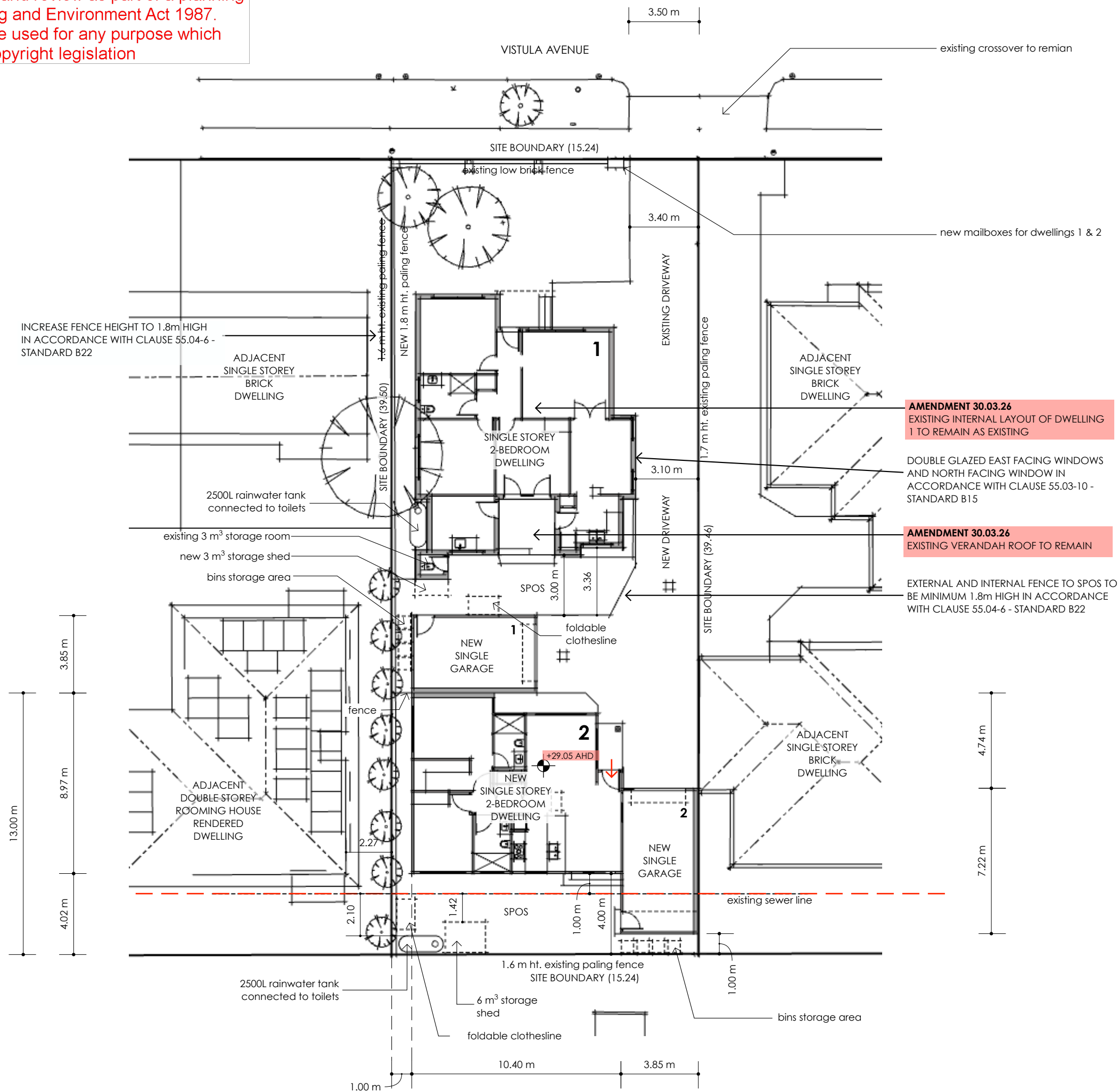


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DESIGN RESPONSE
scale 1: 200 @ A3 sheet





AMENDMENT 30.03.26
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- DWELLING 2 FINISHED FLOOR LEVEL AND OVERALL BUILDING HEIGHT RAISED TO COMPLY WITH BUILDING REGULATIONS FLOOD LEVEL REQUIREMENTS

- EXISTING DWELLING 1 INTERNAL LAYOUT TO REMAIN AS EXISTING



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project	RESIDENTIAL SUBDIVISION	
drawing	PA07	SITE PLAN
address	63 VISTULA AVE BELL PARK	
date	July 2026	
project number	24048	PA
po box 7076	geelong west vic 3218	† 1300 438 877
	info@theplanningprofessionals.com.au	
	abn 89 007 435 565	

revision	date
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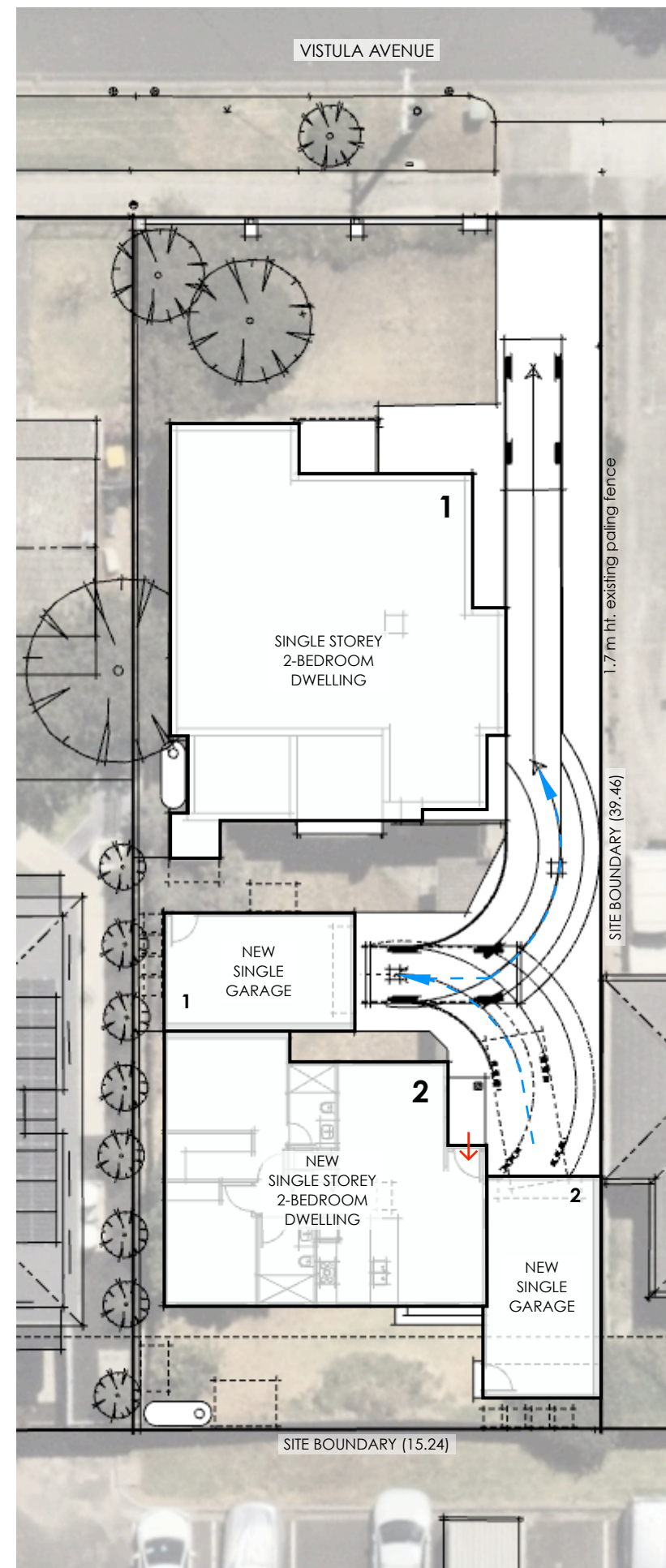


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SITE PLAN
scale 1: 200 @ A3 sheet

0 4 8 16m



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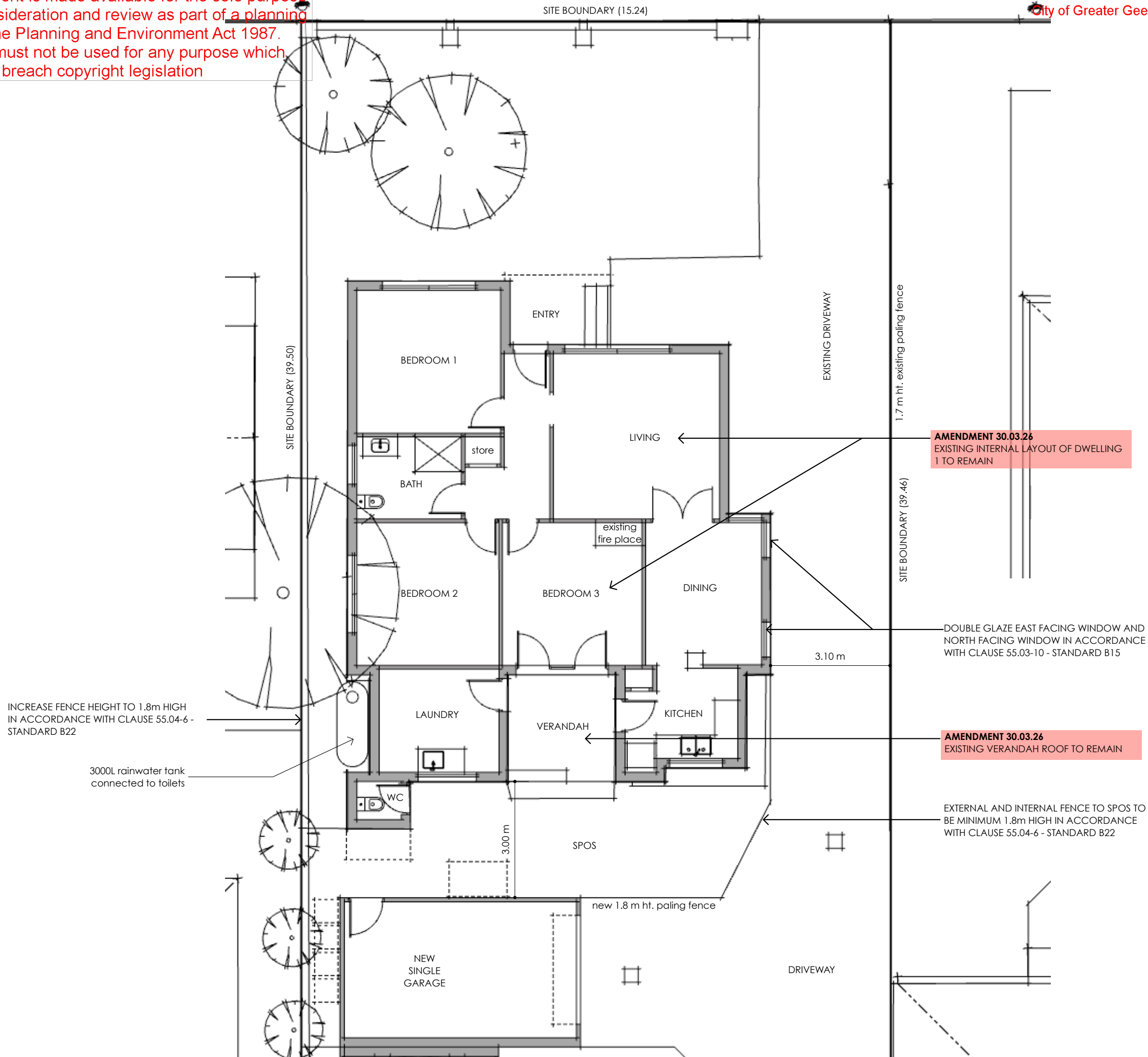


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SWEPT PATHS
scale 1: 200 @ A3 sheet





- AMENDMENT 30.03.26**
- EXISTING REAR VERANDAH ROOF TO REMAIN
- DWELLING 2 FINISHED FLOOR LEVEL AND OVERALL BUILDING HEIGHT RAISED TO COMPLY WITH BUILDING REGULATIONS FLOOD LEVEL REQUIREMENTS
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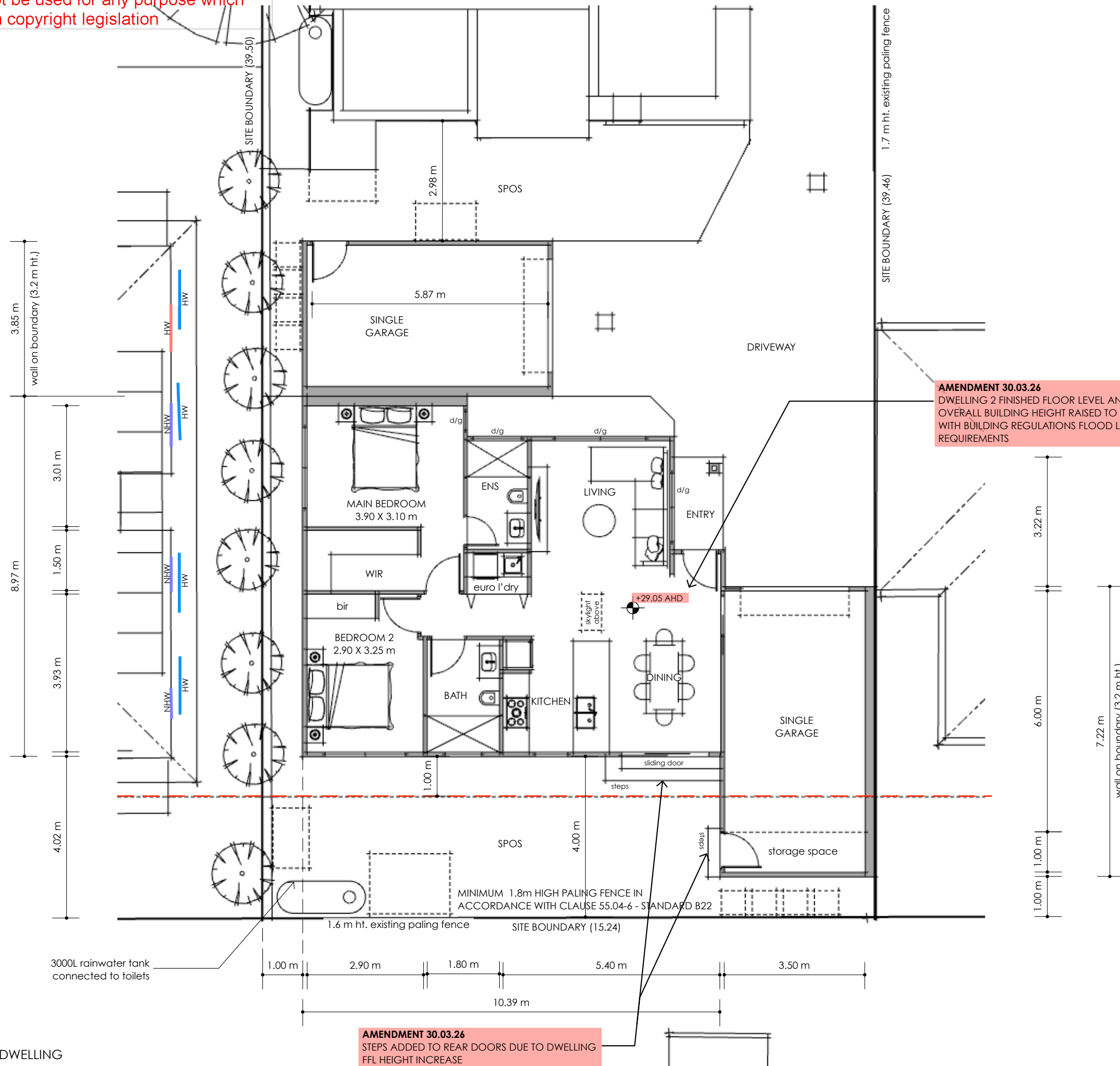
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project	RESIDENTIAL SUBDIVISION		
drawing	PA09	FLOOR PLAN - EXISTING DWELLING MODIFICATION	
address	63 VISTULA AVE BELL PARK		
date	July 2026		
project number	24048	PA	
po box 7076	geelong	west vic	3218
		t	1300 438 877
	info@theplanningprofessionals.com.au		
	abn 89 007 435 565		

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LEGEND

NHW	non-habitable window (ground floor)
HW	habitable window (ground floor)
HW	habitable window (1st floor)
d/g	double glazed windows

AMENDMENT 30.03.26

- EXISTING REAR VERANDAH ROOF TO REMAIN
- DWELLING 2 FINISHED FLOOR LEVEL AND OVERALL BUILDING HEIGHT RAISED TO COMPLY WITH BUILDING REGULATIONS FLOOD LEVEL REQUIREMENTS
- EXISTING DWELLING 1 INTERNAL LAYOUT TO REMAIN AS EXISTING



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project	RESIDENTIAL SUBDIVISION
drawing	PA10 FLOOR PLAN - NEW DWELLING
address	63 VISTULA AVE BELL PARK
date	July 2026
project number	24048 PA
po box 7076	geelong west vic 3218 t 1300 438 877 info@theplanningprofessionals.com.au abn 89 007 435 565

revision	date
rev. A	24.07.25
rev. B	24.08.05
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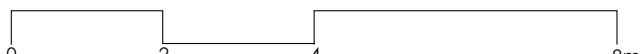
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FLOOR PLAN - NEW DWELLING
scale 1: 100 @ A3 sheet



FINISHES SCHEDULE

	CORRUGATED COLORBOND STEEL ROOF - MONUMENT
	BRICK MASONRY
	HARDIE LINEA CLADDING WHITE
	WINDOW TRIMS COLOUR
d/g	double glazed windows

RFI 03.07.26
- GARAGE WALL ON BOUNDARY DIMENSION CONFIRMED AT 3.20m.
- EXTENT OF WESTERN WALL SIDE SETBACK ENCROACHMENT DETAILED
- WESTERN WALL HEIGHT CONFIRMED

AMENDMENT 30.03.26
- DWELLING 2 FINISHED FLOOR LEVEL AND OVERALL BUILDING HEIGHT RAISED TO COMPLY WITH BUILDING REGULATIONS FLOOD LEVEL REQUIREMENTS



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project	RESIDENTIAL SUBDIVISION		
drawing	PA11	ELEVATION 1	
address	63 VISTULA AVE BELL PARK		
date	July 2026		
project number	24048	PA	
po box 7076	geelong west vic	3218	
		† 1300 438 877	
	info@theplanningprofessionals.com.au		
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revision	date
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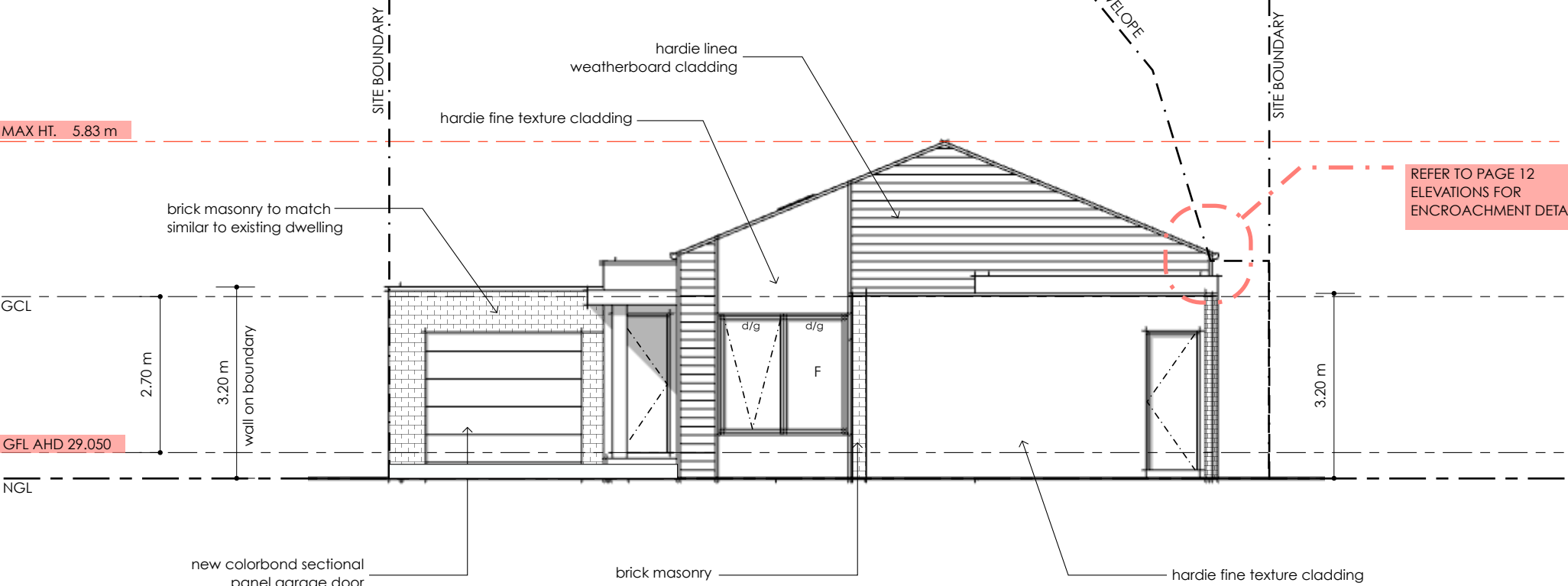
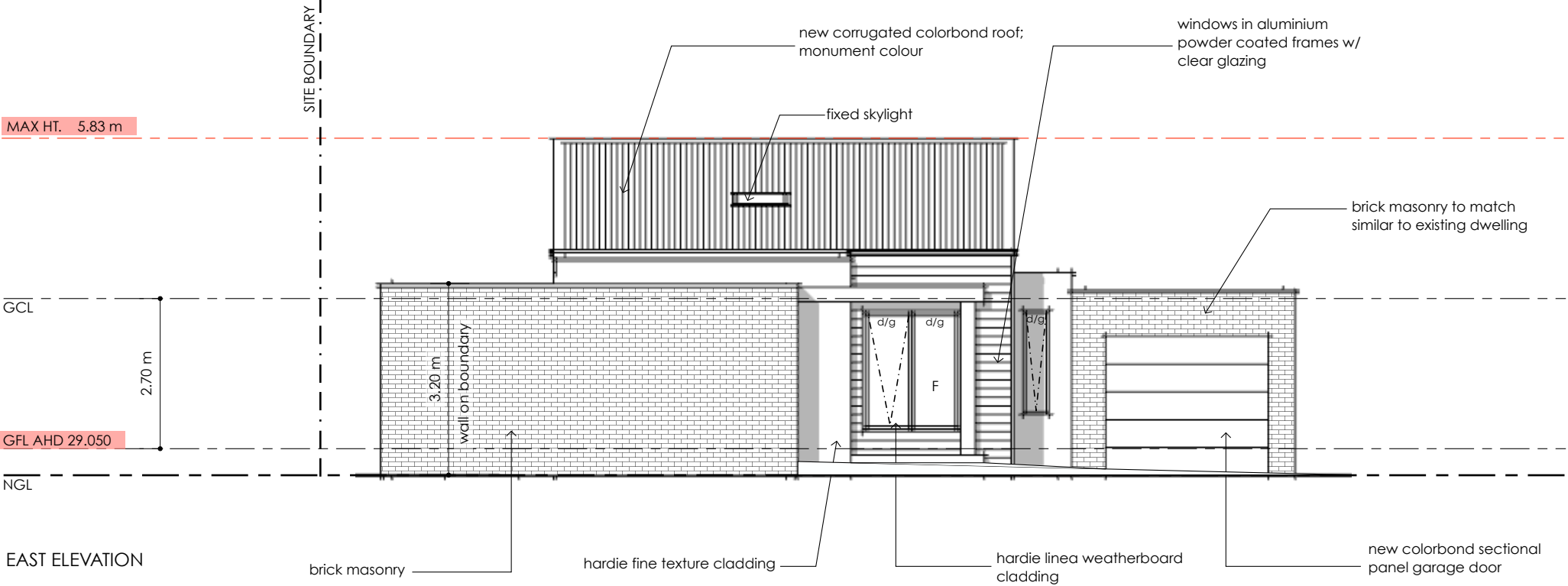
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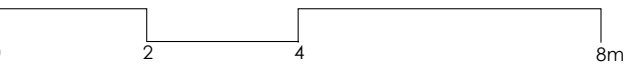
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ELEVATION 1
scale 1: 100 @ A3 sheet



FINISHES SCHEDULE

	CORRUGATED COLORBOND STEEL ROOF - MONUMENT
	BRICK MASONRY
	HARDIE LINEA CLADDING WHITE
	WINDOW TRIMS COLOUR

RFI 03.07.26
- GARAGE WALL ON BOUNDARY DIMENSION CONFIRMED AT 3.20m.
- EXTENT OF WESTERN WALL SIDE SETBACK ENCROACHMENT DETAILED
- WESTERN WALL HEIGHT CONFIRMED

AMENDMENT 30.03.26
- DWELLING 2 FINISHED FLOOR LEVEL AND OVERALL BUILDING HEIGHT RAISED TO COMPLY WITH BUILDING REGULATIONS FLOOD LEVEL REQUIREMENTS



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project	RESIDENTIAL SUBDIVISION		
drawing	PA12	ELEVATION 2	
address	63 VISTULA AVE BELL PARK		
date	July 2026		
project number	24048	PA	
po box 7076	geelong	west vic	3218
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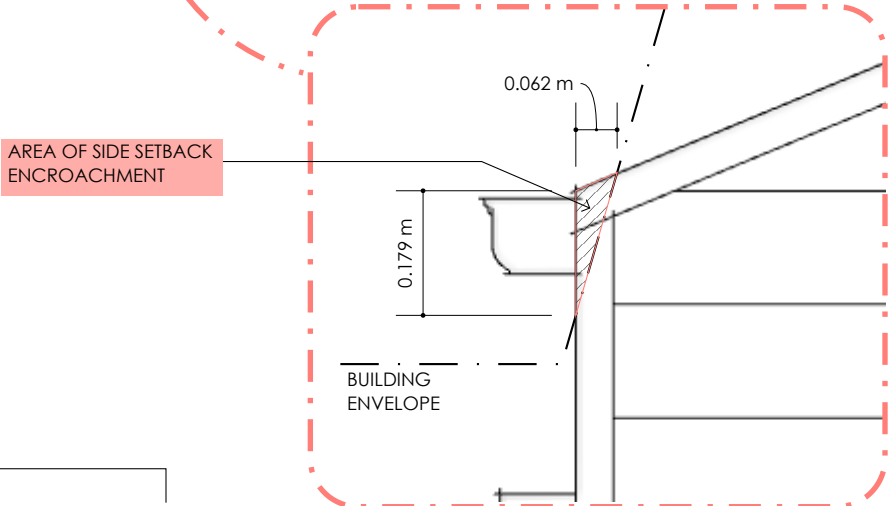
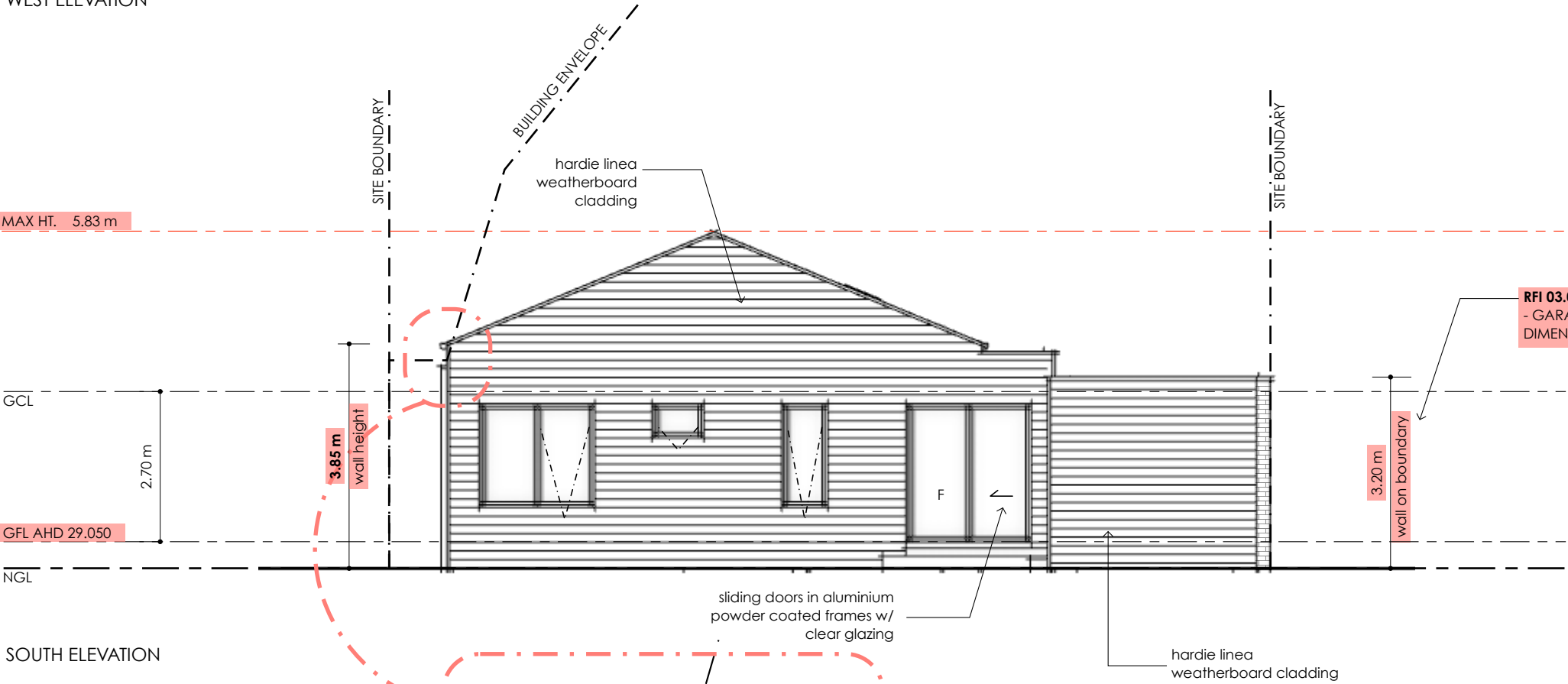
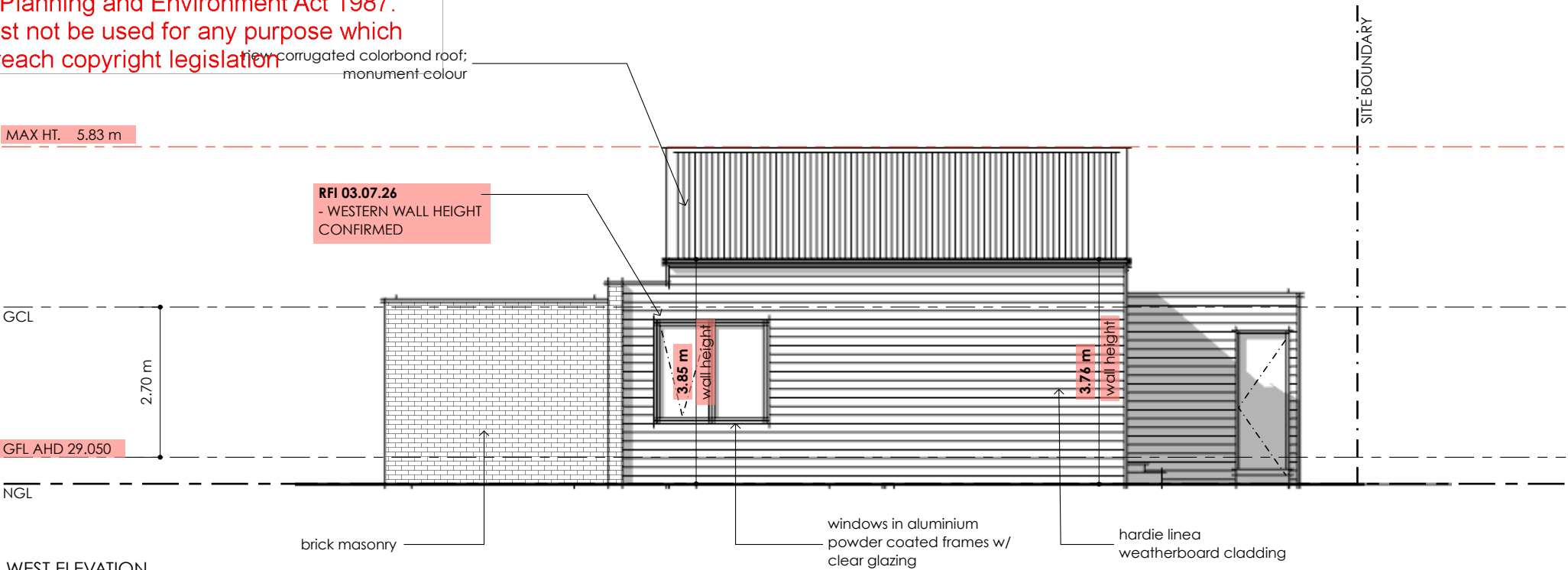
revision	date
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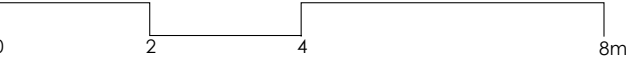
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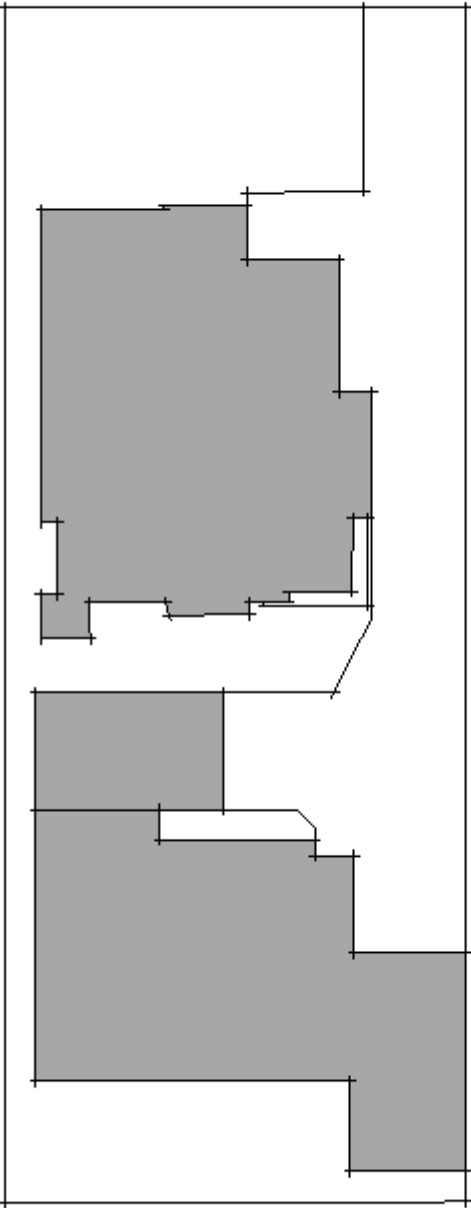


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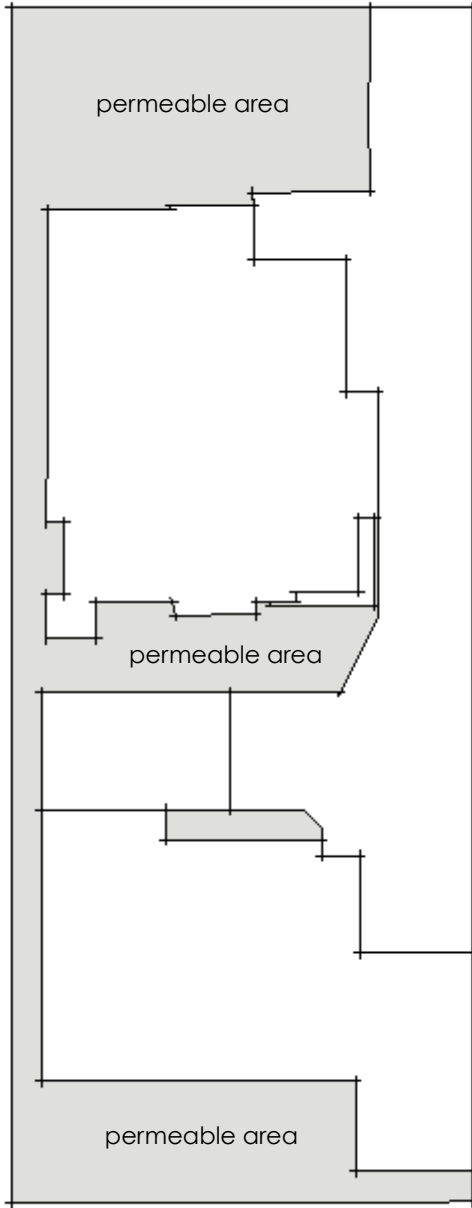


ELEVATION 2
scale 1: 100 @ A3 sheet

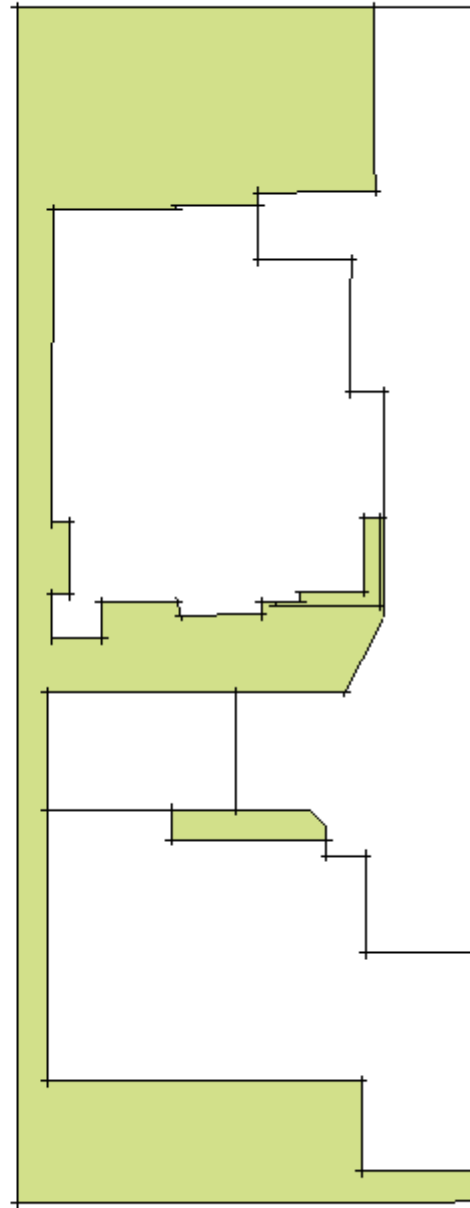




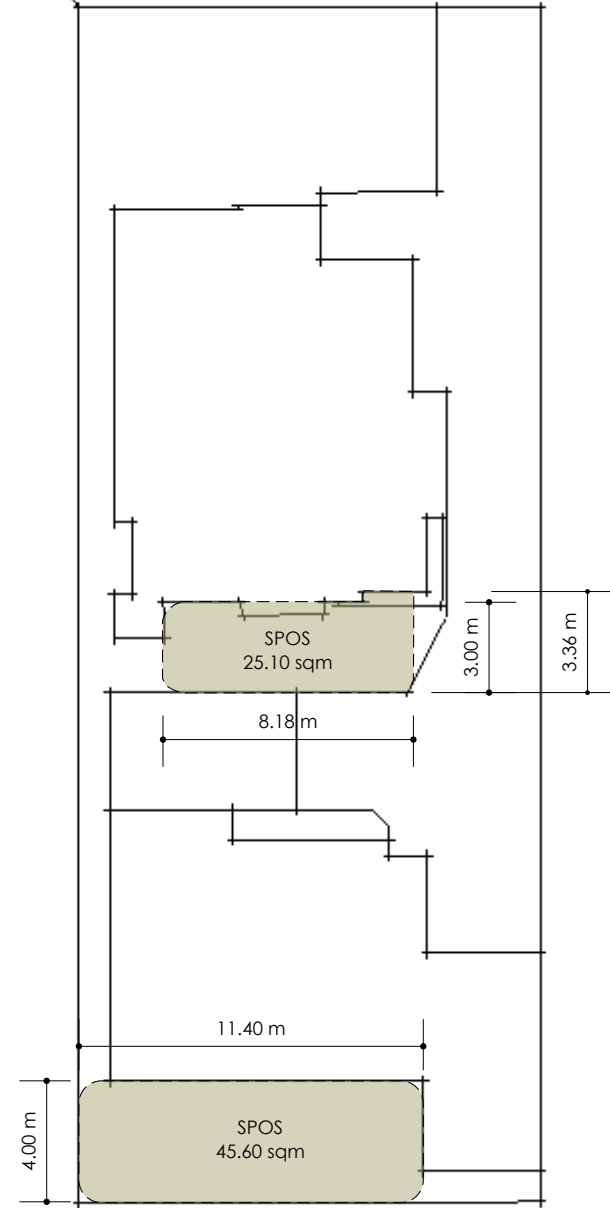
SITE COVERAGE



PERMEABILITY



GARDEN AREA



SECLUDED PRIVATE OPEN SPACE

DEVELOPMENT OVERVIEW

SITE AREA	602.00 m ²
GARDEN AREA	194.51 m ² (32.31%) (MIN 30%)
SITE COVERAGE	268.48 m ² (44.60%) (MAX 60%)
PERMEABILITY	191.99 m ² (31.89%) (MIN 20%)
SECLUDED PRIVATE OPEN SPACE	(MIN 25.0 m ²)
- dwelling 1	25.10 m ²
- dwelling 2	45.60 m ²



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drawing PA13 DEVELOPMENT OVERVIEW

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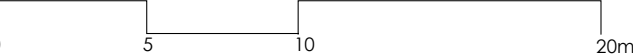
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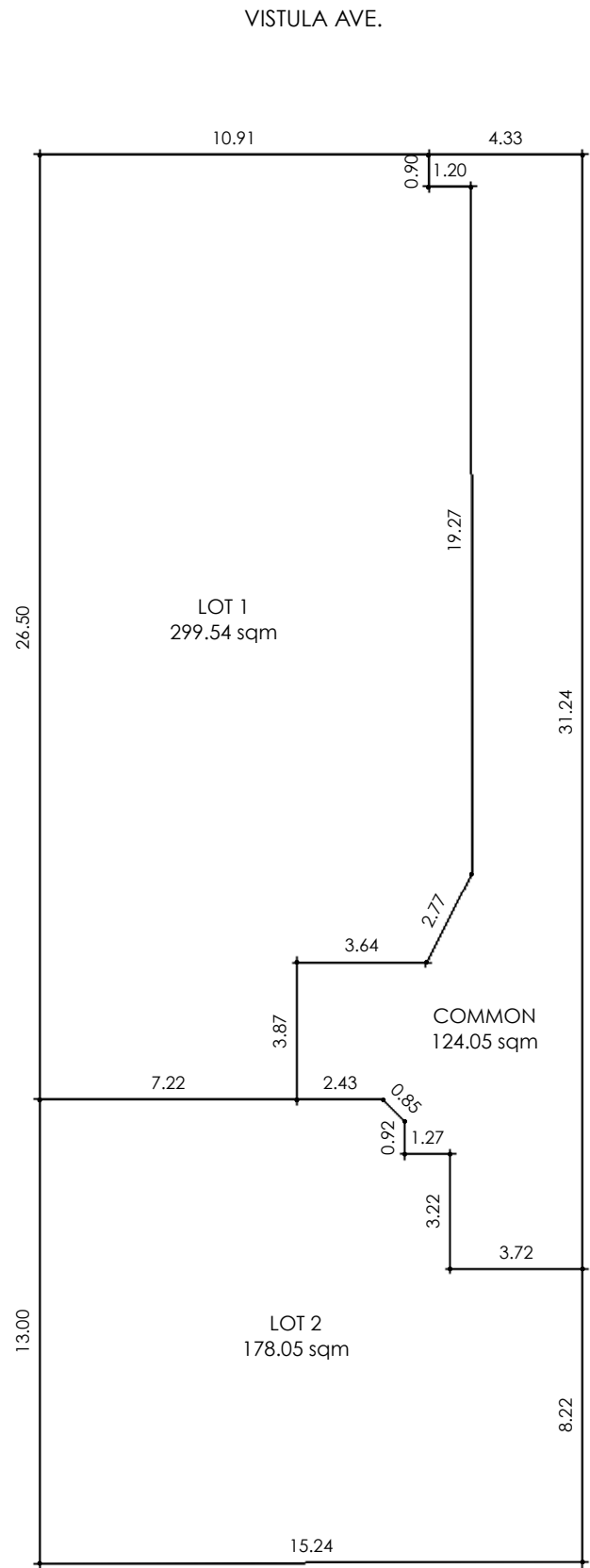
DEVELOPMENT OVERVIEW
scale 1: 250 @ A3 sheet



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drawing PA14 PLAN OF SUBDIVISION

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Note: Subject to Survey

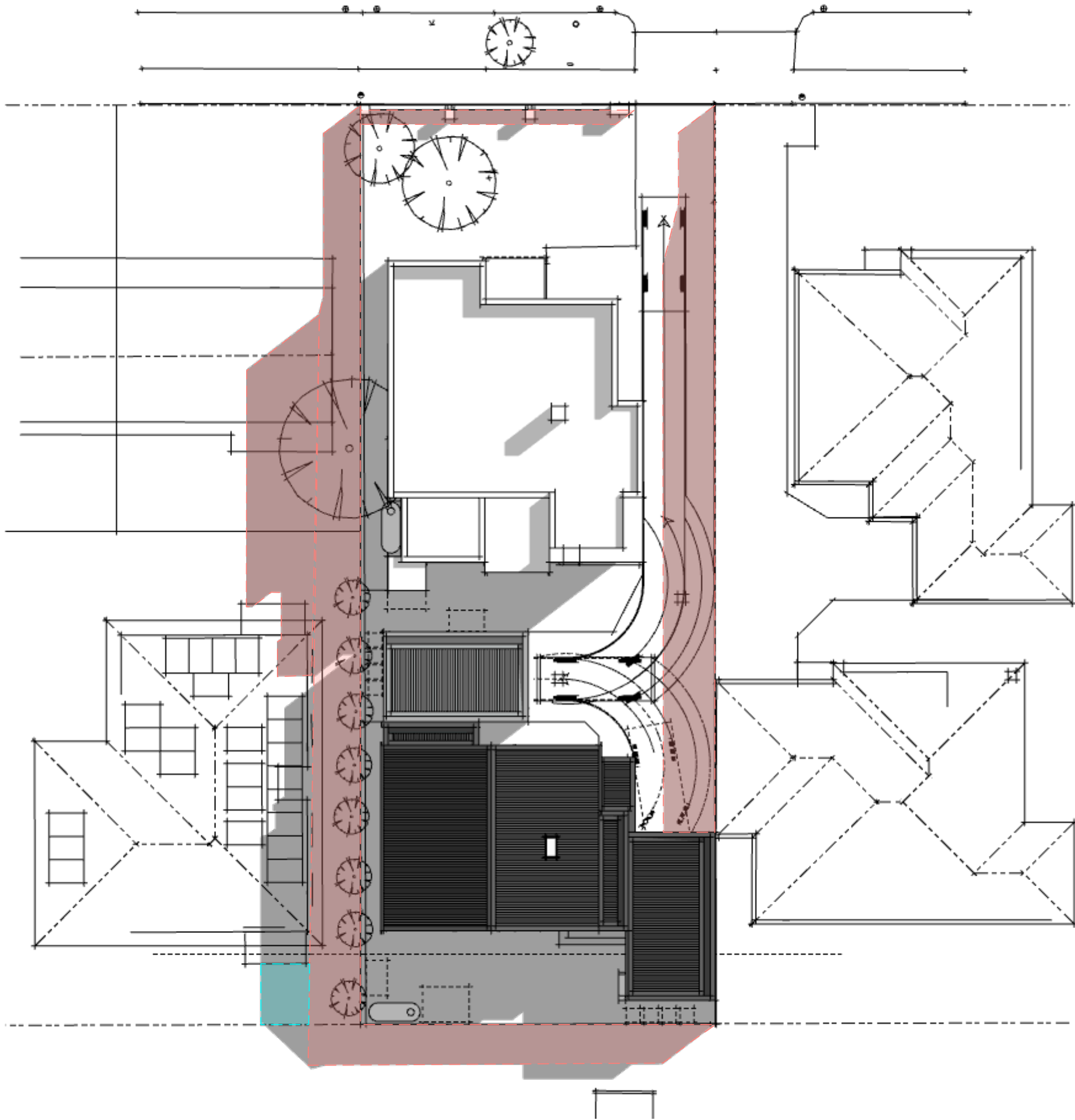


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LEGEND

- SHADOWS CASTS BY EXISTING FENCING & BUILDINGS
- SHADOW CAST ON NEIGHBOUR P.O.S



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project	RESIDENTIAL SUBDIVISION		
drawing	PA15	SHADOW DIAGRAM - 9AM	
address	63 VISTULA AVE BELL PARK		
date	July 2026		
project number	24048	PA	
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		†	1300 438 877
	info@theplanningprofessionals.com.au		
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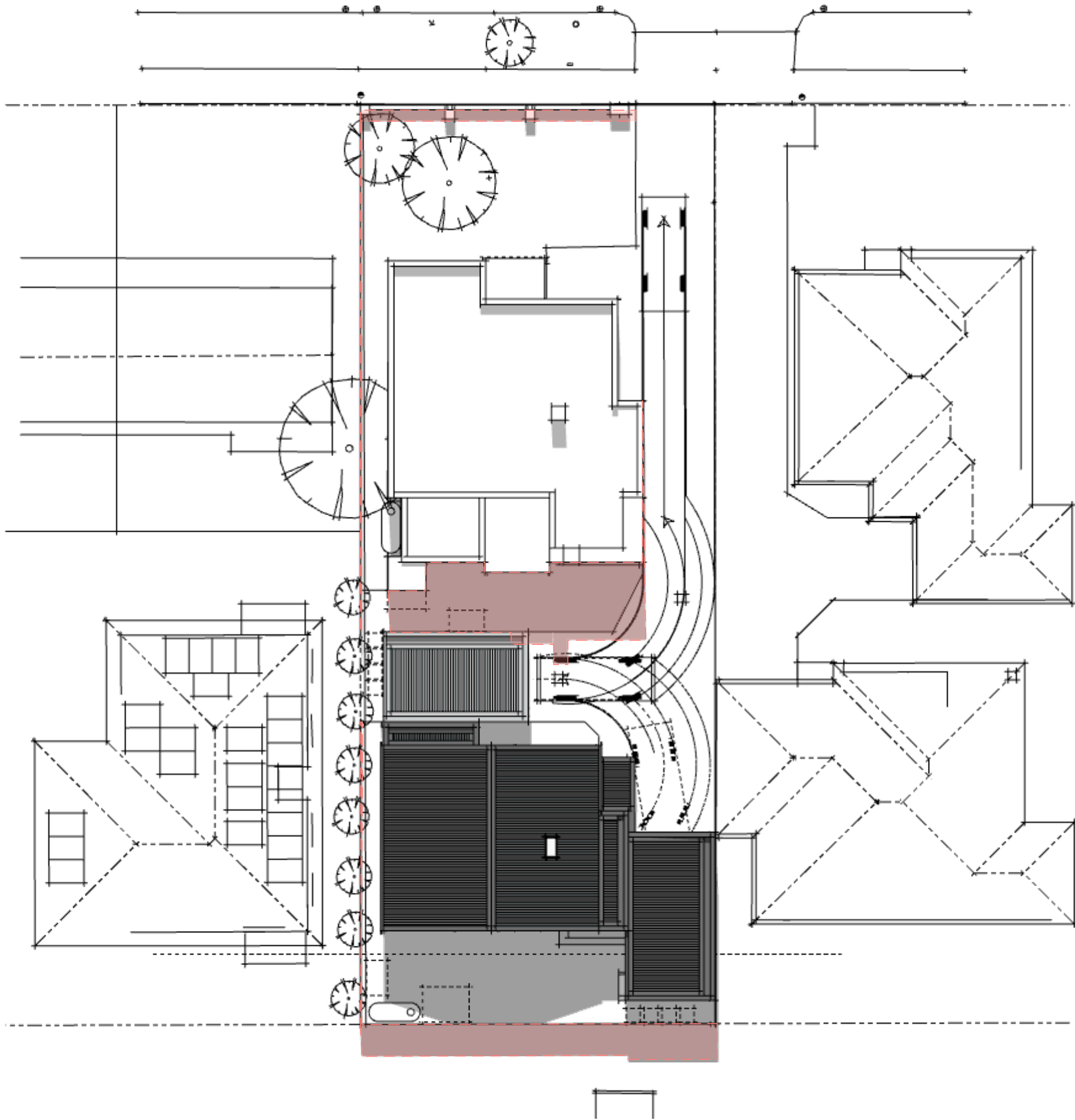


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SHADOW DIAGRAM - 9AM
scale 1: 200 @ A3 sheet





LEGEND

- SHADOWS CASTS BY EXISTING FENCING & BUILDINGS
- SHADOW CAST ON NEIGHBOUR P.O.S



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project RESIDENTIAL SUBDIVISION

drawing PA16 SHADOW DIAGRAM - 12PM

address 63 VISTULA AVE
BELL PARK

date July 2026

project number 24048 PA

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info@theplanningprofessionals.com.au
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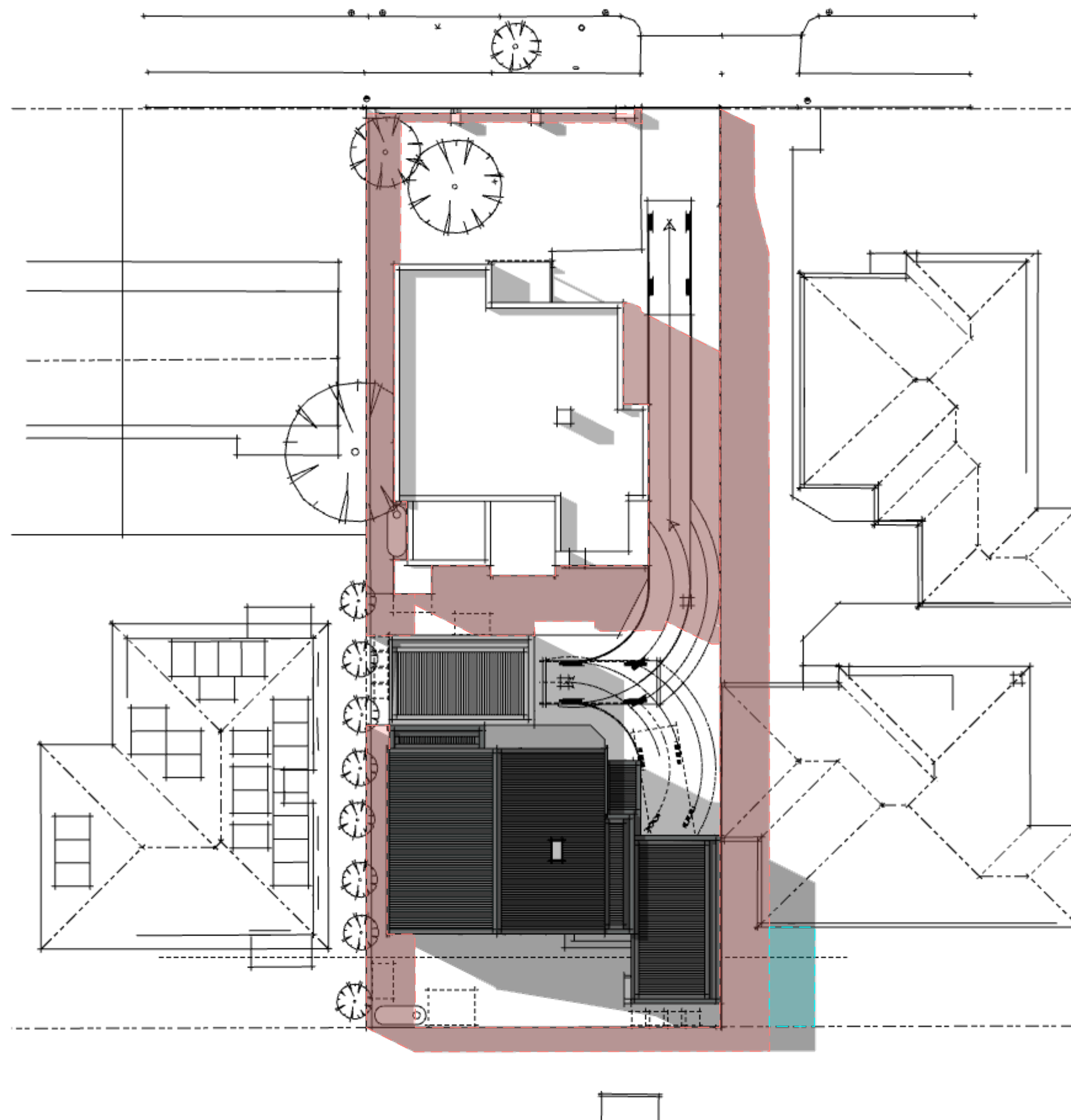


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SHADOW DIAGRAM - 12PM
scale 1: 200 @ A3 sheet

0 4 8 16m



LEGEND

- SHADOWS CASTS BY
EXISTING FENCING & BUILDINGS
- NewSHADOW CAST ON
NEIGHBOUR P.O.S



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project RESIDENTIAL SUBDIVISION

drawing PA17 SHADOW DIAGRAM - 3PM

address 63 VISTULA AVE
BELL PARK

date July 2026

project number 24048 PA

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SHADOW DIAGRAM - 3PM
scale 1: 200 @ A3 sheet

0 4 8 16m

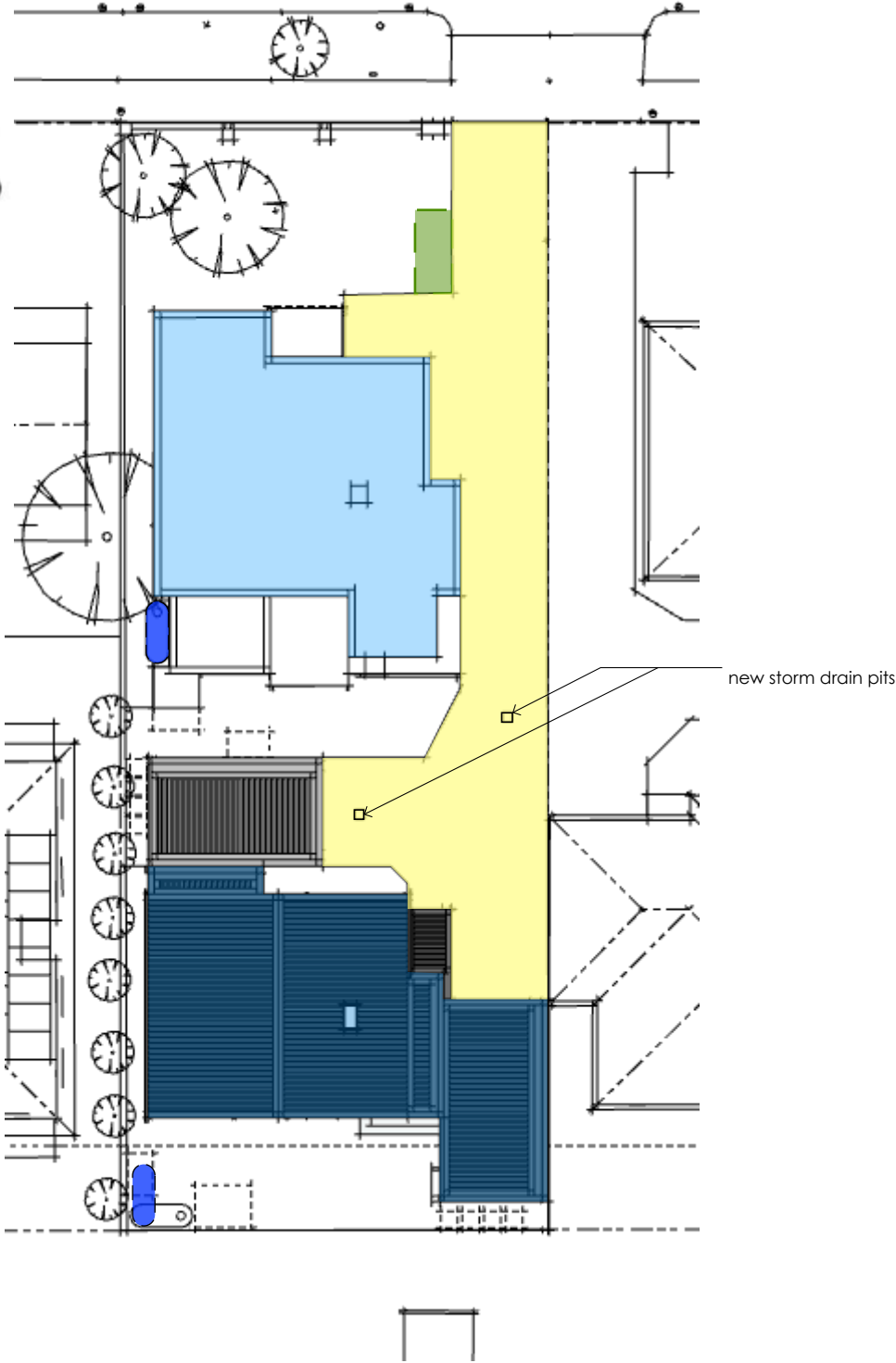


STORM Rating Report

TransactionID: 0
Municipality: GREATER GEELONG
Rainfall Station: GREATER GEELONG
Address: 63 Vistula Avenue

Bell Park
VIC 3215
Assessor: JG
Development Type: Residential - Subdivision
Allotment Site (m2): 602.00
STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Dwelling 1 Roof	109.44	Rainwater Tank	2,500.00	2	101.60	94.00
Dwelling 1 Garage	24.04	None	0.00	0	0.00	0.00
Dwelling 1 Roof (untreated)	22.98	None	0.00	0	0.00	0.00
Dwelling 2 Roof	111.61	Rainwater Tank	2,500.00	3	116.40	85.00
Dwelling 2 Roof (untreated)	2.92	None	0.00	0	0.00	0.00
Driveway	125.55	Raingarden 100mm	2.00	0	127.70	0.00



LEGEND

LOCATION OF WATER TANK

IMPERVIOUS SURFACE TO RAINWATER TANK CONNECTED TO TOILETS

DRIVEWAY & PATH

RAINGARDEN 100MM



The Planning Professionals

project	RESIDENTIAL SUBDIVISION
drawing	PA18 STORM REPORT
address	63 VISTULA AVE BELL PARK
date	July 2026
project number	24048 PA
po box 7076	geelong west vic 3218 t 1300 438 877 info@theplanningprofessionals.com.au abn 89 007 435 565

revision	date
rev. A	24.07.25
rev. B	24.08.05
rev. C	25.02.25
rev. D	30.06.25
AMENDMENT	30.06.26
RFI	03.07.26

notes
do not scale off the drawings.
refer to written dimensions only.
verify all site measurements, levels & features prior to commencement.
notify this office if any discrepancies.

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City of Greater Geelong, Statutory Planning - Date Received 08.07.2026



STORM REPORT
scale 1: 250 @ A3 sheet



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EXISTING STREETScape



STREETScAPE



The Planning Professionals

project RESIDENTIAL SUBDIVISION

drawing PA19 STREETScAPE

address 63 VISTULA AVE
BELL PARK

date July 2026

project number 24048 PA

po box 7076 geelong west vic 3218
t 1300 438 877
info@theplanningprofessionals.com.au
abn 89 007 435 565

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