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




# Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown

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Proposed Extension to Existing Residence
at 38 Fairview Avenue Newtown
For [redacted]

**Amendments**
Issue B Amended roof pitch to extension

Drawn [redacted]
Date June 2026
Issue B
Scale 1 : 100

**Brendan Henry Design**
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**Mobile 0425 795144**
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Brendan Henry Design

Sheet number
1 of 23

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# PROPERTY REPORT

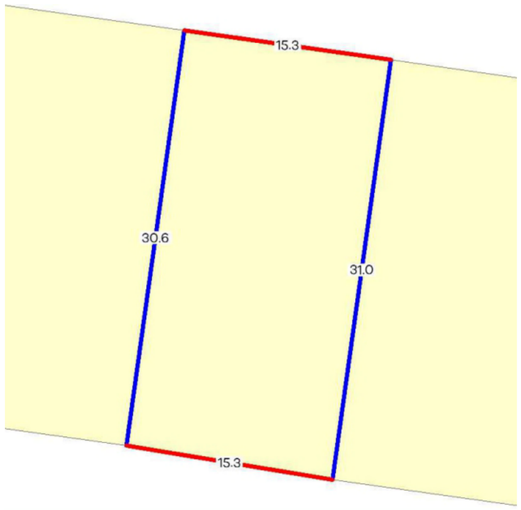
**Created at 18 June 2026 08:26 AM**

## PROPERTY DETAILS

| | |
|---|---|
| Address: | **38 FAIRVIEW AVENUE NEWTOWN (GEELONG) 3220** |
| Lot and Plan Number: | **Lot 1 TP693331** |
| Standard Parcel Identifier (SPI): | **1\TP693331** |
| Local Government Area (Council): | **GREATER GEELONG** www.geelongaustralia.com.au |
| Council Property Number: | **201953** |
| Directory Reference: | **Melway 451 H6** |

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.




**Area:** 470 sq. m
**Perimeter:** 92 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at
Title and Property Certificates

## UTILITIES

| | |
|---|---|
| Rural Water Corporation: | **Southern Rural Water** |
| Urban Water Corporation: | **Barwon Water** |
| Melbourne Water: | **Outside drainage boundary** |
| Power Distributor: | **POWERCOR** |

## STATE ELECTORATES

| | |
|---|---|
| Legislative Council: | **WESTERN VICTORIA** |
| Legislative Assembly: | **GEELONG** |

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

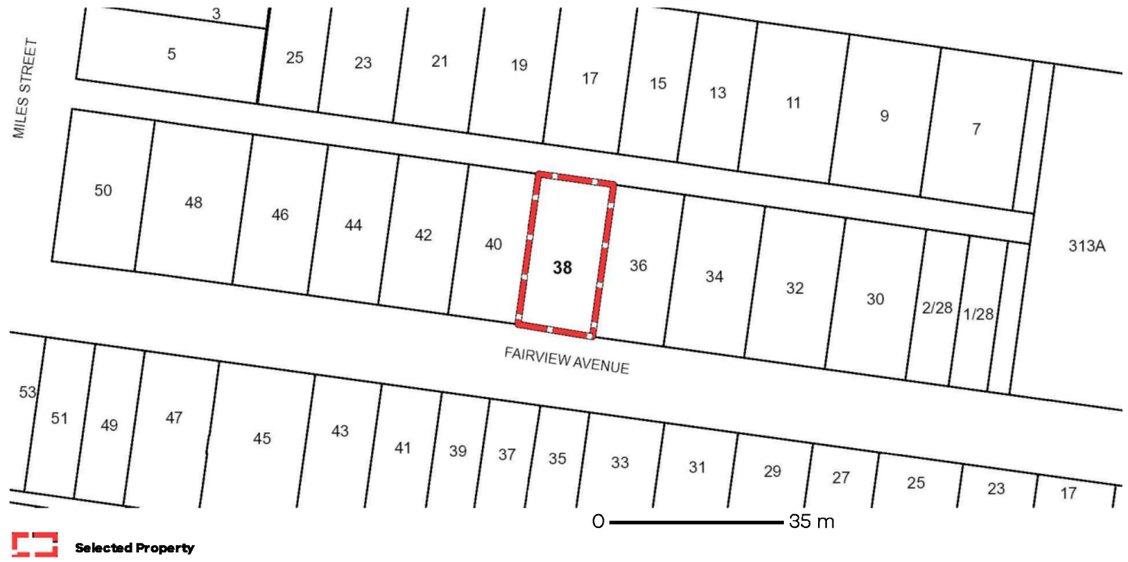
Planning Property Reports can be found via these two links
**Vicplan** https://mapshare.vic.gov.au/vicplan/
**Property and parcel search** https://www.land.vic.gov.au/property-and-parcel-search



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# PROPERTY REPORT

**Area Map**




Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown
For [redacted]

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# PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 18 June 2026 08:28 AM

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| Council Property Number: | **201953** |
| Planning Scheme: | **Greater Geelong** Planning Scheme - Greater Geelong |
| Directory Reference: | **Melway 451 H6** |

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| Melbourne Water: | **Outside drainage boundary** |
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## STATE ELECTORATES

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|---|---|
| Legislative Council: | **WESTERN VICTORIA** |
| Legislative Assembly: | **GEELONG** |

## OTHER

| | |
|---|---|
| Registered Aboriginal Party: | **Wadawurrung Traditional Owners Aboriginal Corporation** |
| Fire Authority: | **Fire Rescue Victoria & Country Fire Authority** |

View location in VicPlan

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



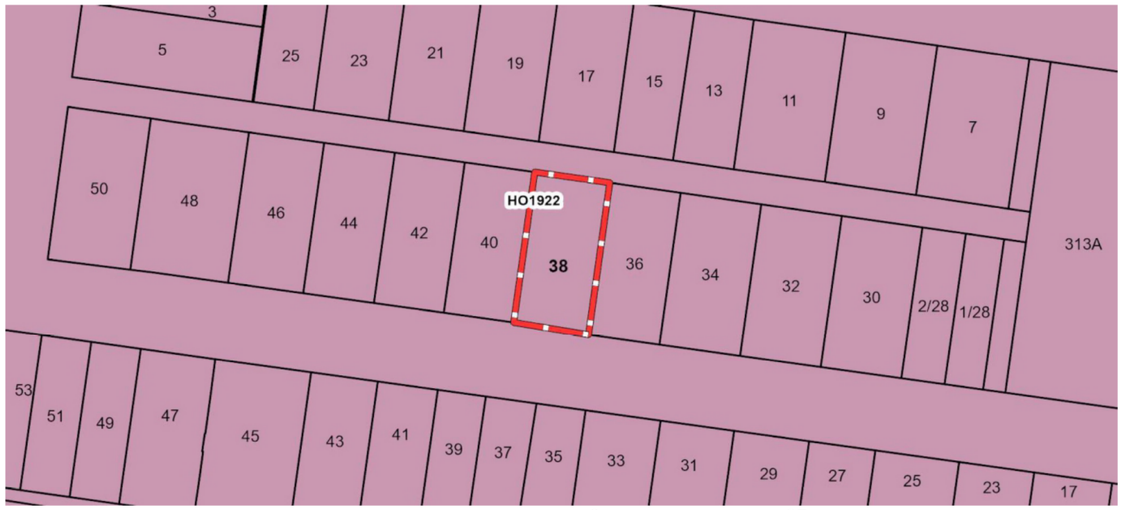

GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

## Planning Overlays

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO1922)



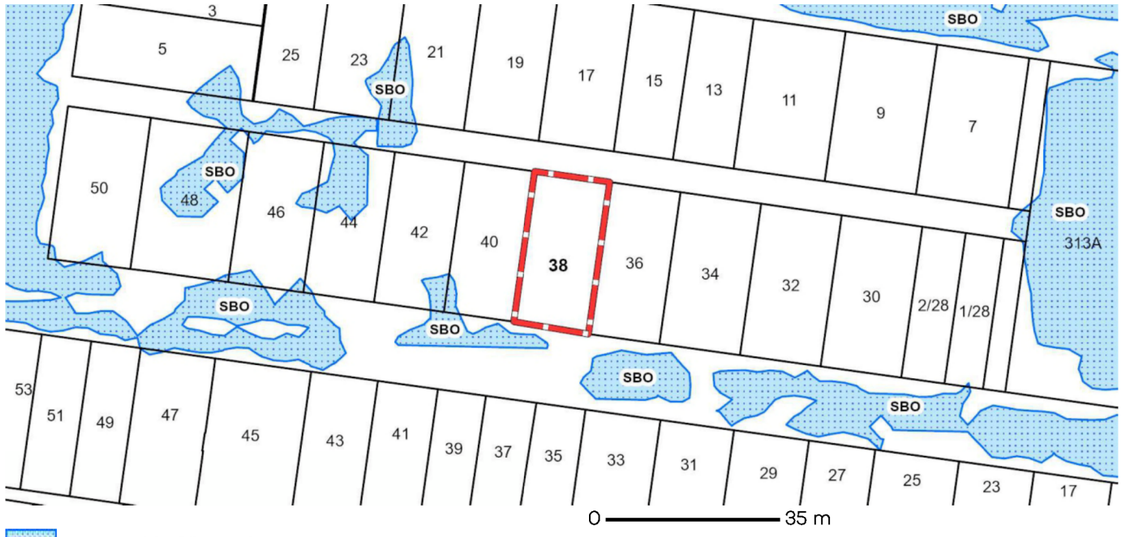

HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIAL BUILDING OVERLAY (SBO)




SBO - Special Building Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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07/12/2020
C396ggee

## SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1** .

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## GENERAL RESIDENTIAL AREA

**1.0**
07/12/2020
C396ggee

### Neighbourhood character objectives

None specified.

**2.0**
26/04/2024
VC252

### Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

| Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement? | Proposed or Existing |
|---|---|
| No | Permit is required to extend house with Heritage overlay |

**3.0**
08/09/2025
VC282

### Requirements of Clause 54 and Clause 55

| | Standard | Requirement | |
|---|---|---|---|
| **Minimum street setback** | A2-1 | None specified | Front setback of 4.5m is existing and not changing<br>Front setback to side extension is 5.9m ( 1.4m further back from front wall ) |
| | B2-1 | None specified | |
| **Site coverage** | A2-5 | None specified | Site coverage is 47.44 % which is less than the 60 % of site allowed |
| | B2-5 | None specified | |
| **Private open space** | A3-2 | An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room. It cannot include a balcony or roof top terrace. | Existing open garage is being retained and there is no change to the existing private open space having direct access from the Living rooms proposed extension is located to side of house where not used for anything. |
| | B3-5 | | |
| **Front fence height** | A2-7 and B2-8 | None specified | Front fence will not be changing |

**4.0**
26/04/2024
VC252

### Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or residential building must not exceed a height of 9 metres. unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

Height of extension will only be slightly higher than existing eave line approximately 2800mm above natural ground line.

**5.0**
26/04/2024
VC252

### Application requirements

**Subdivision**

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

Not Applicable to this application

**6.0**
26/04/2024
VC252

### Decision guidelines

None specified.

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# Design Response to Rescode Clause 54 - GRZ1

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| Objective | Response |
|---|---|
| **Clause 54.02-1**<br>**Neighbourhood Character Objectives**<br>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character;<br>To ensure the development responds to the features of the site and surrounding area. | The Proposed extension to the existing residence keeps the residence main roof form and front porch untouched matching in with existing weatherboards and vertical profile timber windows<br>Front setback will not be changing extension is set back from front 1.4m down side of house not changing streetscape.<br>The proposed extension will have a skillion roof off main roof of house matching into the existing character of the house.<br>Weather boards will match existing timber boards of house windows will be timber and double hung. |
| **Clause 54.02-2**<br>**Residential Policy Objectives**<br>To ensure that residential development is provided in accordance with any policy for housing in the SPPF and the LPPF including the MSS and local planning polices;<br>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. | The Proposed extension to the existing residence is not changing the residential policies and planning polices of the area , as house is being extended at ground level down side of house<br>The house uses all the existing infrastructure and services and does not cause any extra load as is only one dwelling |
| **Clause 54.02-3**<br>**Dwelling Diversity Objective**<br>To encourage a range of dwelling sizes and types in development of ten or more dwellings | The Proposed extension is small and to an existing residence is not increasing the number of dwellings on block |
| **Clause 54.02-4**<br>**Infrastructure Objectives**<br>To ensure development is provided with appropriate utility services and infrastructure;<br>To ensure development does not unreasonably overload the capacity of utility services and infrastructure | The Proposed extension to the existing residence is not increasing the load on infrastructure and services to the existing block. |
| **Clause 54.02-5**<br>**Integration with the Street Objective**<br>To integrate the layout of development with the street | The Proposed extension to the side of an existing single storey residence , The House will not be extended forward of the existing front wall Windows where replaced due to leaking and rot will be in vertical rectangular shape and form. Weatherboards will match the existing timber weatherboards and roofing match the existing roof . |
| **Clause 54.03-1**<br>**Street Setback Objective**<br>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. | The Proposed extension to the existing residence will not be extended forward of the existing front wall .<br>Existing landscaped front yard will remain as existing.<br>Existing front setback to main wall of house is 4.500 m. |
| **Clause 54.03-2 Building Height Objective**<br>To ensure that the height of buildings respects the existing or preferred neighbourhood character. | The Proposed extension to the side of the existing residence<br>The extension will be a skillion roof off the side of main roof and well under the max height of house |
| **Clause 54.03-3 Site Coverage Objective**<br>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site | Site coverage is 47.44 % for land covered by dwelling and garage is in keeping with GRZ1 zone max 60% coverage. |
| **Clause 54.03-4**<br>**Permeability Objectives**<br>To reduce the impact of increased stormwater run-off on the drainage system;<br>To facilitate on-site stormwater infiltration. | Stormwater drainage is not a problem on site with drain to running to LPOD at front of block.<br>The site has 50.80 % pervious surface area to block with good areas of planted landscaping to front rear and side of block keeping over the 20% min allowance required under rescode. |
| **Clause 54.03-5**<br>**Energy Efficiency Objectives**<br>To achieve and protect energy efficient dwellings and residential buildings;<br>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy | The proposed extension is on west side of existing house and doesn't effect the orientation of living areas to the north side of the site.<br>All habitable rooms receive good levels of day light with main areas having a northern orientation<br>A north facing window to let light and ventilation and 7 star energy rating to extended areas reducing the need to high usage of fossil fuels. |
| **Clause 54.03-6**<br>**Open Space Objective**<br>To integrate the layout of the development with any public or communal open space provided in | The extension to existing dwelling on the west side of the house does not effect any of the secluded private open space existing to the rear of block.having at least 40 sq m of secluded private open space to keep in the character of the area. |

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| Objective | Response |
|---|---|
| **Clause 54.03-7**<br>**Safety Objective**<br>To ensure the layout of development provides for the safety and security of residents and property | Existing dwelling provide good levels of safety & security with good street visibility & easy access to house from garage. Site is open with good access to dwelling<br>There are windows to front of block allowing good street security from habitable rooms facing the street |
| **Clause 54.03-8**<br>**Landscaping Objectives**<br>To encourage development that respects the landscape character of the neighbourhood;<br>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance;<br>To provide appropriate landscaping;<br>To encourage the retention of mature vegetation on the site | There are a few large trees existing on block . These trees are in front and backyard and will remain untouched with extension to side of existing dwelling.<br>House has a lot of landscaping existing which will remain |
| **Clause 54.03-9**<br>**Access Objectives**<br>To ensure vehicle access to and from a development is safe, manageable and convenient;<br>To ensure the number and design of vehicle crossovers respects the neighbourhood | Access is via Fairview Avenue via front entry stairs , with rear access to back of block where Laneway and garage located with direct access to house with ground ramped up and level with floor of house providing disabled access conforming to livable housing standards<br>vehicle access is at rear of block off laneway and will not be altering. |
| **Clause 54.03-10**<br>**Parking Location Objectives**<br>To provide for convenient parking for residents and visitor vehicles;<br>To avoid parking and traffic difficulties in the development and the neighbourhood;<br>To protect residents from vehicular noise within developments | Carparking has been provided with 2 carparks for existing dwelling, one being undercover in garage .<br>Visitors parking is in either street .<br>Carparking is existing and not changing. |
| **Clause 54.03-11**<br>**Parking Provision Objectives**<br>To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.<br>To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained. | Parking for bicycles will be located in back yard<br>Visitors bicycles can be taken inside gate of house and lean on fence inside property<br>As site is a single house on a single block<br>bicycle parking racks should not be required |
| **Clause 54.04-1**<br>**Side and Rear Setbacks Objective**<br>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings | A setback from side & rear boundaries are within the building envelope specified in 55.03-1<br>A min 1.0m clear setback is required from boundaries at 3.6m high.<br>The height of gables located to side boundary is keeping the character of the houses in the area. |
| **Clause 54.04-2**<br>**Walls on Boundaries Objective**<br>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings | Proposed ensuite wall to be built to west boundary<br>It has no effect to joining property as it also has an open garage on joining property at rear, |
| **Clause 54.04-3**<br>**Daylight to existing windows objective**<br>To allow adequate daylight into existing habitable room windows | There are no existing windows within effected by extension , Has open garage joining on block to west of proposed extension, |
| **Clause 54.04-4**<br>**North-facing windows objective**<br>To allow adequate solar access to existing north-facing habitable room windows. | There are no existing north facing windows to the south of the block as houses behind are on opposite side of street. |
| **Clause 54.04-5**<br>**Overshadowing open space objective**<br>To ensure buildings do not significantly overshadow existing secluded private open space. | Proposed extensions are mainly to rear of block where shadows cast are over garages and carriageway at rear of block and has no impact on joining properties having at least 5 hours of sunlight between 9:00am and 3:00pm |
| **Clause 54.04-6**<br>**Overlooking objective**<br>To limit views into existing secluded private open space and habitable room windows. | Windows looking towards properties joining will be prevented by 25% open slat screening where fence is lower than 1.7m above floor level to give privacy |
| **Clause 54.06-2**<br>**Front Fences Objective**<br>To encourage front fence design that respects the existing or preferred neighbourhood character | Front fence is existing and will not be changing |
| *Conclusion* | The design responds to the site and the objectives of GRZ 1 Zone and Newtown West Heritage overlay on this block<br>The design solution balances the objectives for the reasonable extensions and renovations of the site from the perspectives of the community ( through the responsible authority ) and the owner of the land.<br>It is our assessment and considered opinion that the proposal meets the objectives and policies of the City of Greater Geelong council and GRZ1 Design Guide, and suggests it is worthy of support by the responsible authority. |

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# Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown For [redacted]

| Amendments |
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| Issue B Amended roof pitch to extension |
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| Drawn | Date June 2026 | |
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| [redacted] | Issue B | Scale 1 : 100 |

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| | | | |
|---|---|---|---|
| **Property Address** | 14 Nantes Street, NEWTOWN | | |
| **Proposal** | Extension to existing house | | |
| **Heritage Overlay(s)** | HO 1922 | **Precinct Name** | Newtown Heritage Area |
| **Level of Significance** | – Significant | | |

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## Clause 22.66: Newtown Heritage Area

Relevant Policy

It is policy to:

| Objective | Response |
|---|---|
| ▪ Encourage the retention of the substantial landscaped settings | Tall existing landscaping will remain no trees are required to be removed |
| ▪ Encourage the retention of existing allotment configurations; | No Applicable |
| ▪ Promote new dwellings & additions to existing dwellings that are contemporary in appearance and incorporate the following design characteristics: | Extension design is contemporary and will blend into the area and other houses on same side of street<br>Roof pitch is 35 degrees to create right proportions for gables and roof. Materials using gal iron orb roof will enhance the style of the development and weatherboards matching into existing house. |
| ▪ Architectural characteristics that have drawn on the traditional designs of the area in an innovative way; | External Cladding using a variety of materials using weatherboards and feature gables using timber strapping to cement sheet panels vertical windows . |
| ▪ Detached, single or double fronted compositions; | From street the garage is not visible as it is at rear of property o ffcarriageway easement. garage only goes half width of block where garage removed went right across this allows for more outdoor living and pool. |
| ▪ Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements; | Roof pitch of 35 degrees and is existing and proposed to extend ridge only 1.5m to make rooms in roof space more usable as a bedroom. the Character of the house does not change or alter with this extension as its to the side of the main gable of the frontage of the house, it does not change the wide stairs and brick pillars to porch. |
| ▪ Narrow or wide eaves; | Narrow 200mm eaves have been incorporated in design |
| ▪ Front, side or return verandahs; | Return verandah is existing and being retained and widened to make better north light into house and make porch usable on north side of house |
| ▪ Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped); | vertical windows are existing and have been incorporated in extension design |
| ▪ Traditional wall construction, including horizontal timber weatherboard cladding, pressed face brick wall construction, and smooth-rendered wall finishes. Consideration may be given to more contemp orary materials that are non -reflective and where they will have no visual prominence when viewed from the public realm; | External Cladding using a variety of materials using weatherboards and feature gables using timber strapping to cement sheet panels vertical windows |

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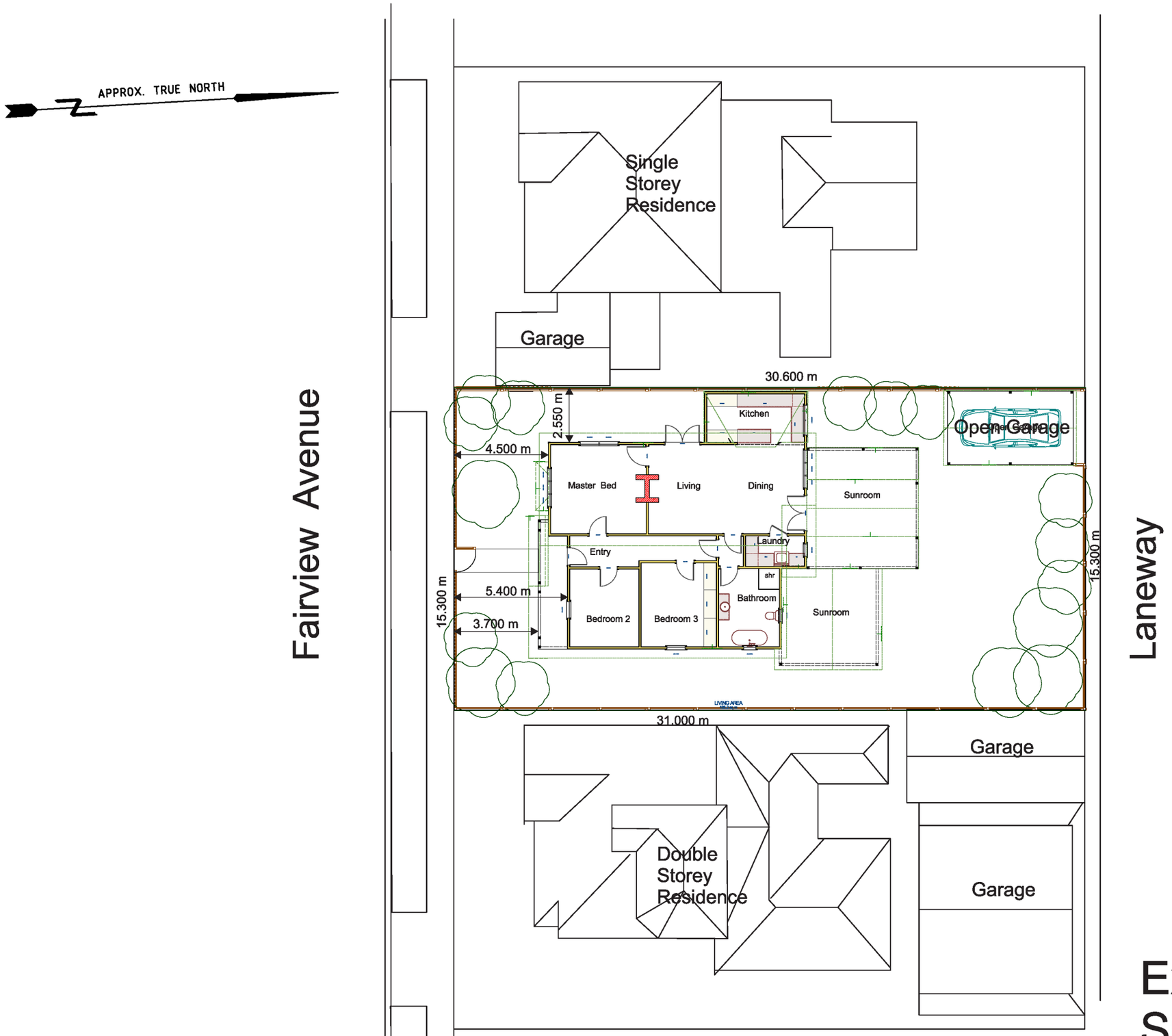
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# Existing Conditions Site Plan

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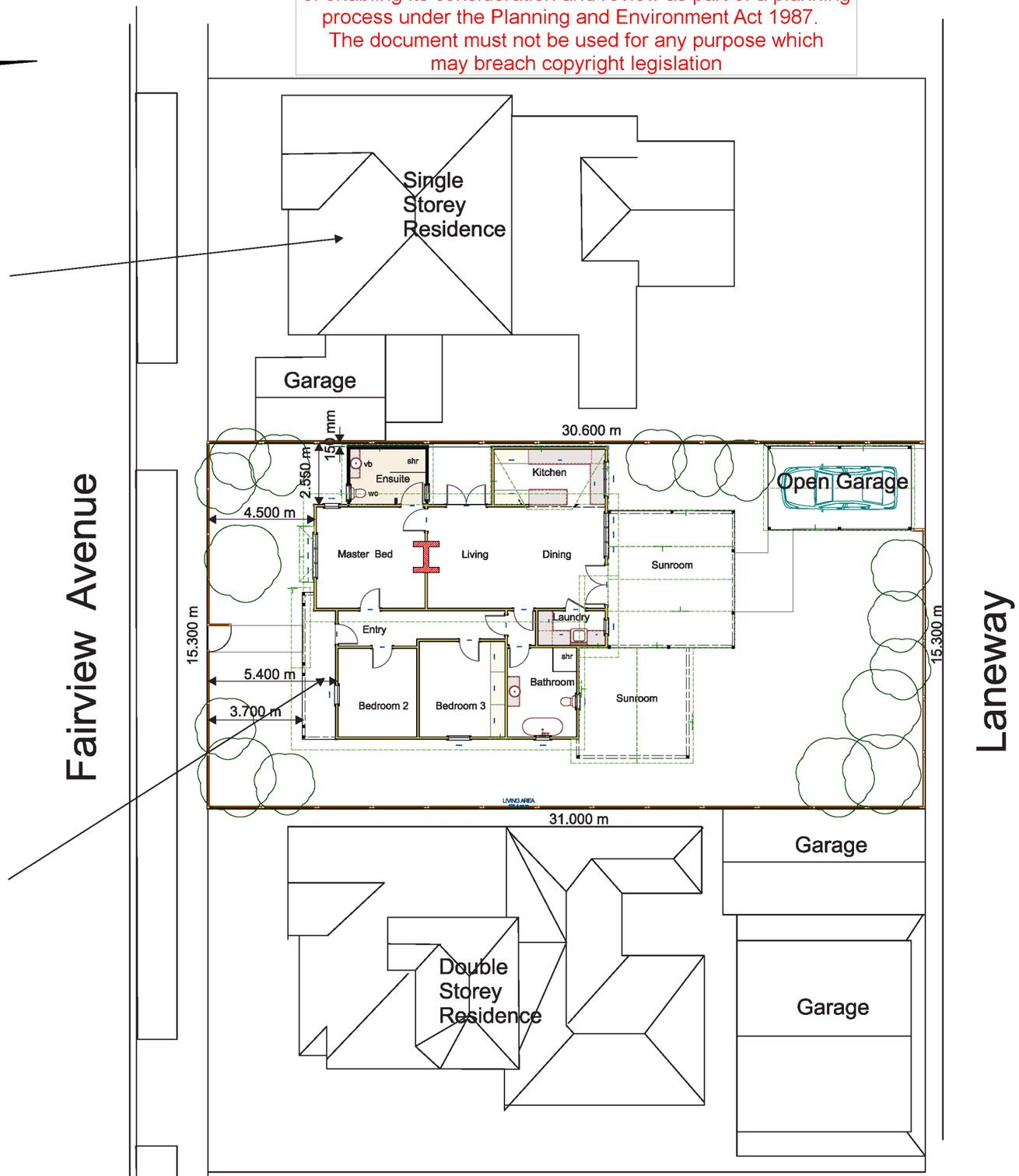
APPROX. TRUE NORTH



Existing timber residence to west of block



Existing timber residence to west of block




## Surface Drainage

Surface water must be diverted away from a Class 1 building as follows:Slab-on-ground — finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see Figure 3.3.3a)

—25 mm over the first 1 m from the building—in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or

for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1(2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
50 mm over the first 1 m from the building in any other case.

Slab-on-ground

— finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.3.3a)
—100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or

150 mm in any other case.The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building (see Figure 3.3.3b).Limitations3.3.3 does not apply to a landing area provided for the purposes of Clause 2.3 of the ABCB Standard for Livable Housing Design, except for a channel drain or drainage surface provided under Clause 2.4 of that standard.

Explanatory information

The appropriate slab height above finished ground level and the slope of the external finished surface surrounding the slab may vary depending on the following:
The local plumbing requirements; in particular the height of the overflow relief gully relative to drainage fittings and ground level (to work effectively they must be a minimum of 150 mm below the lowest sanitary fixture).The run-o fffrom storms, particularly in areas of high rainfall intensity, and the local topography.
The effect of excavation on a cut and fill site.
The possibility of flooding.
Termite risk management provisions.
Clearances between wall cladding and the finished ground level are provided in 7.5.7.

### Site Permeability

Area of block 470 sq m
Building Area 223.00 sq m

Driveway & Paved Area 118.65 sq m
Total Site covered Area 224.82 sq m
% Total Site covered Area 47.83%

% of Permeable Area 50.80 %

### Site Coverage

Area of block 470 sq m
Building Area 223.00 sq m

Total Site covered Area 223 sq m
% Total Site covered Area 47.44 %

# Proposed Site Plan

Proposed Extension to Existing Residence
at 38 Fairview Avenue Newtown
For [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

| | | |
|---|---|---|
| Drawn [redacted] | Date June 2026 | |
| | Issue B | Scale 1 : 100 |

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APPROX. TRUE NORTH

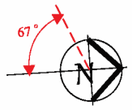
Extension to existing dwelling

## *Shadow Diagrams*

September Equinox 9:00 am

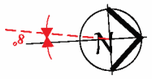
Existing Shadow cast by house

Shadow cast by proposed extension




September Equinox 12:00 am

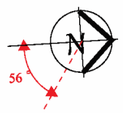
Shadow cast by proposed extension



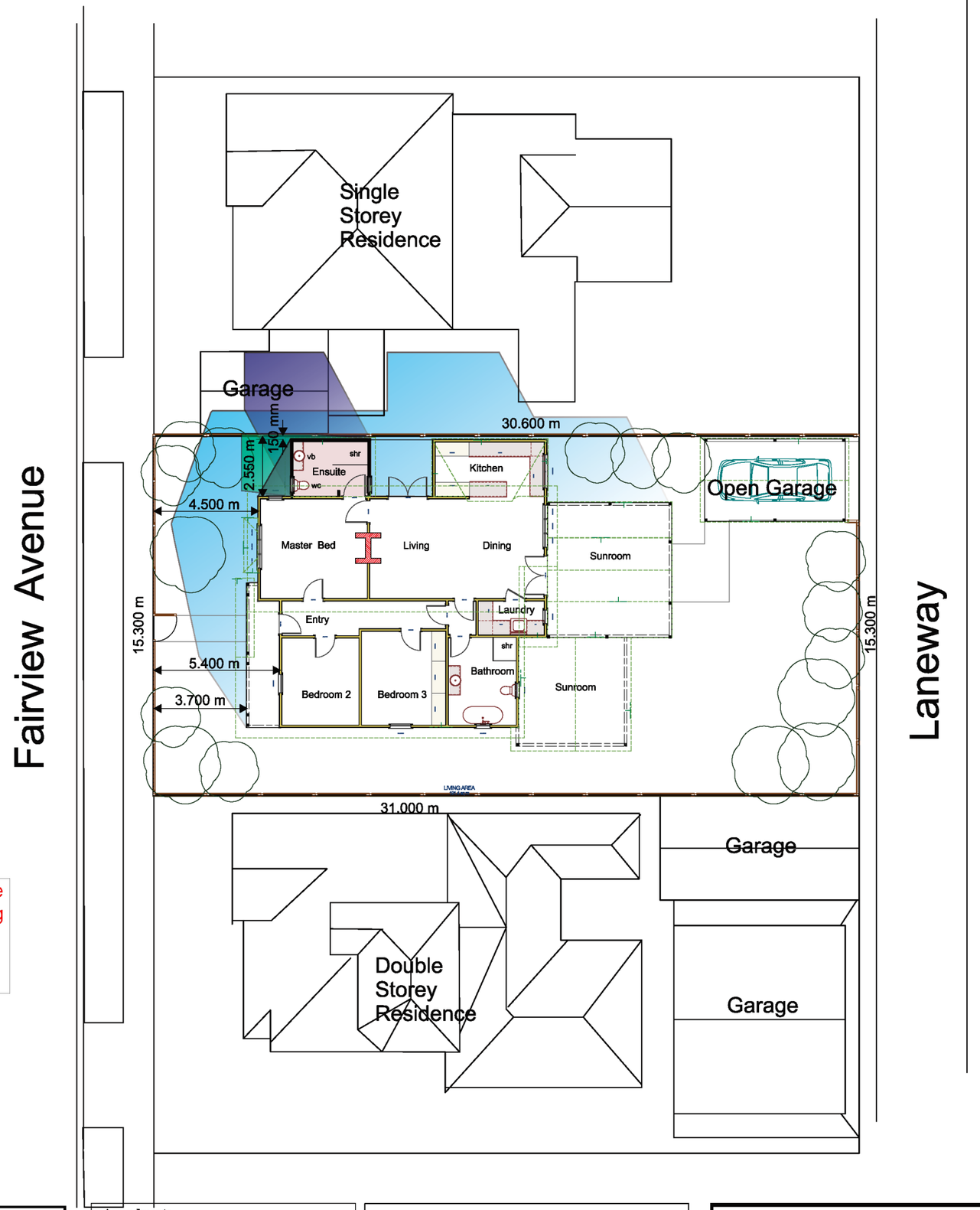

September Equinox 3:00 pm

Existing shadow cast by house

Shadow cast by proposed extension




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# Proposed Site Plan
# Overshadowing Plan

Proposed Extension to Existing Residence
at 38 Fairview Avenue Newtown
For [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

| | | |
|---|---|---|
| Drawn [redacted] | Date June 2026 | |
| | Issue B | Scale 1 : 100 |

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Sheet number

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Updated June 2014
www.vba.vic.gov.au

**MINIMUM PIPE COVER**
**(from finished surface to top of pipe)**

VBA VICTORIAN BUILDING AUTHORITY

| Location | Cast iron, ductile iron, galvanized steel | Other authorized* products |
|---|---|---|
| | Minimum cover millimetres | |
| 1 Not subject to vehicular loading: | | |
| (a) without pavement— | | |
| (i) for single dwellings | Nil | 100 |
| (ii) for other than Item (i) | Nil | 300 |
| (b) with pavement of brick or unreinforced concrete | Nil† | 50† |
| 2 Subject to vehicular loading: | | |
| (a) other than roads— | | |
| (i) without pavement | 300 | 450 |
| (ii) with pavement of— | | |
| (A) reinforced concrete for heavy vehicular loading | Nil†‡ | 100†‡ |
| (B) brick or unreinforced concrete for light vehicular loading | Nil†‡ | 75†‡ |
| (b) roads— | | |
| (i) sealed | 300 | 500‡ |
| (ii) unsealed | 300 | 500‡ |
| 3 Subject to construction equipment loading or in embankment conditions | 300 | 500‡ |

* Includes overlay above the top of the pipe of not less than 50 mm thick.
† Below the underside of the pavement.
‡ Subject to compliance with AS 1762, AS 2033, AS/NZS 2566.1, AS 3725 or AS 4060.

- Dp - denotes downpipe
- Dp S - denotes downpipe with spreader from main roof onto lower roof
- Surface drain

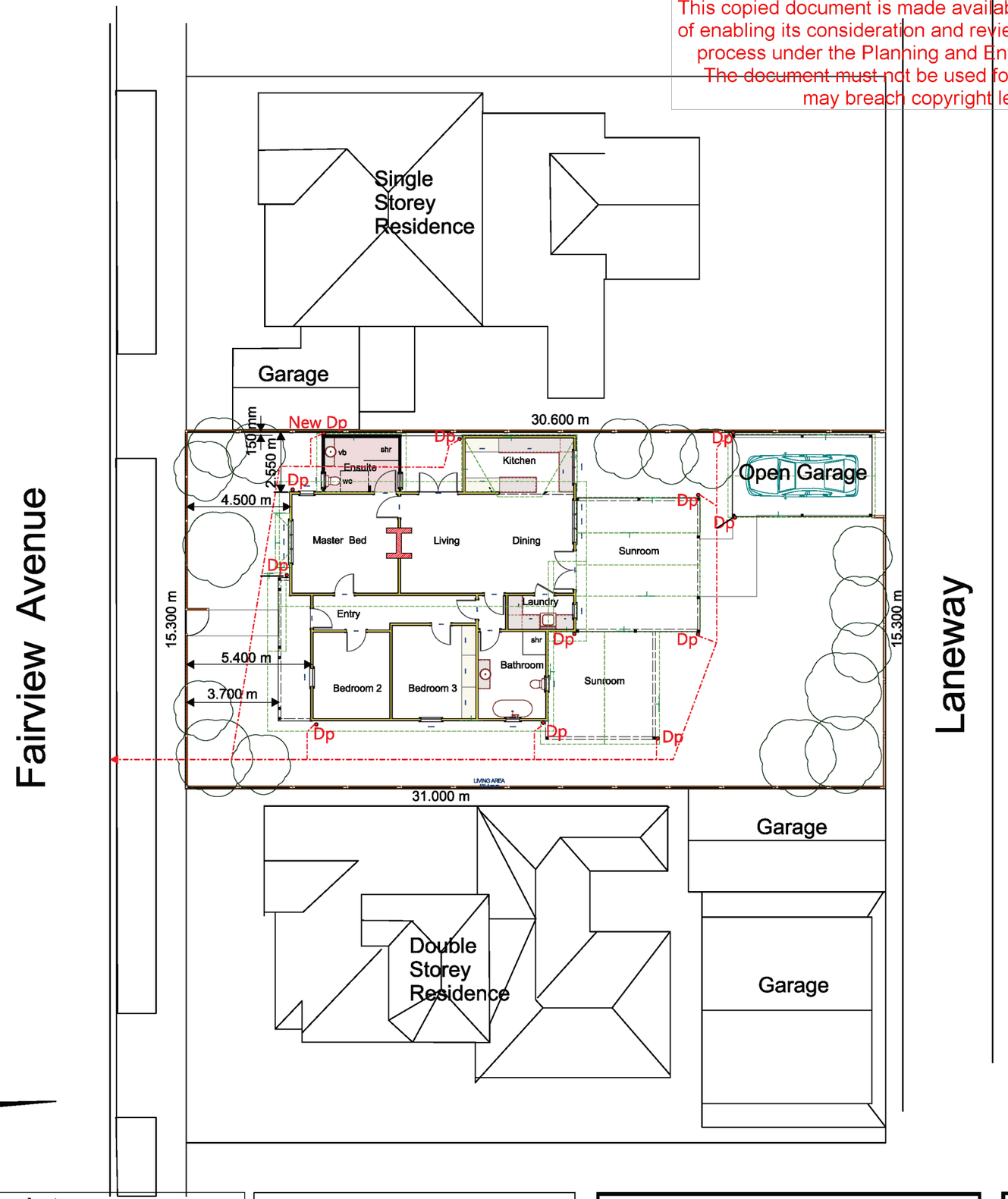
Extension to existing dwelling
( new roof )

90mm dia UPVC (SN2 Class ) downpipes @ max 12m spacings connected to sealed stormwater system running to water tank with overflow and stormwater system discharged to LPOD to kerb at front of block
Downpipes connected to water tank to supply WC cistens of house with town water back up

—25 mm over the first 1 m from the building—in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1(2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
50 mm over the first 1 m from the building in any other case.

# Drainage Plan
## Roof Plan

APPROX. TRUE NORTH




**Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown**
**For** [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

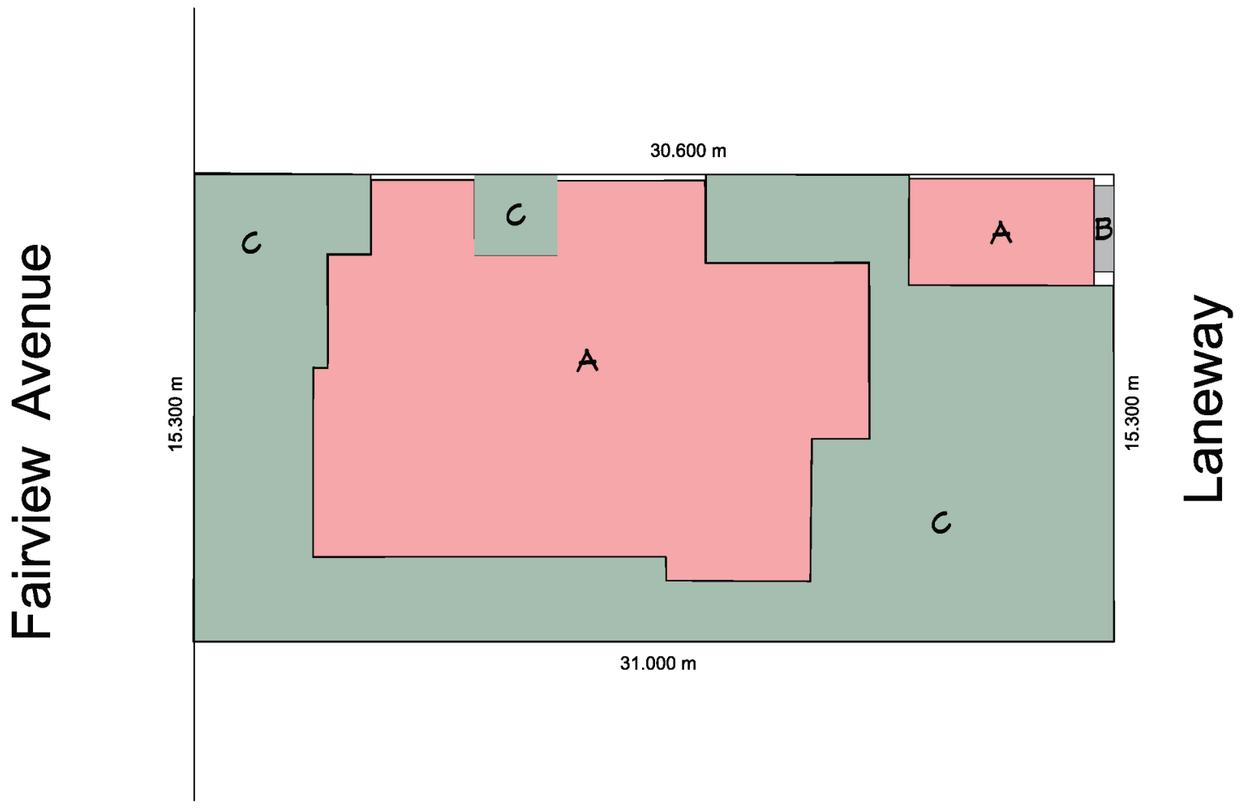
| | | |
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# Garden Area Calculation Plan

| | Block Area | 470 sq m | |
|---|---|---|---|
| Covered Building | Area | | % of Block |
| | A 223.00 sq m | | 47.44 % |
| Driveways | B 1.82 sq m | | 0.39% |
| Garden Area Min 1.0m width | C 238.9 sq m | | 50.80 % |




**32.09-4** **Constructionorextensionofadwellingorresidentialbuilding**

15/05/2018 VC143

**Minimumgardenareарequirement**

Anapplicationtoconstructorextendadwellingorresidentialbuildingonalotmust provideaminimumgardenareaassetoutinthefollowingtable:

| Lotsize | Minimumpercentageofalotsetasideasgardenarea |
|---|---|
| 400-500sqm | 25% |
| Above500-650sqm | 30% |
| Above650sqm | 35% |

Thisdoesnotapplyto:

Anapplicationtoconstructorextendadwellingorresidentialbuildingonalot if:

Thelotisdesignatedasamediumdensityhousingsiteinanapproved precinctstructureplanoranapprovedequivalentstrategicplan;

Thelotisdesignatedasamediumdensityhousingsiteinanincorporated planorapproveddevelopmentplan;or

Anapplicationtoalterorextendanexistingbuildingthatdidnotcomplywith theminimumgardenarearequirementofClause32.09-4ontheapprovaldateof AmendmentVC110.

## % Garden Area

Area of block 470 sq m

Building Area 223.00 sq m
Driveway Area 1.82 sq m

Total Site covered Area 224.82 sq m
% Total Site covered Area 47.83%

% of Garden Area 50.80 %

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For [redacted]

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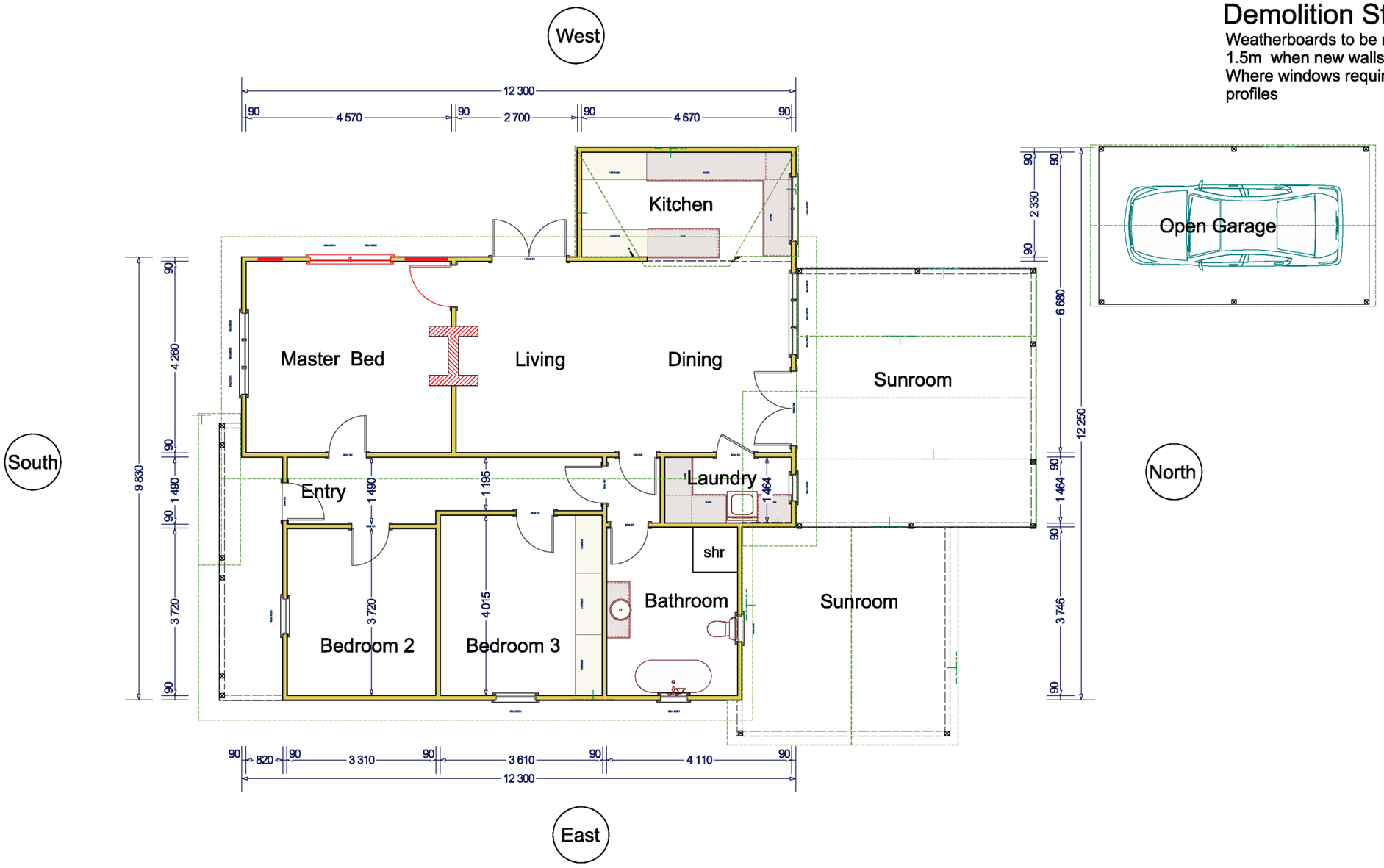
| | | |
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## Demolition Statement

Weatherboards to be removed from wall building roof to be extended 1.5m when new walls and roof are formed old wall can be removed
Where windows require replacing to be replaced same size with vertical profiles




# Existing Conditions Floor Plan

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- *Owner and Builder to check all Dimensions heights and site levels prior to commencement of construction any variations to be checked with Building Designer prior to starting*
  *Window manufacturer to check all Dimensions heights of windows on site prior to commencement of manufacturing*

*DOORS*
*HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS*
*Glazing to doors and side panels should be as follows;*
*-Up to 0.1m sq minimum 3mm annealed glass*
*-Between 0.1m sq and 0.3m sq minimum 4mm annealed glass.*
*-Between 0.3m sq and 0.5m sq minimum 5mm annealed glass.*
*-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022*

*WINDOWS*
*HUMAN IMPACT MINIMUM SAFETY REQUIREMENTS*
*Glazing to windows where the sill is less than 500mm above floor level should be glazed as follows;*
*-Up to 0.3m sq minimum 4mm annealed glass.*
*-Between 0.3m sq and 2m sq minimum 5mm annealed glass.*
*-Larger areas to be safety glass in accordance with Part 3.6 of the NCC Volume 2 2022*

*BATHROOM - ENSUITE WINDOW*
*Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture,shower screens/doors shall be of safety glazing in accordance with part 3.6 of the NCC Volume 2 2022*

Proposed Extension to Existing Residence
at 38 Fairview Avenue Newtown
For [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

| Drawn | Date June 2026 |
|---|---|
| [redacted] | Issue B |

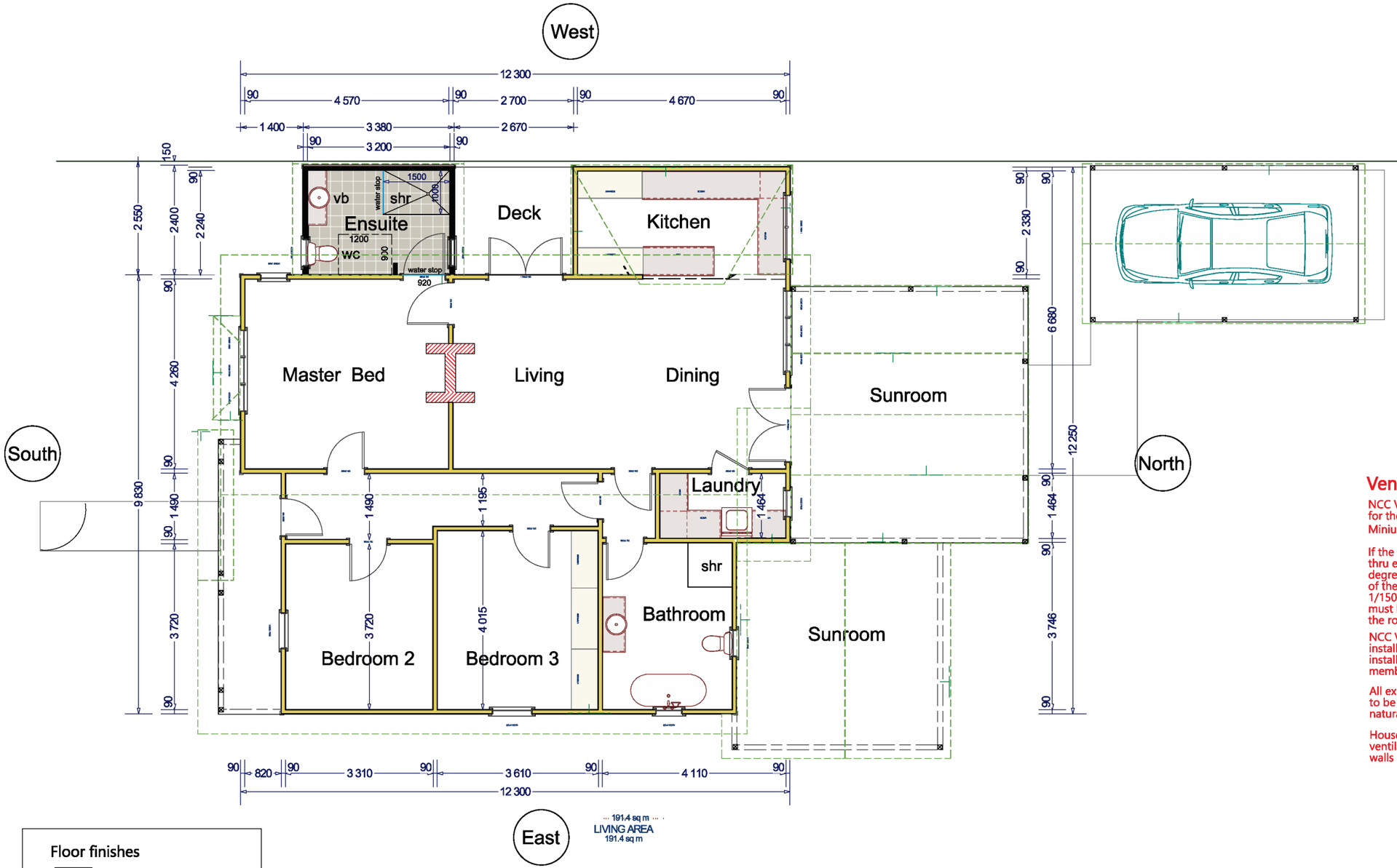
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*Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture,shower screens/doors shall be of safety glazing in accordance with part 3.6 of the NCC Volume 2 2022*

## Ventilation

NCC Volume 2 , 3.8.7.3 requires that the minium flow rates for the sanitary area or bathroom is 25L/s
Minium flow rates for kitchen and laundry areas is 40L/s

If the roof is vented then it must be vented to the outdoor air thru evenly distributed openings, If the roof pitch is more than 22 degrees the openings must have a total unobstructed area of 1/300 of the respective ceiling area. If the pitch is less than 22 degrees then 1/150 is required , also note that 30% of the total unobstructed area must be located not more that 900mm below the ridge or highest of the roof space.

NCC Volume 2 , 2019 require that where pliable membrane is installed in an external wall it must comply with AS4200.1 and be installed in accordance with AS4200.2 & be a vapour permeable membrane & be installed externally to the insulation.

All exhaust fans for Kitchen, Laundry ,bathrooms and sanitary areas ( wc ) to be ducted thru roof space to outside open air , and where have no natural ventilation via window or external door to be switched with light.

House to be built on Timber floor construction and have sub floor ventilation by means of sub floor vents @ 1500mm centers to all external walls below floor level.

**Floor finishes**

- Carpet
- Hardwood Timber Floors (Except Garage concrete slab )
- Ceramic tiles

# Proposed Floor Plan
# Floor Coverings Plan

Where an eaves gutter is provided, sheets must overhang the fascia. by not less than 35mm in accordance with Part 3.5.1.8 of the
NCC Building Code of Australia 2022 Volume Two ( BCA )

Finished ground to fall away from the building footings minimum 25mm over the first 1.0m in low rainfall intensity areas for surfaces that are reasonable impermeable ( Concrete or clay paving) or 50mm over the first 1.0m in any other cases. in accordance with Part 3.1.3.3 of the Building Code of Australia 2022 Volume Two ( BCA )

**Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown**
**For** [redacted]

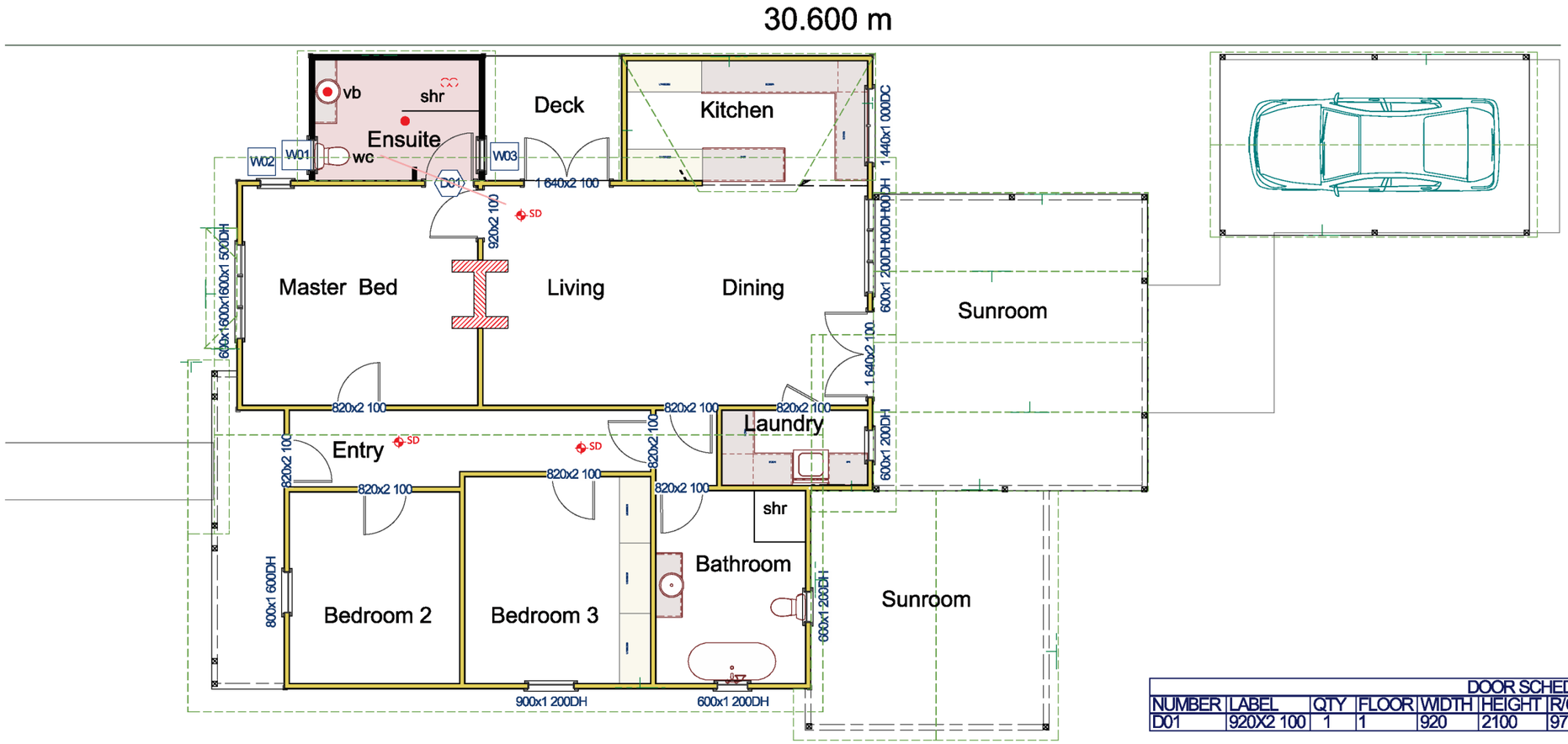
| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

| | | |
|---|---|---|
| Drawn [redacted] | Date June 2026 | |
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14 of 23

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*Window glass in a wall abutting a bath or shower being less than 2.0m above the base of the fixture,shower screens/doors shall be of safety glazing in accordance with part 3.6 of the NCC Volume 2 2022*

**DOOR SCHEDULE**

| NUMBER | LABEL | QTY | FLOOR | WIDTH | HEIGHT | R/O | DESCRIPTION | HEADER |
|---|---|---|---|---|---|---|---|---|
| D01 | 920X2 100 | 1 | 1 | 920 | 2100 | 970X2 185 | HINGED-DOOR P04 | 38X140X1 046 (2) |

**WINDOW SCHEDULE**

| NUMBER | LABEL | QTY | FLOOR | SIZE | WIDTH | HEIGHT | R/O | EGRESS | DESCRIPTION | HEADER |
|---|---|---|---|---|---|---|---|---|---|---|
| W01 | 600X1 200DH | 1 | 1 | 600X1 200DH | 600 | 1200 | 650X1 250 | | DOUBLE HUNG | 38X140X726 (2) |
| W02 | 600X1 500DH | 1 | 1 | 600X1 500DH | 600 | 1500 | 650X1 550 | | DOUBLE HUNG | 38X140X726 (2) |
| W03 | 600X1 500DH | 1 | 1 | 600X1 500DH | 600 | 1500 | 650X1 550 | | DOUBLE HUNG | 38X140X726 (2) |

| Lighting Schedule | | Max 5 w per sq m | |
|---|---|---|---|
| Room | Area | Max Watts | Actual Watts |
| Ensuite | 7.46 sq m | 37 w | 16 w |

| Electrical Legend | | | |
|---|---|---|---|
| | 12 w Ceiling Light Point | | Single GPO at 1200mm AFL. |
| | 12 w Wall Light Point | | Double GPO at 1200mm AFL. |
| | 8w LED Down Light | SD | Smoke Detectors interconnected |
| | Single GPO at 200mm AFL. | | Exhaust Fan |
| | Double GPO at 200mm AFL. | | |

## Ventilation

NCC Volume 2 , 3.8.7.3 requires that the minium flow rates for the sanitary area or bathroom is 25L/s

If the roof is vented then it must be vented to the outdoor air thru evenly distributed openings, If the roof pitch is more than 22 degrees the openings must have a total unobstructed area of 1/300 of the respective ceiling area. If the pitch is less than 22 degrees then 1/150 is required , also note that 30% of the total unobstructed area must be located not more that 900mm below the ridge or highest of the roof space.

NCC Volume 2 , 2019 require that where pliable membrane is installed in an external wall it must comply with AS4200.1 and be installed in accordance with AS4200.2 & be a vapour permeable membrane & be installed externally to the insulation.

All exhaust fans for Kitchen, Laundry ,bathrooms and sanitary areas ( wc ) to be ducted thru roof space to outside open air , and where have no natural ventilation via window or external door to be switched with light.

House to be built on Timber floor construction and have sub floor ventilation by means of sub floor vents @ 1500mm centers to all external walls below floor level.

# Door & Window Schedule Plan

Extension to existing dwelling

# Lighting Plan

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For [redacted]

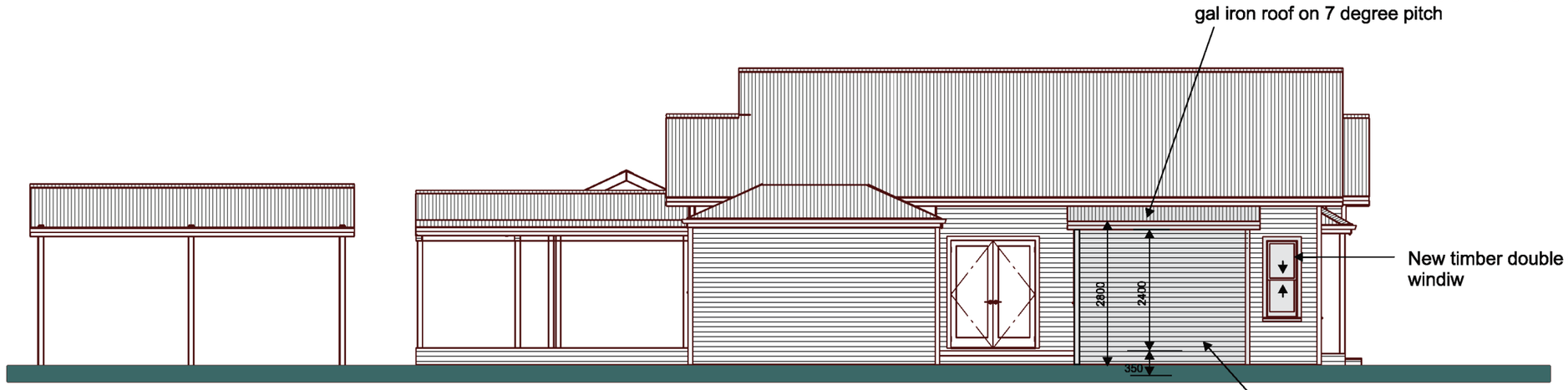
**Amendments**
Issue B Amended roof pitch to extension

Drawn [redacted]
Date June 2026
Issue B
Scale 1 : 100

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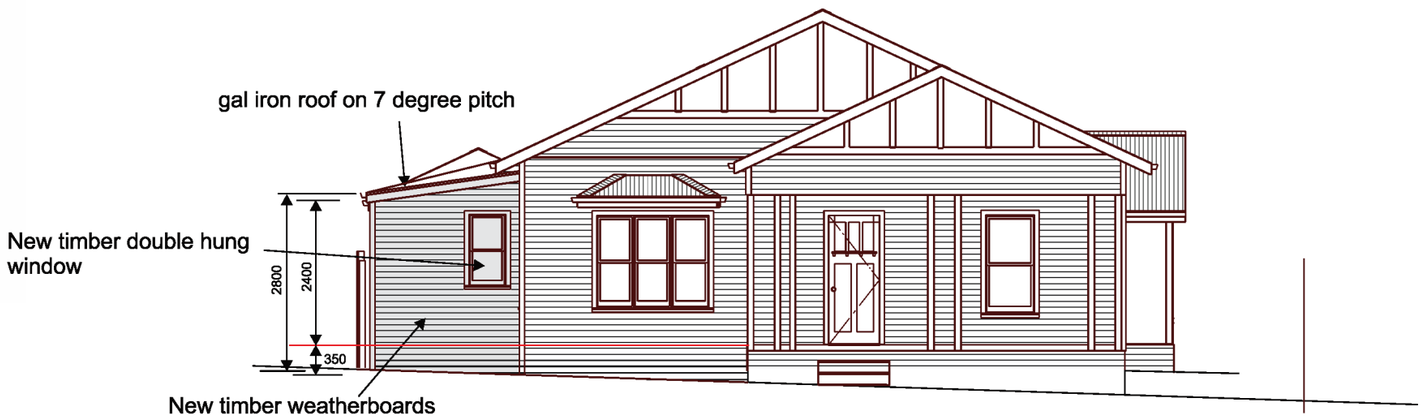
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West Elevation




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South Elevation

Proposed Extension to Existing Residence
at 38 Fairview Avenue Newtown
For [redacted]

| Amendments |
|---|
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| |
| |

| Drawn | Date June 2026 |
|---|---|
| [redacted] | Issue B |

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**ROOF FRAME : Existing**

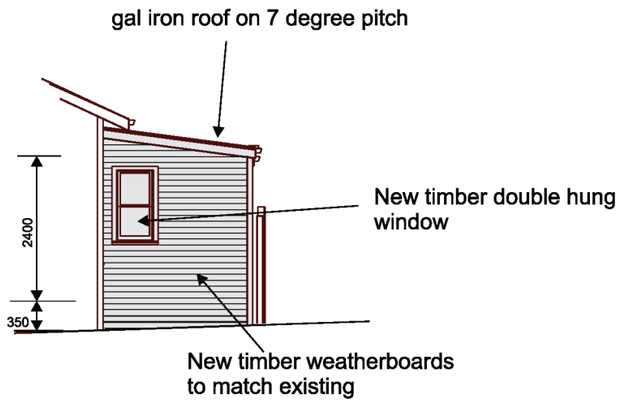
- 100x38 F8 HWD RAFTERS AT 600mm CENTRES
- 100x38mm F8 HWD CEILING JOISTS AT 450mm CENTRES
- 100x75mm F8 HWD UNDERPURLINS & PURLIN PROPS
- 175x25mm F8 HWD RIDGE BEAM
- 25x38 F8 ROOF BATTENS @ 330mm CENTRES
- 10mm THICK PLASTERBOARD LINING TO CEILINGS.
- NEW R 5.0 INSULATION BATTS TO BE ROOF SPACE BETWEEN JOISTS
- GALVANIZE IRON ORB ROOF ON 35 DEGREE PITCH

**WALL FRAME : Existing**

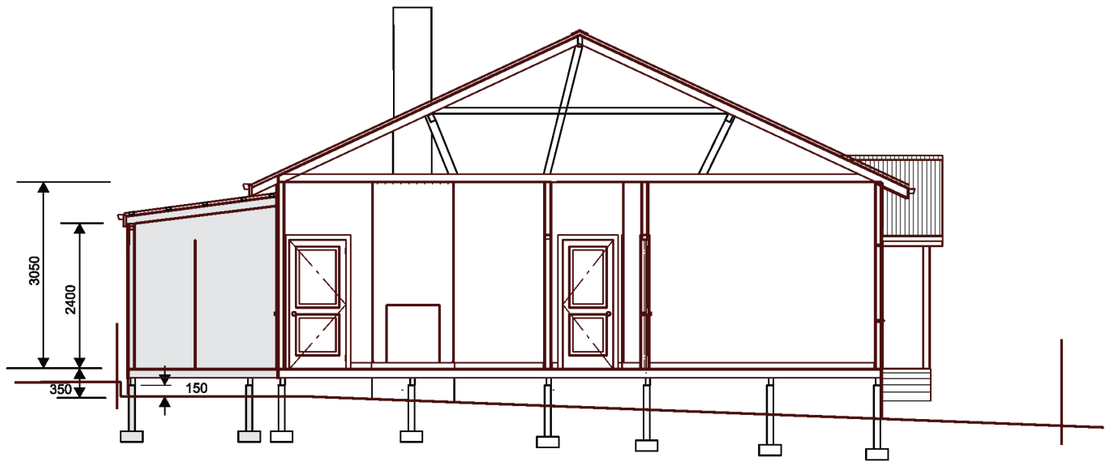
- 100x50mm F8 HWD TOP & BOTTOM PLATES
- 100x38mm F8 HWD COMMON STUDS AT 450mm CENTRES
- 100x50mm F8 HWD STUDS TO SIDES OF OPENINGS.
- EXISTING HARDWOOD LINTELS TO CONFORM WITH TIMBER FRAMING MANUAL
- 100x38 F8 HWD NOGGINGS
- Existing plaster and timber slats to be removed and place R 2.0 bulk insulation between timber studs in all external walls before replastering.
- 10mm THICK PLASTERBOARD LINING TO WALLS ( 10mm W.R. PLASTERBOARD TO WET AREAS AND BEHIND TILES
- SQUARE EDGE WEATHERBOARDS

**SUB FLOOR FRAME : Existing**

- 19mm TONGUE & GROOVE FLOORBOARDS
- 100x38mm F8 HWD FLOOR JOISTS AT 450mm CENTRES
- 100x75mm F8 HWD BEARERS AT 1800mm CENTRES
- 100x100 PRECAST CONC. STUMPS @ MAX 1200mm CTS SET IN 300mm DIA. MASS CONCRETE PADS BASED AT 1000MM DEPTH




South Elevation




Section X - X

**SUB FLOOR FRAME**

- REFER SOIL REPORT FOR FOUNDING DEPTHS
- 100x100 PRECAST CONC. STUMPS @ MAX 1200mm CTS SET IN 300mm DIA. MASS CONCRETE PADS REFER ENGINEERS DETAILS
- 140x45 HYSPAN LVL FLOOR JOISTS @ 450mm CENTERS ( allows for shower to be recessed using 90x45 floor joist )
- 2/90x45 HYSPAN LVL ( nail laminated ) BEARERS @ MAXIMUM 1800mm CENTERS
- 19mm TONGUE & GROOVE FLOORBOARDS
- R 1.5 CONCERTINA BOARD INSULATION BETWEEN FLOOR JOISTS TO NEW FLOORS

**WALL FRAME**

- 90x45 MGP10 BOTTOM PLATES AND INTERNAL TOP PLATES
- 2/90x45 MGP10 EXTERNAL TOP PLATES
- 90x35 MGP10 STUDS & 450MM CTS
- 2/90x45 MGP10 STUDS TO SIDES OF OPENINGS
  90x35 MGP10 NOGGINGS @ 1350MM MAX CTS
  MS ANGLE BRACE OR PLY BRACE TO WALLS
- 10mm THICK PLASTERBOARD LINING TO WALLS
- 10mm THICK WR BOARD LINING TO WET AREAS
- R 2.5 INSULATION AND SISALATION TO ALL NEW EXTERNAL WALLS
- THE WIND LOAD FOR THIS ALLOTMENT IS N1 LOAD

## 10.8. Wall Construction

(1)Where a pliable building membrane is installed in an external wall, it must—comply with AS 4200.1; andbe installed in accordance with AS 4200.2; andbe located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

(2)Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than—in climate zones 4 and 5, 0.143 µg/N.s; andin climate zones 6, 7 and 8, 1.14 µg/N.s.

(3)Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

**Explanatory information**

10.8.1(2) requires some wall materials on the external side of the primary insulation layer to have a minimum level of vapour permeance. Vapour permeance is measured in µg/N.s (micrograms per newton-second).

Class 3 and Class 4 vapour control membranes (as defined by clause 5.3.4 of AS 4200.1) meet the vapour permeance requirements of 10.8.1(2)(a), while Class 4 vapour control membranes meet the vapour permeance requirements of 10.8.1(2)(b).

Open-cell insulation, such as mineral wool or fibreglass, typically has a high vapour permeance, while closed-cell insulation such as polystyrene typically has a low vapour permeance.
Many foil-faced insulation products have a low vapour permeance.

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**ROOF FRAME**

- 150x45 HYSPAN LVL RAFTERS @ 900mm CENTRES TO MANUFACTURERS SPECIFICATIONS & COMPUTATIONS
- 38x50 F8 ROOF BATTENS @ 600mm CENTRES
- 10mm THICK PLASTERBOARD LINING TO CEILINGS.
- R 5.0 INSULATION BATTS TO CEILING.
- 190x38 F7 TREATED PINE FASCIA BEAMS
- GAL IRON ORB ROOFING ON 7 DEGREE PITCH
- THE WIND LOAD FOR THIS ALLOTMENT IS N1 LOAD

# Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown For [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

| Drawn | Date June 2026 | |
|---|---|---|
| [redacted] | Issue B | Scale 1 : 100 |

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Sheet number

17 of 23

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

# COMPLIANCE REQUIREMENTS

## BUILDING CODE OF AUSTRALIA

There are two parts to the Building Code of Australia 2023(BCA).

Volume one - Class 2 – 9 Buildings
Volume two - Class 1 and Class 10 Buildings – Housing Provisions.

In relation to the waterproofing of wet areas, BCA 2023 Volume one references Australian Standard AS 3740 - 'Waterproofing of wet areas in residential buildings' as meeting the minimum performance requirements for construction of wet areas in Class 2, 3 and 4 buildings.

Referencing AS 3740, BCA 2023, Volume two provides specific waterproofing requirements for various applications. These specific requirements are for all intents and purposes the same as those provided in AS 3740.

## AUSTRALIAN STANDARD AS 3740

AS 3740 specifies the requirements for the physical elements of construction including floors, walls, junctions and penetrations. The specific areas where these criteria apply include showers, areas adjacent to baths and spas, general wet areas and areas adjoining other vessels such as sinks, basins or tubs.

The requirements outlined in Appendix A - Table 1 are identical to those provided in Australian Standard AS 3740 (Table 2.1). Additional information relating to the extent of waterproofing required for various applications are provided in Appendix A - Table 2 (this is a copy of Table 4.1 of AS 3740).

## SCOPE OF Th IS MANUAL

This manual is intended to be used as a guide to assist designers, specifiers, waterproofers, builders and installers achieve construction compliance when using James Hardie building products. It must be Read in conjunction with the BCA, AS 3740: 2023 and other relevant regulations relating to wet area construction.

Installation of James Hardie building products must be carried out in accordance with the relevant product installation manual current at the time of application.

## DEFINITIONS

Various terminology is used within the regulations and this manual.
AS 3740 provides the following definitions:

Enclosed shower - A shower designed and installed to control the spread of water from the shower enclosure.
Flashing, perimeter - A flashing used at the floor-wall junction.
Flashing, vertical - A flashing used at wall junctions within shower areas.
Floor waste - A grated inlet within a graded floor intended to drain the floor surface.
Maximum retained water level - The point where surface water will start to overflow out of the shower area.
Membrane - A barrier impervious to moisture.
Membrane, external (external flashing) - A membrane that is installed behind the wall sheeting or render. Usually external membranes are preformed trays or sheet material systems.
Membrane, internal (internal flashing) - A membrane that is installed to the face of the wall sheeting or render. Usually internal membranes are liquid systems applied in situ.
Shower area - The area affected by water from a shower, including a shower over a bath.
Shower area, enclosed - The area enclosed by walls or screens including hinged or sliding doors that control the spread of water to within the enclosure.
Shower area, unenclosed - The area that is open on one or more sides, extending in an arc on the open sides, 1500mm from the shower connection at the wall.
Shower tray - An internal or external liquid or sheet membrane system used to waterproof the floor and the wall/floor junctions of a shower area.
Waterproof (WP) - The property of a material that does not allow moisture to penetrate through it when tested in accordance with AS/NZS 4858.
Water resistant (WR) - The property of a system or material that restricts moisture movement and will not degrade under conditions of moisture.
Wet area - An area within a building supplied with water from a water supply system and includes bathrooms, showers, laundries and sanitary compartments. Excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.

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# FRAMING

Corner studs must be blocked to prevent corner cracking, see Figure 2. Where this is not possible, use a metal reinforcing angle such as Rondo 35 x 35 x 0.8mm non-ferrous, corrosion resistant angle, see Figure 3.

For vertical corner flashing requirements in shower areas, see page 9. For internal and external tiled corners located in areas not waterproofed, refer to Figures 4 and 5.

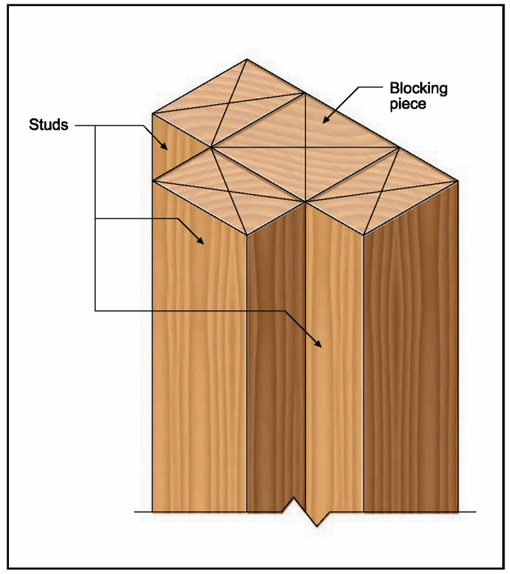



FIGURE 2 BLOCK ED CORNER

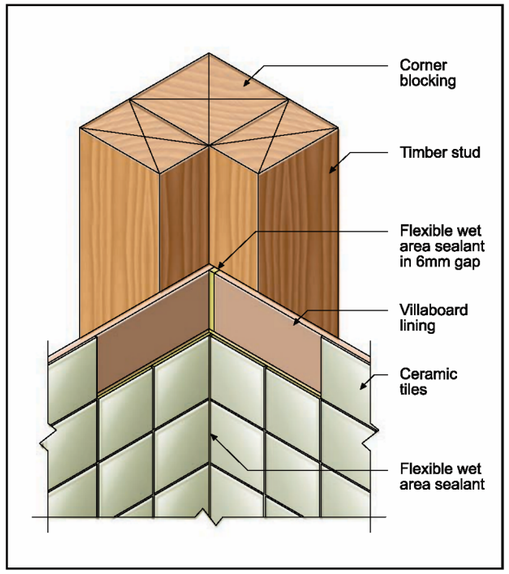



FIGURE 4 INTERNAL TILED CORNER - NON Sh OWER AREA

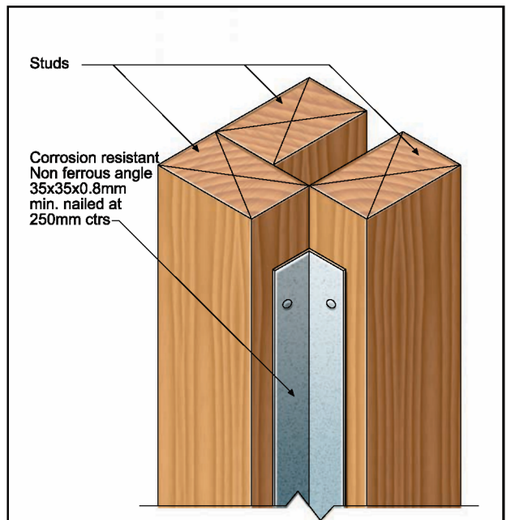



FIGURE 3 ANGLE REINFORCED CORNER - NON Sh OWER AREA

NOTE
Plasterer's angle must not be used.

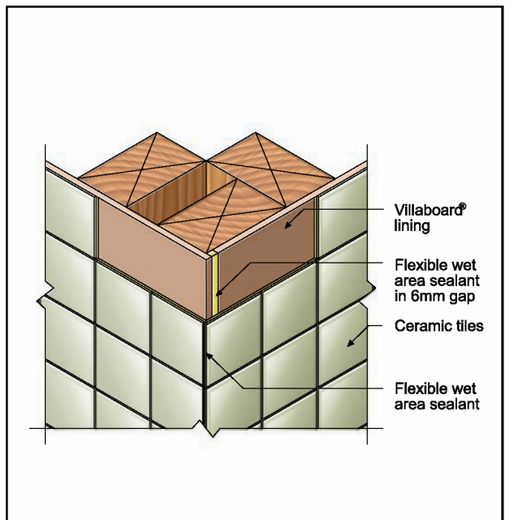



FIGURE 5 EXTERNAL TILED CORNER - NON Sh OWER AREA

NOTES
1. Vertical corner flashing is required in shower recess areas.
2. External corners must not be set and plasterer's angles must not to be used.

# WALL FLASHING

## FLOOR/WALL JUNCTION

The floor/wall junction requires flashing which can be either an external or internal flashing. In shower recesses, the floor/wall junction must be waterproofed to a height of 150mm above finished tile level of the floor or 25mm minimum above the maximum retained water level, whichever is the greater. This affects the required sealing of the floor to wall junctions.

All junctions in the general wet areas beyond the shower, including bathrooms, toilets and laundries (except kitchens), must be sealed with a flashing or skirting. We recommended this area is sealed with an external flashing.

The horizontal leg of perimeter flashing must be 50mm minimum, and the vertical leg must project 25mm minimum above the highest point of the finished floor surface, except at doorways. Across a doorway, the perimeter flashing angle must finish flush with the top surface of the finished floor. Adhere flashing to floor only. The floor surface must be clean of all waste and dust. Clean down the surfaces to be bonded with a damp cloth and allow to dry.

In high risk areas such as showers, do not penetrate the corner flashings.

## EXTERNAL FLASHING

When using external flashing with Villaboard® lining, use a 75 x 50mm or 100 x 50mm PVC preformed angle flashing, in conjunction with Fulaprene 303 adhesive, see Figure 6 for Villaboard® lining

NOTE
Do not fix PVC angles with HydrEpoxy 501.

NOTES
1. Where wall/floor junctions are flashed with an external angle (or when an external membrane or base is used), Villaboard® lining to be finished with tiles must not be fixed to bottom plates. In these cases, provide an extra row of noggings above top of the flashing/ membrane for fixing Villaboard® lining. See Figure 13.
2. External flashings (or shower bases) must be fitted before the sheets are installed.
3. External flashing must be fixed to the floor only.
4. Ensure all elements are compatible to resist corrosion between elements.

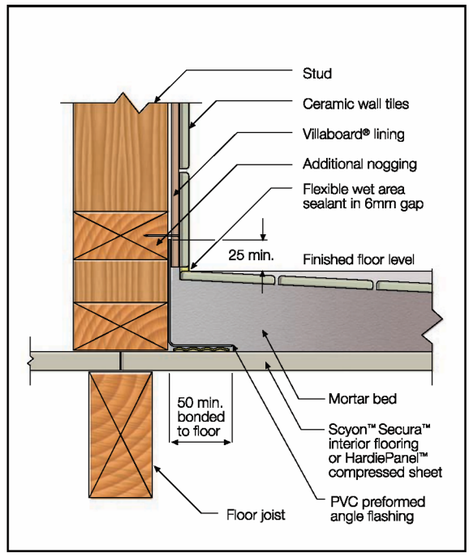



FIGURE 6 EXTERNAL PERIMETER FLAS hING - VILLABOARD LININGS FINISh ED WITh TILES

Proposed Extension to Existing Residence
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# ENCLOSED SHOWERS

## GENERAL

The height of the sides of the shower tray above the highest point of the finished tiled floor surface must be 150mm high or 25mm above the maximum possible water level in the shower compartment, whichever is higher, see Figure 11. Shower trays can be external, preformed or internal.

## EXTERNAL MEMBRANES

These are constructed by installing a prefabricated tray manufactured from plastic, other flexible waterproofing membrane material, stainless steel or copper prior to fixing wall lining, ie the tray is on the outside of the wall lining, see Figure 12.

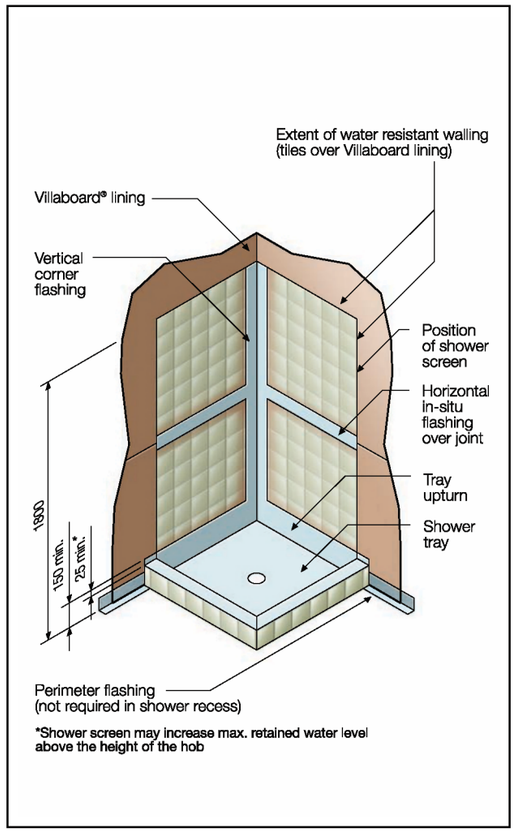



FIGURE 11 INTERNAL MEMBRANE

NOTE
The diagram above shows an intenal membrane scenario. Alternatively, external membranes can also be used.

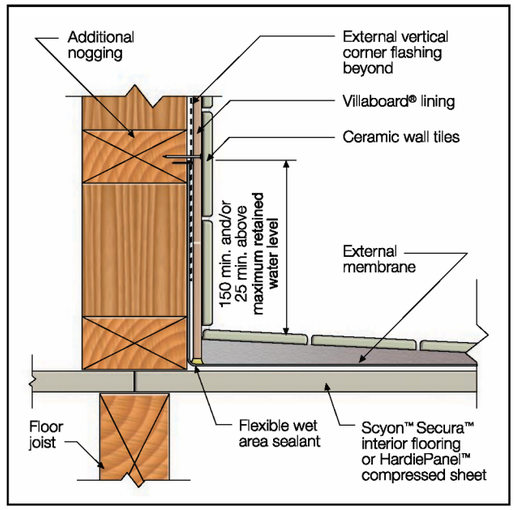



FIGURE 12 EXTERNAL MEMBRANE - VILLABOARD LINING

An alternative method of constructing an external tray is to use prefabricated fibreglass reinforced plastic angles, which are placed around the perimeter of the shower compartment prior to fixing the wall lining. In-situ fibreglass reinforced plastic is then applied to the remainder of the floor. Care must be taken not to glue the vertical leg of the angle to the wall framing. Membranes should be either supplied with floor wastes factory fitted or be capable of being dressed down into the waste pipe.

## AS 3740

3.4 SHOWER FLOORS Falls in shower floors shall be sufficient to prevent— (a) surface water from being retained on the shower floor (except for residual water remaining due to surface tension); and (b) water from discharging outside the shower area. For shower areas with a vertical separation between the shower area and the wet area, such as a shower screen, hob, step-down or water stop, the fall to the waste shall be 1:100. As a minimum for other shower areas, the fall shall be a minimum of 1:80

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# UNENCLOSED SHOWERS

Unenclosed showers are those where the shower fitting(s) are not contained within an enclosure.

Where the shower is unenclosed, you must have waterproof flooring for a distance extending 1500mm from the shower rose, projecting onto the floor, see Figure 20.

Water resistant walling (Villaboard lining finished with tiles) must also extend 1500mm from the shower rose.

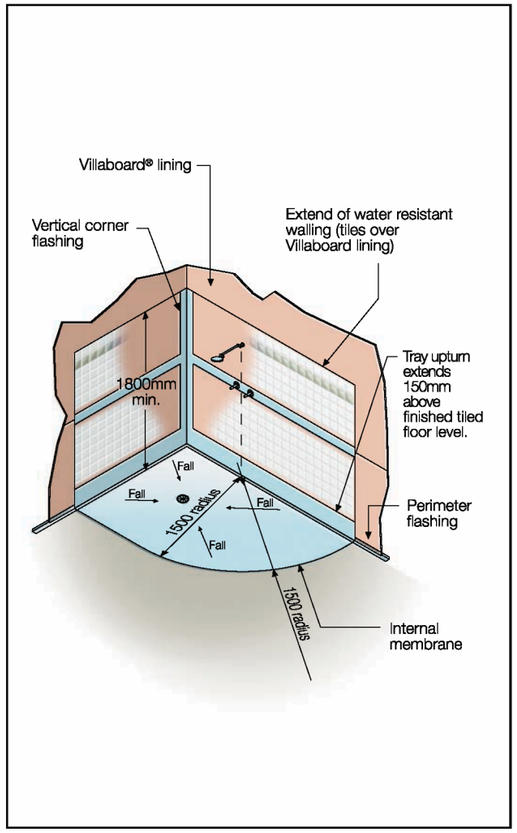



FIGURE 20 UNENCLOSED SHOWERS

Where a shower over a bath is not contained by a shower screen, you must waterproof the floor beyond the bath a distance extending 1500mm from the shower rose projected onto the floor, see Figure 21.

Although the perimeter flashing shown against wall and bath beyond 1500mm of the shower rose is not required, it is shown here because it is often installed for practical reasons.

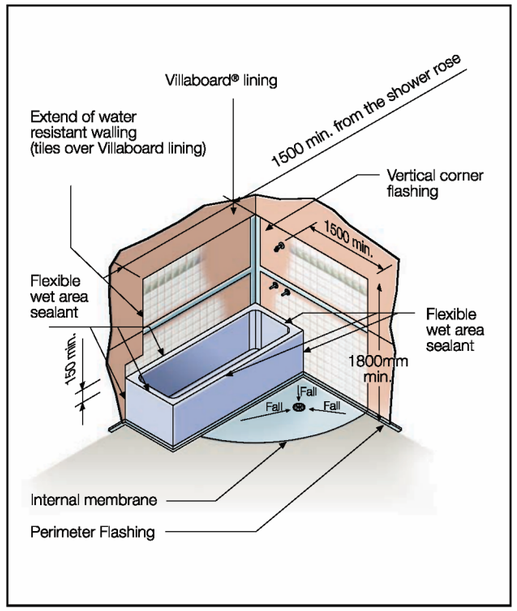



FIGURE 21 SHOWER OVER BATH - NO SHOWER SCREEN

The shower tray (either internal or external membrane) or the waterproofing beyond the bath must be terminated on an angle with its vertical leg finished flush with the tiled surface. The angle would normally be located in the floor tile jointing, see Figure 22.

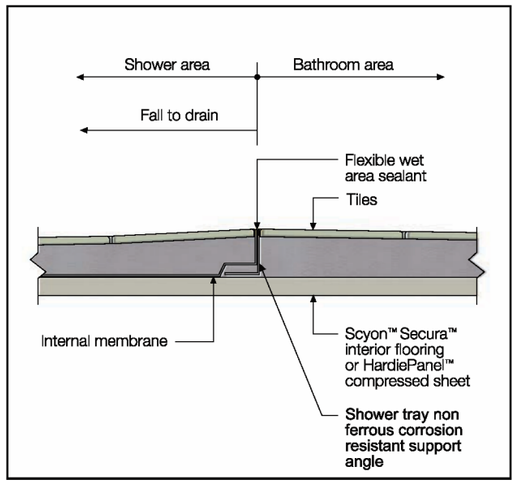



FIGURE 22 UNENCLOSED SHOWER - EDGE FINISHING DETAIL

NOTE
Internal membrane to shower area to extend 1500mm in horizontal distance from the furthest extension of the shower rose.

Proposed Extension to Existing Residence
at 38 Fairview Avenue Newtown
For [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
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| Drawn [redacted] | Date June 2026 |
|---|---|
| | Issue B |

Scale 1 : 100

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Sheet number
19 of 23

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

## INTERNAL MEMBRANES

Internal in-situ systems are applied to the face of the Villaboard® lining, ie the membrane is on the inside face of the wall lining. Materials commonly used include liquid compounds of rubber, acrylic or epoxy usually reinforced with fibreglass, or sheet products of rubber, plastic or other waterproofing material.

As well as having waterproofing properties, the membrane must be compatible with tile adhesives. Because internal membranes are fixed to the Villaboard® lining, you must allow for frame movement and a bond breaker must be incorporated in the perimeter wall/floor junction before the membrane is installed, see Figures 14 and 15.

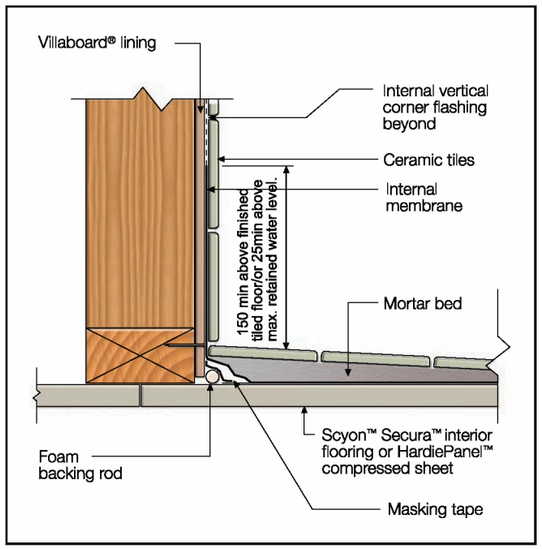



FIGURE 14 IN-SITU APPLIED INTERNAL MEMBRANE

## Sh OWER OVER BATh S

Where an enclosed shower is positioned over a bath, it needs to be protected by a shower screen. Waterproofing of the floor or walls beyond the bath is not required, see Figure 16.

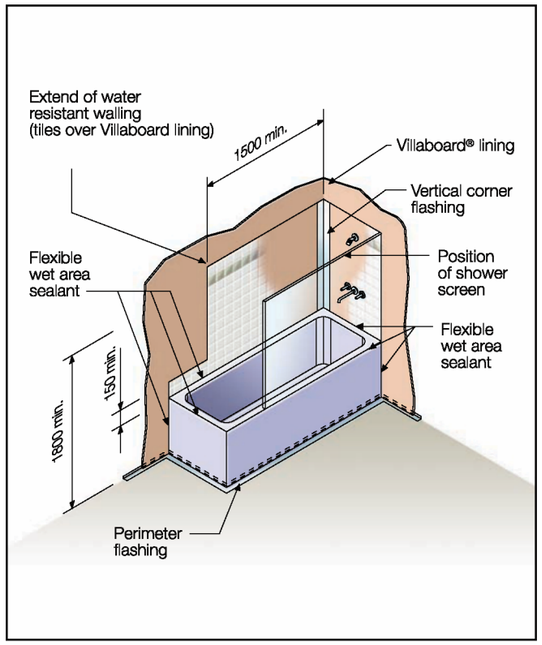



FIGURE 16 SHOWER OVER BATH - WITH SHOWER SCREEN

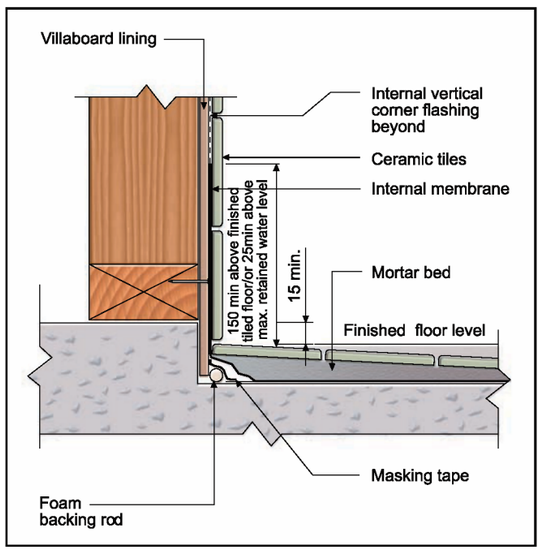



FIGURE 15 IN-SITU APPLIED INTERNAL MEMBRANE AT STEP-DOWN

## BENEFITS OF JAMES HARDIE BUILDING PRODUCTS

James Hardie building products are resistant to moisture damage, rotting, fire, and termites when installed and maintained as directed. In addition to these benefits, when using Scyon™ Secura™ interior flooring or HardiePanel compressed sheet, full floor waterproofing is not required outside the enclosed shower area (unless a floor waste is specified by the BCA.

Scyon™ Scyon™ interior flooring has been approved by CSIRO (Technical Assessment 318, July 2005) as satisfying the relevant requirements for use in wet areas.

For walling applications, Villaboard lining covered with tiles is ideal as they meet the water resistant requirements in shower areas.

## WATERPROOFING REQUIREMENTS

Different waterproofing requirements are applicable to different wet area applications. Some of those typical applications are shown in Figure 1.

The various requirements for each application is covered in the following sections of this manual.

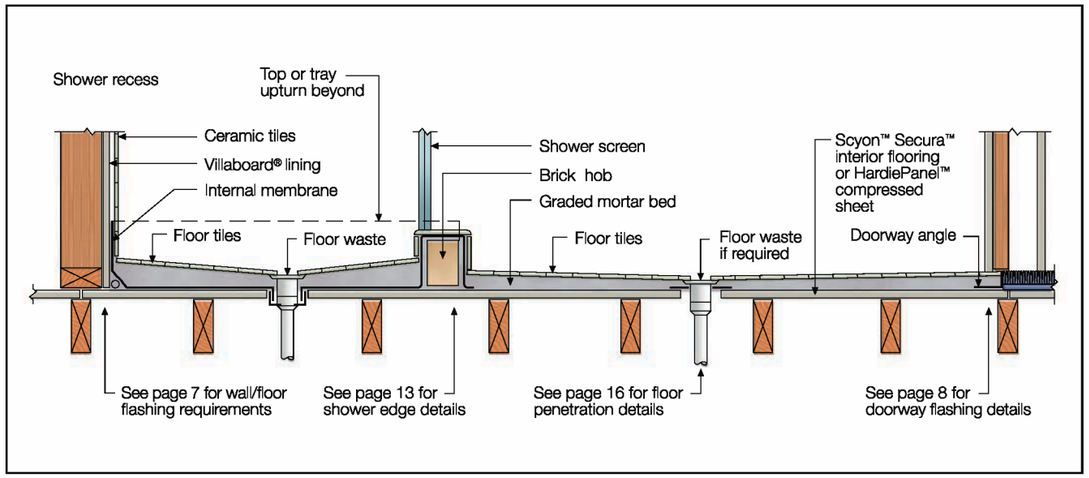



FIGURE 1 TyPICAL BATh ROOM CROSS-SECTION

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# OutRWALL™ 60

## Introduction

Developers are constantly looking for timber framed systems which will satisfy BCA requirements for external wall fi re ratings and provide low-cost fast track construction on site. Boral Plasterboard recognise this requirement and has developed the Out RWALL™ exterior wall system to meet this need.

This manual discusses and illustrates this purpose designed system. Boral Plasterboard's OutRWALL™ exterior wall system is easy to build, using conventional materials, methods and equipment.

With the Boral Plasterboard Out RWALL™ exterior wall system, new buildings can be constructed on or near the boundary and still satisfy the fire resistance requirements of the BCA.

Providing fire ratings of 1 or 1.5 hours, Boral Plasterboard Out RWALL™ exterior wall system provides effective resistance to the spread of fire from neighbouring buildings.

Perfect for extensions to existing buildings, OutRWALL™ exterior wall system is a cost-effective, labour-saving way to upgrade the fire resistance rating of a boundary wall to comply with the Building Code.

## Benefits

- Lightweight Construction;
- Low-cost alternative to brick wall construction;
- Standard load bearing timber stud wall construction;
- Fire ratings of 1 or 1.5 hours to external load bearing timber framed walls; and
- Can extend existing buildings to boundary and meet BCA required fire resistance rating.

## Description

This manual describes the Boral Plasterboard OutRWALL™ exterior wall system for use as fire rated exterior walls in residential buildings using timber framing.

All details and information contained in this publication are intended as a general guide for use in exterior wall construction. Refer to the graphics on following pages for construction details.

## Design Notes

- Frames, stumps and footings are to be designed and installed in accordance with the requirements of AS 1684 - 1999 "Residential Timber Framed Construction" and AS 2870 - 1996 "Residential Slabs and Footings - Construction".
- Exterior cladding must be prop er ly weather sealed for the life of the structure, particularly at ends, edges & joints. Adequate drainage should be provided for any moisture which may develop inside the cladding due to condensation or leakage.
- Boral Plasterboard drywall materials and accessories must be installed in accordance with the de tailed speci fications supplied in Boral Plas ter board Technical Literature.
- Limiting heights will be determined by various design criteria including wind loads, de flection limits, stud size, stud spacing and charfactor number where applicable.
- With the introduction of "Charfactor numbers" assigned to each system, the designer/builder has greater choice available for selection of framing to meet the requirements of height, axial load and fire ratings. For detailed information on how to use "Charfactor Numbers" for framing selection, refer to Boral Plasterboard "Construction Selector" - Technical Manual 100C.
- Movement or control joints should be installed: (a) where the plasterboard abuts dissimilar materials, and/or where the construction changes within the plane of the wall; (b) in long unbroken partition or wall runs at not more than 12 metre centres; and (c) as required to accomodate shrinkage of timber.

## Fire Performance

The OutRWALL™ system has been assessed by Warrington Fire Research in their assessment Nos. WFRA C91580 and WFRA C91585 for fi re-ratings of 1 hour and 1.5 hours. The system must be assembled in ac cord ance with the relevant assessment.

## Acoustic Performance

Acoustic performance may be improved with variations in plasterboard, stud and/or partition width and choice of insulation. These variations offer a wide choice of attainable $R_w$ values. For details, contact Boral Plasterboard.

## Cladding

"Lightweight Cladding" includes, but is not limited to:

- Fibre cement sheets, profi les and weatherboard;
- Timber or hardboard weatherboards;
- Steel or aluminium profi les; and
- Plywood.

**Note:** Cladding does not include materials with a self ignition temperature of less than 200°C except where the fire rating is from the outside only.

## Prefabricated Walls

Where conventional construction can not be used due to dif ficult access, the Boral Out RWALL™ exterior wall system may be prefabricated prior to erection.

## Plasterboard Standard

Boral Plasterboard is man u fac tured in accordance with Australian Standard A.S. 2588 - 1983 "Gypsum Plas ter board" and is to be installed generally in accordance with the re quire ments of Australian/ New Zealand Standard A.S/NZS 2589.1:1997 Part 1 "Gypsum Plasterboard".

## Architectural Specification

### Delivery and Storage of Materials

All materials shall be delivered in their original unopened packages and stored in an enclosed shelter providing protection from damage and exposure to the elements. Damaged or deteriorated materials shall be removed from the site.

### Framing

Timber framing to receive plasterboard lining shall be structurally sound, free from bow, and in general compliance with Building Code requirements. Damaged and excessively bowed studs shall be replaced before installation of plasterboard lining. Timber framing shall approximate the moisture content it will reach in service by allowing the enclosed building to stand as long as possible prior to the application of plasterboard. Do not install plasterboard over wet framing.

## OutRWALL™ Applications

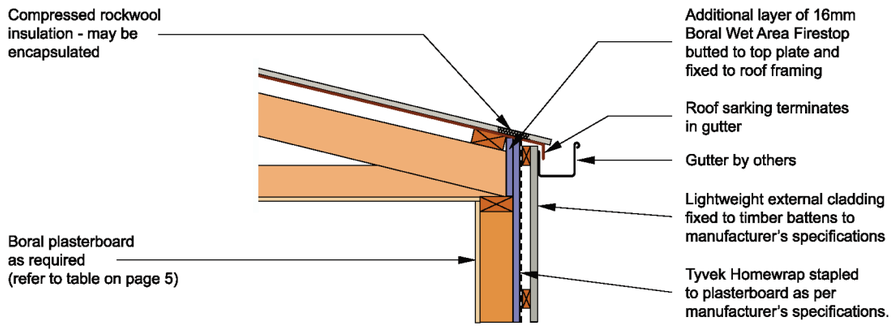
The following summary is intended as a guide only. Readers should satisfy themselves as to the requirements of the BCA by direct reference and/or through an appropriately qualified person.

| Building Classification and Type | Relevant OutRWALL™ System |
|---|---|
| Class 1 | OutRWALL 60 |
| Class 10 | OutRWALL 60 |

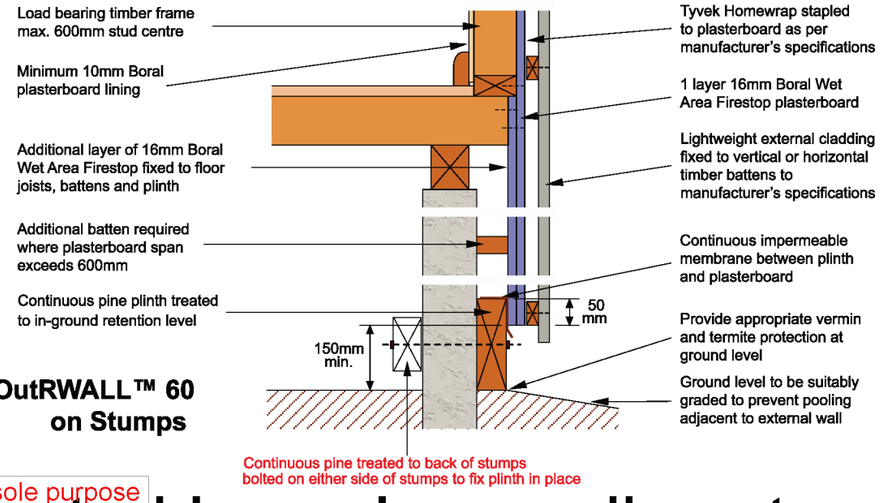
| System | Internal Plasterboard | External Plasterboard | Charfactor | FRL* |
|---|---|---|---|---|
| OutRWALL™60 | 1 x 10mm Standard Core | 1 x 16mm Wet Area Firestop as per system TS3 | 11 | 60/60/60 from outside only |
| OutRWALL™90 | 1 x 10mm Standard Core | 2 x 16mm Wet Area Firestop as per system TS14 | N/A | 90/90/90 from outside only |
| OutRWALL™90A | 1 x 16mm Wet Area Firestop | 2 x 16mm Wet Area Firestop as per system TS14 | 11 | 90/90/90 from outside |

- Frame and footings to be in accordance with AS 1684 - 1999 "Residential Timber Framed Construction" and AS 2870 - 1996 "Residential Slabs and Footings - Construction".
- Provide movement joint where timber shrinkage is expected.
- Brick footing options are also available. Contact Boral Plasterboard for details (see back page).
- Ensure that lateral support to top of wall is maintained during a fi re event.
- * Warrington Fire Research Assessment No. WFRA C91580

### OutRWALL™ 60




### OutRWALL™ 60 on Stumps




# Fire rated boundary wall system

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



# Reinforcement of bathroom and sanitary compartment walls

## 6.1 Location

(1) Reinforcing in accordance with Clause 6.2 must be provided to any—

(a) *sanitary compartment* that is subject to Part 4; and

(b) bathroom containing a—

(i) shower that is subject to Part 5; or

(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.

(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.

(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

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Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

## 6.2 Construction

(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—

(a) Figures 6.2a or 6.2b for walls surrounding a bath; and

(b) Figures 6.2c or 6.2d for shower walls; and

(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and

(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.

(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—

(a) is narrower than the width of the area *required* to be provided with reinforcing; or

(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.

(3) Reinforcing required by (1) must be constructed using one of the following materials:

(a) A minimum of 12 mm thick structural grade plywood, or similar.

(b) Timber noggings with a minimum thickness of 25 mm.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

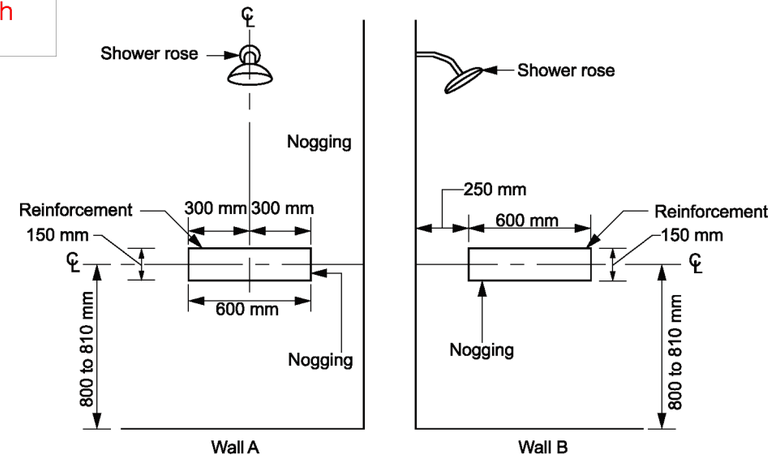



Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

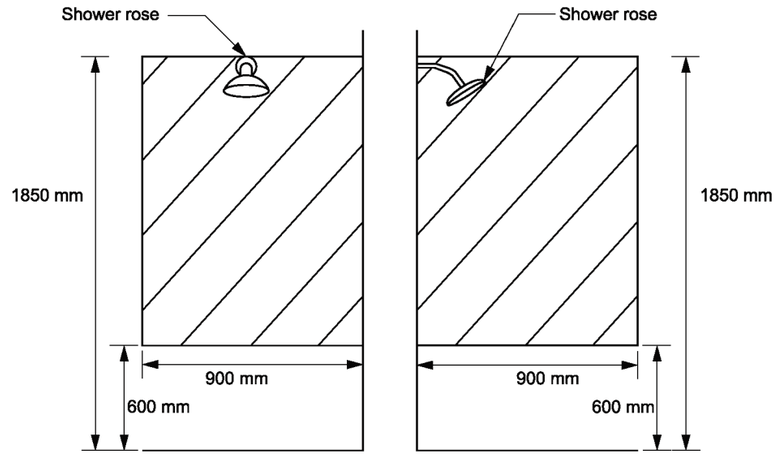



Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown For [redacted]

| Amendments |
|---|
| Issue B Amended roof pitch to extension |
| |
| |

| Drawn | Date June 2026 |
|---|---|
| [redacted] | Issue B |

Scale 1 : 100

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Figure 6.2e: Minimum extent of sheeting to wall adjacent to a toilet pan

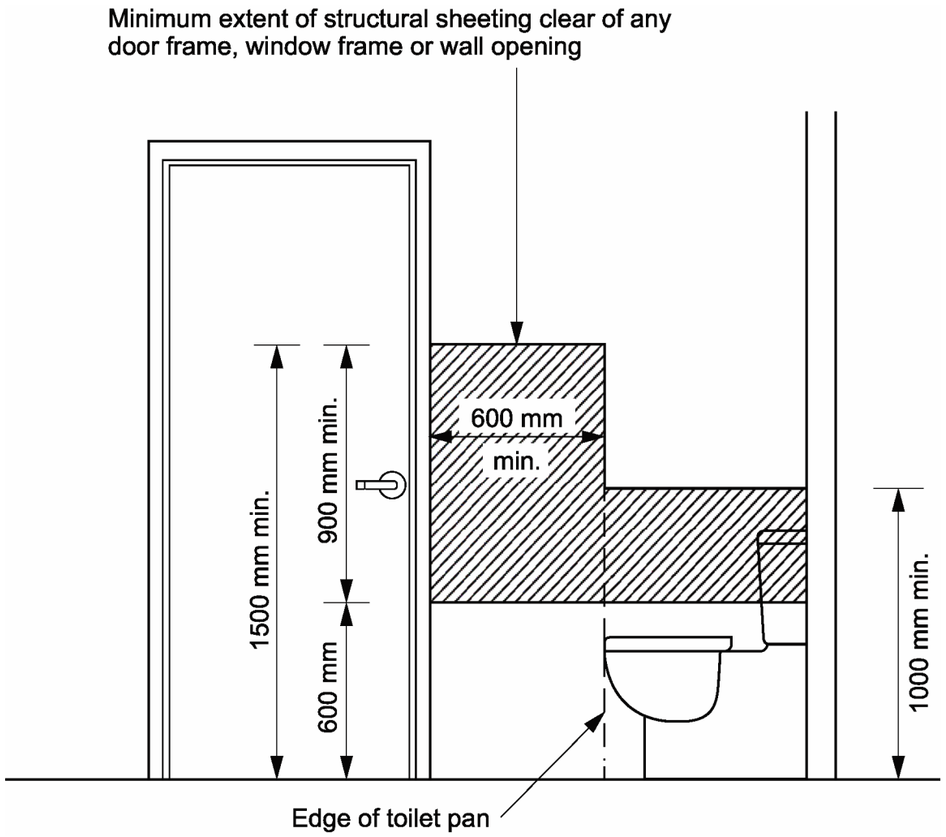



Figure 6.2f: Location of noggings for a wall behind a toilet pan

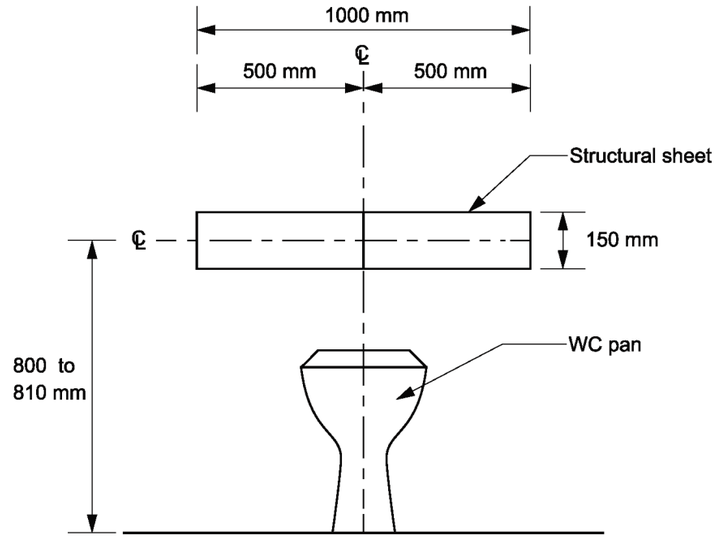
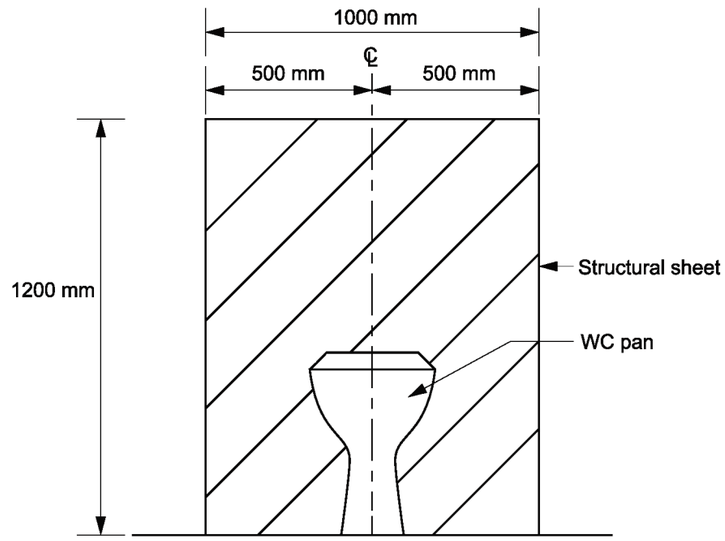



Figure 6.2g: Location of sheeting for a wall behind a toilet pan




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Proposed Extension to Existing Residence at 38 Fairview Avenue Newtown For [redacted]

**Amendments**
Issue B Amended roof pitch to extension

Drawn [redacted] | Date June 2026 | Issue B | Scale 1 : 100

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