PROJECT:

PROPOSED RENOVATION, CARPORT & GARAGE

SITE ADDRESS:

15 Stephen Street, NEWTOWN

PROPERTY DETAILS

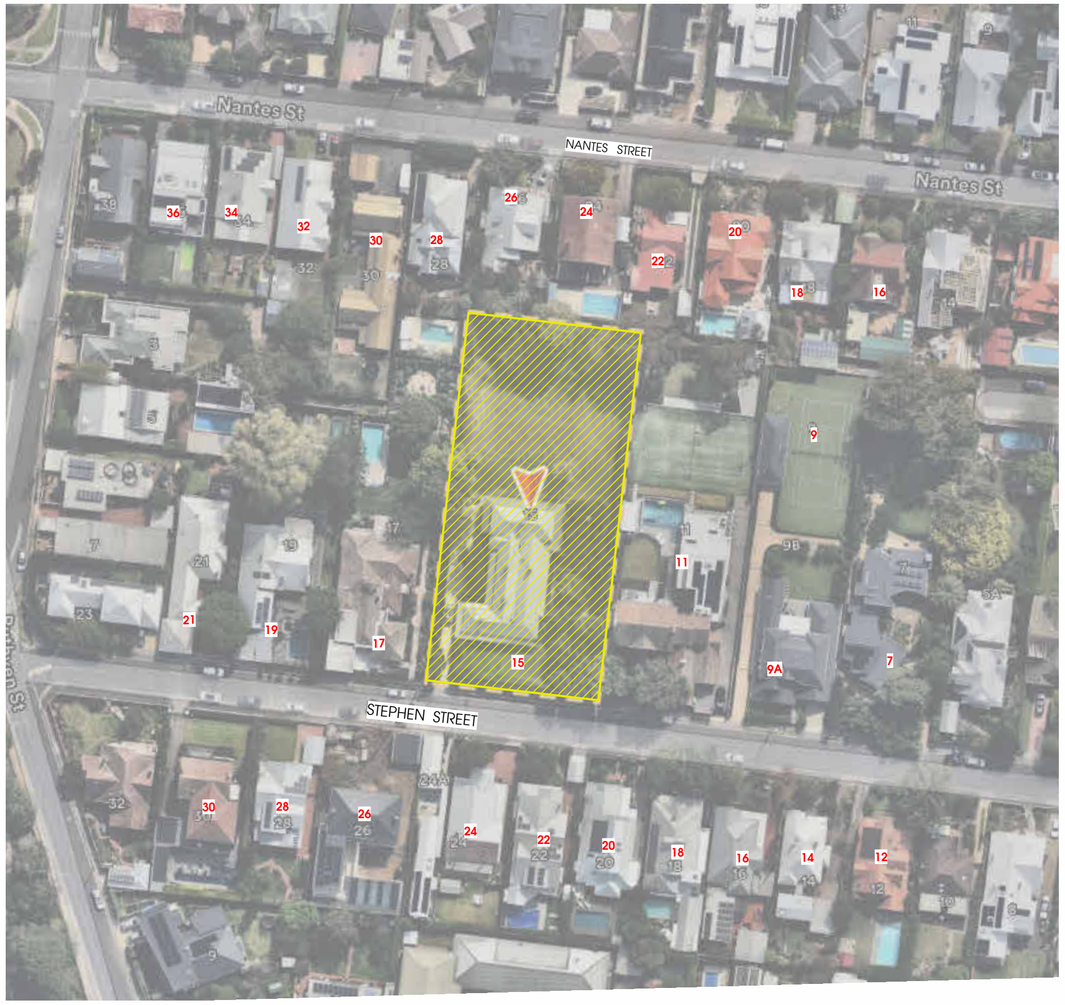
Address:	15 STEPHEN STREET, NEWTOWN 3220
Lot and Plan Number:	Lot 1 TP539528
Standard Parcel Identifier (SPI):	1\TP539528
Local Government Area (Council):	GREATER GEELONG
Council Property Number:	205195
Planning Scheme:	Greater Geelong
Directory Reference:	Melway xx

Planning Zone Summary

Planning Zone:	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2 (NRZ2)
Planning Overlays:	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14)
	HERITAGE OVERLAY (Ho2006)

Sheet List - Town Planning

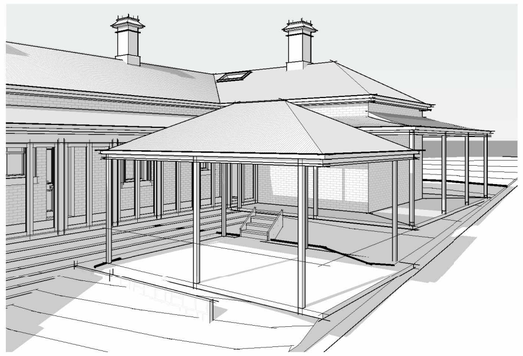
Sheet Number	Sheet Name
TP3.0	EXISTING FLOOR PLAN
TP00	COVER PAGE
TP1.0	SITE ANALYSIS & DESIGN RESPONSE PLAN
TP2.0	SITE CONTEXT PLAN
TP3.1	EXISTING ELEVATIONS
TP2.1	GARDEN AREA PLAN
TP4.1	PROPOSED GROUND FLOOR PLAN
TP4.0	PROPOSED GARAGE & POOL PLAN
TP5.0	DWELLING ELEVATIONS
TP5.1	POOL HOUSE ELEVATIONS
TP5.2	GARAGE ELEVATIONS



LOCALITY PLAN

1 : 1000

N





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24/07/26	MEZZANINE FLOOR PLAN ADDED
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TP00

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LEGEND

A. Existing Single Storey Dwellings

B. Existing Double Storey Dwellings

C. Proposed Pool

D. Car Accommodation

E. Vacant Site

1. Adjoining Private Open Space

2. Proposed Private Open Space

3. Vehicular Site Entry

Existing Trees

SITE ANALYSIS PLAN

1 : 750



DESIGN RESPONSE PLAN

1 : 750

N

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Site Area:	3415 m2
Existing Basement Area:	122.03 m2
Existing Basement Stire Area;	54.94 m2
Existing Basement Covered Area;	75.22 m2
Existing Ground Floor Area;	371.04 m2
Existing Front Ver. Area;	57.95 m2
Existing Porch & Rear Ver;	110.03 m2
Proposed Carport Area:	27.00 m2
Proposed Garage Area:	455.83 m2
Proposed Pool House Area:	24.68 m2
	1298.72 m2
Dwelling Surface Area:	1046.53 m2
Building Site Coverage:	30.64 %
Paved Area:	618.96 m2
Total Hard Surface Area:	1665.49m2
Permeable Surface Area:	1749.51 m2
Permeable Surface Coverage:	51.23 %

SITE PLAN

1 : 200

FLOOR LEVEL SCHEDULE		
	CUT RL	FFL
-1. EXISTING BASEMENT FLOOR PLAN		53.22
-2. EXISTING BASEMENT LOWER FLOOR PLAN		52.88
-3. EXISTING CELLAR FLOOR LEVEL		53.33
1. EXISTING GROUND FLOOR		55.86
MEZZANINE FLOOR LEVEL		53.30
PROPOSED CARPORT PLAN	54.86	55.01
PROPOSED GARAGE PLAN	50.35	50.60

TREE LEGEND

- Existing trees to remain
- Existing trees to remain
- New Tree planting
- NRZ zone
- SRZ zone
- Existing canopy tree cover 480m2 (14%) of site

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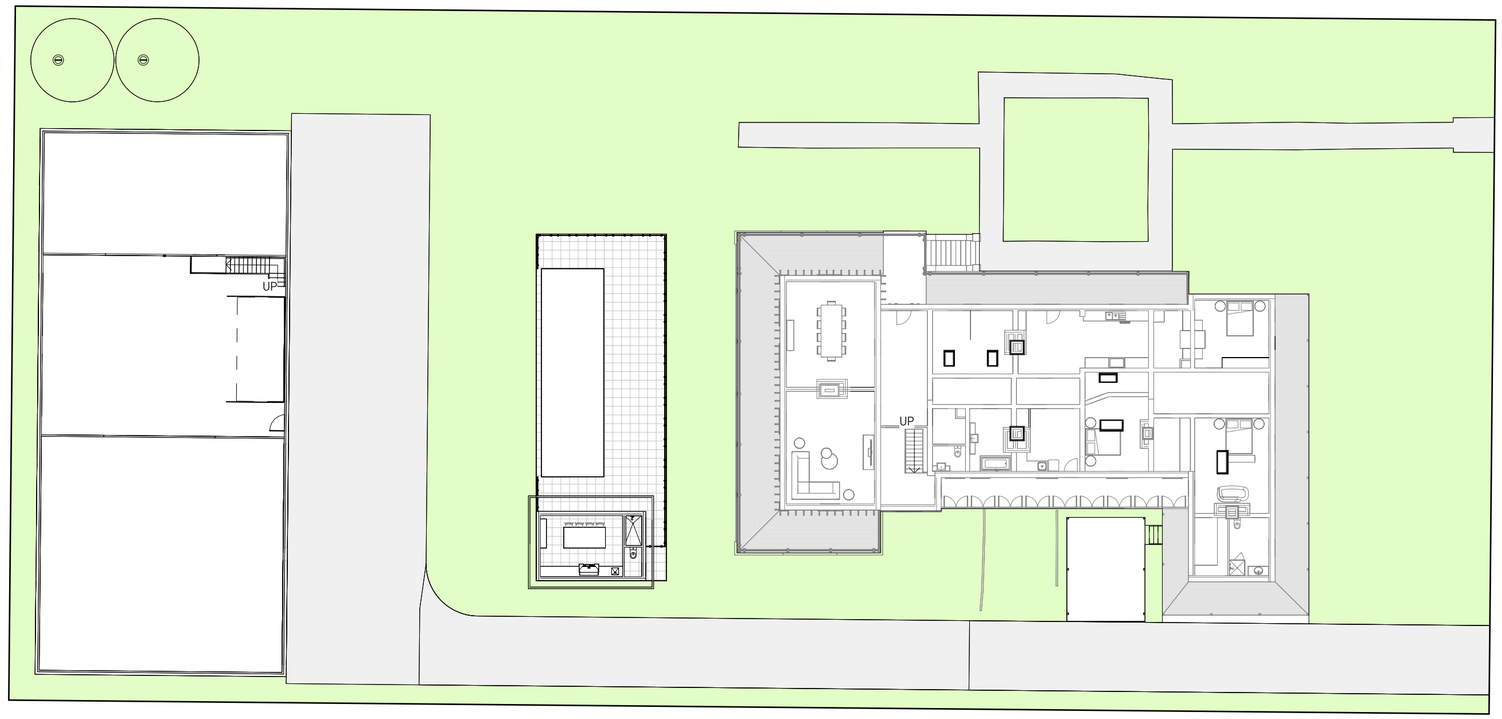
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GARDEN AREA PLAN

1 : 250

DENOTES DWELLING FLOOR AREA

DENOTES GARDEN AREA

DENOTES EXCLUDED AREAS

SITE AREA; **3415 m2**
Required Garden Area; 1195.25 m2
Proposed Garden Area; 1614.00 m2

MANDATORY MINIMUM 'GARDEN AREA'

LOT SIZE	**MIN. PERCENTAGE OF A LOT SET ASIDE AS GARDEN AREA**
Above 650 sqm	35%

Any area on a lot with a minimum dimension of 1 metre that does not include:

a) a dwelling or residential building, except for:
-an eave, fascia or gutter that does not exceed a total width of 600mm;
-a pergola;
-unroofed terraces, patios, decks, steps or landings less than 800mm in height;
-a basement that does not project above ground level;
-any outbuilding that does not exceed a gross floor area of 10 square metres; and
-domestic services normal to a dwelling or residential building;
b) a driveway; or
c) an area set aside for car parking.

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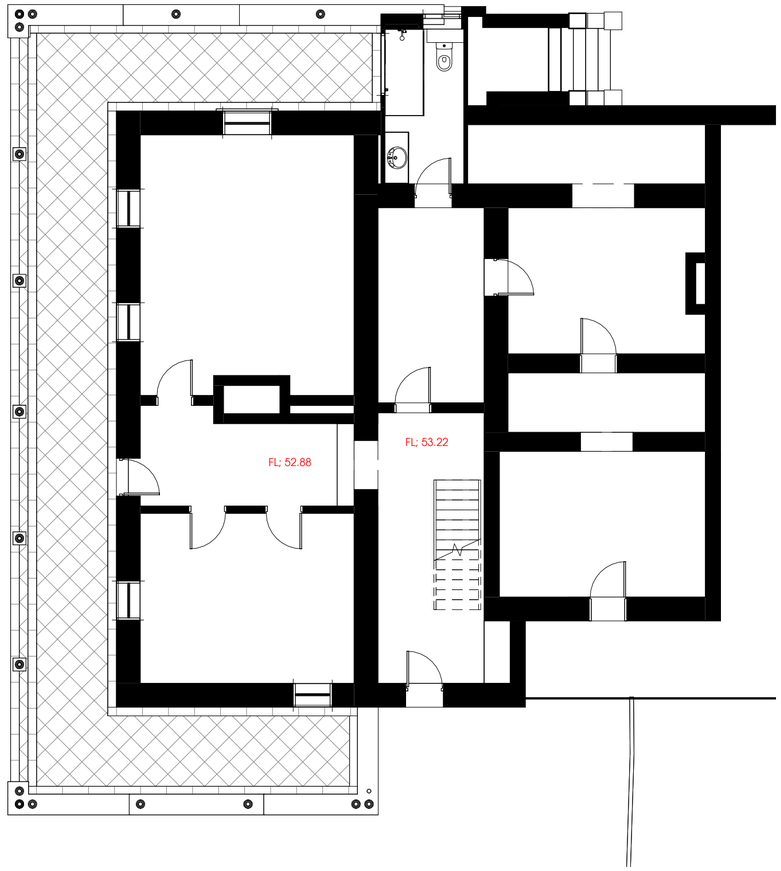
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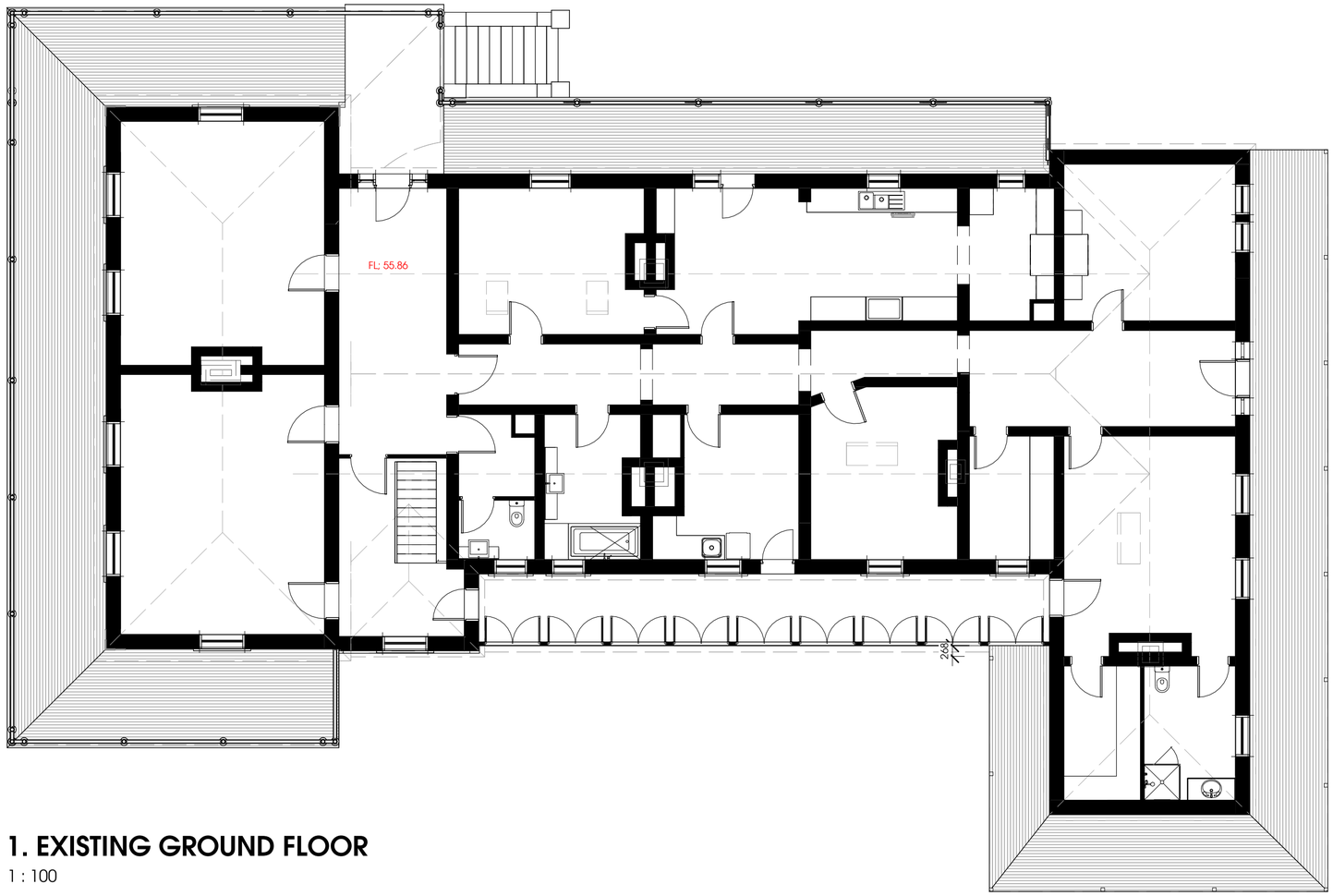
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-1. EXISTING BASEMENT FLOOR PLAN

1 : 100



1. EXISTING GROUND FLOOR

1 : 100

N

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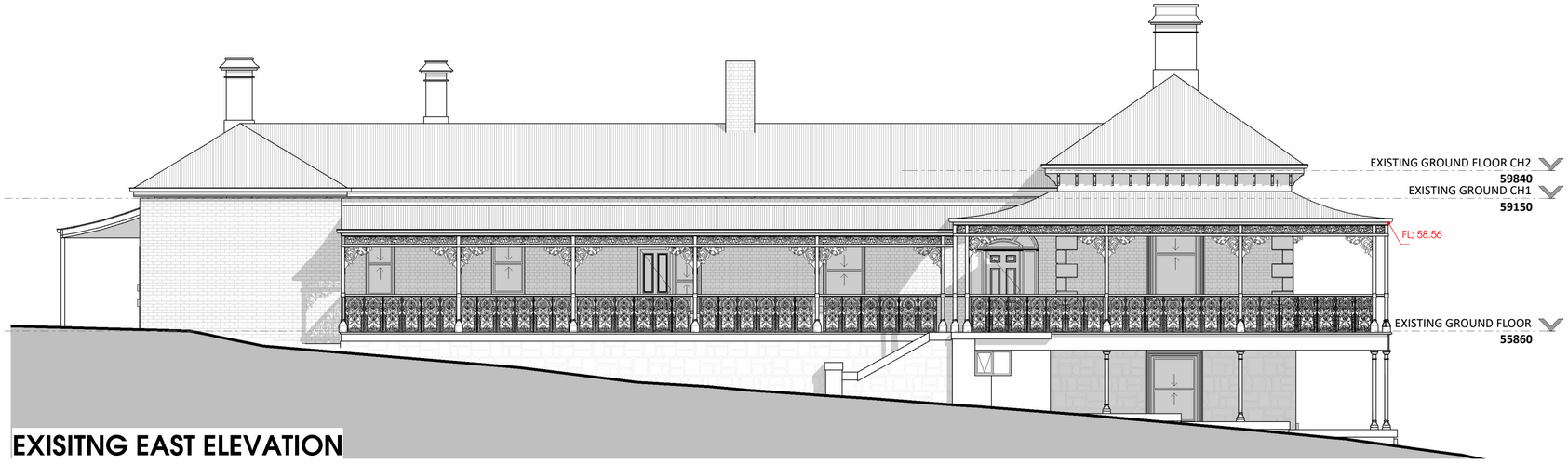
EXISTING SOUTH ELEVATION

1 : 100



EXISTING NORTH ELEVATION

1 : 100



EXISITNG EAST ELEVATION

1 : 100



EXISTING WEST ELEVATION

1 : 100

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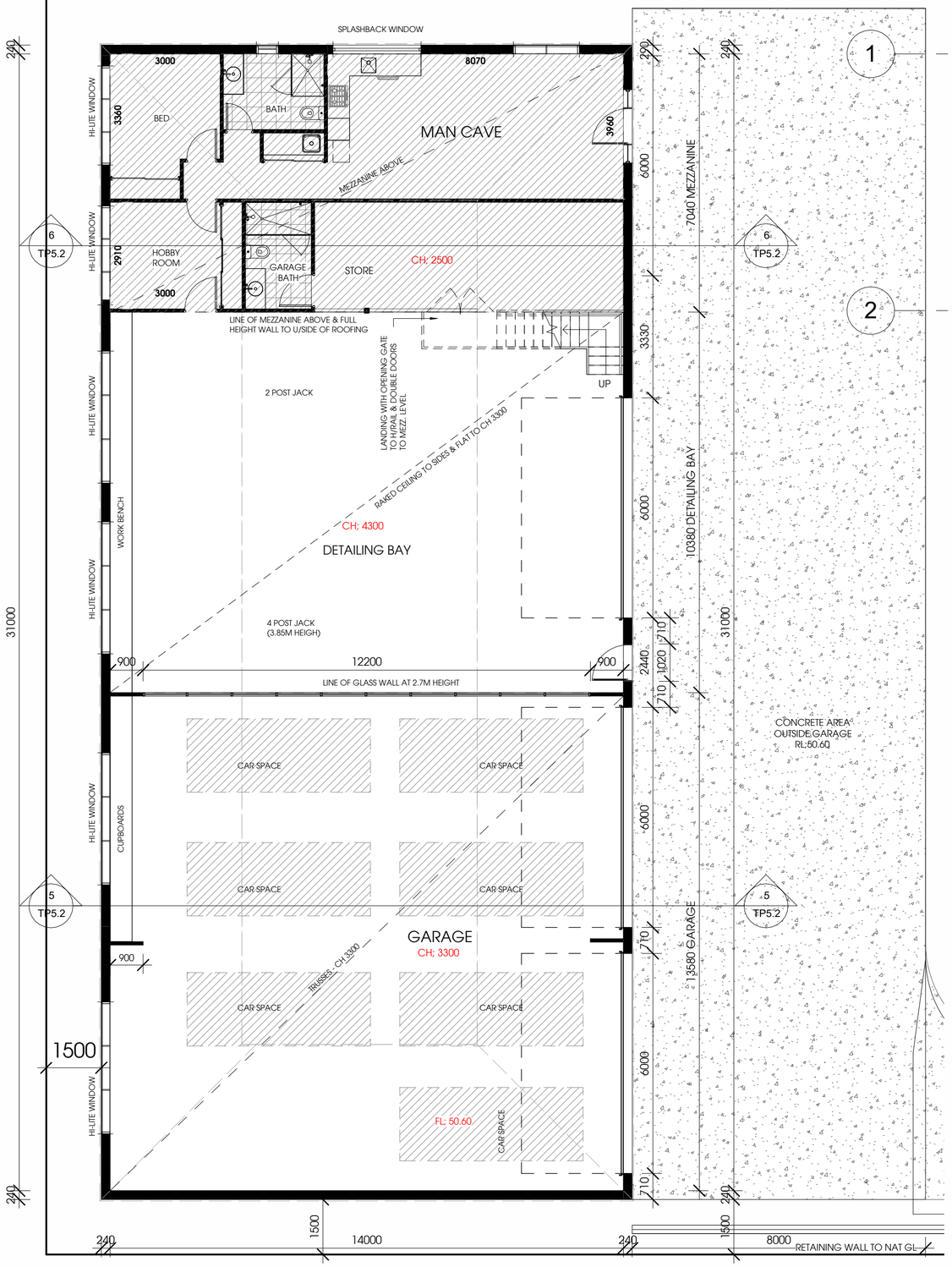
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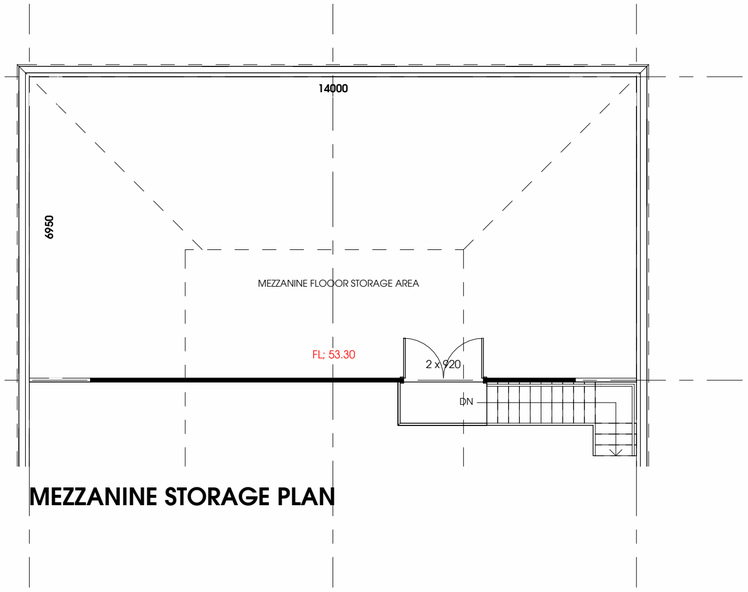
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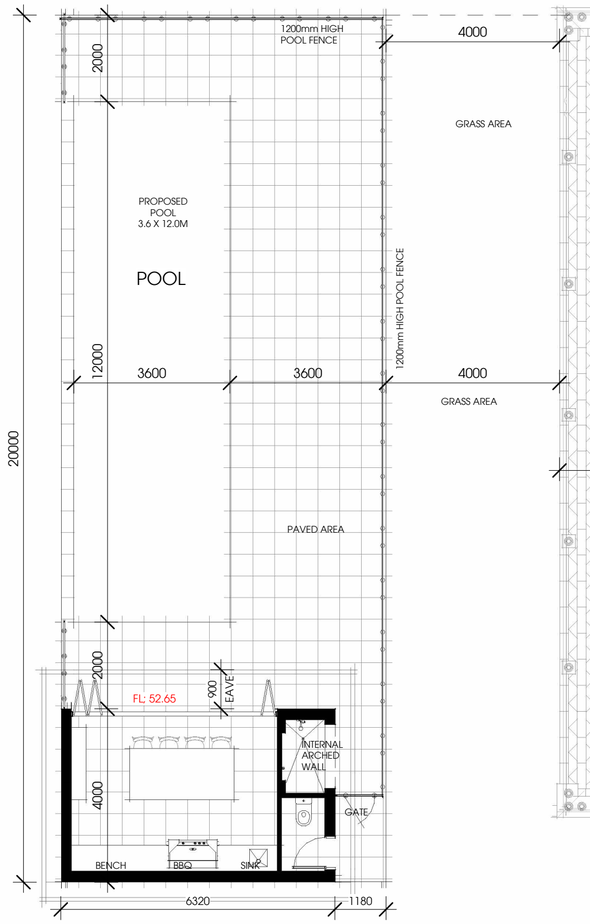


PROPOSED GARAGE PLAN

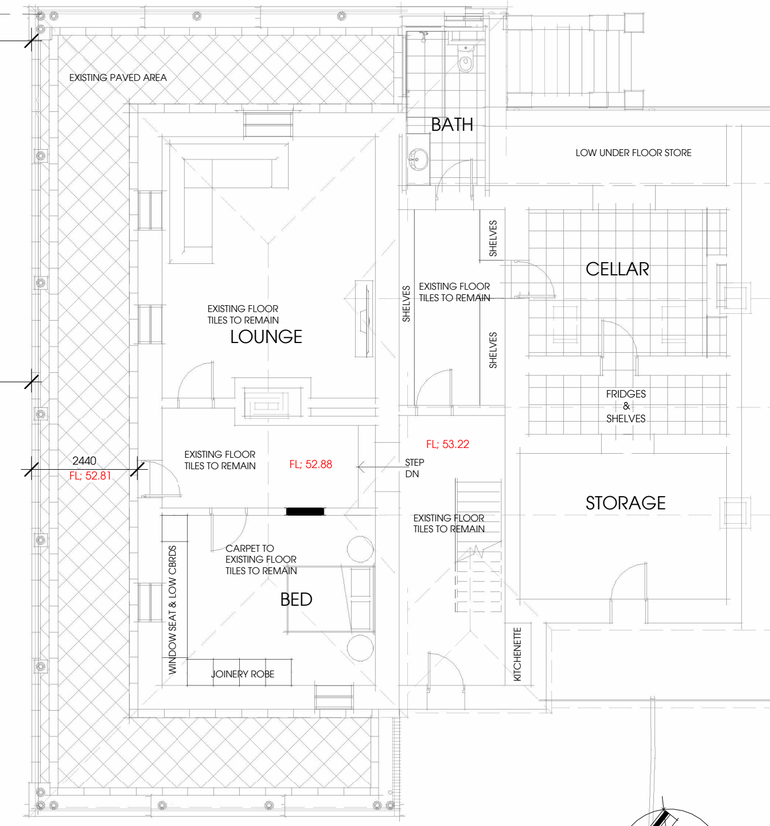
1 : 100



MEZZANINE STORAGE PLAN



PROPOSED POOL & POOL HOUSE



-1. EXISTING BASEMENT LEVEL

PROPOSAL:
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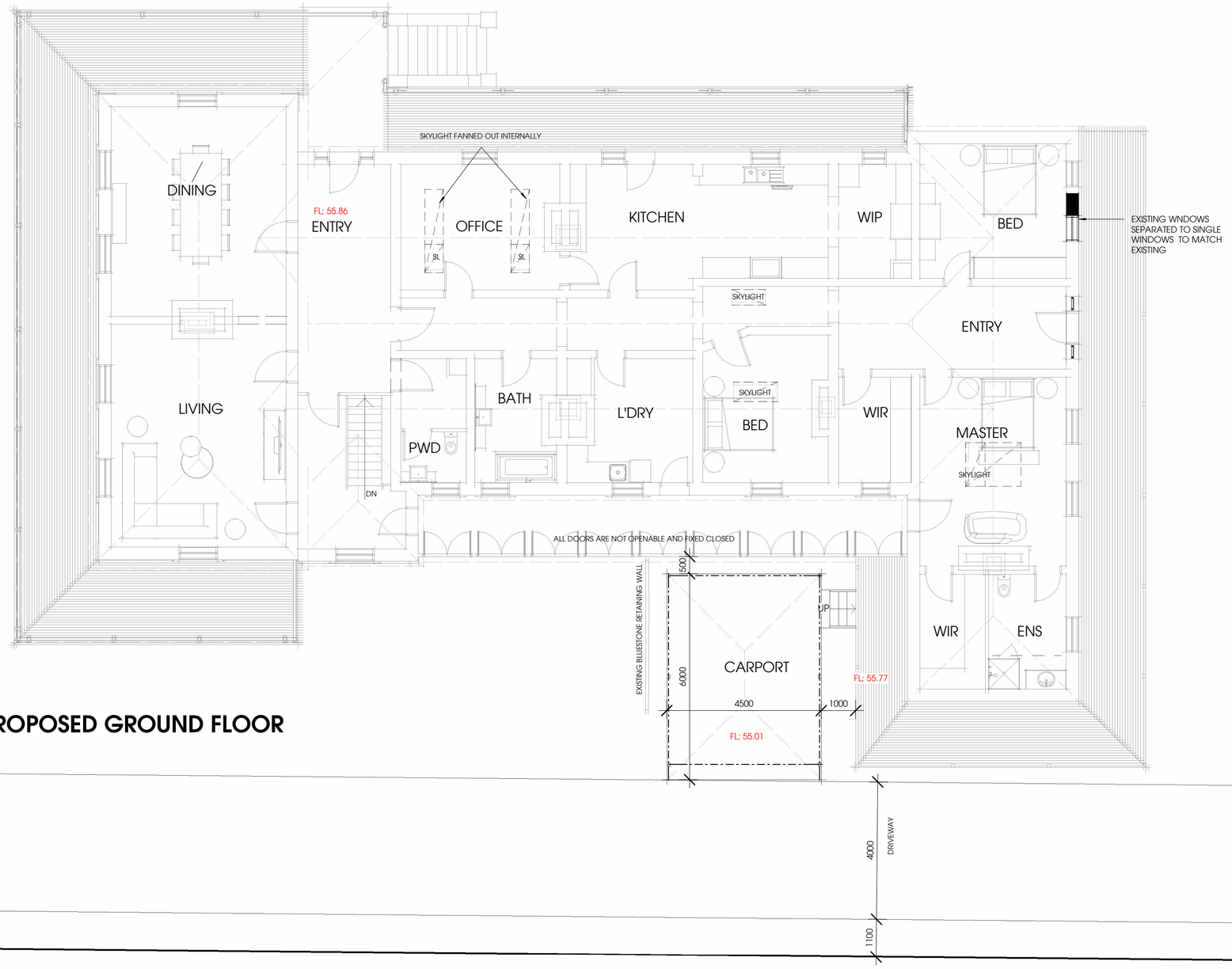
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1. PROPOSED GROUND FLOOR

1 : 100

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PROPOSED SOUTH ELEVATION

1 : 100

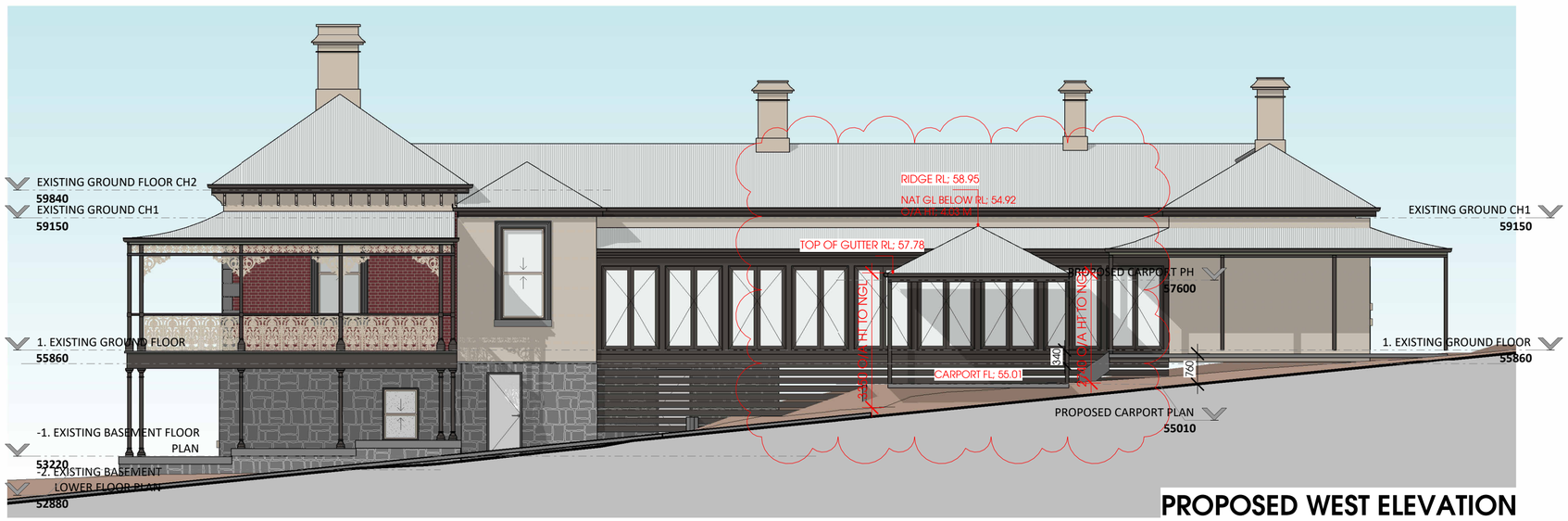


PROPOSED NORTH ELEVATION

1 : 100

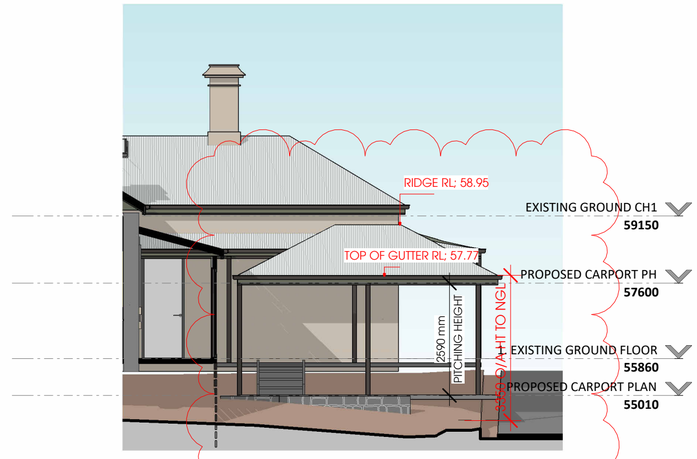
COLOR & MATERIALS SCHEDULE:





PROPOSED WEST ELEVATION

1 : 100



PROPOSED NORTH CARPORT ELEVATION

1 : 100

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TP5.0

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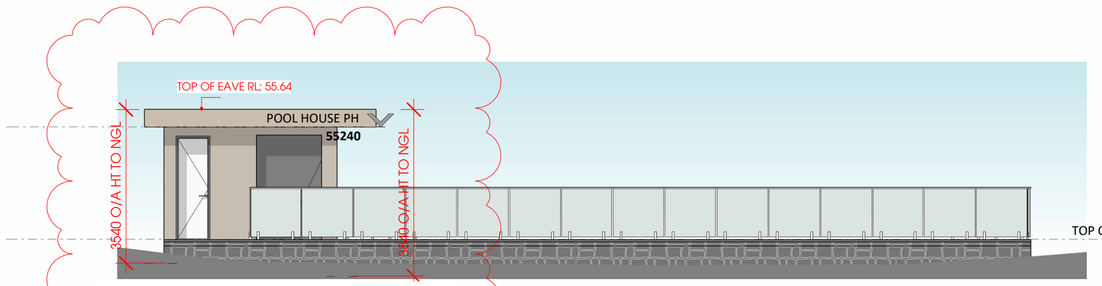
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PROPOED EAST ELEVATION

1 : 100

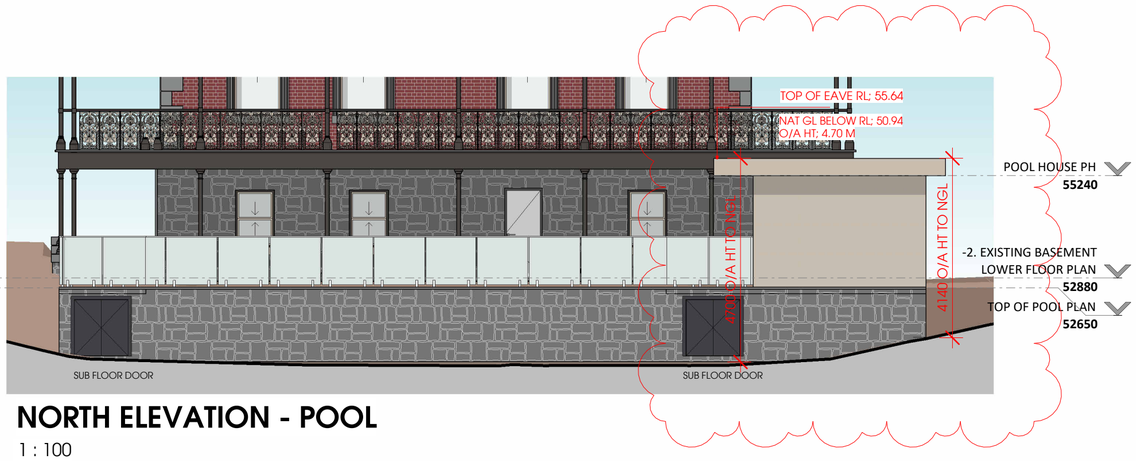


SOUTH ELEVATION - POOL

1 : 100

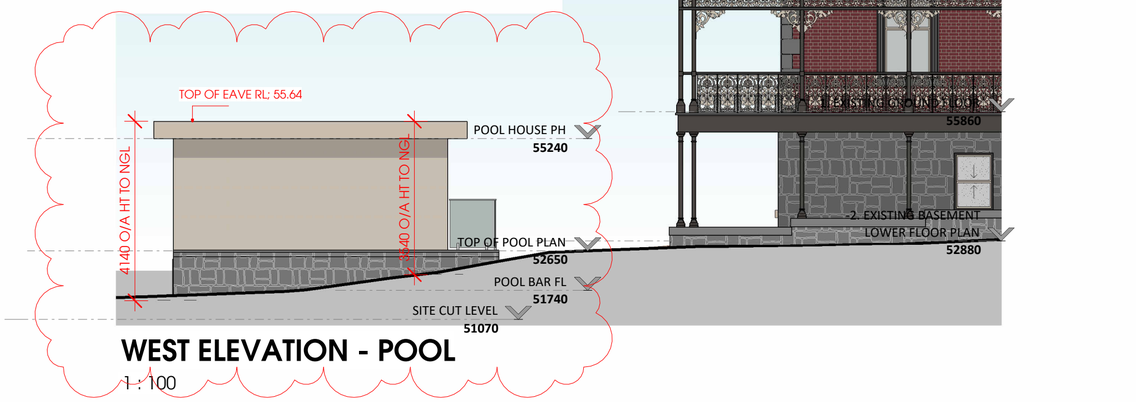
COLOR & MATERIALS SCHEDULE:





NORTH ELEVATION - POOL

1 : 100



WEST ELEVATION - POOL

1 : 100

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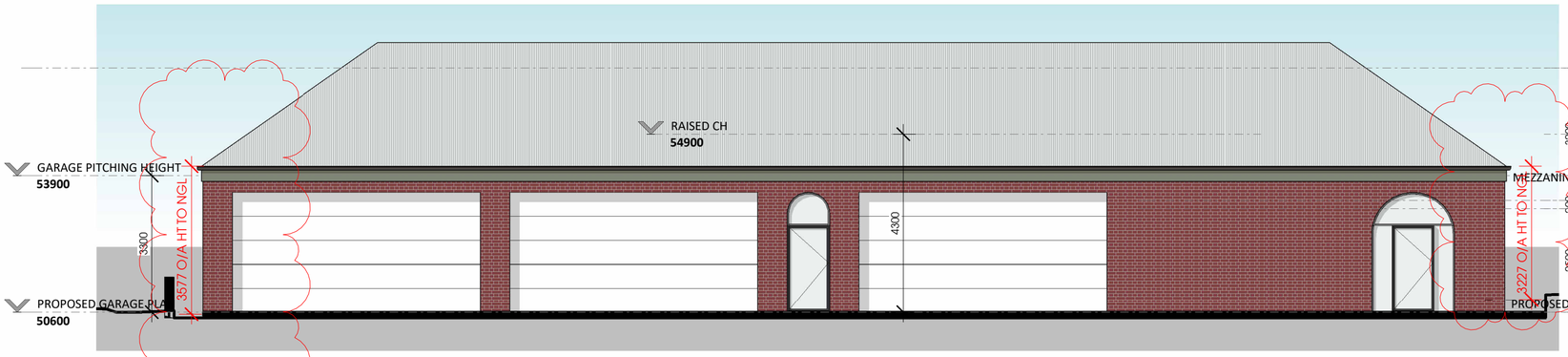
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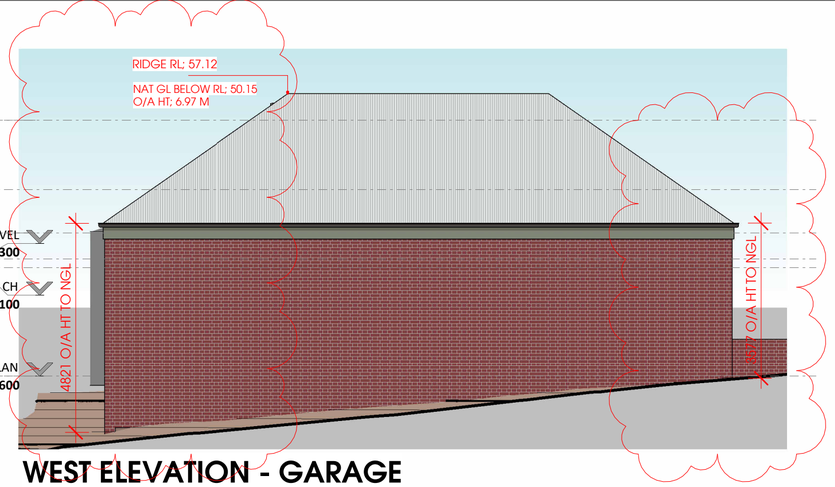
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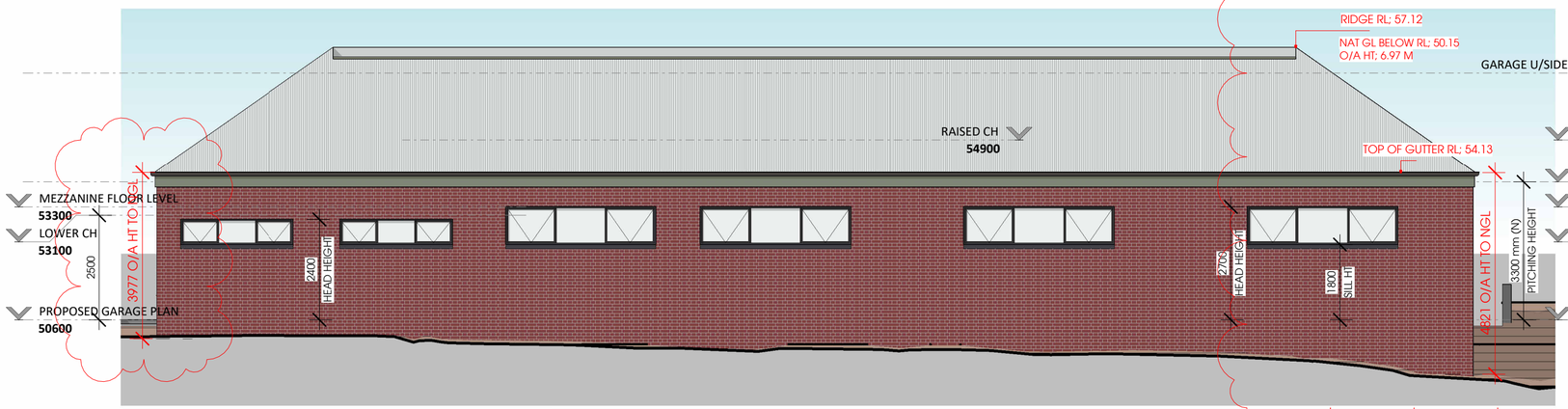
SOUTH ELEVATION - GARAGE

1 : 100



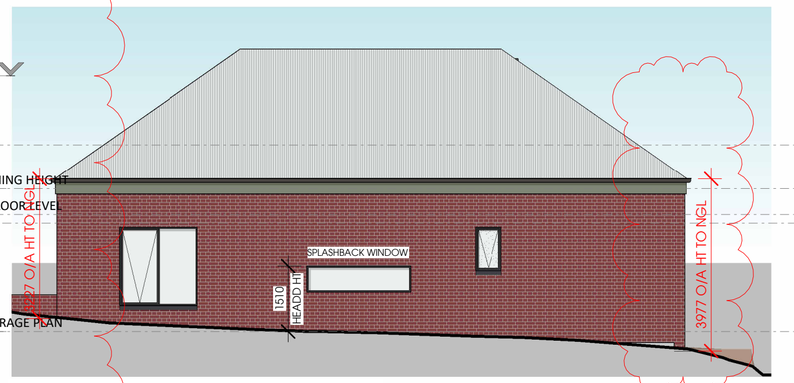
WEST ELEVATION - GARAGE

1 : 100



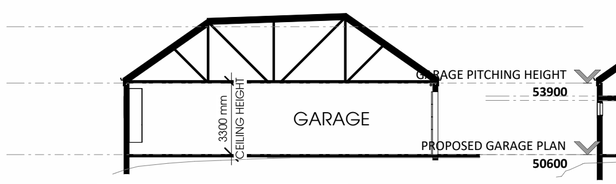
NORTH ELEVATION - GARAGE

1 : 100



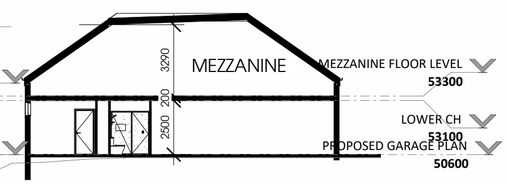
EAST ELEVATION - GARAGE

1 : 100



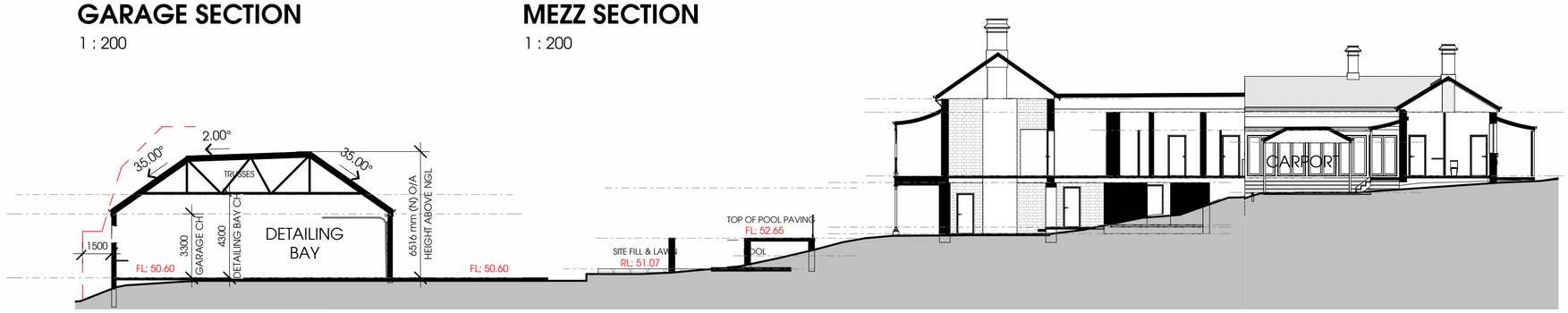
GARAGE SECTION

1 : 200



MEZZ SECTION

1 : 200



SITE CROSS SECTION

1 : 200

COLOR & MATERIALS SCHEDULE:



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