






development summary:

site area:	628 sq.m.
total building area: (dwellings, garages, verandahs & garden sheds)	278 sq.m.
site coverage:	44 %
area of site covered by impervious surfaces:	
total building area:	278 sq.m.
additional paving area (not including verandahs)	212 sq.m.
total impervious surfaces:	490 sq.m. (78 %)
permeable surfaces:	138 sq.m. (22 %)
carspaces required:	5
carspaces provided:	5

note:

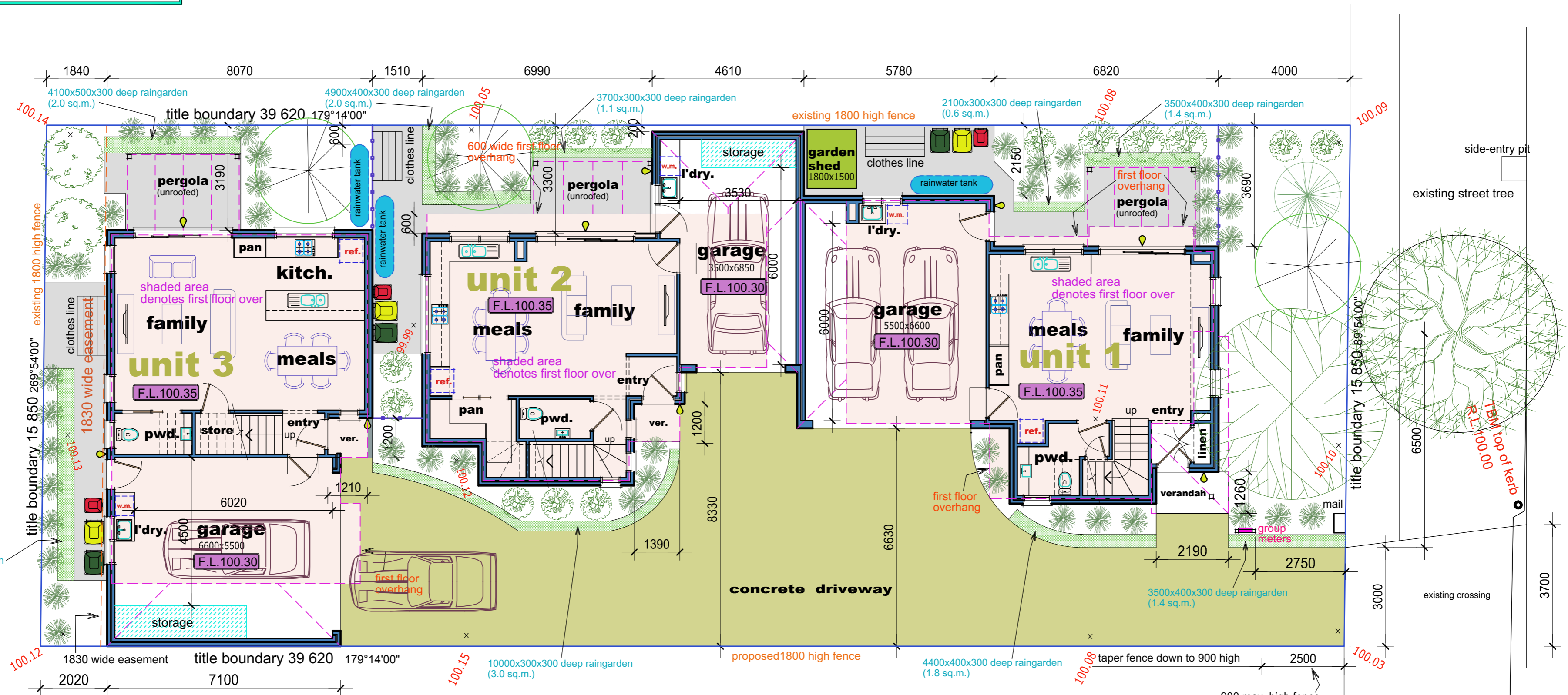
all windows and glass sliding doors to be double glazed

legend

-  hatched area denotes concrete driveway
-  hatched area denotes concrete paving
-  denotes 1800 high timber paling fence
-  denotes motion sensor for external lighting (shown at all entry doors & rear doors)
-  hatched area denotes allocated storage space in units 2 & 3 garages (a min. of 6 cubic metres)

- **stormwater drainage to civil eng's. details**
- **all rainwater tanks shown are 2000 litres**
- **landscaping shown is indicative only - refer landscape plan**

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unit 3

residence area:

54.2 sq.m. (5.8 sq's.)
garage/l'dry. 40.7 sq.m. (4.4 sq's.)
front verandah: 1.6 sq.m. (0.2 sq's.)

unit 2

residence area:

54.5 sq.m. (5.9 sq's.)
garage/l'dry. 29.9 sq.m. (3.2 sq's.)
front verandah: 1.6 sq.m. (0.2 sq's.)

unit 1

residence area:

51.8 sq.m. (5.6 sq's.)
garage/l'dry. 40.4 sq.m. (4.3 sq's.)
front verandah: 2.8 sq.m. (0.3 sq's.)

site / ground floor plan

scale 1:100

proposed 3-unit development

address No. 39 Watsons Road, Newcomb
client Remo Property Geelong



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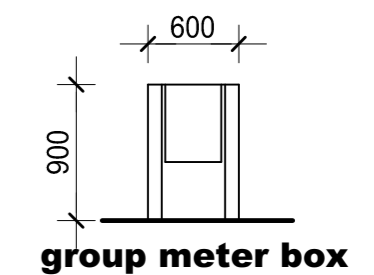
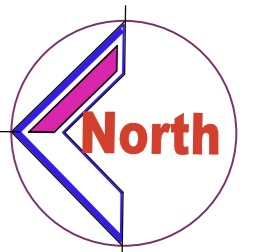
town planning applications

drawing:

site / ground floor plan

drawn	mtv	date	March 2026
issue:	B	scale	1:100/A2
reg. no.	DP-AD1767	file:	25PR807
sheet no.	1 of 13	job no.	223715

WATSONS ROAD



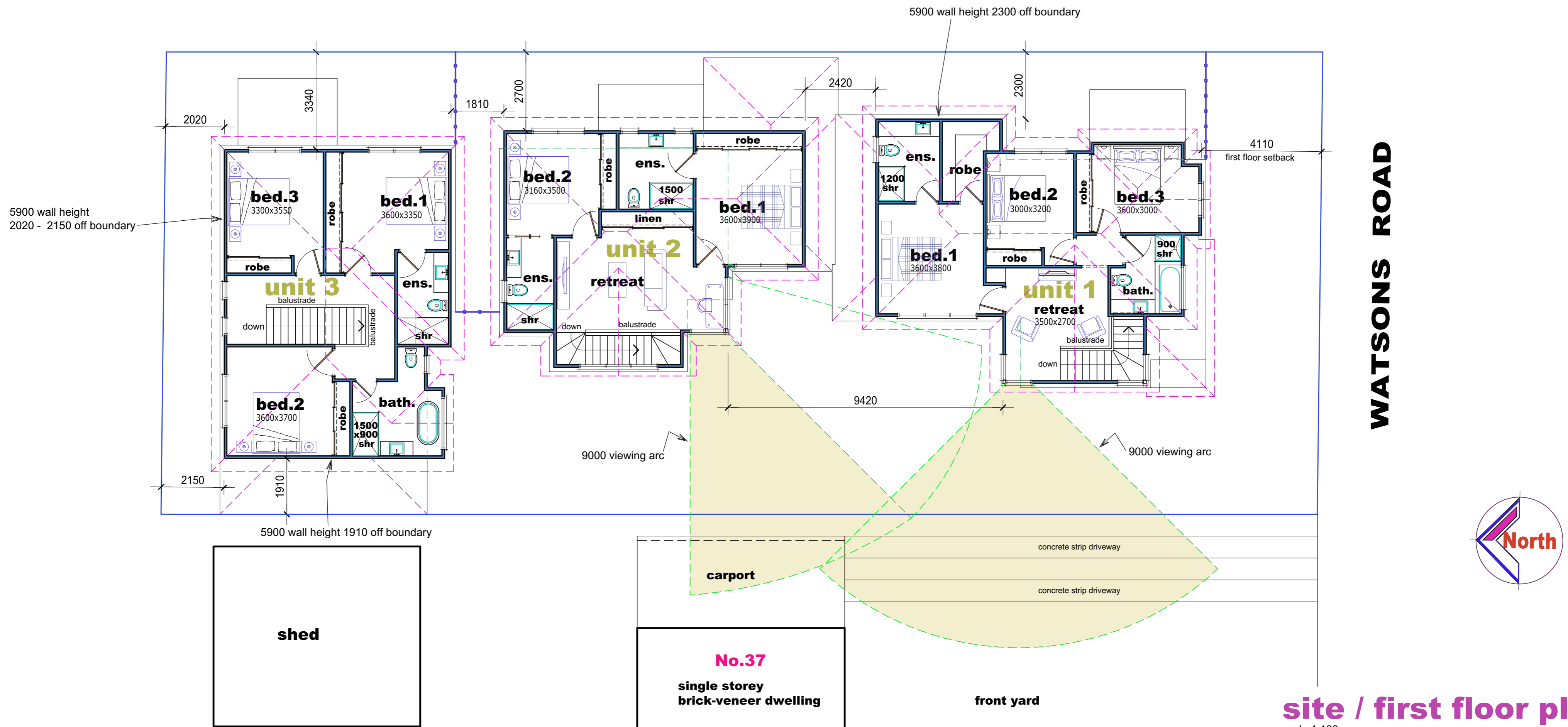
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unit 3
residence area:
80.7 sq.m. (8.7 sq's.)

unit 2
residence area:
70.7 sq.m. (7.6 sq's.)

unit 1
residence area:
78.4 sq.m. (8.4 sq's.)



WATSONS ROAD

site / first floor plan
scale 1:100

proposed 3-unit development

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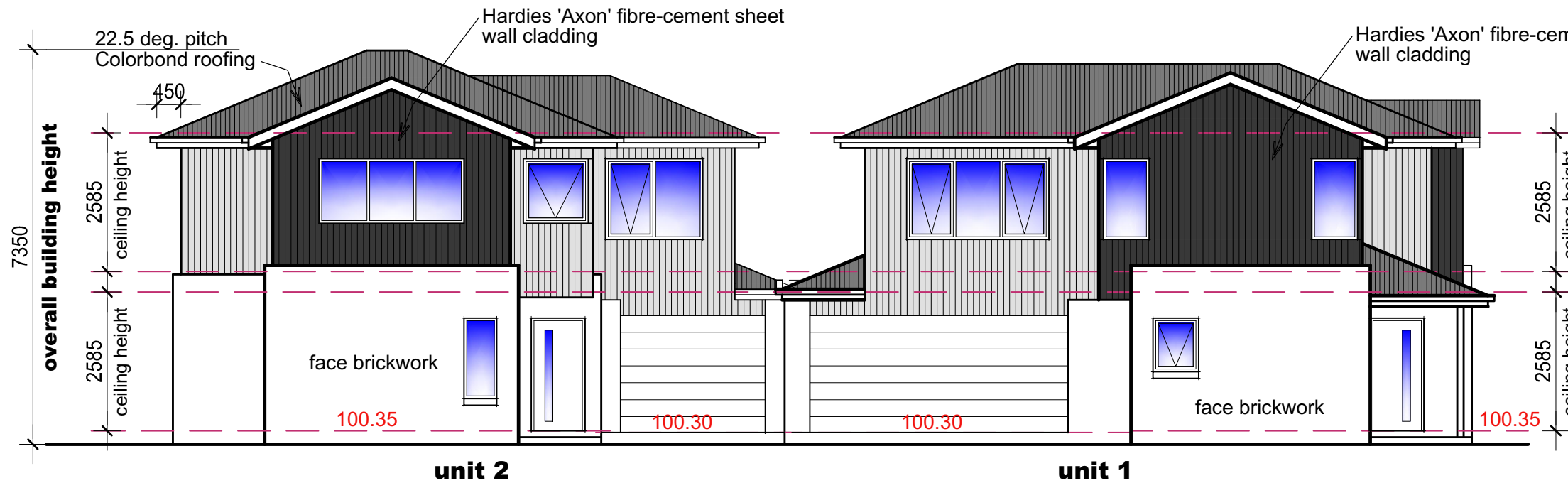
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drawing:
site / first floor plan

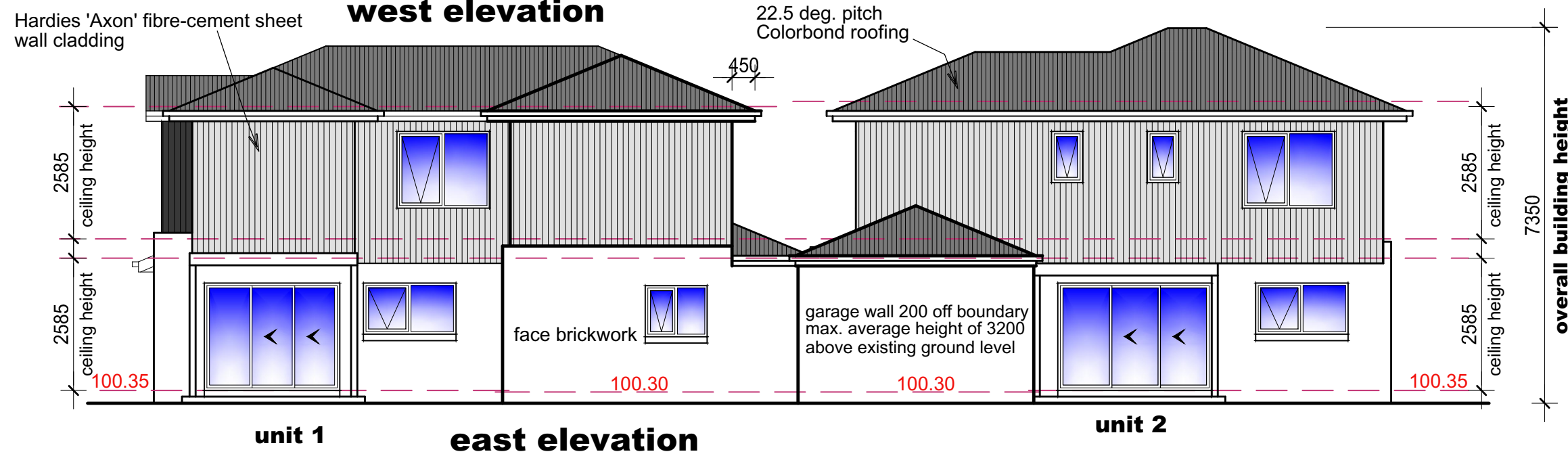
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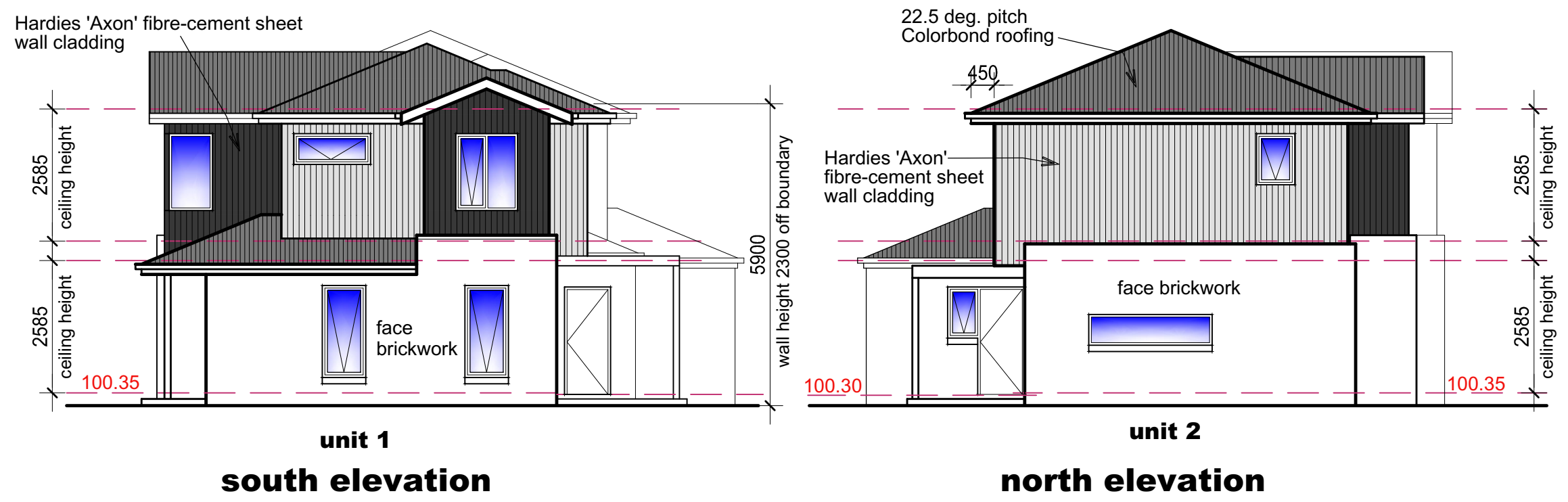
unit 2 west elevation

unit 1



unit 1 east elevation

unit 2



unit 1 south elevation

unit 2 north elevation

unit 1 & 2 elevations

proposed 3-unit development

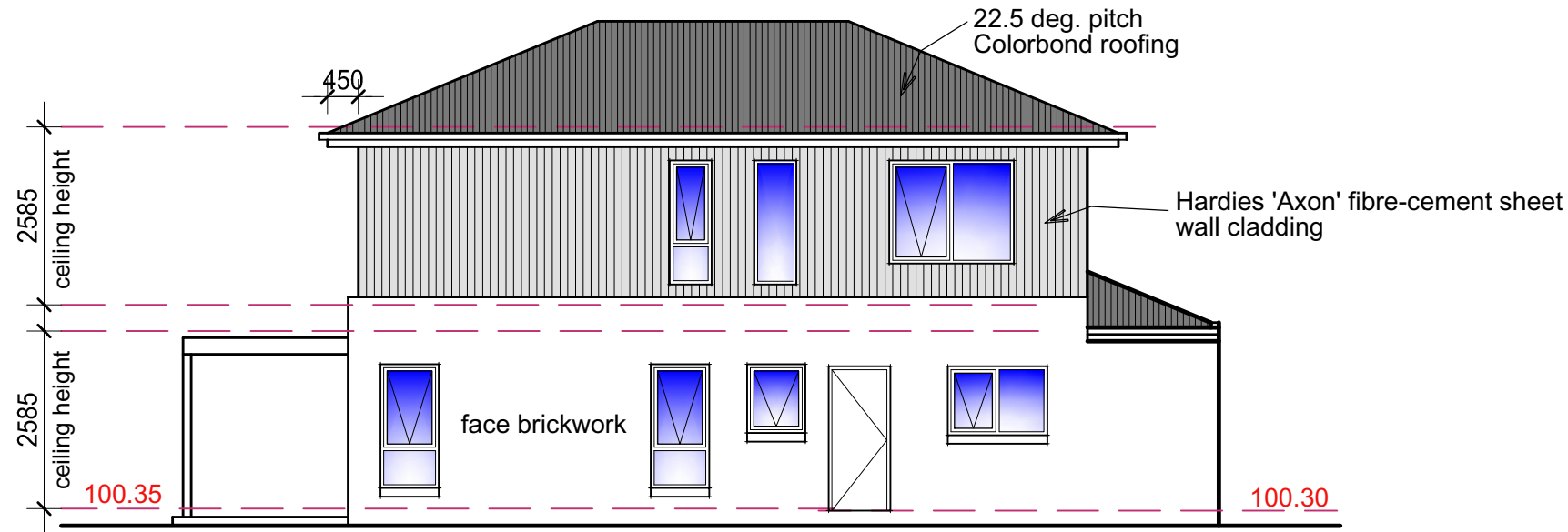
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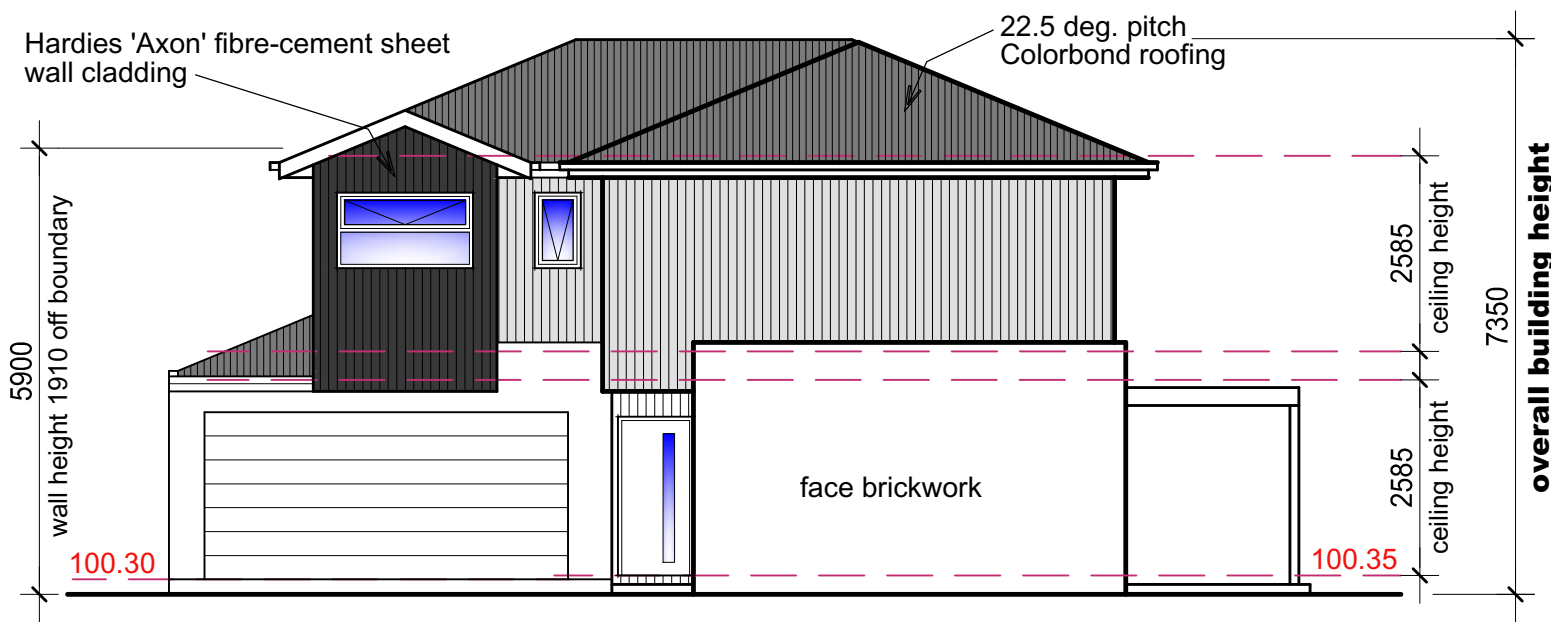


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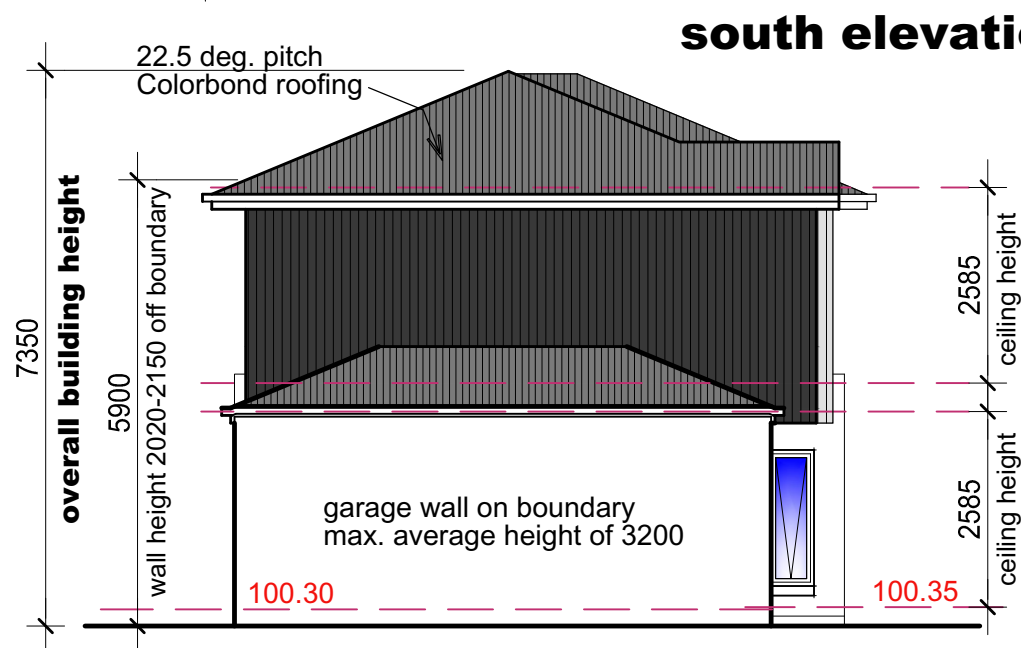
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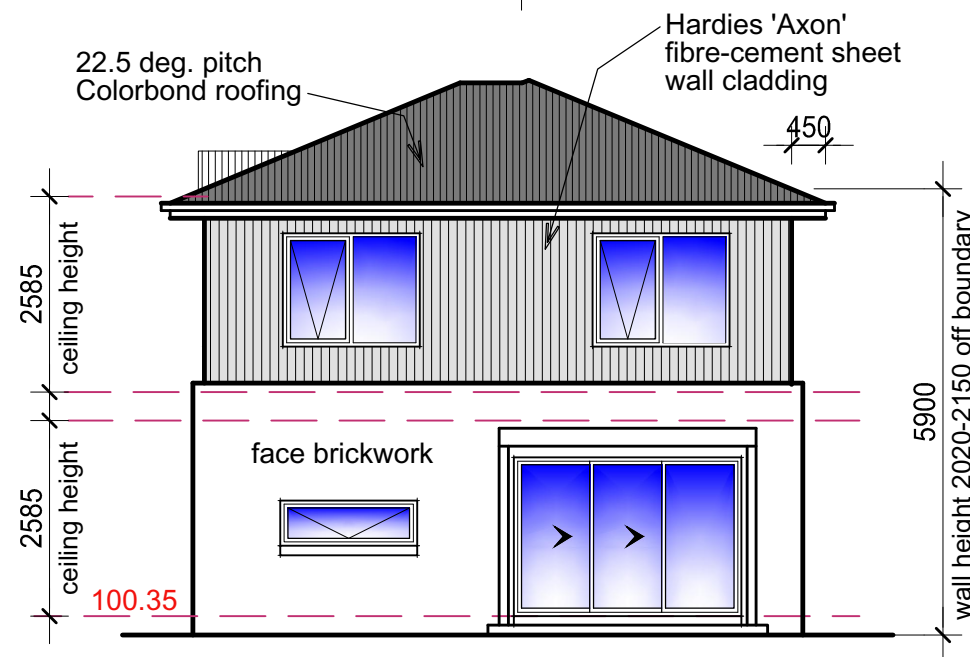
north elevation



south elevation



west elevation



east elevation

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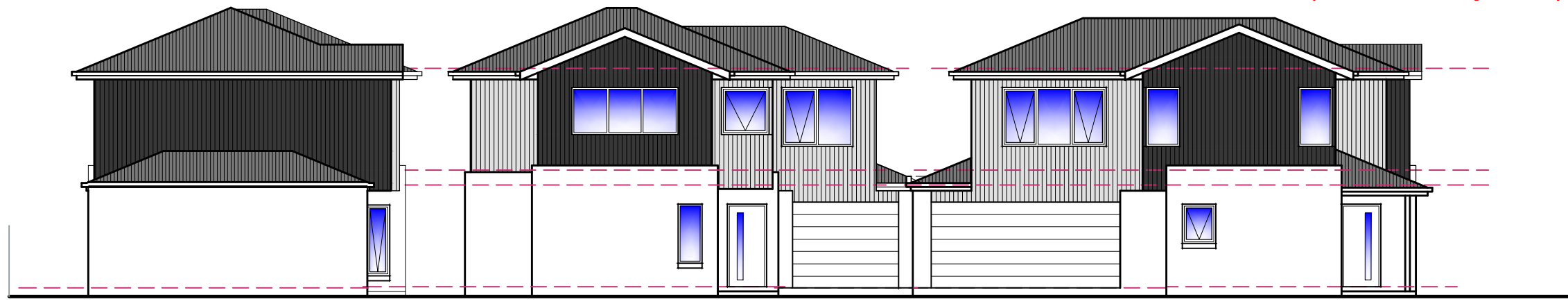
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unit 3 elevations



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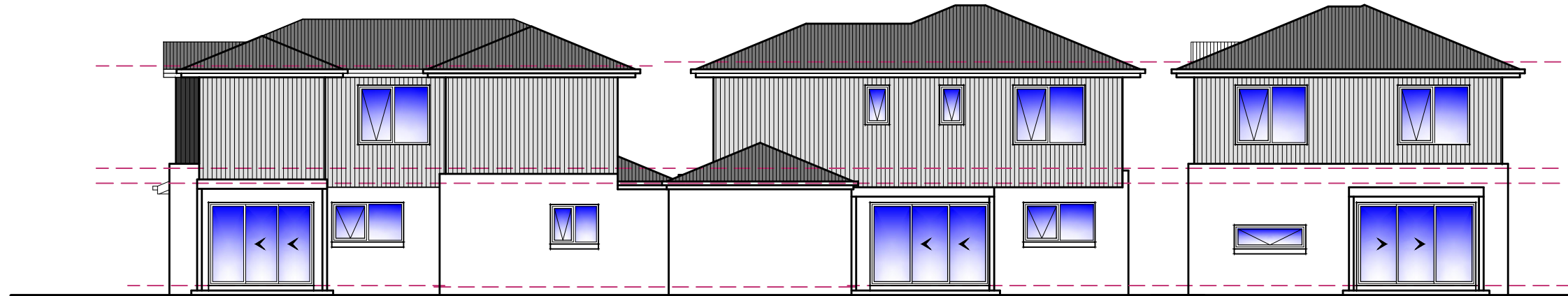


unit 3

unit 2

unit 1

west elevation

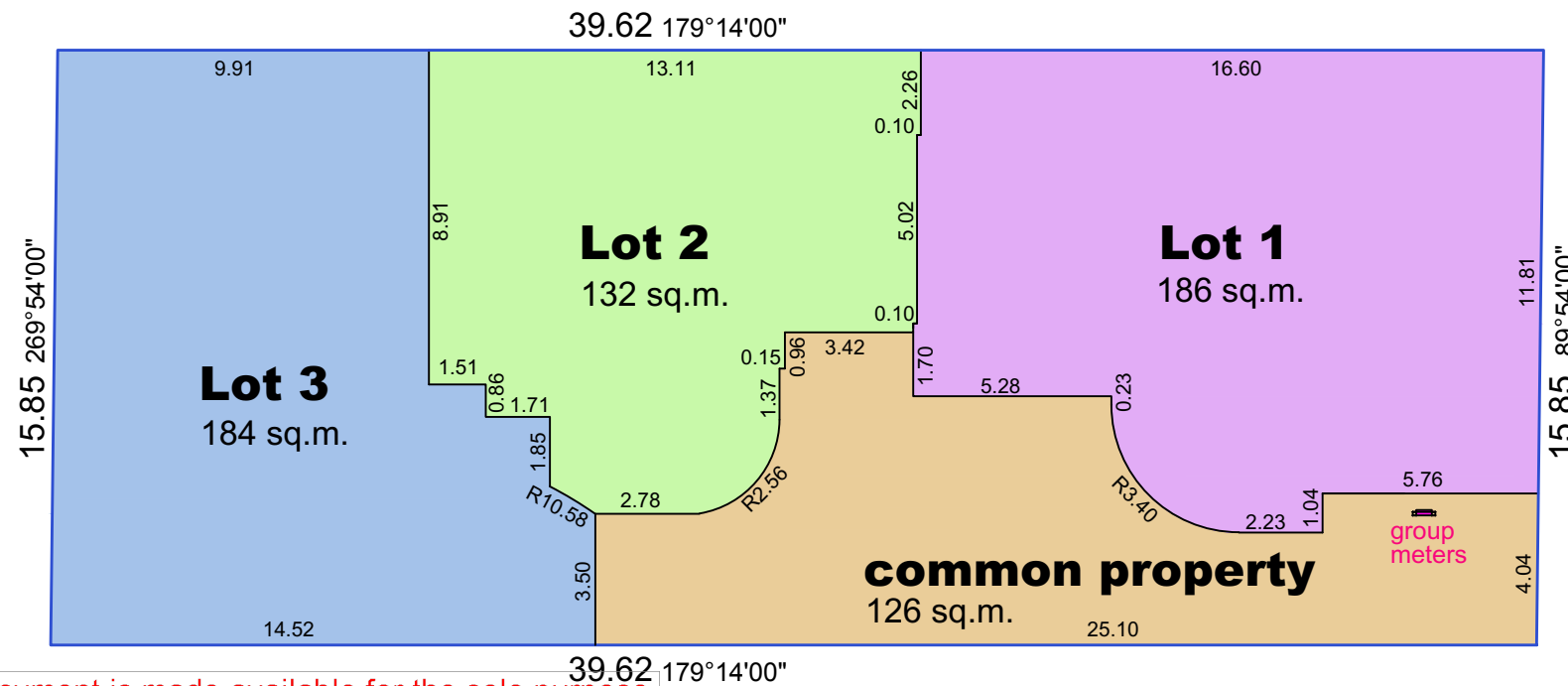


unit 1

unit 2

unit 3

east elevation

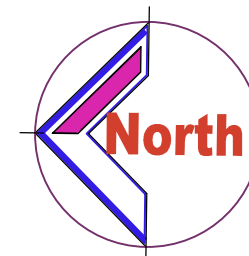


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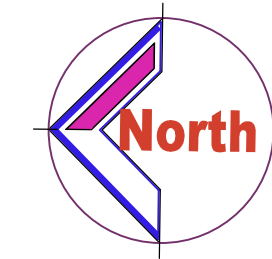
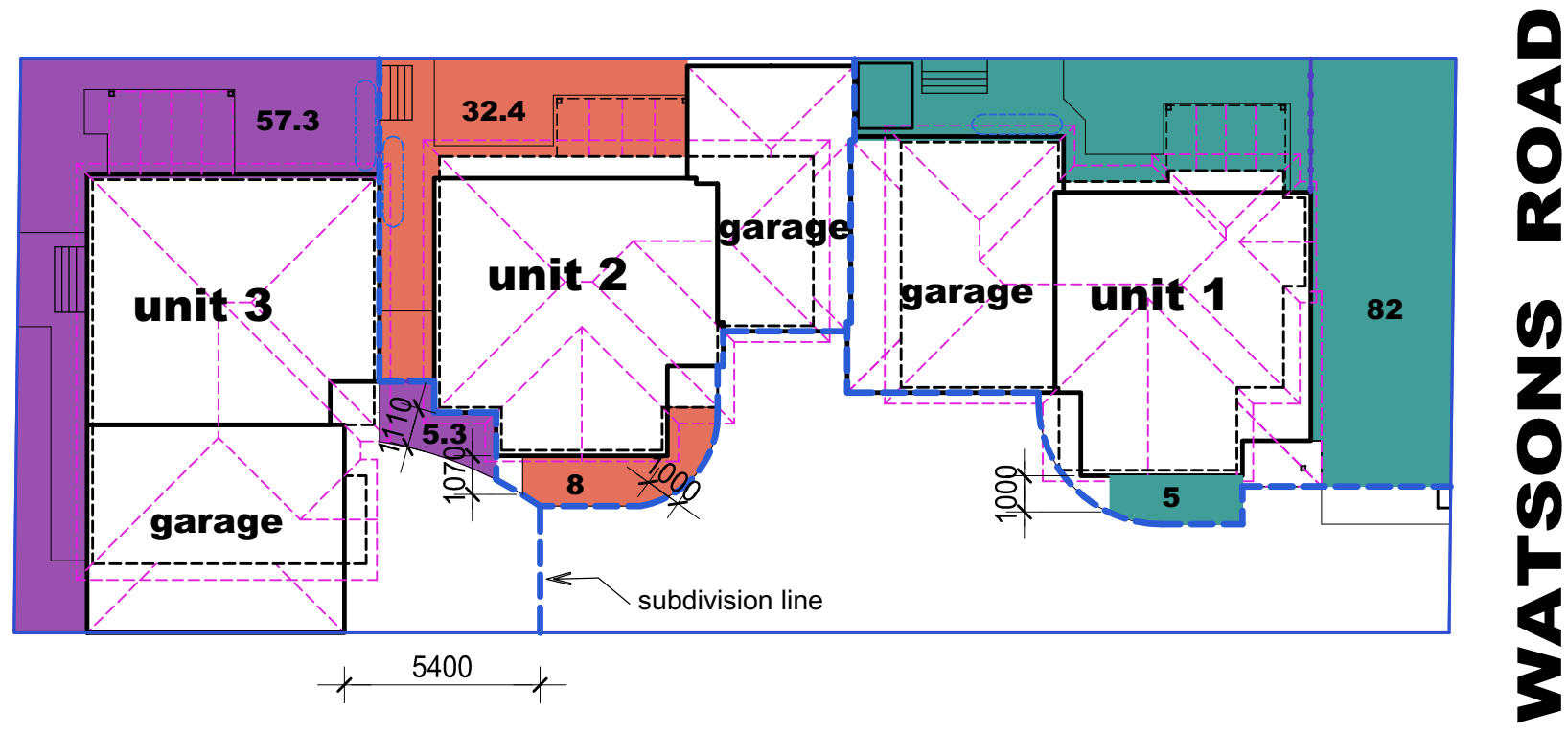


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preliminary plan of subdivision scale 1:200



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garden area calculations
 site - 628 sq.m.
 30% = 188 sq.m. required
 190 sq.m. provided
 30% garden area provided

- denotes lot 1 allocated garden area
- denotes lot 2 allocated garden area
- denotes lot 3 allocated garden area

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garden area plan

scale 1:200

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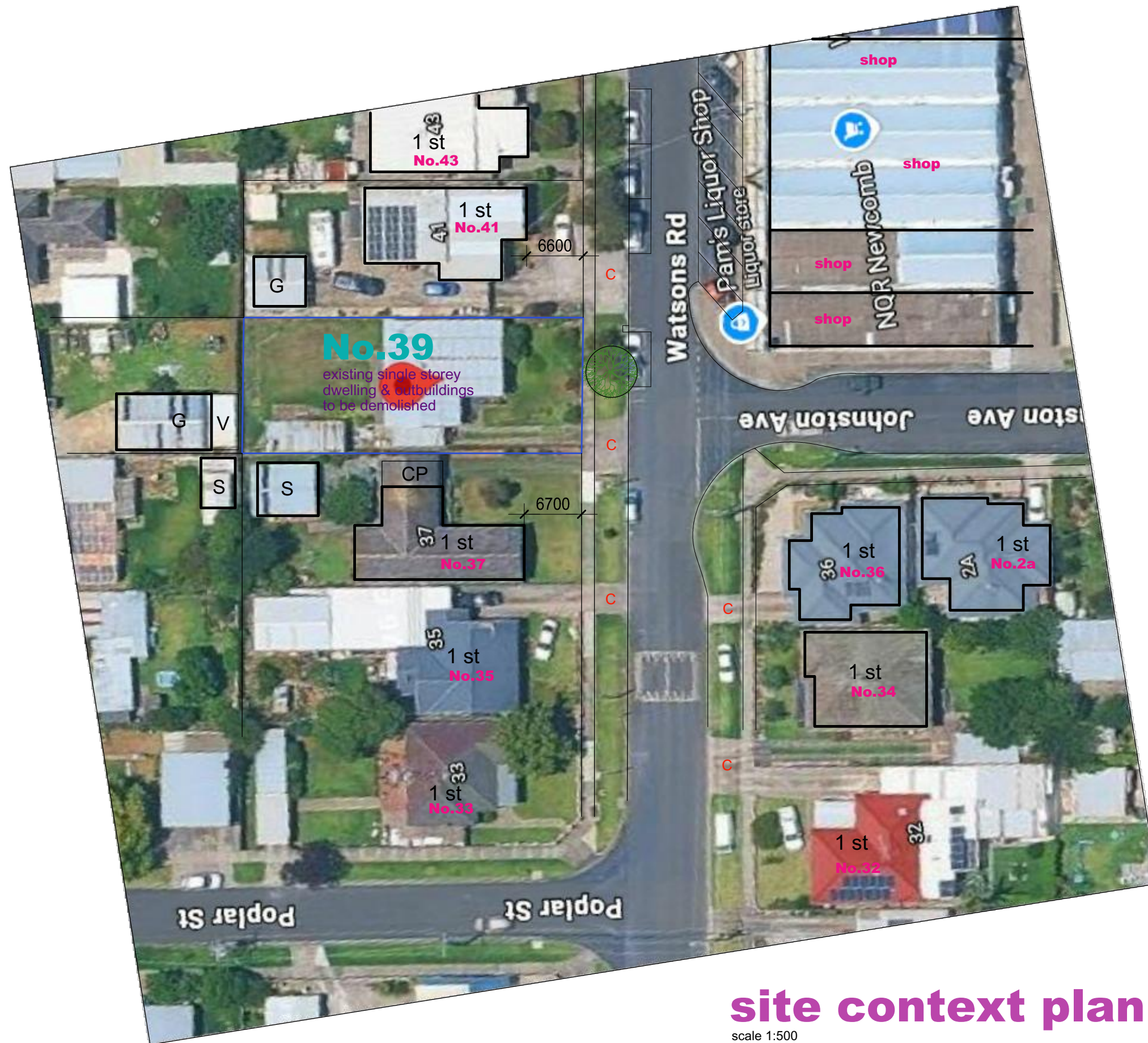
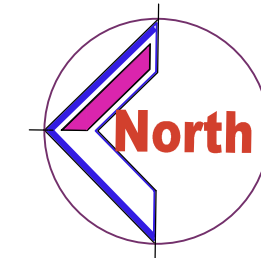
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 for: Remo Property Geelong



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site context plan

scale 1:500

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legend

- 1 st denotes existing single storey residence
- G denotes existing garage
- CP denotes existing carport
- S denotes existing shed
- V denotes existing verandah
- C denotes existing crossing

proposed 3-unit development

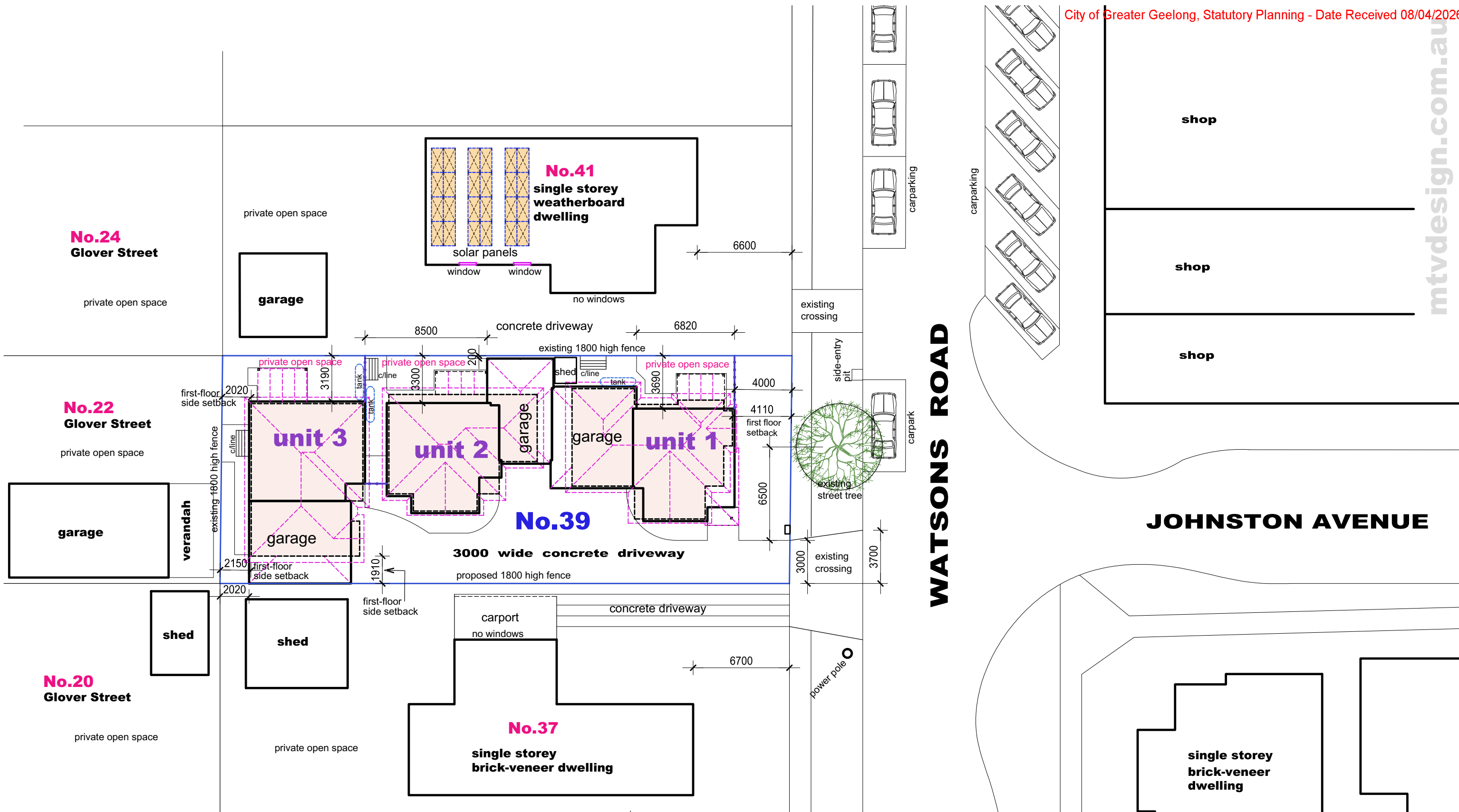
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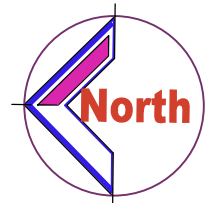
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design response plan

scale 1:250



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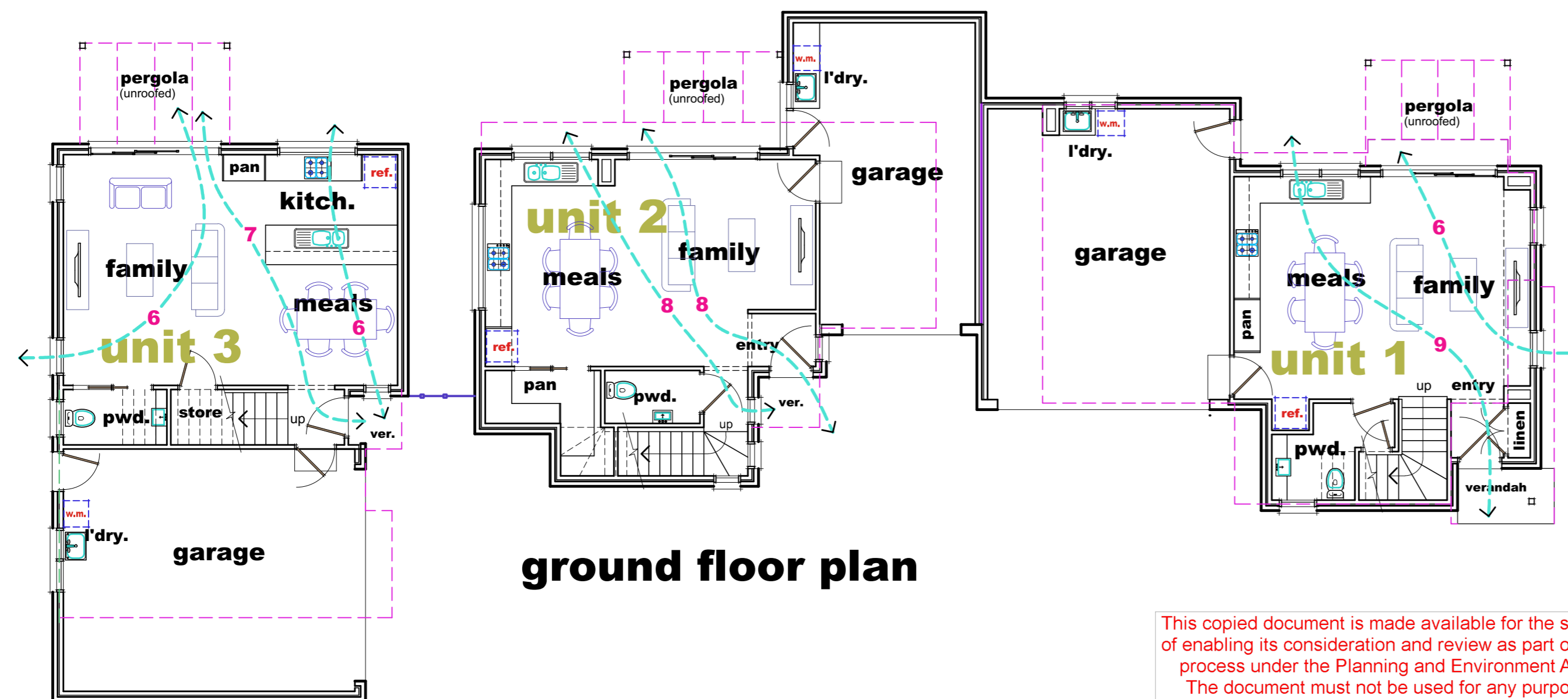
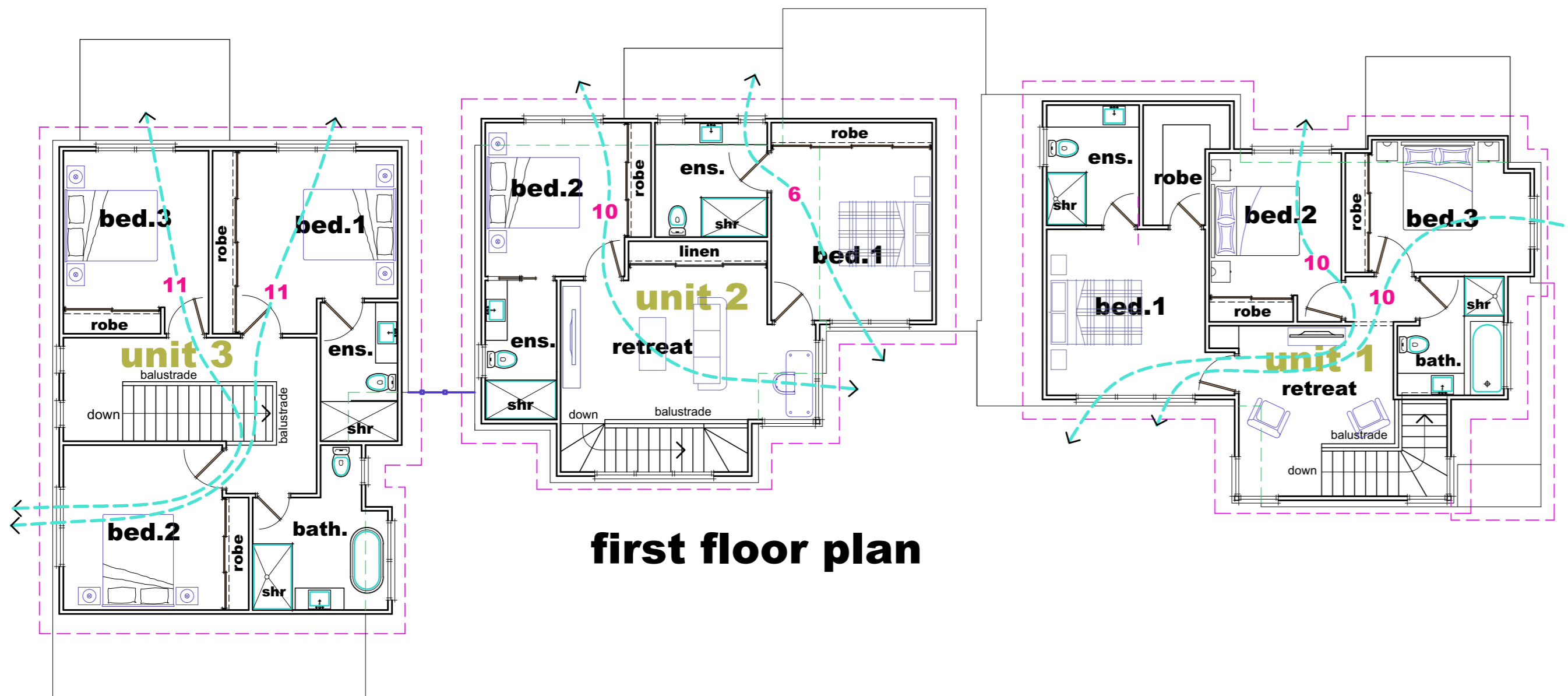
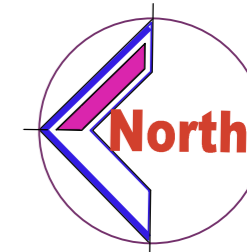
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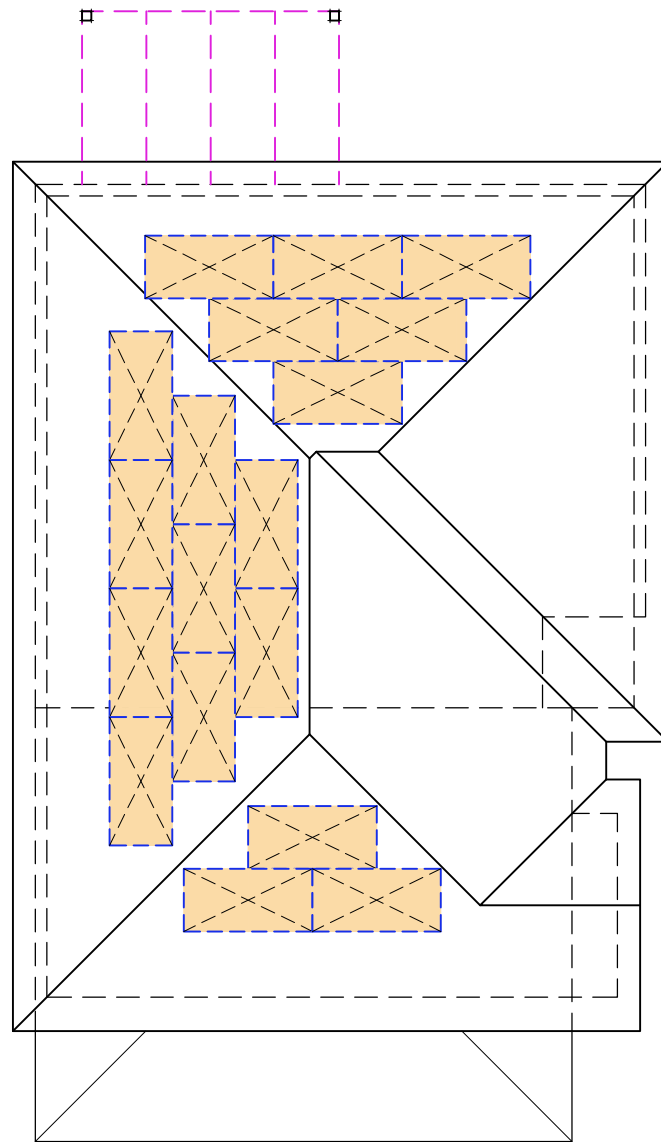
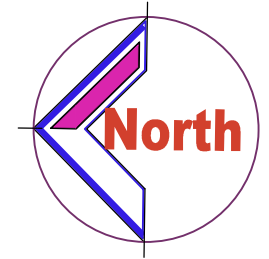
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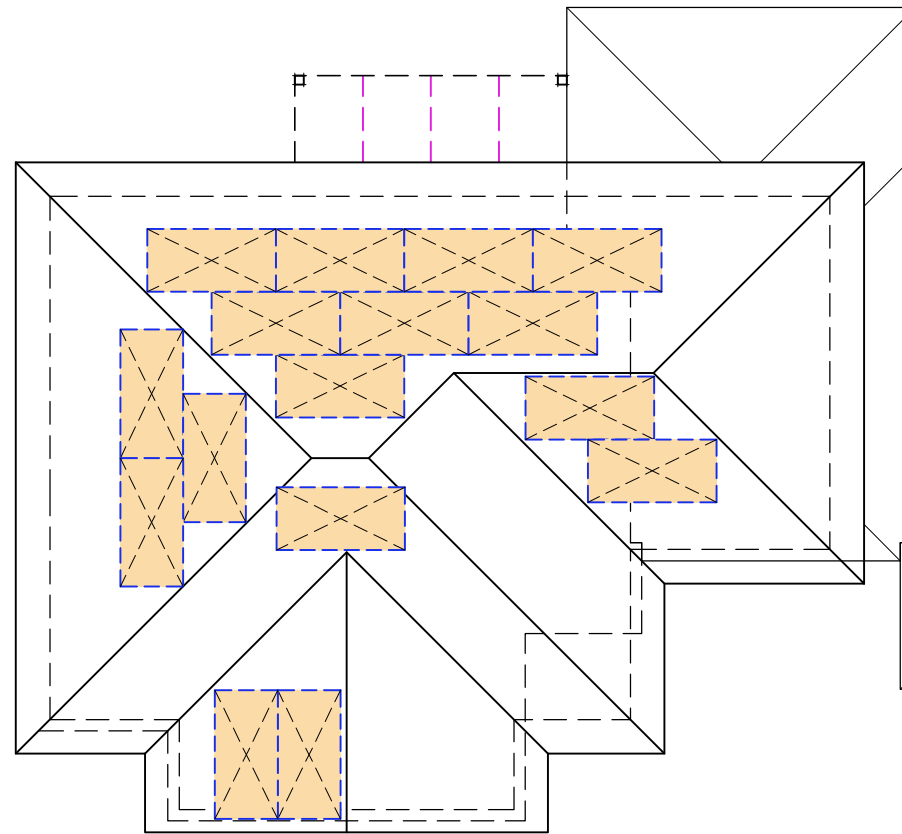
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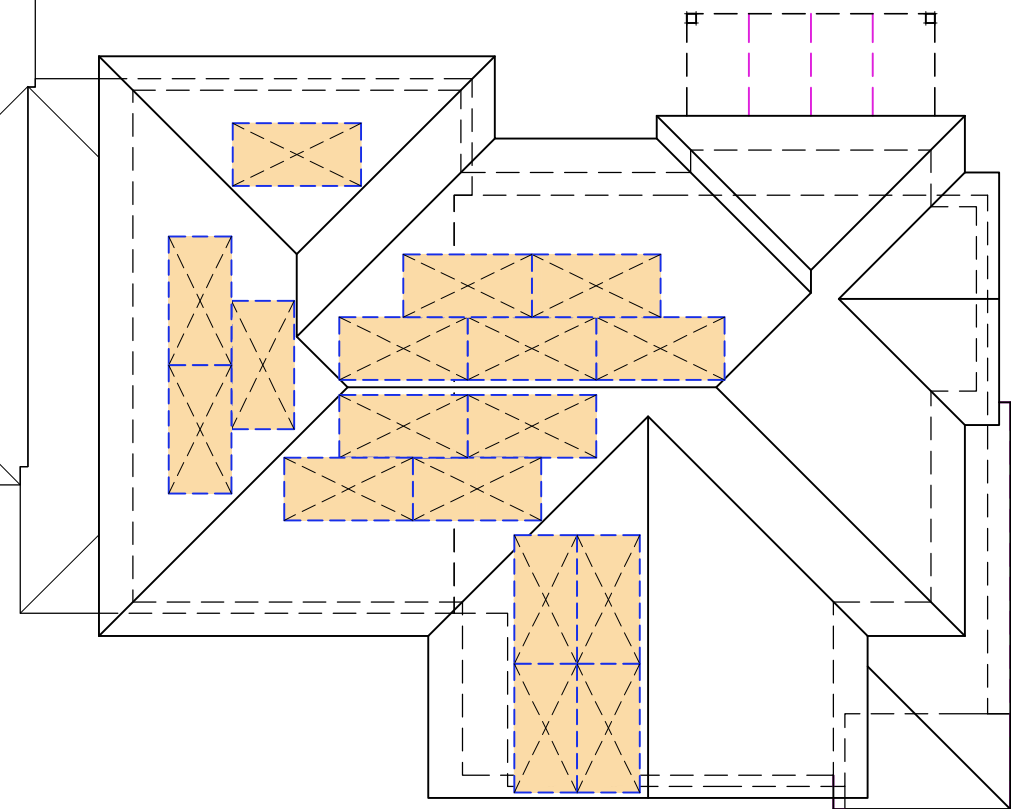




unit 3
18x1.7=30.6 sq.m.



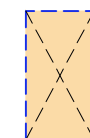
unit 2
16x1.7=27.2 sq.m.



unit 1
17x1.7=29 sq.m.

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solar panel capability



denotes possible future solar panel location
1700x900 = 1.7 sq.m. each
(located in top two-thirds of roof area)

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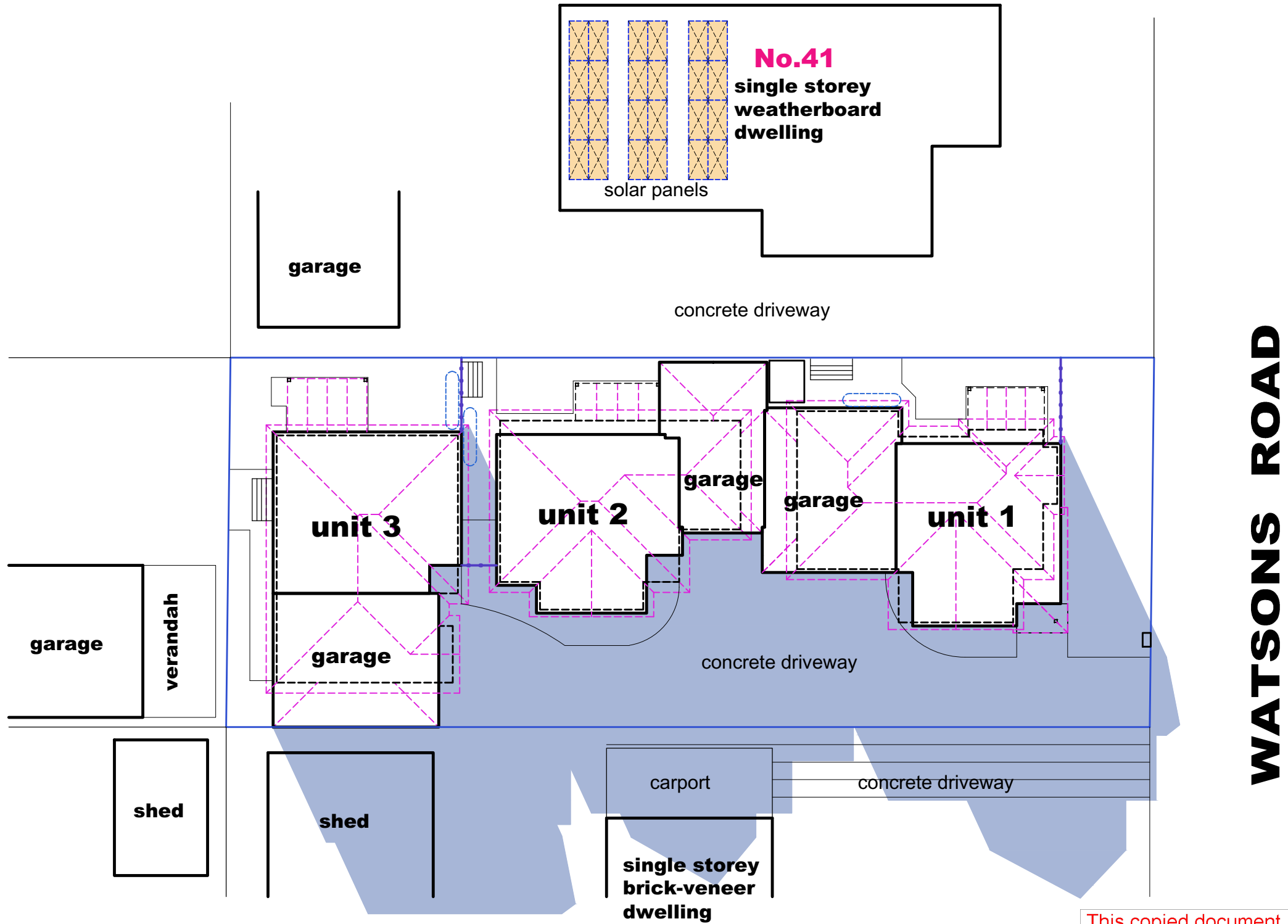
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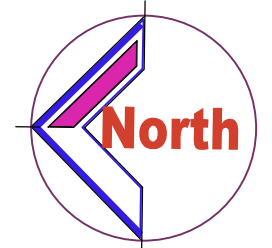
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shadow diagram the equinox 9am

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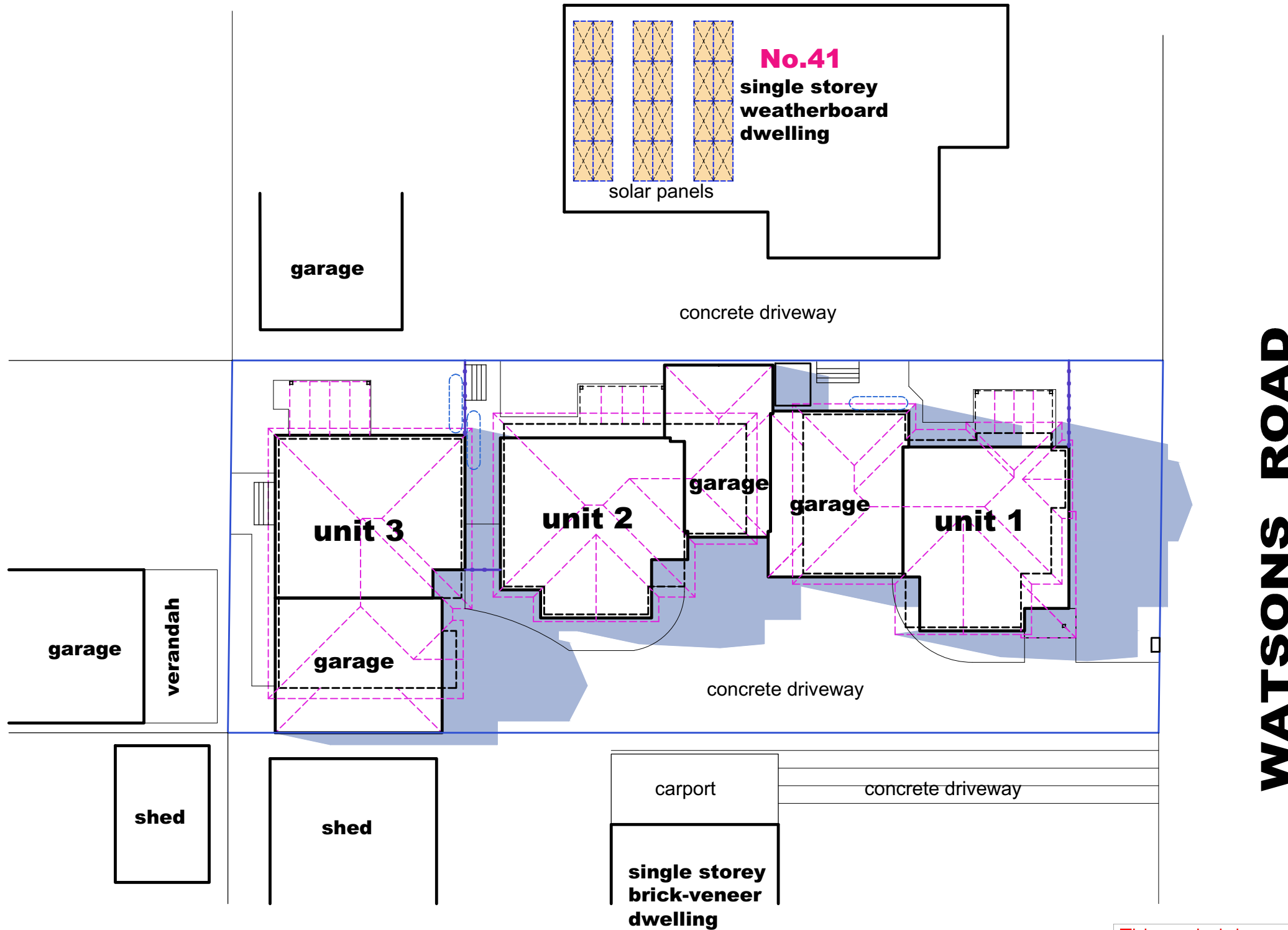
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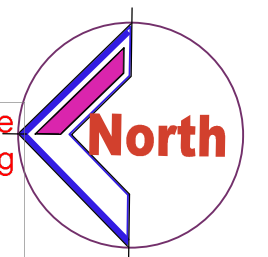
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shadow diagram the equinox 12 noon

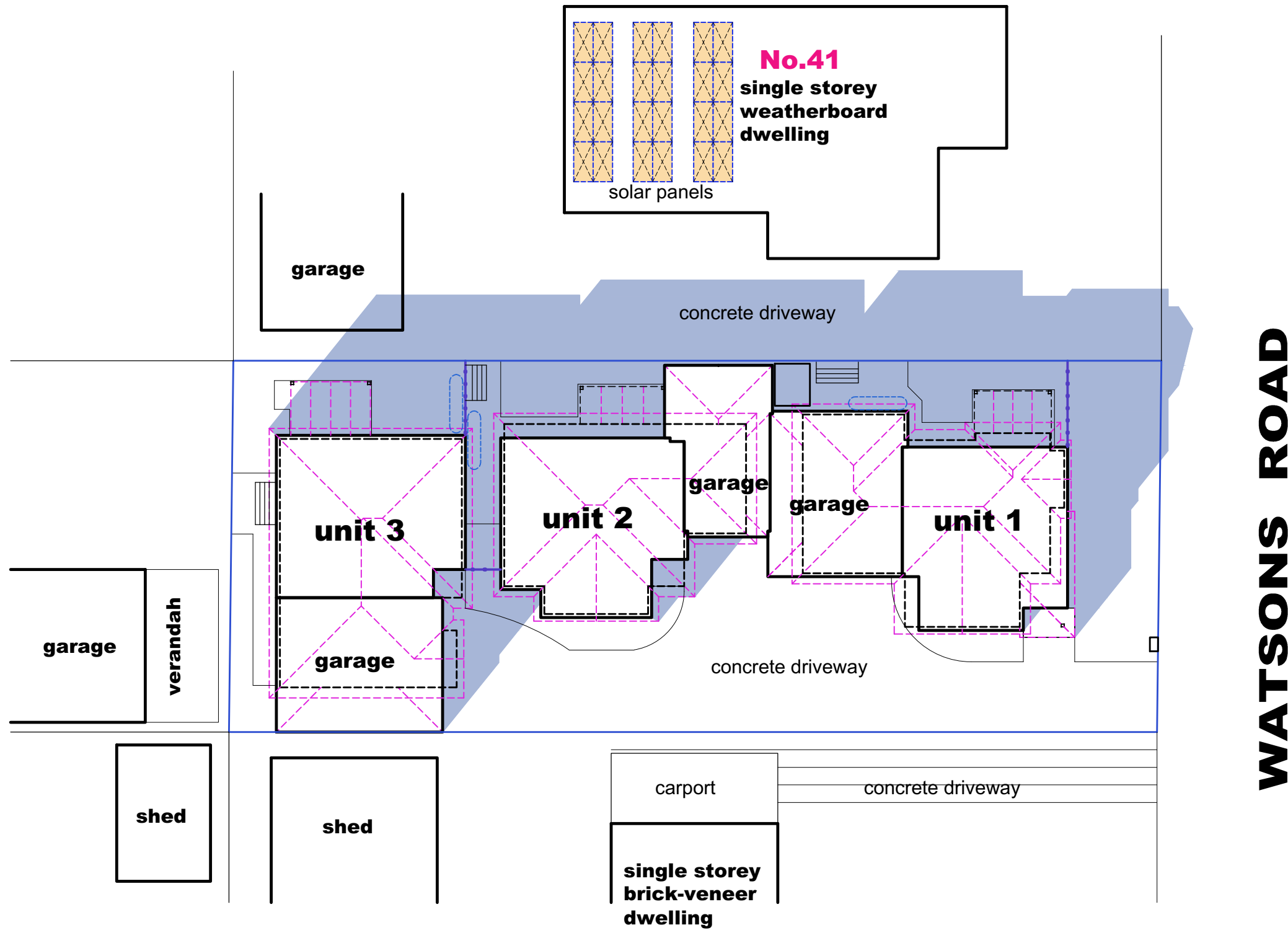
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shadow diagram the equinox 3pm

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