City of Greater Geelong, Statutory Planning - Date Received 06/10/2026

PROJECT:

PROPOSED CLINIC

SITE ADDRESS:

94 WILSONS ROAD, NEWCOMB



LOCALITY PLAN

1 : 1000

SHEET LIST - Working Drawing	
SHEET NUMBER	**SHEET NAME**
WD0.0	COVER PAGE
WD0.1	SITE ANALYSIS PLAN
WD0.2	DESIGN RESPONSE PLAN
WD1.0	GENERAL NOTES
WD2.0	SITE PLAN
WD2.1	CAR PARK PLAN
WD3.0	EXISTING FLOOR PLAN
WD3.2	DEMOLITION PLAN
WD4.0	PROPOSED FLOOR PLAN
WD4.1	PROPOSED ELEVATIONS
WD5.0	BCA LIGHTNING PLAN
WD6.0	ACCESSIBLE WC
WD6.2	BLUE FACTOR

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PROPOSAL:
PROPOSED CLINIC

FOR; .

ADDRESS:
94 WILSONS ROAD, NEWCOMB

REVISION:
29-07-26 PRELIMINARY WD
31-08-26 RFI
22-09-26 BLUE FACTOR

DRAWN:	DATE:	DWG NO:
JA	29-07-26	**WD0.0**

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Projekt Evolve
29 Pakington Street, Geelong West 3218
Ph: 5222 1119 E: office@projektevolve.com.au
Drawings Prepared by; Projekt Evolve
(TA Ivelja Design Pty Ltd CDP-AD 53723)

City of Greater Geelong, Statutory Planning - Date Received 06/10/2026



LEGEND

A. Existing Single Storey Dwellings

B. Existing Double Storey Dwellings

C. Parking Spaces

D. Car Accommodation

E. Primary School

1. Adjoining Private Open Space

2. Proposed Private Open Space

3. Vehicular Site Entry

Existing Trees

50m to Catholic School
350m to Bus Stop
3.0km to East Geelong Golf Club

500m to Newcomb Primary School
750m to Kirralee Kindergarten
750m to Ervins Reserve Park

300m to Newcomb Preschool
450m to Bus Stop
450m to post Office
750m to Newcomb Highschool

3.4km to barwon Health General Hospital

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SITE ANALYSIS PLAN

1 : 500

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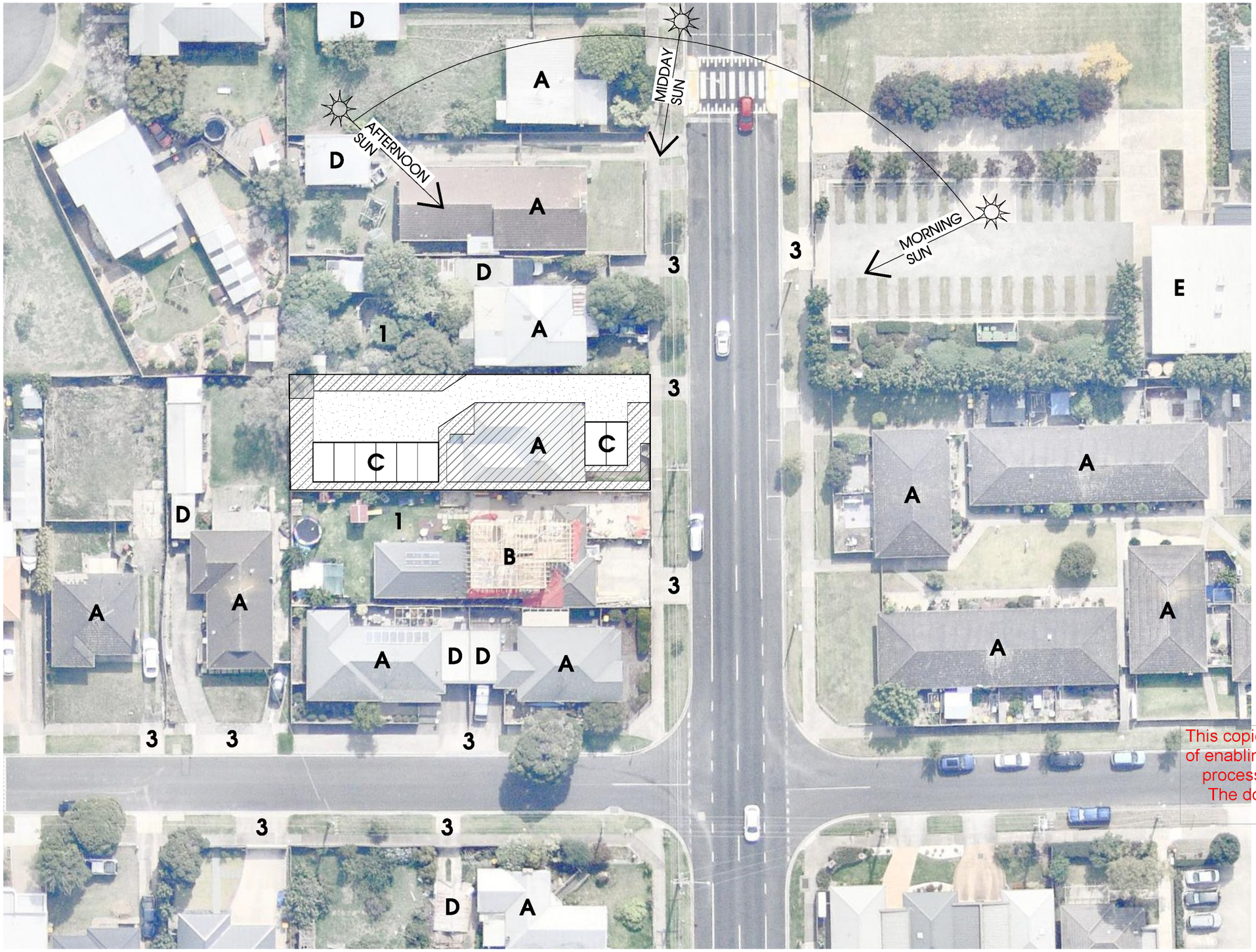
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DESIGN RESPONSE PLAN

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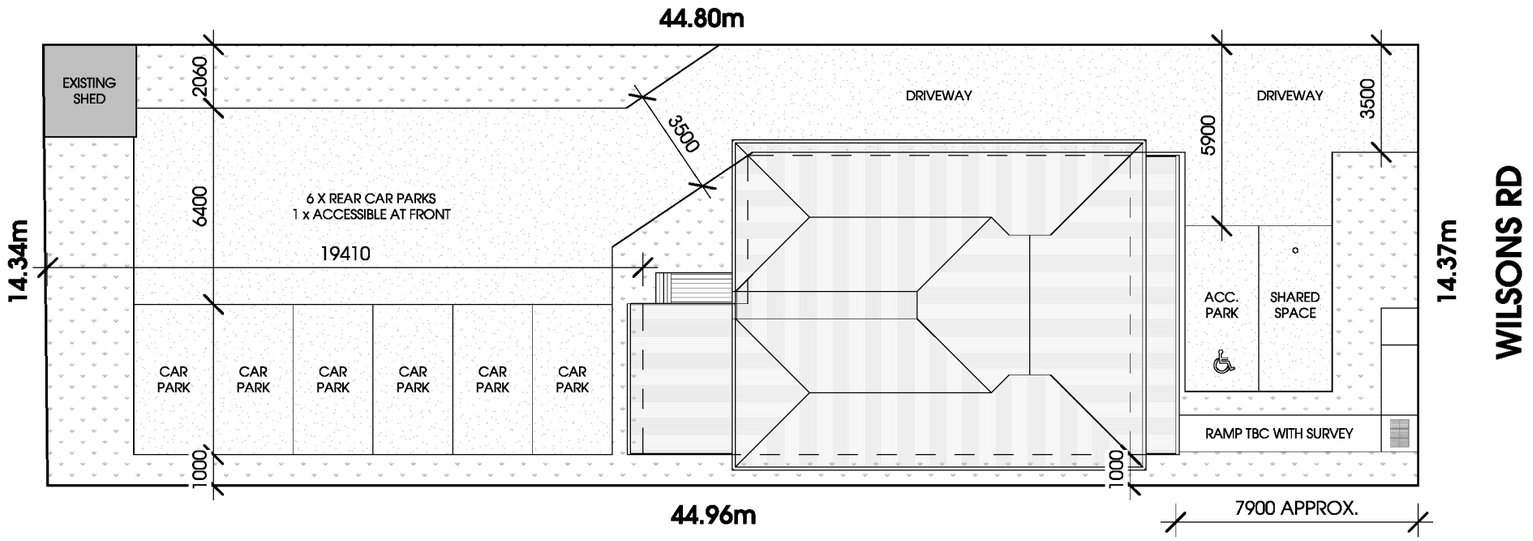
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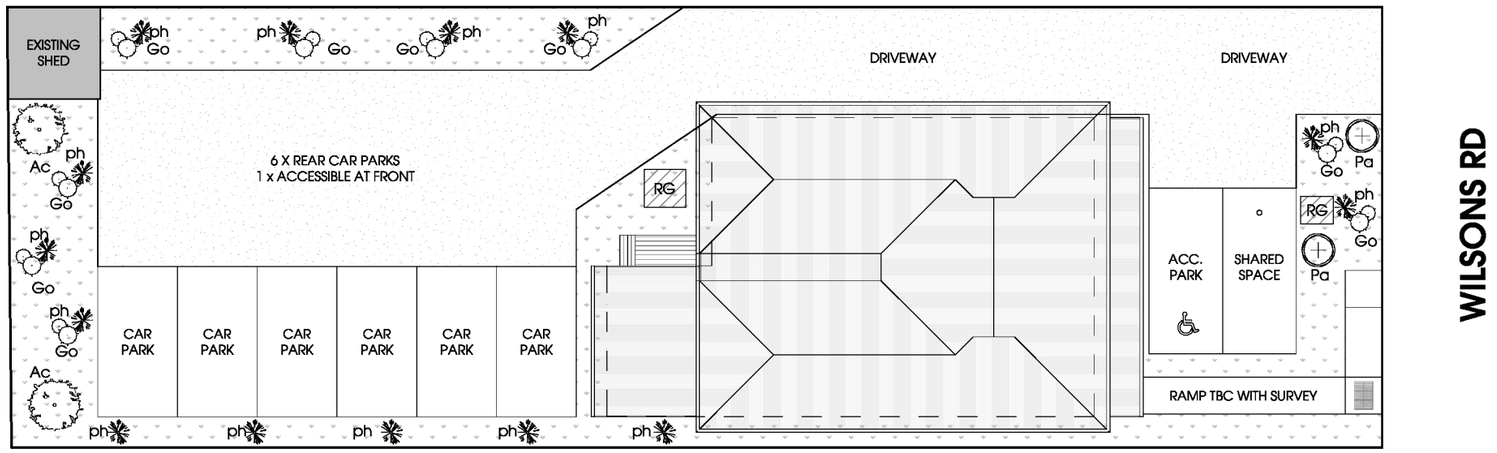
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SITE PLAN

1 : 200



SITE PLAN LANDSCAPING PLAN

1 : 200

PROPERTY DETAILS

Address:	94 WILSONS ROAD NEWCOMB 3219
Lot and Plan Number:	Lot 41 LP11151
Standard Parcel Identifier (SPI):	41\LP11151
Local Government Area (Council):	GREATER GEELONG
Council Property Number:	263363
Planning Scheme:	Greater Geelong
Directory Reference:	Melway 452 J9

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE - SCHEDULE 4 (GRZ4)
Planning Overlays: SPECIAL BUILDING OVERLAY (SBO)

Site Area:	**643 m²**
Existing Dwelling Area:	138.63 m²
Existing Porch Area:	14.44 m²
Existing Shed Area:	9.06 m²
Dwelling Surface Area:	162.13 m²
Building Site Coverage:	**25.21 %**
Paved Area:	206.26 m²
Total Hard Surface Area:	368.39 m²
Permeable Surface Area:	274.61 m²
Permeable Surface Coverage:	**42.71 %**

PLANT SCHEDULE:

Key	Botanical Name (Common Name)	Mature Height	Mature Width	Container Size	Total
TREES					
Av	Allocasuarina verticillata (Drooping Sheoak)	11.0m	6.0m	200mm	0
Ac	Acacia verticallata (Messmate Stringybark)	5.0m	5.0m	100mm	0
SHRUBS					
Go	Goodenia ovata (Hop Goodinia)	2.5m	3m	100mm	0
Pa	Pomaderris apetala (Native Hazel)	3.0m	2.0m	100mm	0
Bm	Banksia marginata (Honey Suckle)	10m	5m	100mm	0
GROUND COVERS					
ph	Poa hiemata (Soft snow grass)	0.8m	0.8m	100mm	as required
GRASSES					
dr	Diaella revoluta (Black Anter flax lily)	0.5m	2.0m	100mm	as required
ta	Thermeda audtralis (Kangaroo grass)	0.3m	0.3m	100mm	as required

LEGEND

Existing trees to remain
Tree planting
Shrub planting
Groundcover planting

RG- RAIN GARDEN
Lawn
Concrete areas
Mulched garden beds

TP LANDSCAPING LEGEND-COGGINARY

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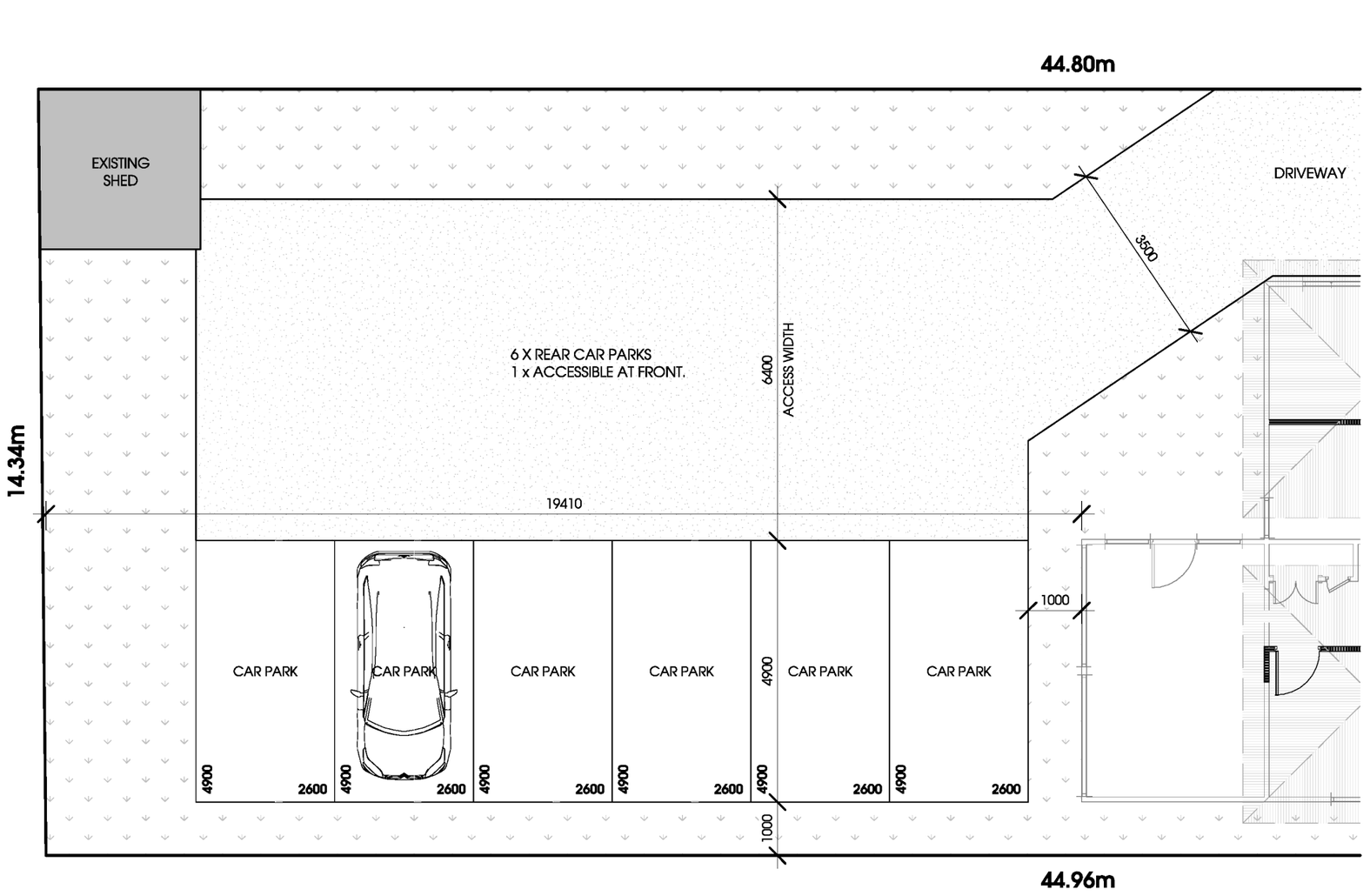
REVISION:
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31-08-26 RFI
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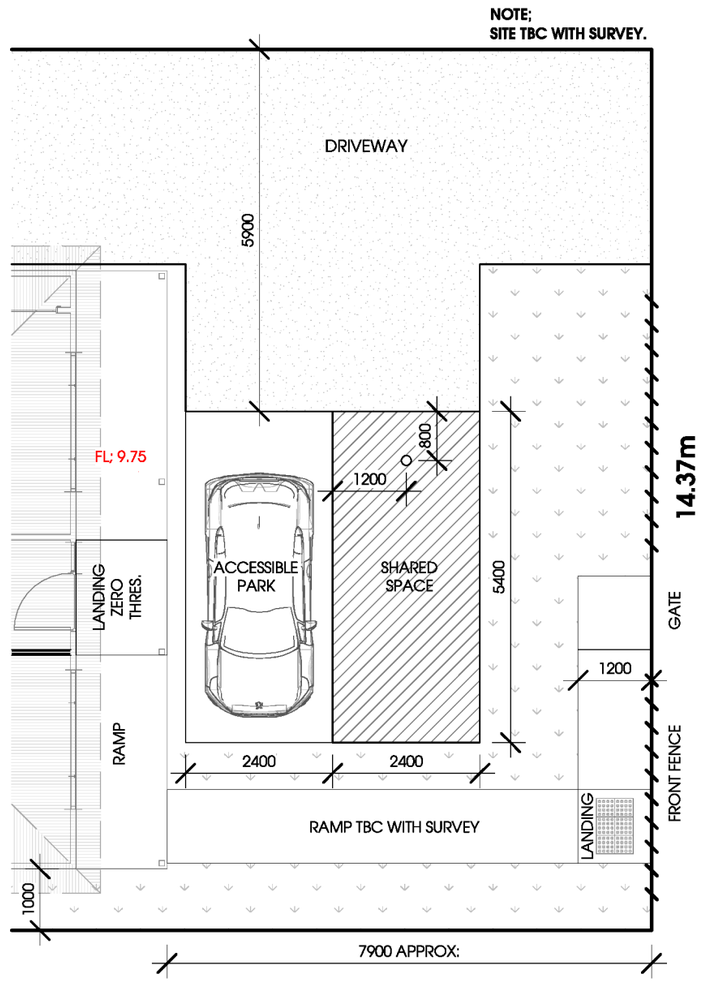
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CAR PARK PLAN

1 : 100

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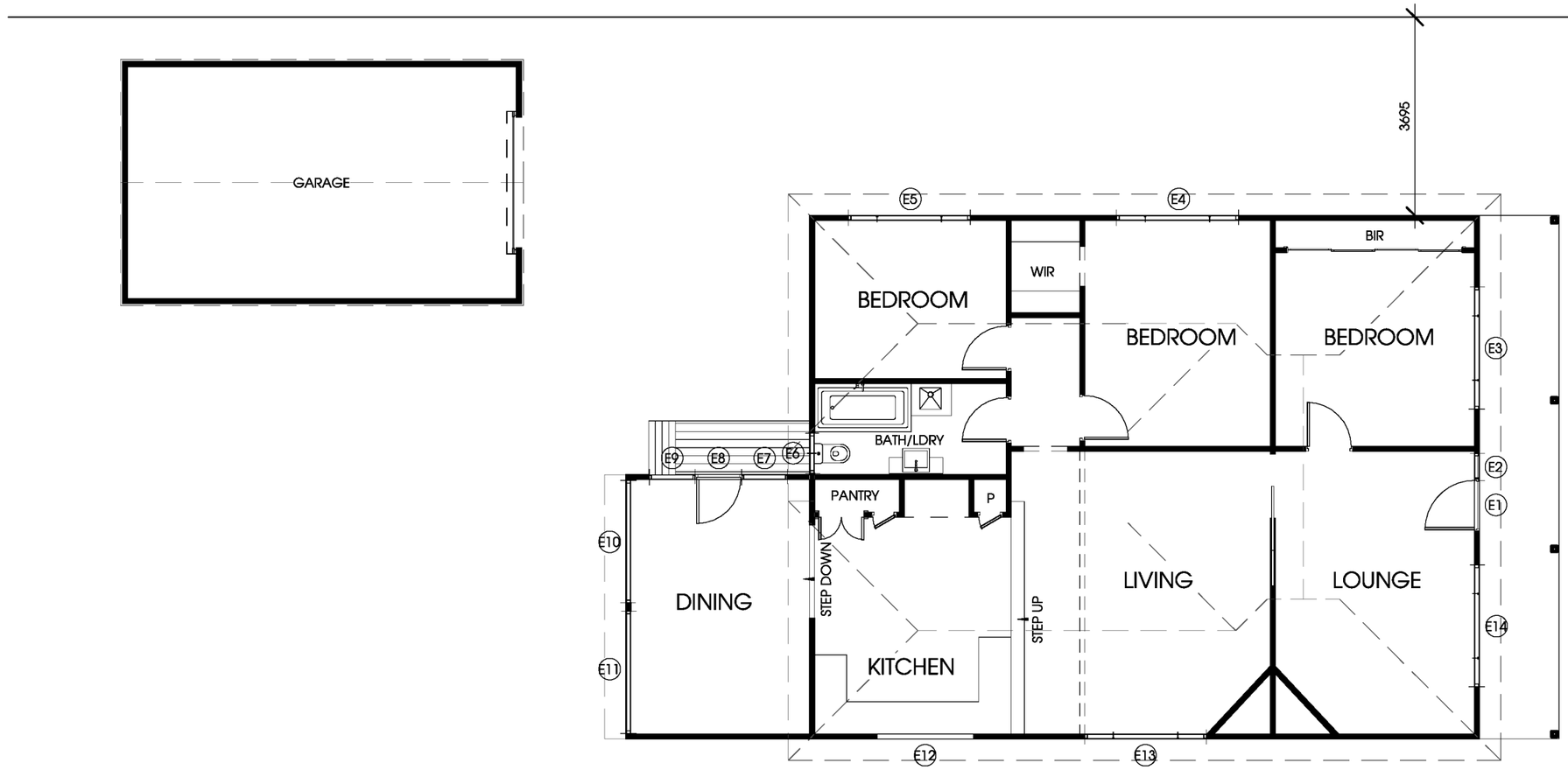
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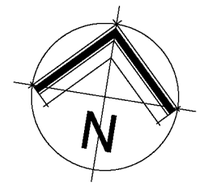


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EXISTING FLOOR PLAN

1 : 100

	Area	Squares
EXISTING GROUND FLOOR	138.63 m²	14.92
PORCH	14.44 m²	1.55
	153.08 m²	16.48



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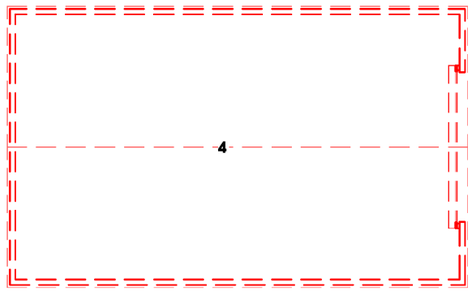
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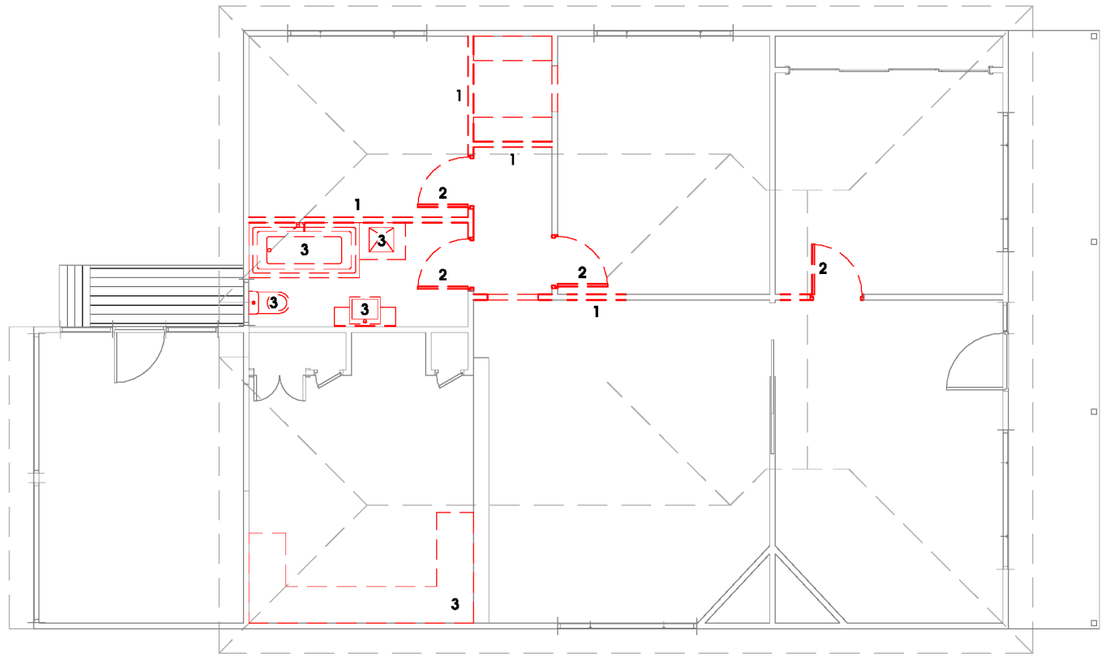
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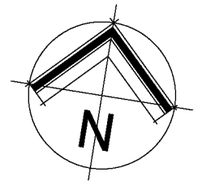
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Demolition Method Statement
- Disconnect all services, power, water, gas etc.
- Locate stormwater and sewer drains and seal at points of discharge.
- Protect adjoining property
- Provide temporary wall bracing where required.
- Remove tiled roof ,Fascia ,Gutter and down pipes (where required)
- Remove any internal linings.
- Remove loose or attached fittings and built-in fixtures, internally and externally.
- Remove brick work from the top course of bricks down (where required)
- Place bricks in building skip that is provided
- Clean up site.
- Fill in excavations.
- Check for any hazards.
- Clean site entry points and infrastructure where necessary.
- Retained fabric will be safegaurded during demolition and construction (structurally propped, weatherproofed and not damaged)

DENOTES EXISTING WALLS

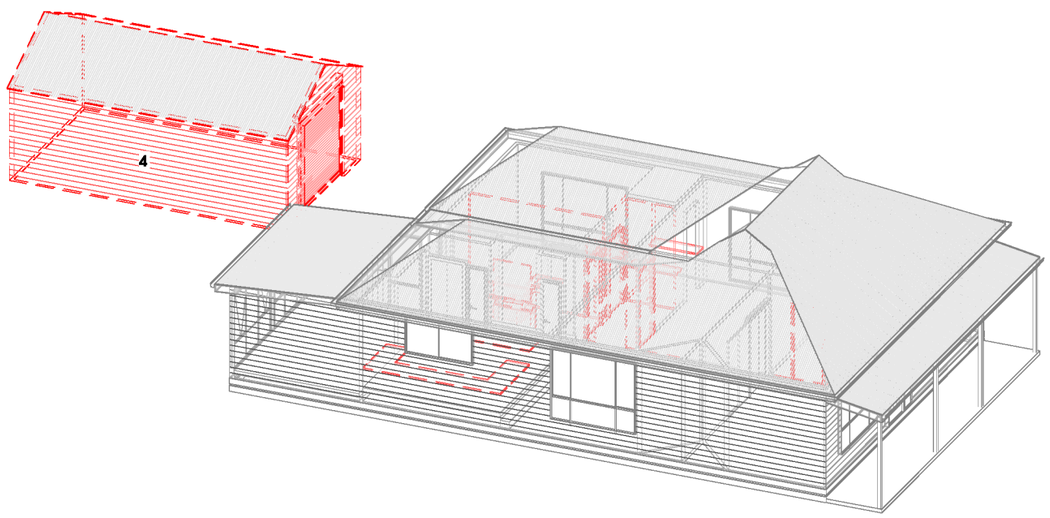
DENOTES WALLS TO BE DEMOLISHED

1. DEMOLISH INTERNAL WALL WHERE REQUIRED & MAKE GOOD TO ALL ADJACENT SURFACES.

2. REMOVE EXISTING INTERNAL DOORS WHERE SHOWN & MAKE GOOD TO ALL ADJACENT SURFACES.

3. REMOVE EXISTING JOINERY & FIXTURES & MAKE GOOD TO ALL ADJACENT SURFACES.

4. DEMOLISH EXISTING GARAGE.



DEMOLITION PLAN

1 : 100

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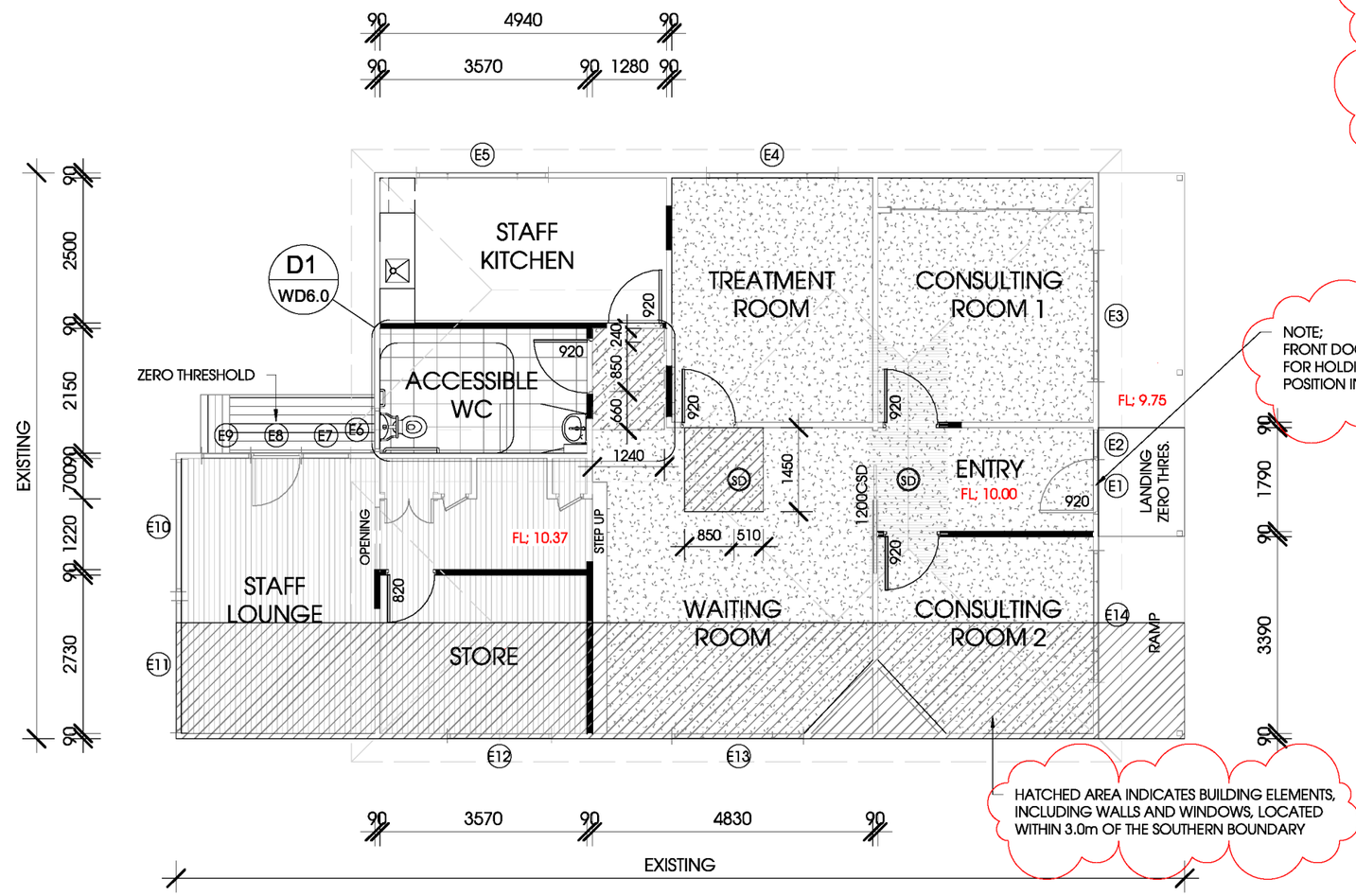
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MAXIMUM OCCUPANCY: x PERSONS
STAFF: x PERSONS
PATRONS: x PERSONS

NOTE;
AUTOMATIC SMOKE DETECTION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH E2D8, SPECIFICATION 20C4 AND AS 1670.1. REFER TO FIRE SERVICES DRAWINGS FOR DETAILS.

NOTE;
BUILDING OCCUPANT WARNING SYSTEM (BOWS) TO BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH CLAUSE 3.17 OF AS 1670.1. REFER TO FIRE SERVICES DRAWINGS FOR DETAILS.



NOTE;
FRONT DOOR (E1) TO BE FITTED WITH A DEVICE FOR HOLDING THE DOOR IN THE OPEN POSITION IN ACCORDANCE WITH D3D25.

HATCHED AREA INDICATES BUILDING ELEMENTS, INCLUDING WALLS AND WINDOWS, LOCATED WITHIN 3.0m OF THE SOUTHERN BOUNDARY

PROPOSED FLOOR PLAN

1 : 100

	Area	Squares
EXISTING GROUND FLOOR	138.63 m²	14.92
PORCH	14.44 m²	1.55
	153.08 m²	16.48

NATURAL VENTILATION SCHEDULE

ROOM	AREA	WINDOW	OPENING SIZE	VENTILATION AREA	REQUIRED	
CONSULTING ROOM 1	13.39 m²	E3	2x (1.3-0.5)	1.3 m²	0.67 m²	**COMPLIES**
CONSULTING ROOM 2	11.83 m²	E14	2x (1.3-0.5)	1.3 m²	0.59 m²	**COMPLIES**
TREATMENT ROOM	14.57 m²	E4	2x (1.3-0.5)	1.3 m²	0.73 m²	**COMPLIES**
WAITING ROOM	26.90 m²	E13	2x (1.3-0.5)	1.3 m²	1.35 m²	**COMPLIES**
STAFF KITCHEN	12.35 m²	E5	2x (1.3-0.5)	1.3 m²	0.62 m²	**COMPLIES**
ACCESSIBLE WC	7.68 m²	E6	1.2-0.375	0.45 m²	0.38 m²	**COMPLIES**
STAFF LOUNGE	15.78 m²	E10, E11	4x (1.3-0.7)	3.64 m²	0.79 m²	**COMPLIES**

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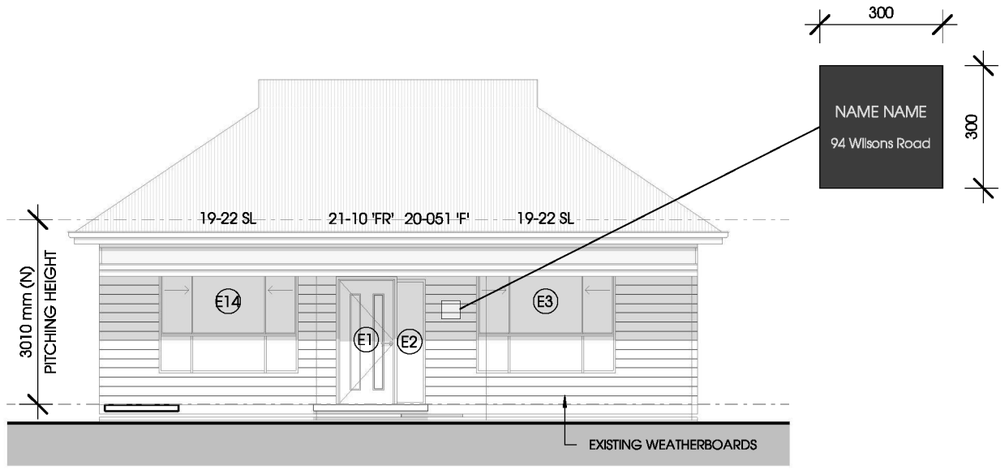
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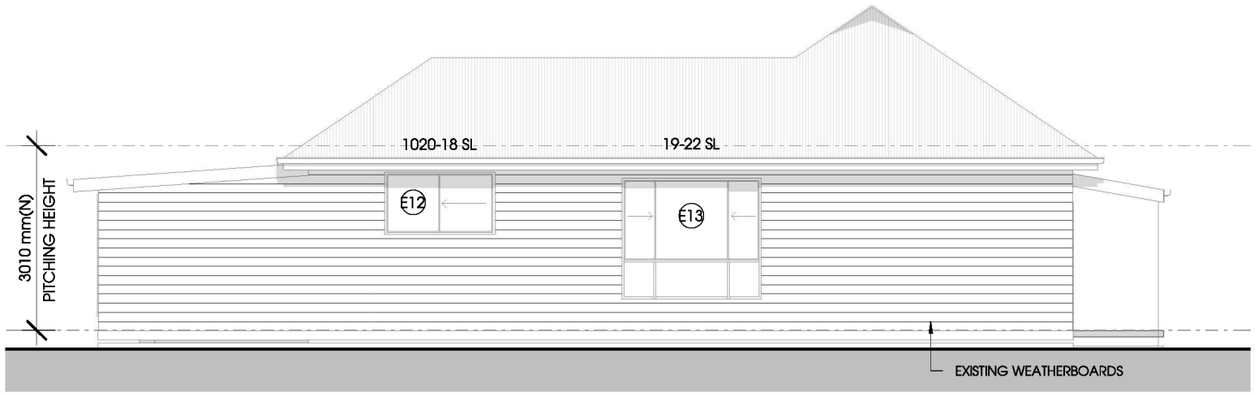
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NOTE;
NO CHANGES PROPOSED TO THE EXISTING ELEVATIONS.
ALL EXISTING CONDITIONS TO REMAIN.



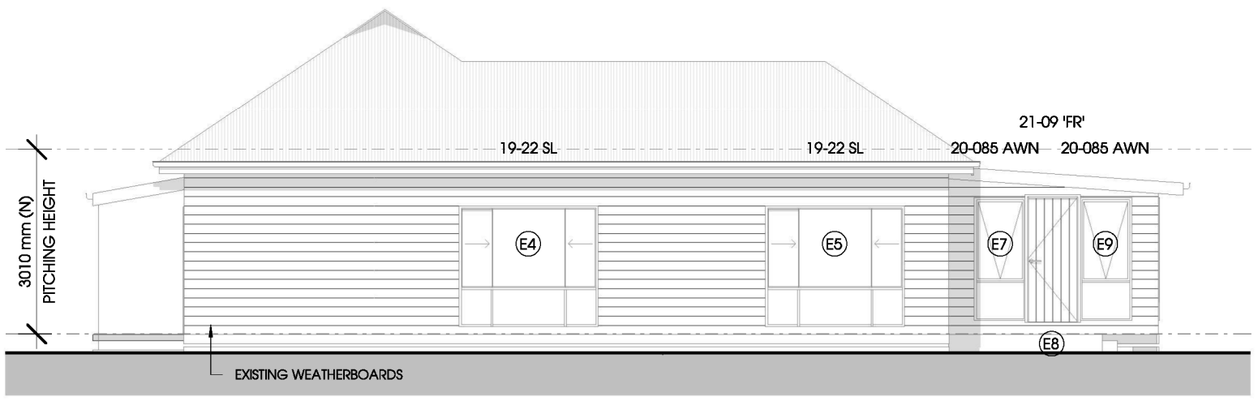
NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

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Project # 3B5C17F0
94 Wilsons Rd, Newcomb.
- niall@projektevolve.com.au
94 Wilsons Rd, Newcomb VIC 3219, Australia
22 September 2026 12:04 p.m.

BLUE FACTOR®

94 Wilsons Rd, Newcomb.

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.



Project details

Name	94 Wilsons Rd, Newcomb.
Project ID	3B5C17F0
Street address	94 Wilsons Rd, Newcomb VIC 3219, Australia
Municipality	Greater Geelong
Site area	645 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	63%	>80%
Total phosphorus (%)	38%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	67%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	2%	>32%
Mean annual runoff volume infiltrated or filtered (%)	3%	>3%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication 1739.1) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable (epa.vic.gov.au/about-epa/laws ew-laws/what-is-reasonablypracticable). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

NOTE: REFER TO REPORT FOR MORE INFOMATION:

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