City of Greater Geelong, Statutory Planning - Date Received 9/10/2026

PROJECT:

PROPOSED EXTENSION

SITE ADDRESS:

16 Girton Crescent, MANIFOLD HEIGHTS

N

Town Planning Sheet List	
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TP0.0	FRONT PAGE
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TP1.1	DESIGN RESPONSE PLAN
TP2.0	SITE CONTEXT PLAN
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TP3.1	EXISTING ELEVATIONS
TP3.2	DEMOLITION PLAN
TP4.0	PROPOSED FLOOR PLAN
TP5.0	PROPOSED ELEVATIONS
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LOCALITY PLAN

1 : 1000

PROPOSAL:

PROPOSED EXTENSION

FOR; BEN

ADDRESS:

16 Girton Crescent,
MANIFOLD HEIGHTS

REVISION:

10-06-26 PRELIMINARY TP
05-10-26 FURTHER INFO
09-10-26 TP FI UPDATES

DRAWN:	DATE:	DWG NO:
JA	10-06-26	**TP0.0**

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Ph: 5222 1119 E: office@projektevolve.com.au
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LEGEND

A. Existing Single Storey Dwellings

B. Existing Double Storey Dwellings

C. Proposed Double Storey Dwelling

D. Car Accommodation

E. Vacant Site

1. Adjoining Private Open Space

2. Proposed Private Open Space

3. Vehicular Site Entry

Existing Trees

750m to Post Office
850m to Elderslie Recreation Reserve
1.1km to The Geelong College - Middle School
1.1km to Newtown Lookout

150m to Bus Stop
900m to Geelong Western Cemetery

700m to Newtown Primary School

750m to The Geelong College - Junior School
800m to Federation Children Newtown Day Care

SITE ANALYSIS PLAN

1 : 500

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LEGEND

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700m to Newtown Primary School

750m to The Geelong College - Junior School
800m to Federation Children Newtown Day Care

DESIGN RESPONSE PLAN

1 : 500

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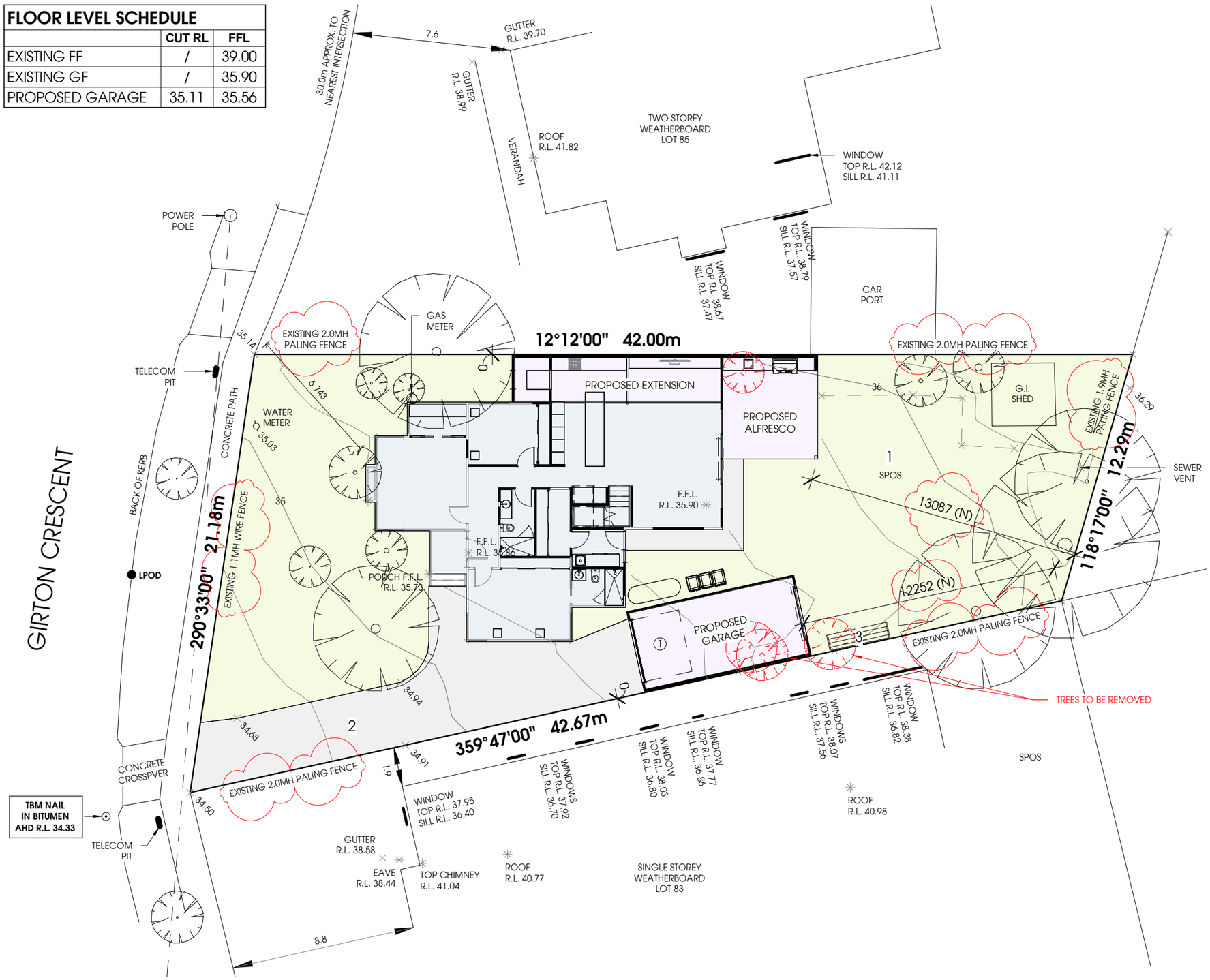
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FLOOR LEVEL SCHEDULE		
	CUT RL	FFL
EXISTING FF	/	39.00
EXISTING GF	/	35.90
PROPOSED GARAGE	35.11	35.56



SITE CONTEXT PLAN

1 : 200

POPERTY DETAILS

Address:	16 GIRTON CRESCENT MANIFOLD HEIGHTS 3218
Lot and Plan Number:	Lot 84 LP11179
Standard Parcel Identifier (SPI):	84\LP11179
Local Government Area (Council):	GREATER GEELONG
Council Property Number:	208168
Planning Scheme:	Greater Geelong
Directory Reference:	Melway 451 F2

Planning Zone Summary

Planning Zone:	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 8 (NRZ8)
Planning Overlays:	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14) HERITAGE OVERLAY - SCHEDULE (HO1632)

Site Area:	**670 m²**
Existing Ground Floor Area:	135.75 m²
Existing First Floor Area:	52.34 m²
Existing Porch Area:	3.64 m²
Proposed Garage Area:	32.39 m²
Proposed Extension Area:	22.96 m²
Proposed Alfresco Area:	18.65 m²
Dwelling Surface Area:	213.39 m²
Building Site Coverage:	**31.85 %**
Paved Area:	86.50 m²
Total Hard Surface Area:	305.75 m²
Permeable Surface Area:	364.25 m²
Permeable Surface Coverage:	**54.37 %**

LEGEND:

A Proposed Dwelling
1 Private Open Sapce
2 Driveway
3 Drying / Service Yard

MINIMUM PARKING REQUIREMENTS

Parking (1) 6000 X 3500
Parking (2) 4900 X 2600

EXISTING PLOT RATIO
149.39m² / 670m² = 0.22

PROPOSED PLOT RATIO
219.89m² / 670m² = 0.33

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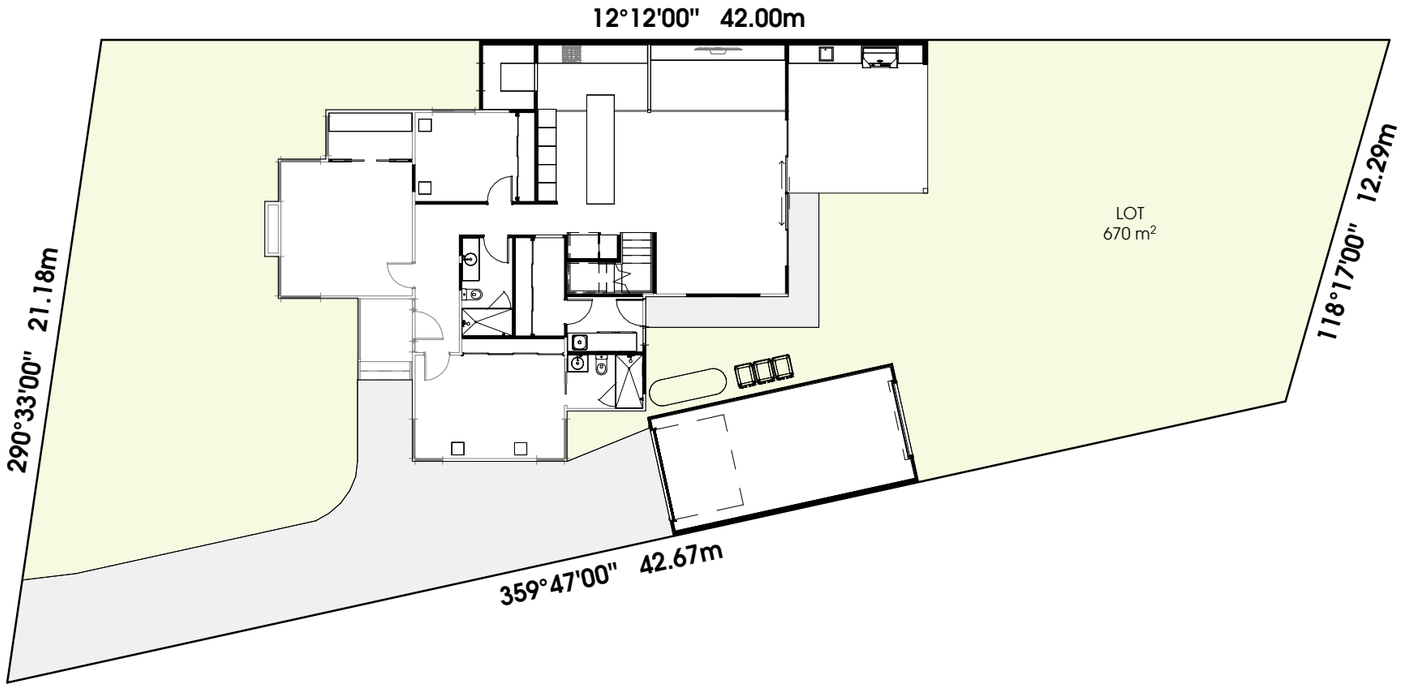
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DENOTES DWELLING FLOOR AREA

DENOTES GARDEN AREA

DENOTES EXCLUDED AREAS

MANDATORY MINIMUM 'GARDEN AREA'

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

LOT AREA;	**670 m²**
Garden Area Requiement;	234.50 m²
Proposed Garden Area;	364.37 m²

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.

GARDEN AREA PLAN

1 : 200

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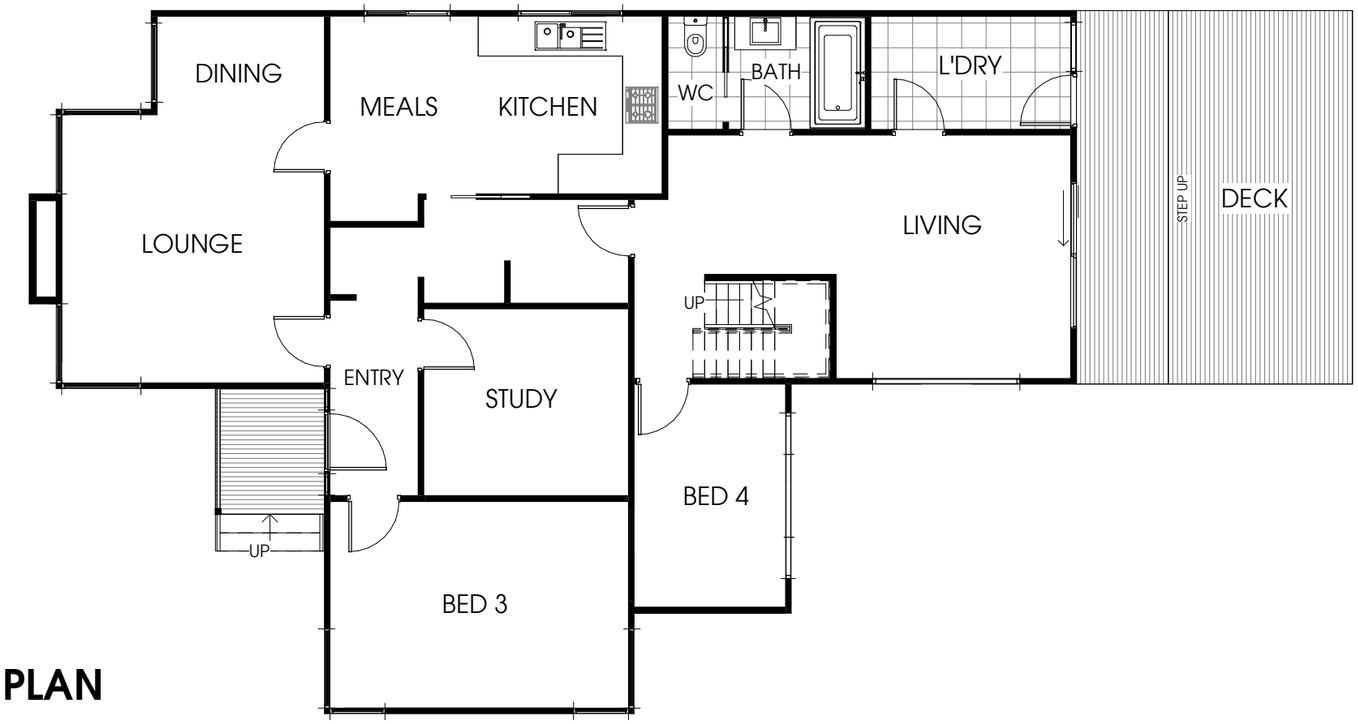
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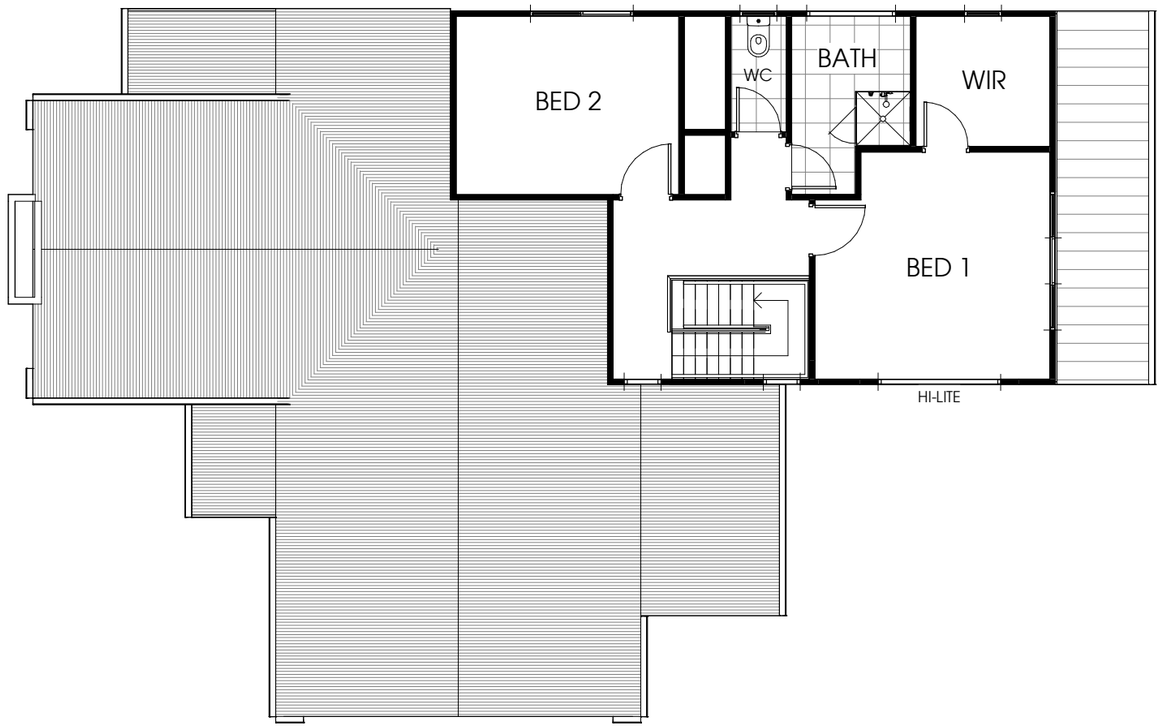
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EXISTING GROUND FLOOR PLAN

1 : 100



EXISTING FIRST FLOOR PLAN

1 : 100

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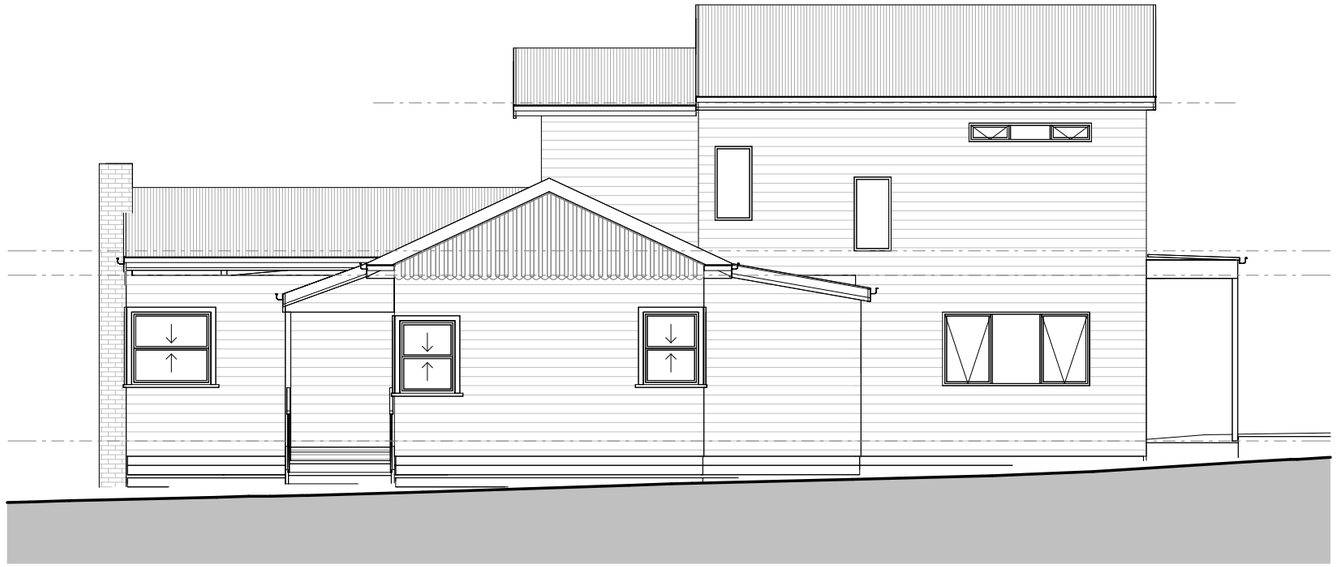
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EXISITING SOUTH ELEVATION

1 : 100



EXISTING EAST ELEVATION

1 : 100



EXISTING NORTH ELEVATION

1 : 100



EXISTING WEST ELEVATION

1 : 100

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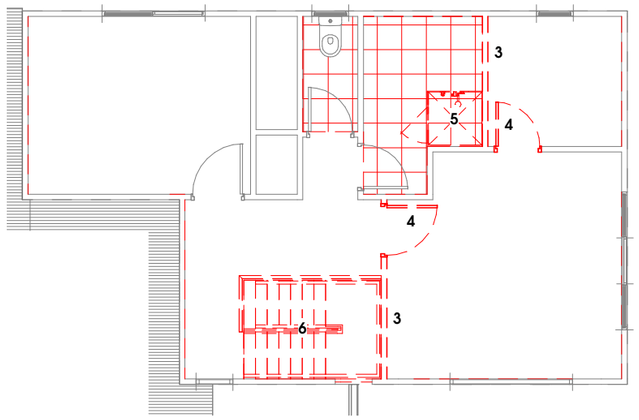
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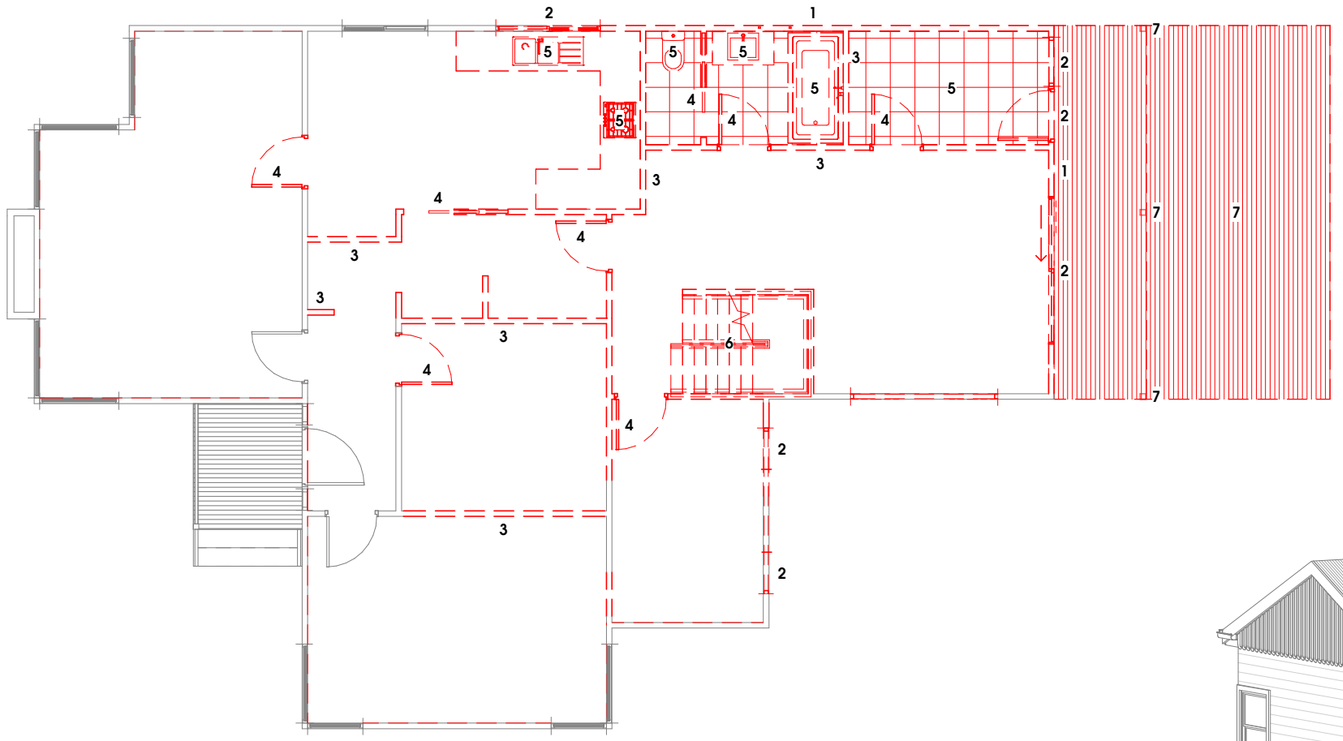
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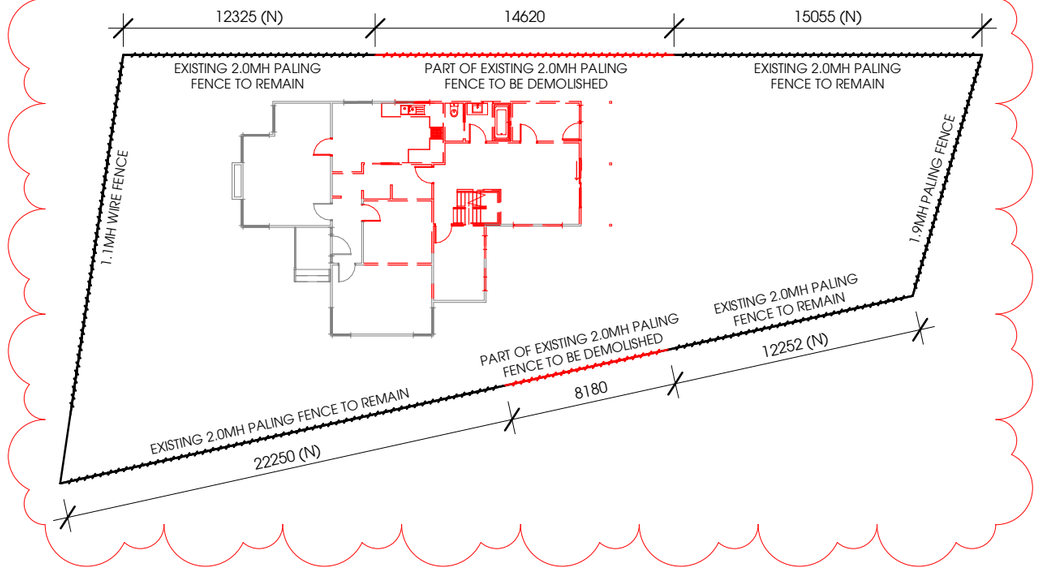
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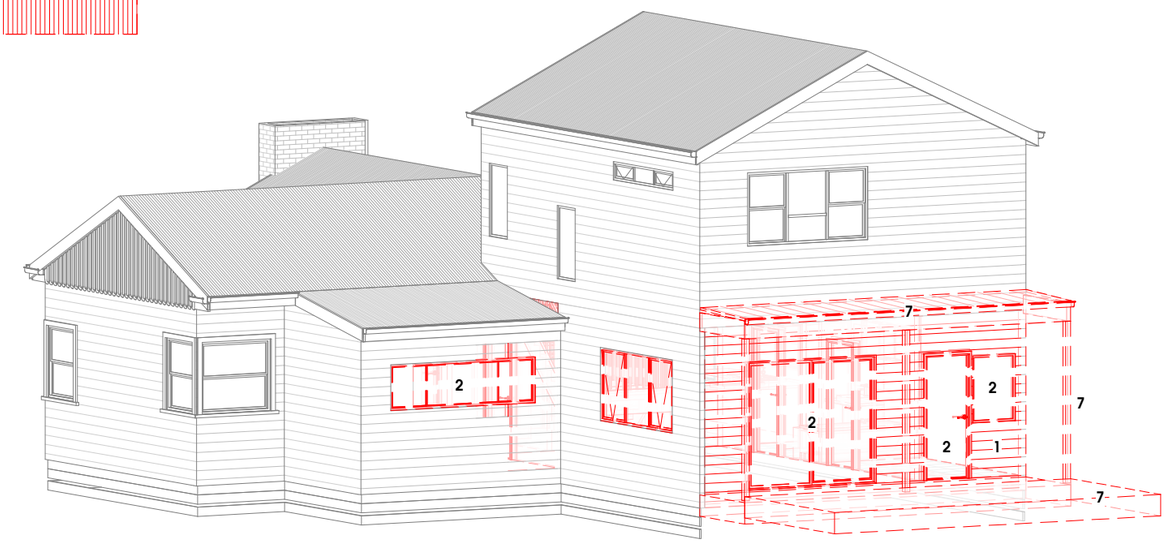
Demolition Method Statement
- Disconnect all services, power, water, gas etc.
- Locate stormwater and sewer drains and seal at points of discharge.
- Protect adjoining property
- Provide temporary wall bracing where required.
- Remove tiled roof ,Fascia ,Gutter and down pipes (where required)
- Remove 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)







1. DEMOLISH EXTERNAL WALL WHERE REQUIRED & MAKE GOOD TO ALL ADJACENT SURFACES.
2. REMOVE EXISTING WINDOWS & DEMOLISH EXTERNAL WALL WHERE REQUIRED MAKE GOOD TO ALL ADJACENT SURFACES.
3. DEMOLISH EXISTING INTERNAL WALLS WHERE SHOWN & MAKE GOOD TO ALL ADJACENT SURFACES.
4. REMOVE EXISTING INTERNAL DOORS WHERE SHOWN & MAKE GOOD TO ALL ADJACENT SURFACES.
5. REMOVE ALL EXISTING JOINERY & FIXTURES TO KITCHEN, BATH, WC & L'DRY & MAKE GOOD TO ALL ADJACENT SURFACES.
6. DEMOLISH EXISTING STAIR.
7. DEMOLISH EXISTING DECK BEAMS, POSTS & ROOFING.



DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED

DEMOLITION PLAN

1 : 100

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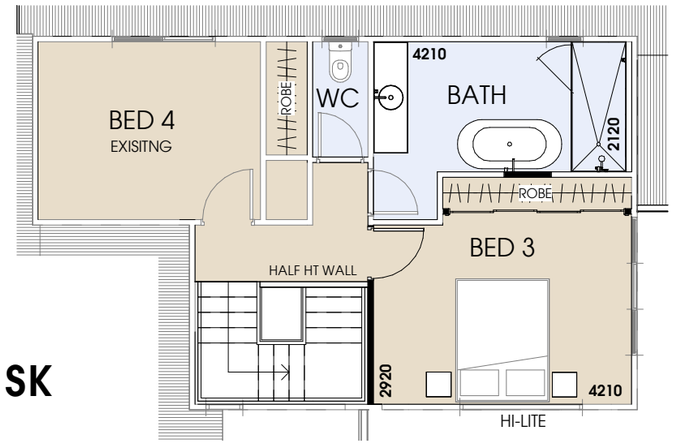
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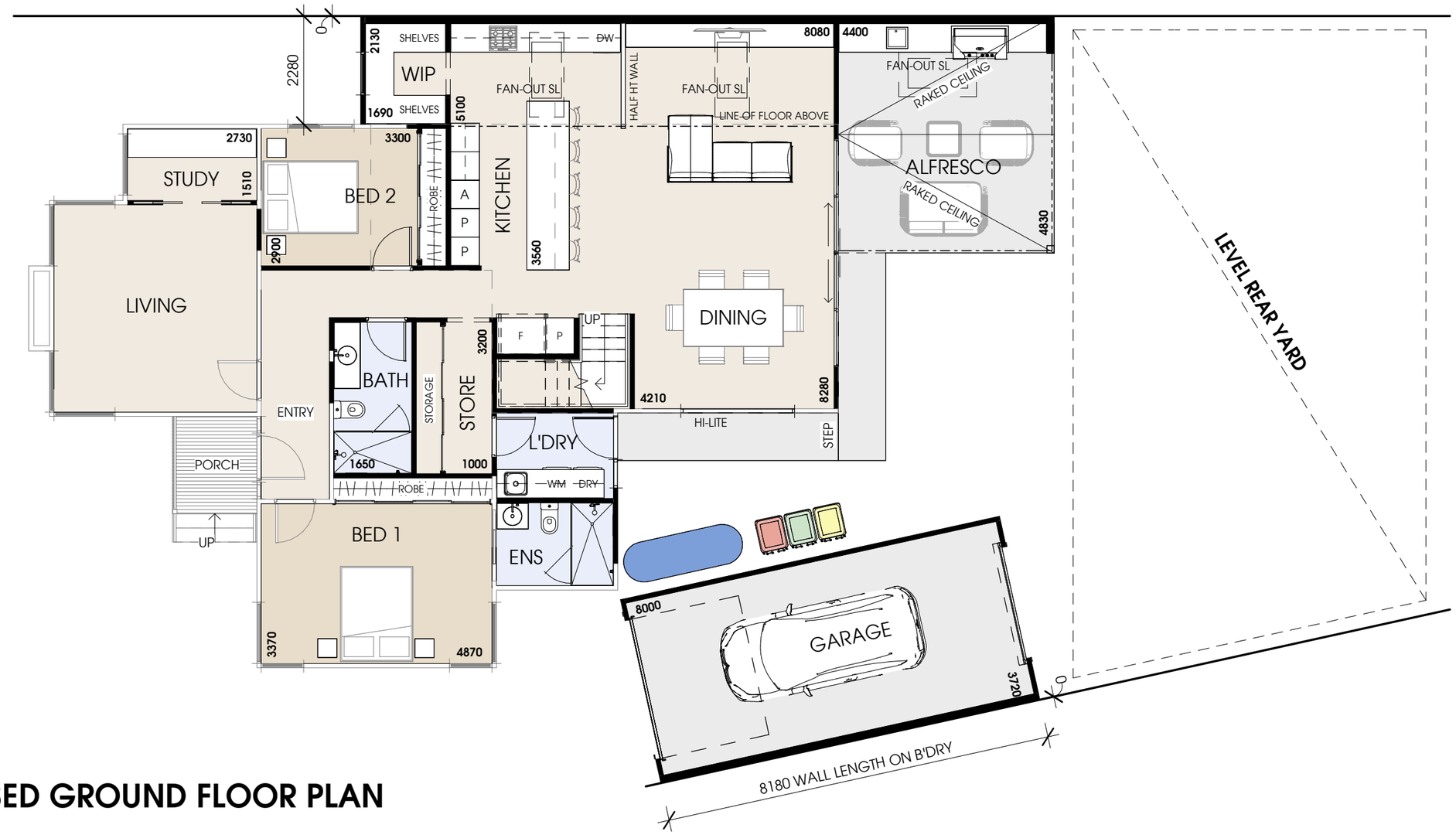
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	Area	Squares
ALFRESCO	18.65 m²	2.01
EXISTING DECK	9.14 m²	0.98
EXISTING FIRST FLOOR	52.34 m²	5.63
EXISTING GROUND FLOOR	135.75 m²	14.61
EXISTING PORCH	3.64 m²	0.39
EXTENSION AREA	22.96 m²	2.47
PROPOSED GARAGE	32.39 m²	3.49
	274.87 m²	29.59

PROPOSED FIRST FLOOR PLAN - SK

1 : 100





PROPOSED GROUND FLOOR PLAN

1 : 100

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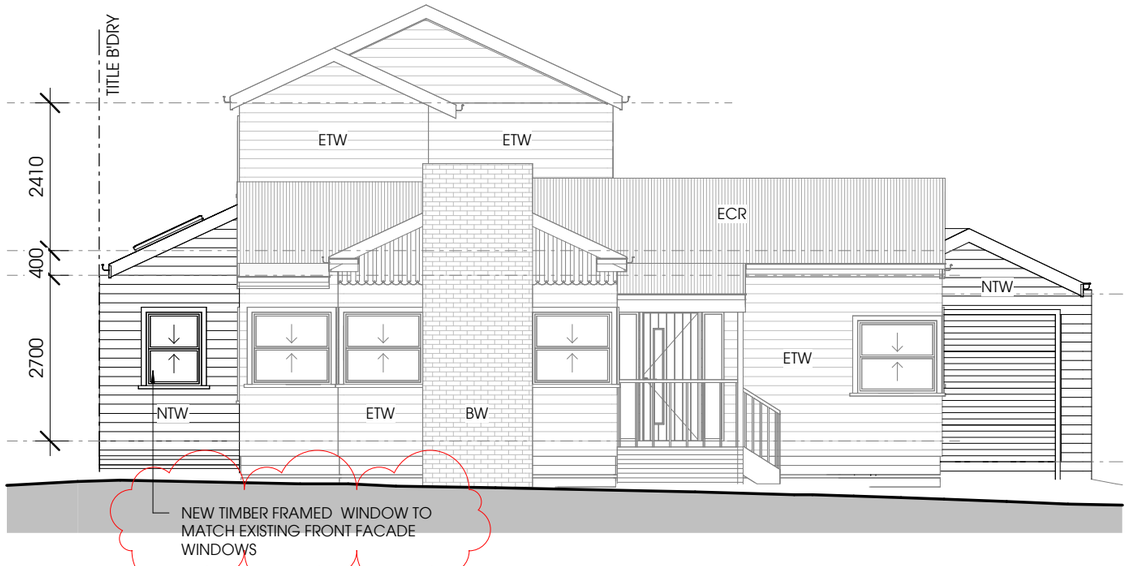
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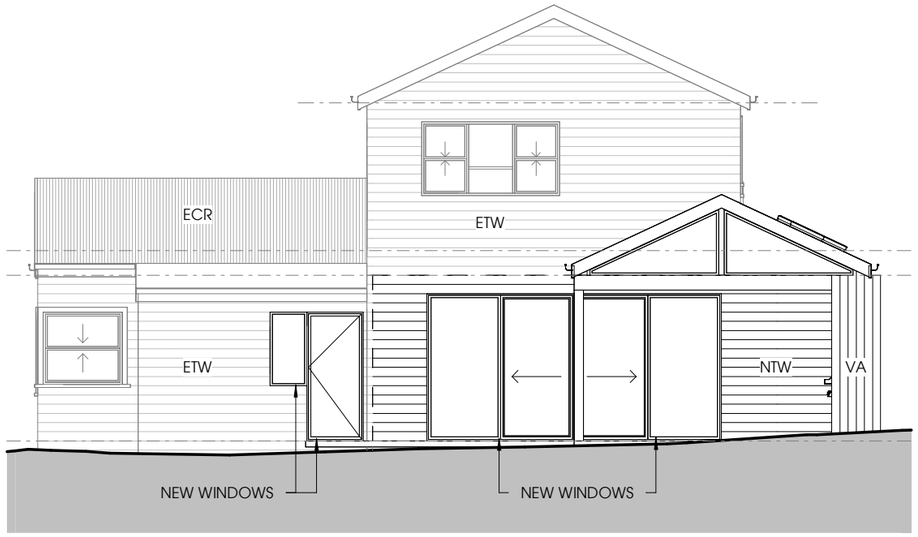
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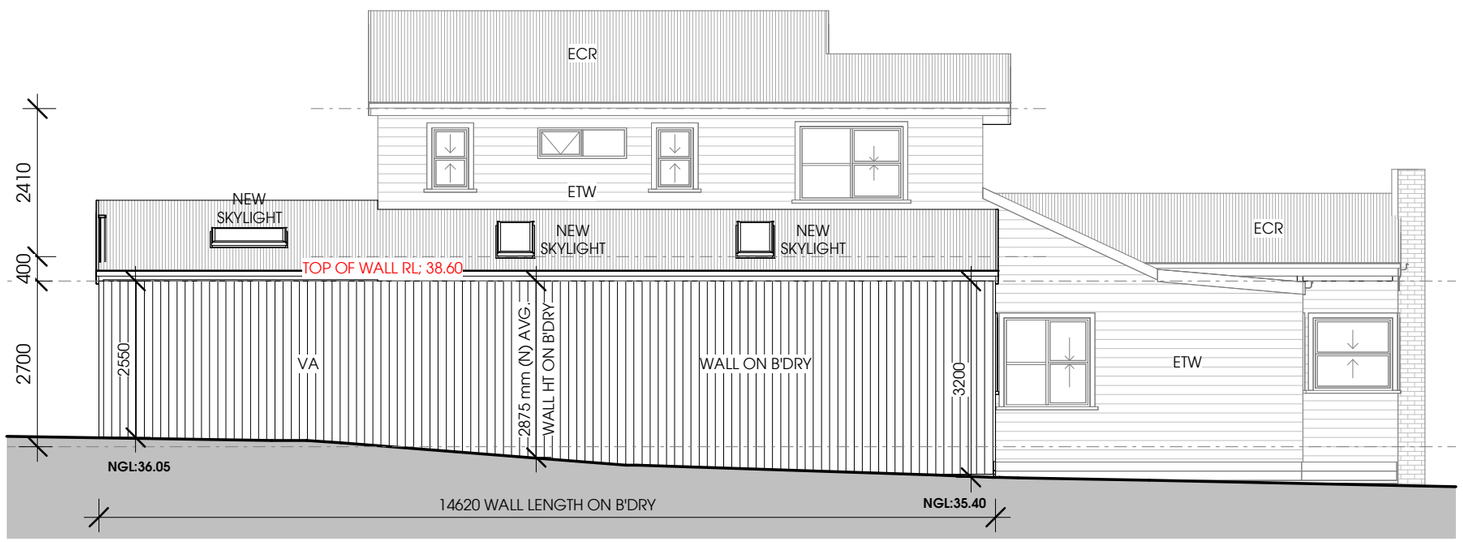
PROPOSED SOUTH ELEVATION

1 : 100



PROPOSED NORTH ELEVATION

1 : 100



PROPOSED WEST ELEVATION

1 : 100

MATERIAL SCHEDULE:

ETW	EXISTING TIMBER WEATHERBOARDS
NTW	NEW TIMBER WEATHERBOARDS TO MATCH EXISTING
VA	NEW VERTICAL AXON (LIGHT TONE)
ECR	EXISTING COLORBOND ROOFING
NCR	NEW COLORBOND ROOFING
BW	EXISTING BRICKWORK

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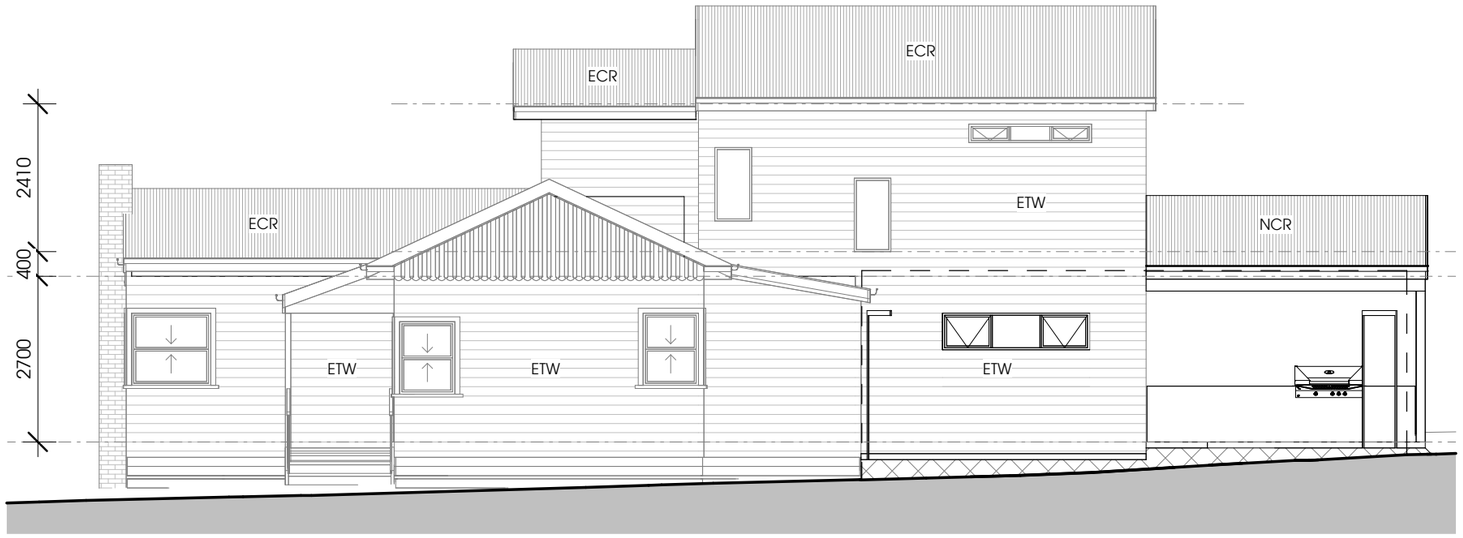
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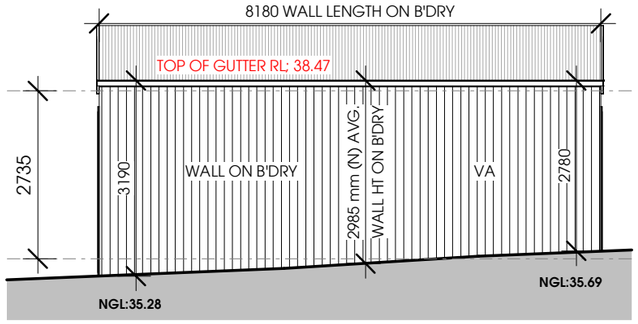


PROPOSED EAST ELEVATION

1 : 100

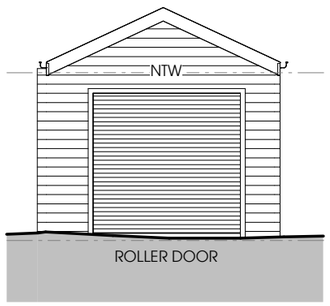
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NTW	NEW TIMBER WEATHERBOARDS TO MATCH EXISTING
VA	NEW VERTICAL AXON (LIGHT TONE)
ECR	EXISTING COLORBOND ROOFING
NCR	NEW COLORBOND ROOFING
BW	EXISTING BRICKWORK



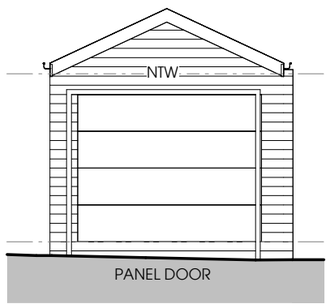
GARAGE EAST ELEVATION

1 : 100



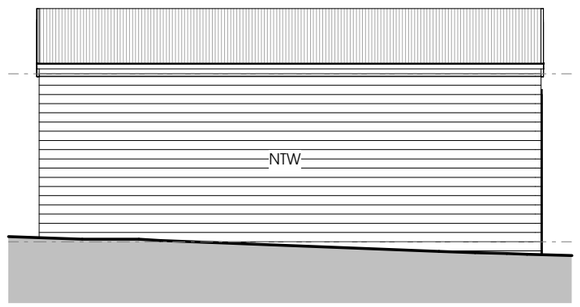
GARAGE NORTH

1 : 100



GARAGE SOUTH

1 : 100



GARAGE WEST ELEVATION

1 : 100

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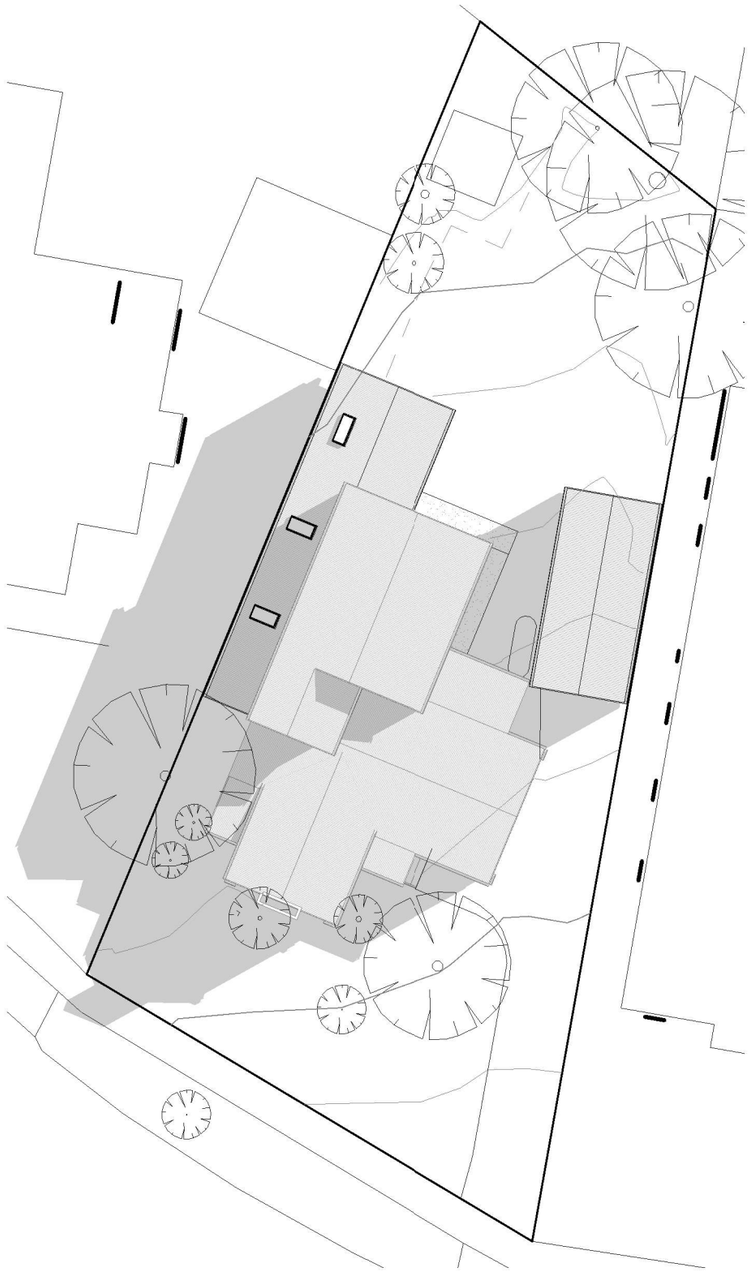
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SHADOWS 9.00am 22/09

1 : 250



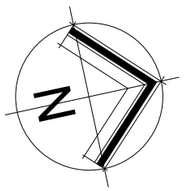
SHADOWS 12.00pm 22/09

1 : 250



SHADOWS 3.00pm 22/09

1 : 250



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