City of Greater Geelong, Statutory Planning - Date Received 7/10/2026

PROJECT:
PROPOSED OFFICE, RESTRICTED RETAIL & WAREHOUSE

SITE ADDRESS:
1/168-170 FYANS STREET, SOUTH GEELONG

N



LOCALITY PLAN
1 : 1000

Sheet List - Town Planning

Sheet Number	Sheet Name
TP00	COVER PAGE
TP1.0	SITE ANALYSIS PLAN & DESIGN RESPONSE PLAN
TP2.0	SITE CONTEXT PLAN
TP3.0	GROUND FLOOR PLAN
TP3.1	FIRST FLOOR PLAN
TP4.0	PROPOSED ELEVATIONS
TP4.1	PROPOSED ELEVATIONS
TP5.0	SHADOW DIAGRAMS
TP5.1	SHADOW DIAGRAMS
TP6.0	ROOF PLAN

PROPOSAL:
PROPOSED OFFICE, RESTRICTED RETAIL & WAREHOUSE
FOR;

ADDRESS:
1/168-170 FYANS STREET, SOUTH GEELONG

REVISION:
06-08-26 PRELIMINARY TP
17/08/26 UPDATED WC & LUNCH AREA
18/08/26 UPDATED AS PER TRAFFIC & WASTE
06/10/26 PLANNING FI (KD)

DRAWN:	DATE:	DWG NO:
KB	06-08-26	**TP00**

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29 Pakington Street, Geelong West 3218
Ph: 5222 1119 E: office@projektevolve.com.au
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2.1km to Post Office
2.4km to East Geelong Medical Centre

1.2 km to Geelong Showgrounds

1.4 km to South Geelong Rail Station

LEGEND

A. Existing Single Storey Dwellings
B. Existing Single Storey Commercial Buildings
C. Existing Two Storey Commercial Buildings
D. Proposed Two Storey Commercial Building
E. Vacant Site
1. Adjoining Private Open Space
2. Proposed Private Open Space
3. Vehicular Site Entry

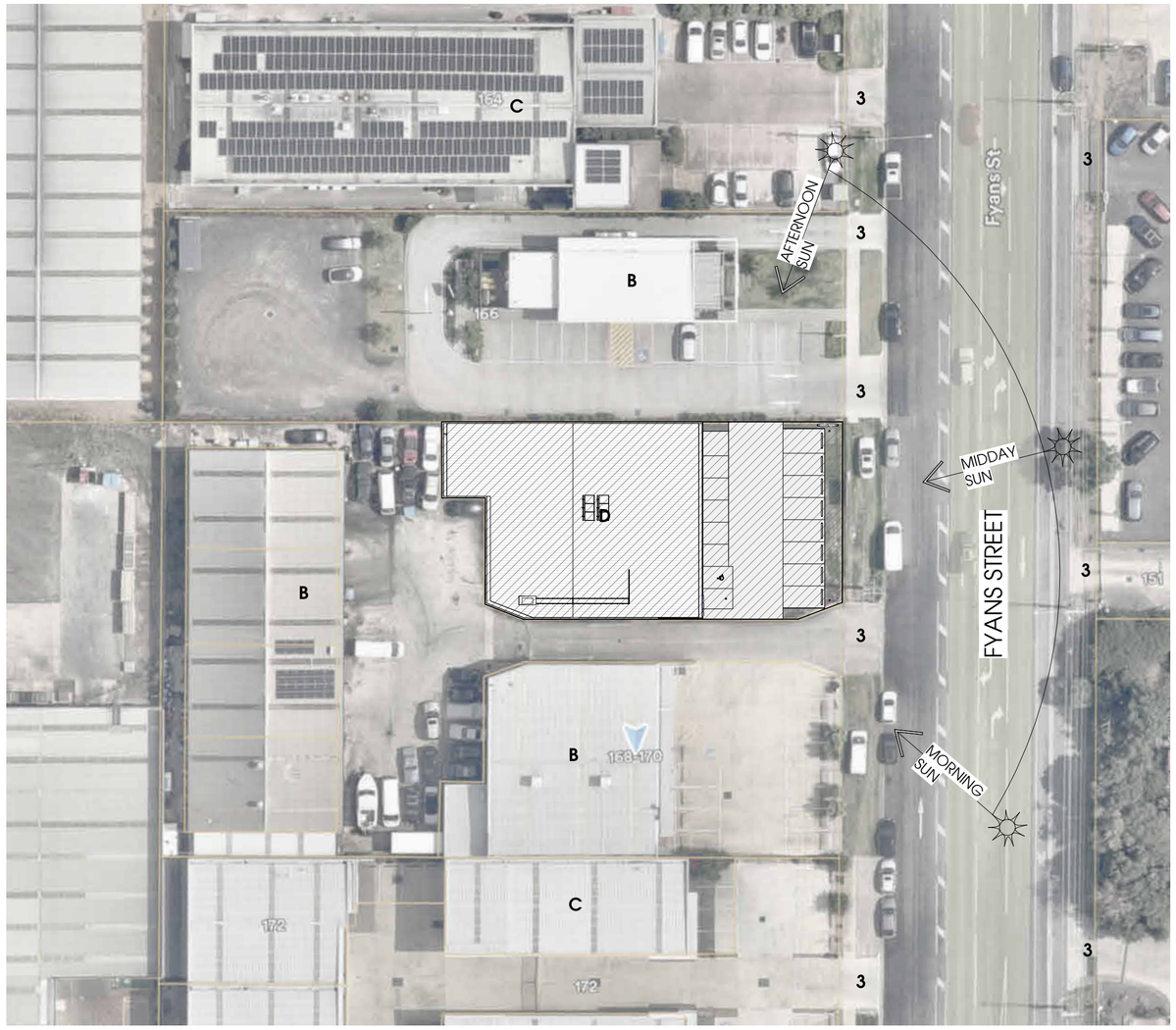
Existing Trees

N



SITE ANALYSIS PLAN

1 : 500



DESIGN RESPONSE PLAN

1 : 500

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52.06-5 TABLE 1: CARPARK REQUIREMENT;

LAND USE	MEASURE	CATEGORY 1 (MIN. REQUIREMENT)
RESTRICTED RETAIL	TO EACH 100 SQUARE METRES OF LEASABLE FLOOR AREA	3
OFFICE - OTHER THAN SPECIFIED IN THIS TABLE	TO EACH 100 SQUARE METRES OF LEASABLE FLOOR AREA	3.5
WAREHOUSE	TO EACH SQUARE METERS OF NET FLOOR AREA	2

RESTRICTED RETAIL LEASABLE AREA OF 345.46m2 REQUIRES 10 CAR PARKING SPACES
OFFICE LEASABLE AREA OF 502.55m2 REQUIRES 17 CAR PARKING SPACES
WAREHOUSE NET FLOOR AREA OF 141.68 REQUIRES 2 CARPARKING SPACES

29 SPACES REQUIRED & MAXIMUM 15 SPACES PROVIDED -WAIVER OF 14 SPACES
The car parking requirement specified in Table 1 includes disabled car parking spaces.

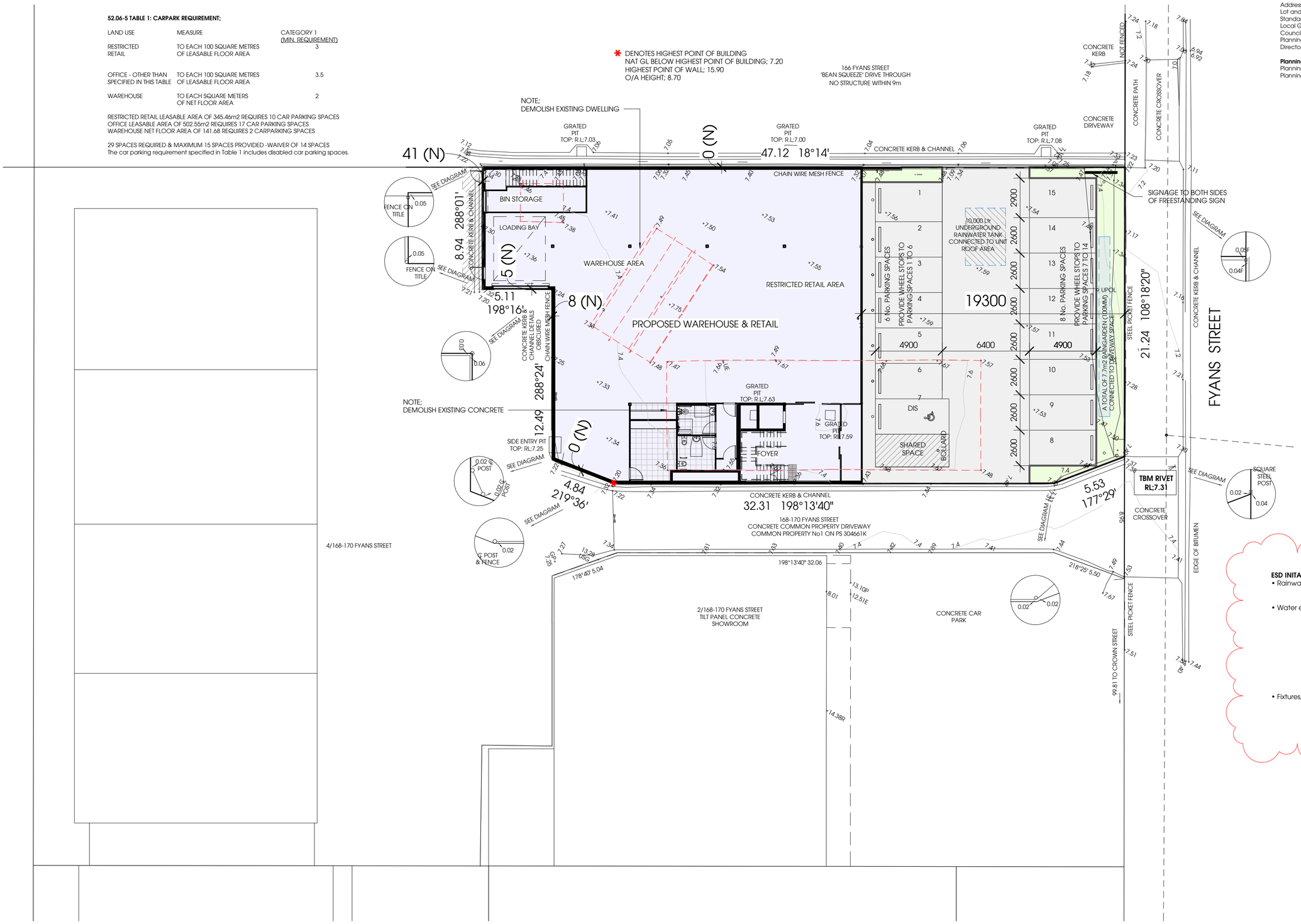
PROPERTY DETAILS

Address:	1/168-170 FYANS STREET SOUTH GEELONG 3220
Lot and Plan Number:	Lot 1 PS304661
Standard Parcel Identifier (SPI):	1/PSPS304661
Local Government Area (Council):	GREATER GEELONG
Council Property Number:	313846
Planning Scheme:	Greater Geelong
Directory Reference:	Melway 452 C8

Planning Zone Summary

Planning Zone:	INDUSTRIAL 1 ZONE - (IN1Z)
Planning Overlays:	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 20 (DDO20)

Site Area:	**1011 m2**
Proposed Surface Area:	567.74 m2
(Total Dwelling Area;	1100.81 m2)
Paved Area:	382.55 m2
Total Hard Surface Area:	950.29 m2
Permeable Surface Area:	60.71 m2
Permeable Surface Coverage:	6.00%
Building Site Coverage:	56.16 %



ESD INITATIVES

- Rainwater tank details
  - -10,000L water tank connect to 570m2 of roof area.
  - - Rainwater tanks connected to all toilet flushing and irrigation area.
- Water efficient landscaping.
  - - A landscape plan prepared by a suitable landscape architect to nominate water efficient vegetation throughout the development.
  - - For outdoor water reductions, plants, shrubs and lawn which require low amounts of water (drought-resistance) should be chosen. Native plants will be selected as they use less water and are more resistant to local plant diseases. Plant slopes with plants that will retain water and help reduce runoff.
  - - Group plants according to their watering needs.
  - - Mulch will slow evaporation of moisture while discouraging weed growth. Adding 2 - 4 inches of organic material such as compost or bark mulch will increase the ability of the soil to retain moisture.
- Fixtures, fittings & connections
  - - Shower heads to be 4 Star WELS rating(>=6.0 but <= 7.5).
  - - Kitchen taps to be 5 Star WELS rating.
  - - Bathroom taps to be 5 Star WELS rating.
  - - Toilets to be 4 Star WELS rating.

FLOOR LEVEL SCHEDULE		
	CUT RL	**FFL**
0. GROUND FLOOR PLAN	7.45	7.70
1. FIRST FLOOR PLAN		11.70

SITE CONTEXT PLAN

1 : 200

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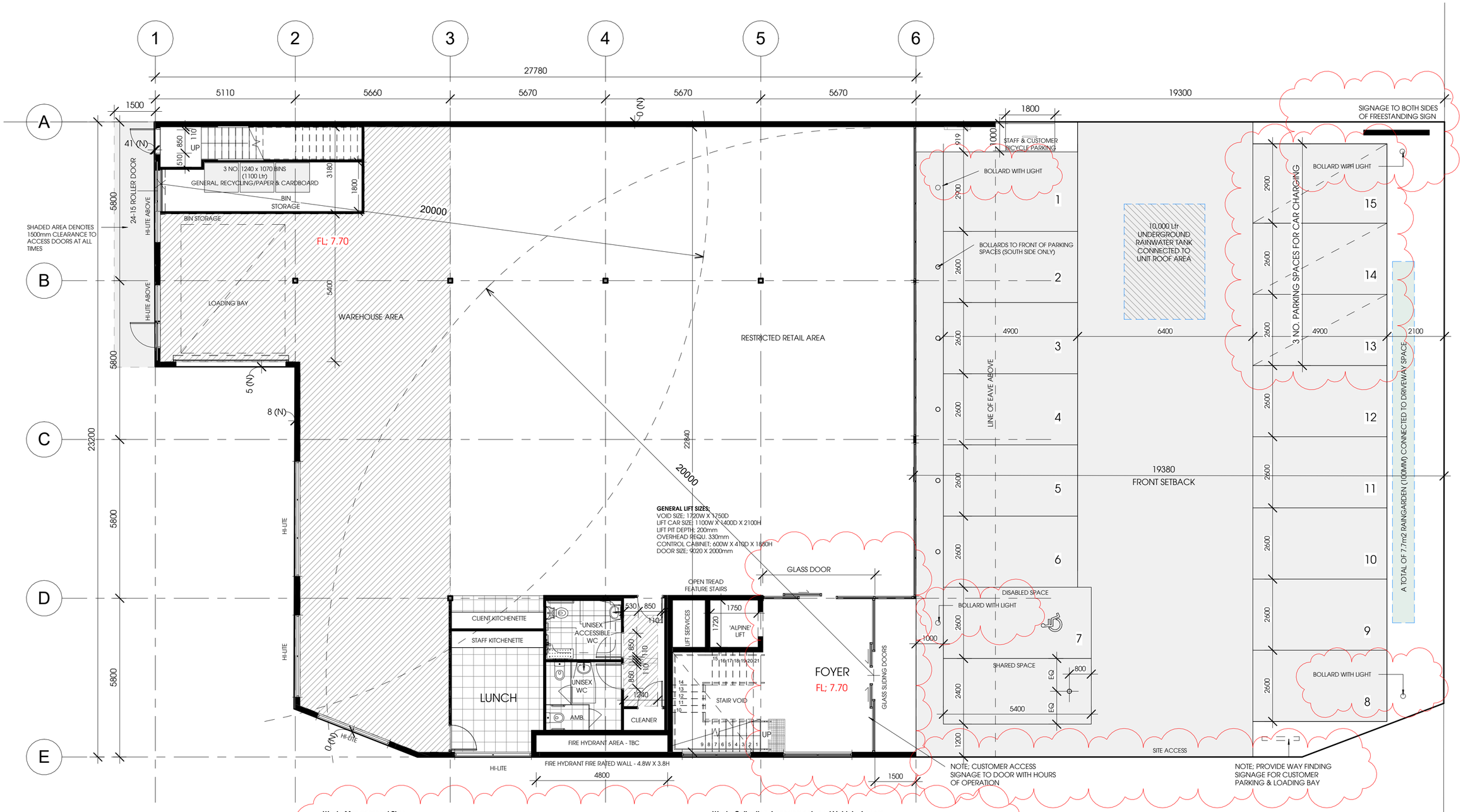
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0. GROUND FLOOR PLAN

1 : 100

	Area	Squares
First Floor Area	567.75 m²	61.11
Ground Floor Area	559.08 m²	60.18
	1126.82 m²	121.29

Waste Management Plan
The site will include a set of shared bins stored securely near the loading bay area.
Waste collection will occur from the adjacent accessway via a private contractor using a waste vehicle up to an 8.8m long truck.

The waste management systems of the proposed development comprise of the following components:
- Smaller bins within individual commercial tenancies for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage Bins, and
- Mobile garbage bins within communal bin store.

Waste Stream	Bin Capacity	Dimensions (H x W x D) (1)	Bin Lid Colour (2)	Bin Body Colour (2)
Garbage	1,100L	1,330 x 1,240 x1,070mm	Red	Dark Green
Recycling	1,100L	1,330 x 1,240 x1,070mm	Yellow	Dark Green
Paper &Cardboard	1,100L	1,330 x 1,240 x1,070mm	Blue	Dark Green

(1) Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier'Sulo'.
(2) Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.

Appropriate signage in accordance with Sustainability Victoria will be displayed near the waste areas
The signage will help guide and encourage all users to dispose of waste correctly into the ppropriate waste streams.
The signage is available for from the Sustainable Victoria website.

Waste Collection Arrangements and Vehicle Access
It is proposed that waste collection will occur on-site from the adjacent accessway.
Waste collection will be undertaken by a private contractor using waste vehicles up to an 8.8m rear loaded truck.
The waste truck will prop temporarily within the accessway whilst bins are transferred between the storage area and waste truck as required.
Waste collection will be undertaken outside of the peak times of the development and neighbouring tenancies to minimise disruption and ensure there is sufficient space for the transfer of bins to and from the waste vehicle.

Amenity Impacts
It is the responsibility of the site operator to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

Ventilation/Odour Prevention
For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Noise Reduction
The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Vermin Prevention & Litter Management
Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

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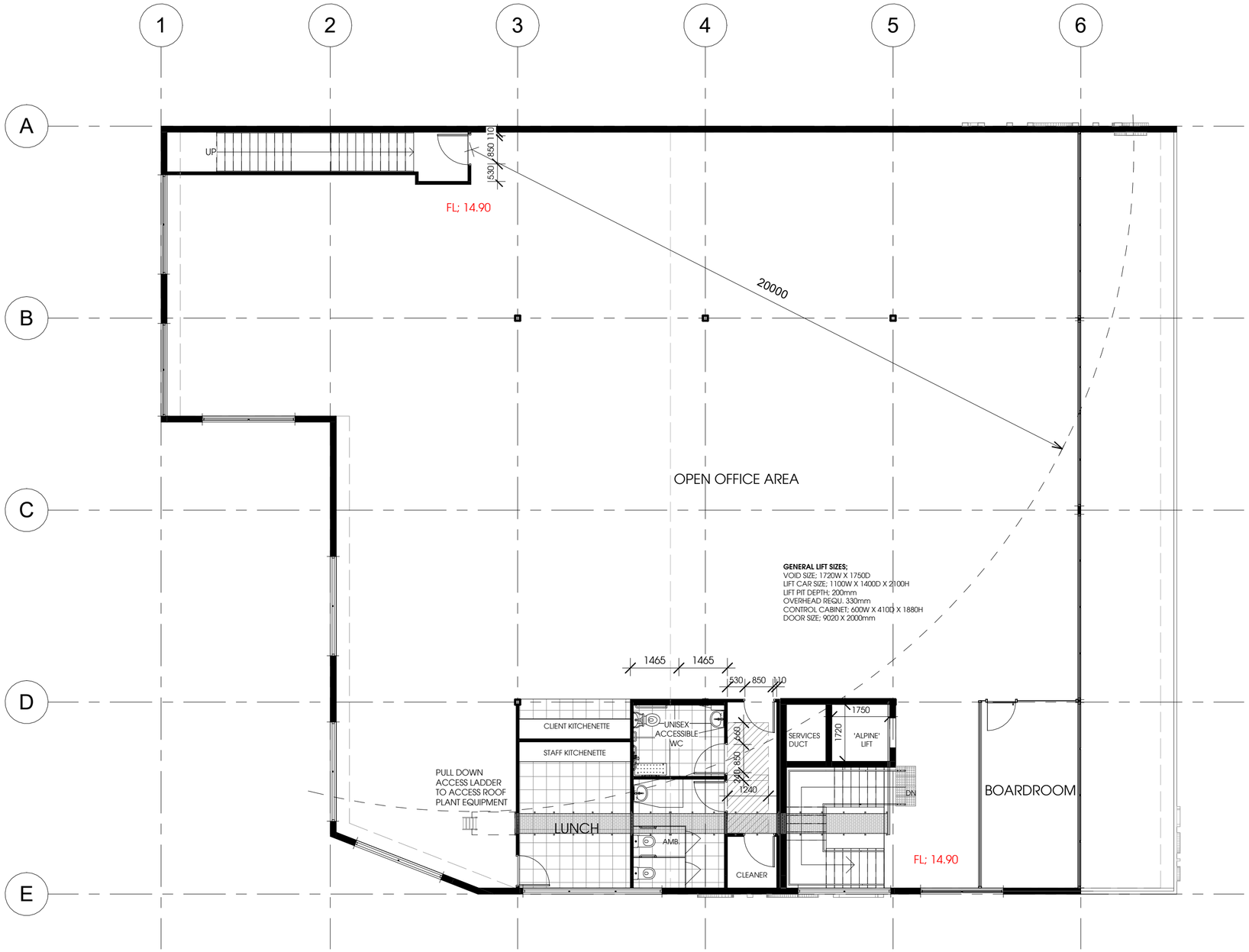
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ENERGY

Office (Conditioned Space) Initiatives

The proposed development, as currently designed, is capable of meeting the building fabric requirements of the NCC 2022 BCA Volume One, Section J, using the Deemed-to-Satisfy provisions. The building elements will comply with the insulation and thermal performance requirements as outlined below:

Roof

- The roof is required to achieve a minimum of R3.2
- For a 10% improvement the required roof insulation must be R3.52.
- The proposed metal roof has a total system R-Value of 0.48.
- The minimum total added roof insulation must be R3.04.

Floor

- The roof is required to achieve a minimum of R2.0.
- For a 10% improvement the required floor insulation must be R2.2.
- The proposed concrete slab floor has a total system R-Value of 2.0.
- The minimum total added floor insulation must be R0.20.
- The proposed first floor joist has a total system R-Value of 0.27.
- The minimum total added floor insulation must be R1.73.

Wall and Glazing

- The wall component of a wall-glazing construction must achieve a minimum Total R-Value of R1.0.
- As per the NCC 2022 Volume 1 Façade Calculator :
  - Office space: Concrete wall panel + R1.5 insulation.
  - Glazing: Average window performance
    Ground Floor – U-Value 3.74, SHGC 0.66.
    First Floor – U-Value 5.80, SHGC 0.38.

Note: This assessment is provided for information purposes to support the town planning application. It is not intended to demonstrate full compliance with Section J for building approval and a formal Section J/J1V3 report will be required at the building permit stage.

- Heating and cooling systems will be within one Star, or Coefficient of Performance(COP) & Energy Efficiency Ratios(EER) will be 85% or better than the most efficient equivalent capacity unit available.
- Water heating systems will be within one Star, or 85% or better than the most efficient equivalent capacity unit available.
- A minimum 2kW PV system will be installed and connected to the office space.
- A minimum 90% of the floor area will achieve a maximum illumination power density will be at least 10% lower than required in accordance with the NCC 2022 BCA Volume 1, as calculated below:

Space	Maximum illumination power density (W/m2)
Office	4.5
Foyer/Boardroom/Corridor	5
Lunchroom	4
Toilet	3
Service	1.5

- For a 10% improvement the maximum illumination power density must not exceed:
  - Office space: 4.05W/m2
  - Lobby/Boardroom/Corridor space: 4.5W/m2
  - Lunchroom space: 3.6W/m2
  - Toilet space: 2.70W/m2
  - Service space: 1.35W/m2

- LED luminaires will be specified with best practice efficiency.
- External and communal area lighting will be fitted with energy-efficient LED fixtures and equipped with control systems such as motion sensors and timers to reduce energy consumption during off-peak hours (e.g., between 11:00 pm and 5:00 am).

Warehouse and Retail (Unconditioned Space) Initiatives

• A minimum 90% of the floor area will achieve a maximum illumination power density will be at least 10% lower than required in accordance with the NCC 2022 BCA Volume 1, as calculated below:

Space	Maximum illumination power density (W/m2)
Warehouse	4.5
Retail (unconditioned showroom)	14

- For a 10% improvement the maximum illumination power density must not exceed:
  - Warehouse space: 4.05W/m2.
  - Retail (unconditioned showroom) space: 12.6W/m2.

Daylight Access:	43% of the office, retail and warehouse spaces have a daylight factor of 2% or higher.
Shading:	Provision of external shading for all east, west and north facing glazing
Ventilation:	Office areas ventilation system is designed to achieve and monitor a CO2 concentration level of 700 ppm. 100% increase of outdoor air will be provided to the commercial area compared to the minimum required by AS 1668:2012.
Air Quality:	All paints sealants, adhesives, carpet and engineered wood will meet the maximum total indoor pollutants emission limits.
EV Charging:	Provision of conduit and cabling for future installation of EV charging infrastructure.

1. FIRST FLOOR PLAN

1 : 100

	Area	Squares
First Floor Area	567.75 m²	61.11
Ground Floor Area	559.08 m²	60.18
	1126.82 m²	121.29

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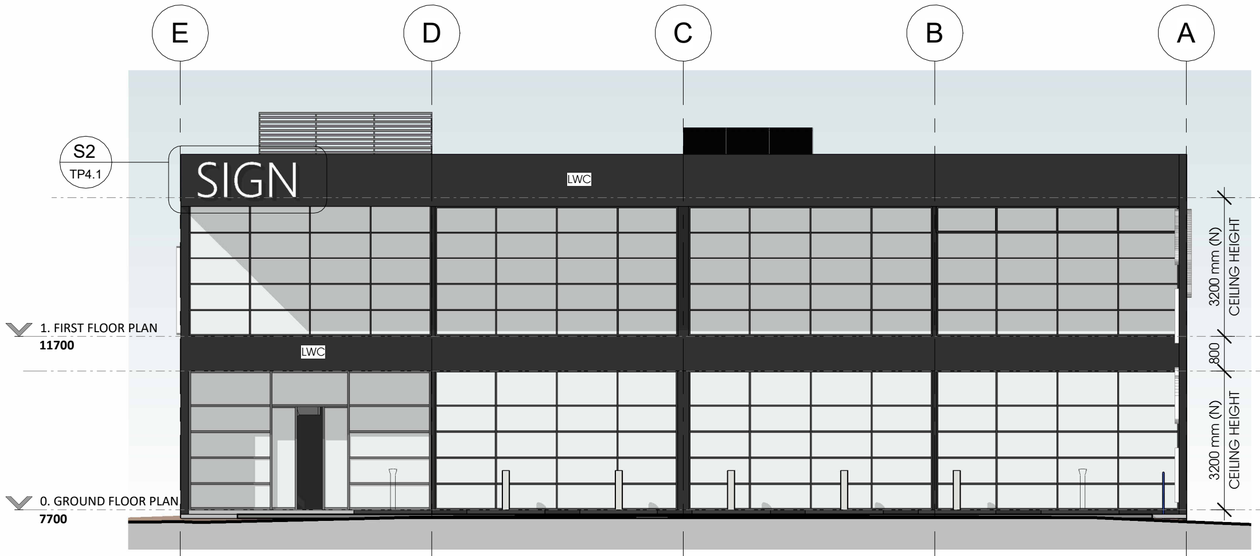
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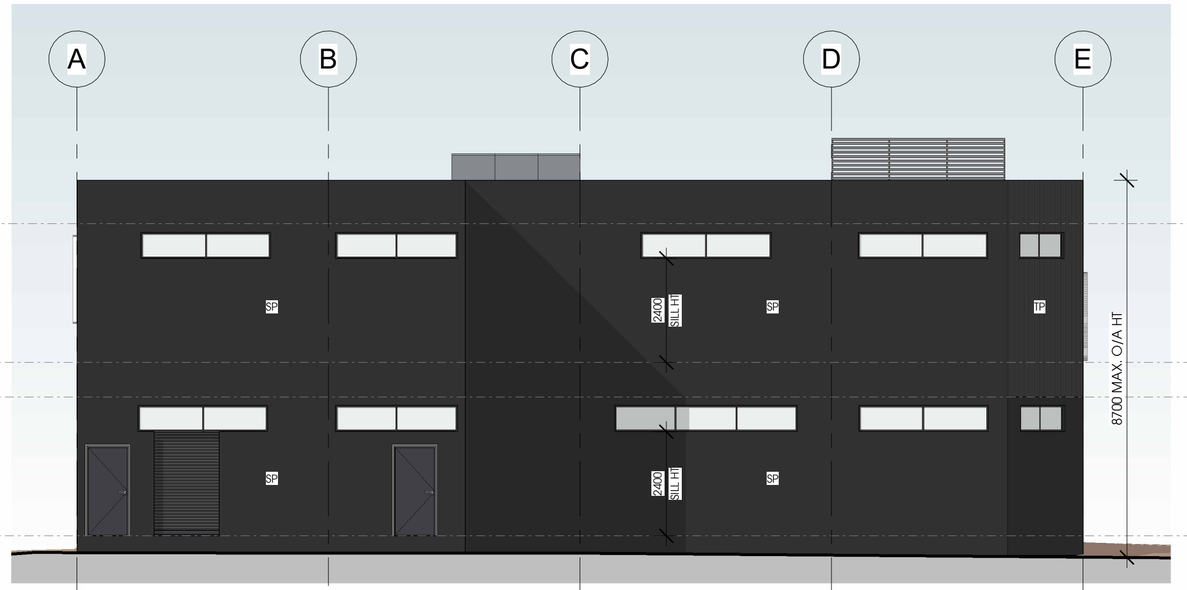
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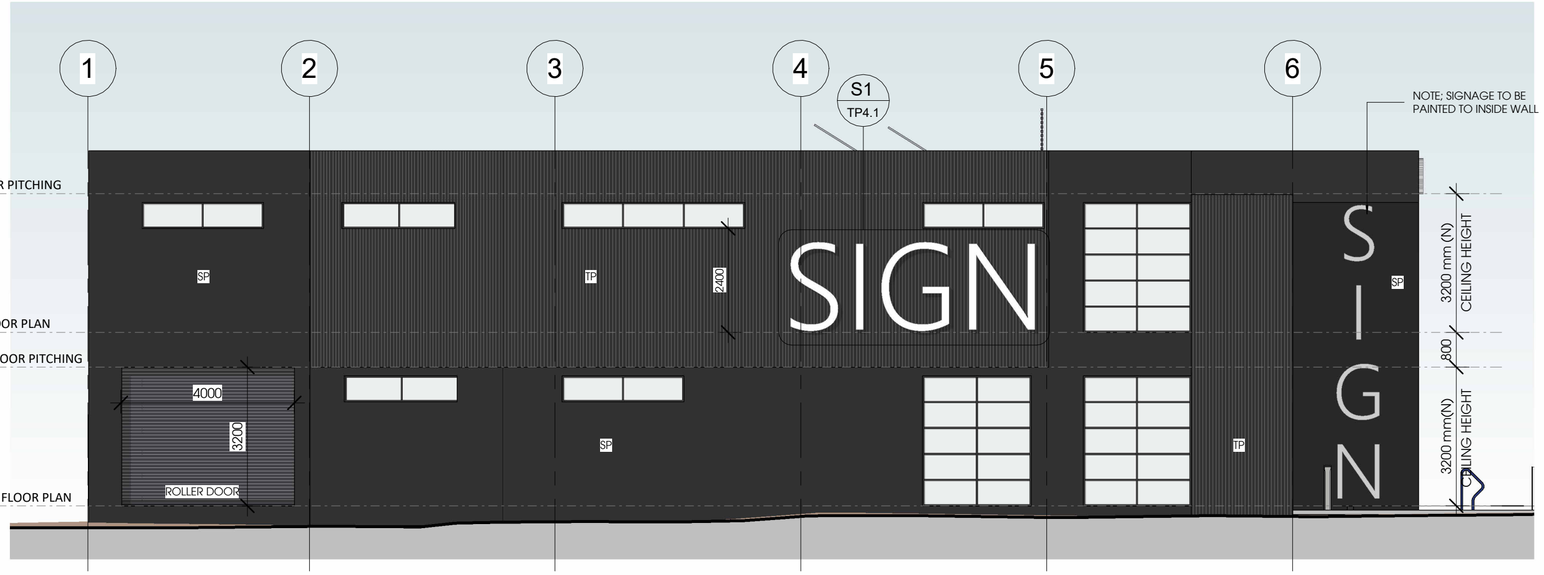
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NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

COLOR & MATERIALS SCHEDULE:

TP	TEXTURED TILT PANEL COLOR; BLACK
SP	SMOOTH TILT PANEL COLOR; BLACK
LWC	LIGHTWEIGHT CLADDING COLOR; BLACK

WINDOW FRAMES & DOOR FRAMES - BLACK ALUMINIUM

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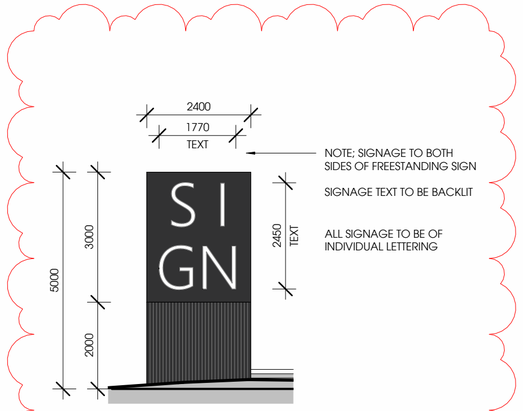
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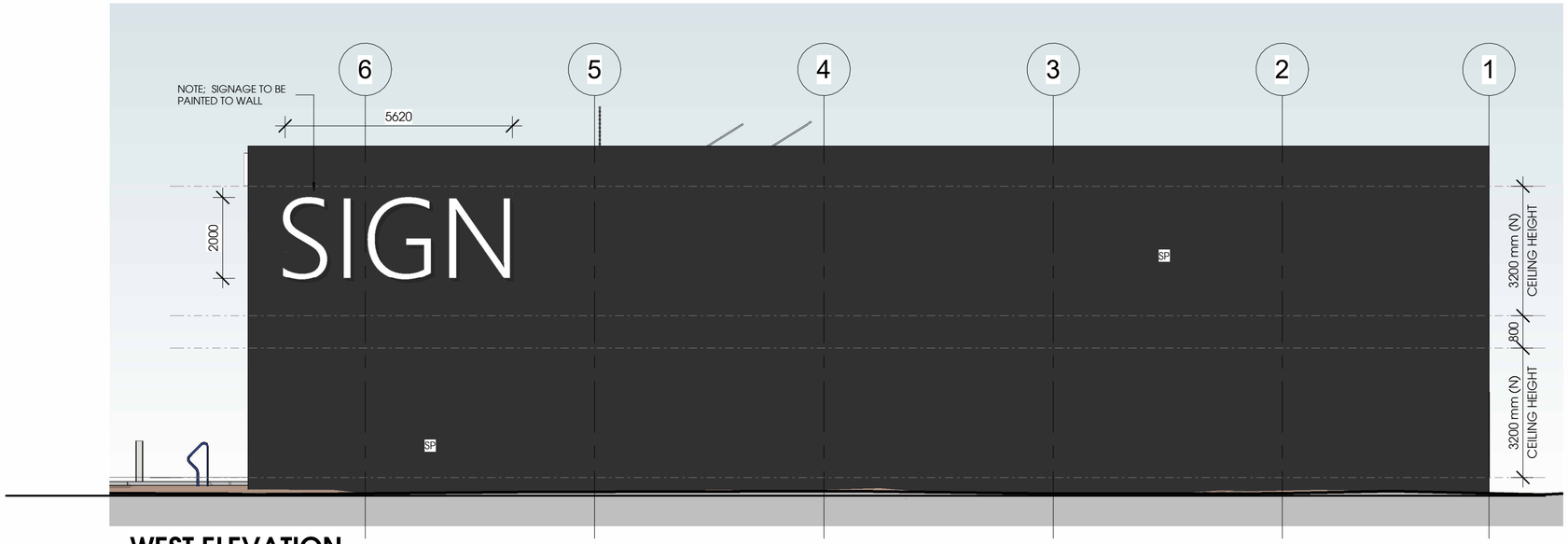
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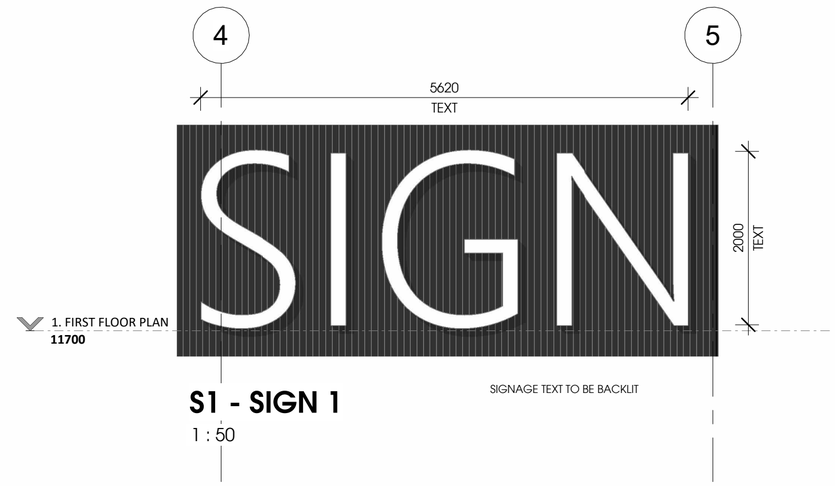
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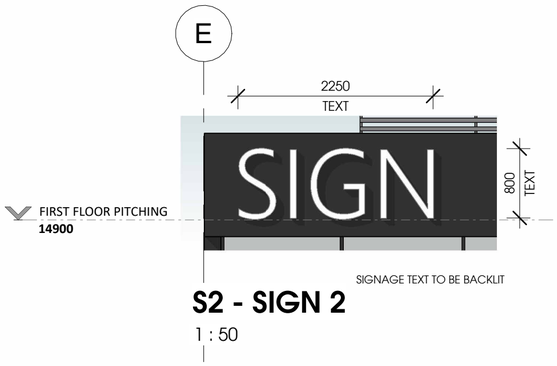
FREESTANDING SIGNAGE
1 : 100



WEST ELEVATION
1 : 100



S1 - SIGN 1
1 : 50



S2 - SIGN 2
1 : 50

COLOR & MATERIALS SCHEDULE:

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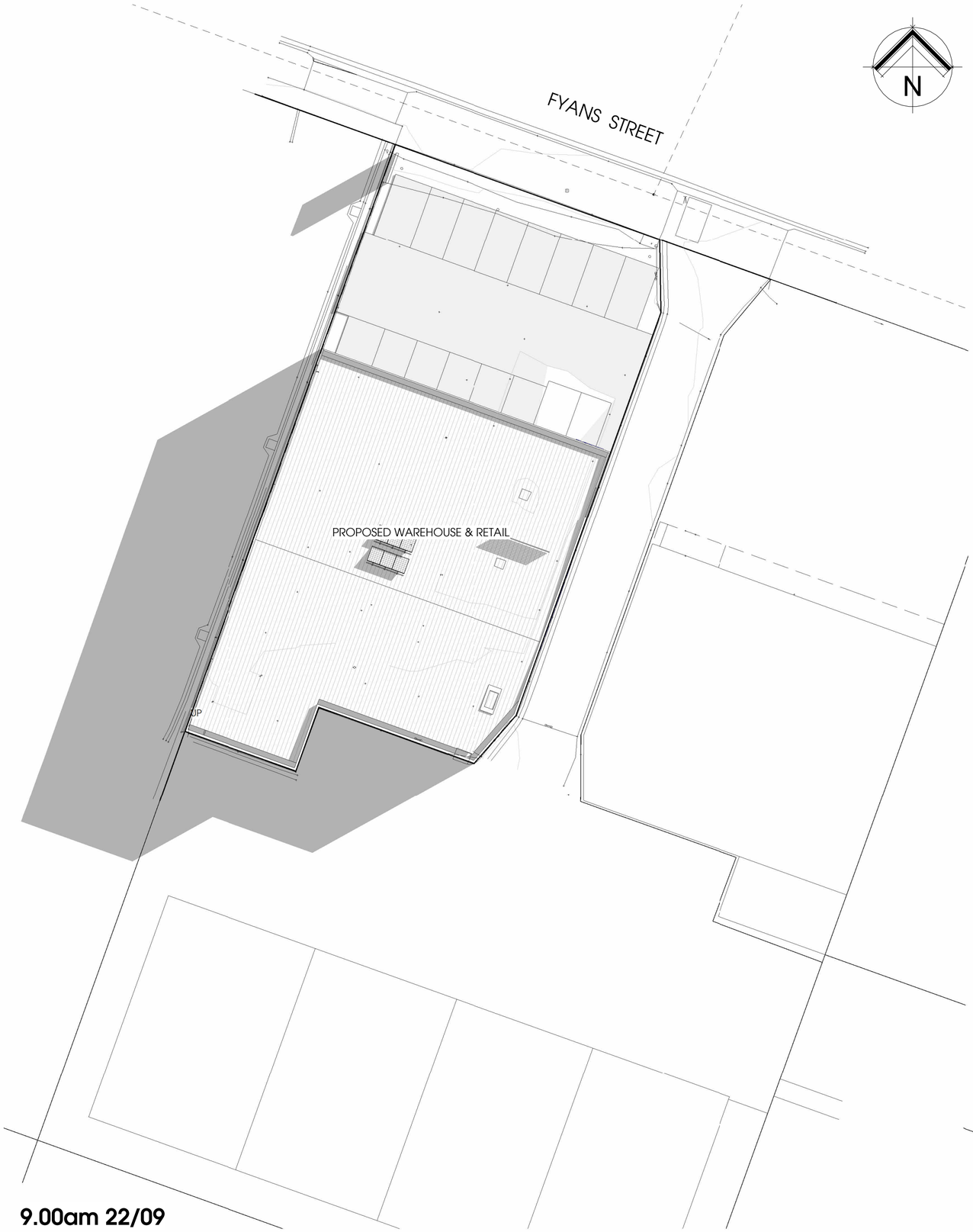
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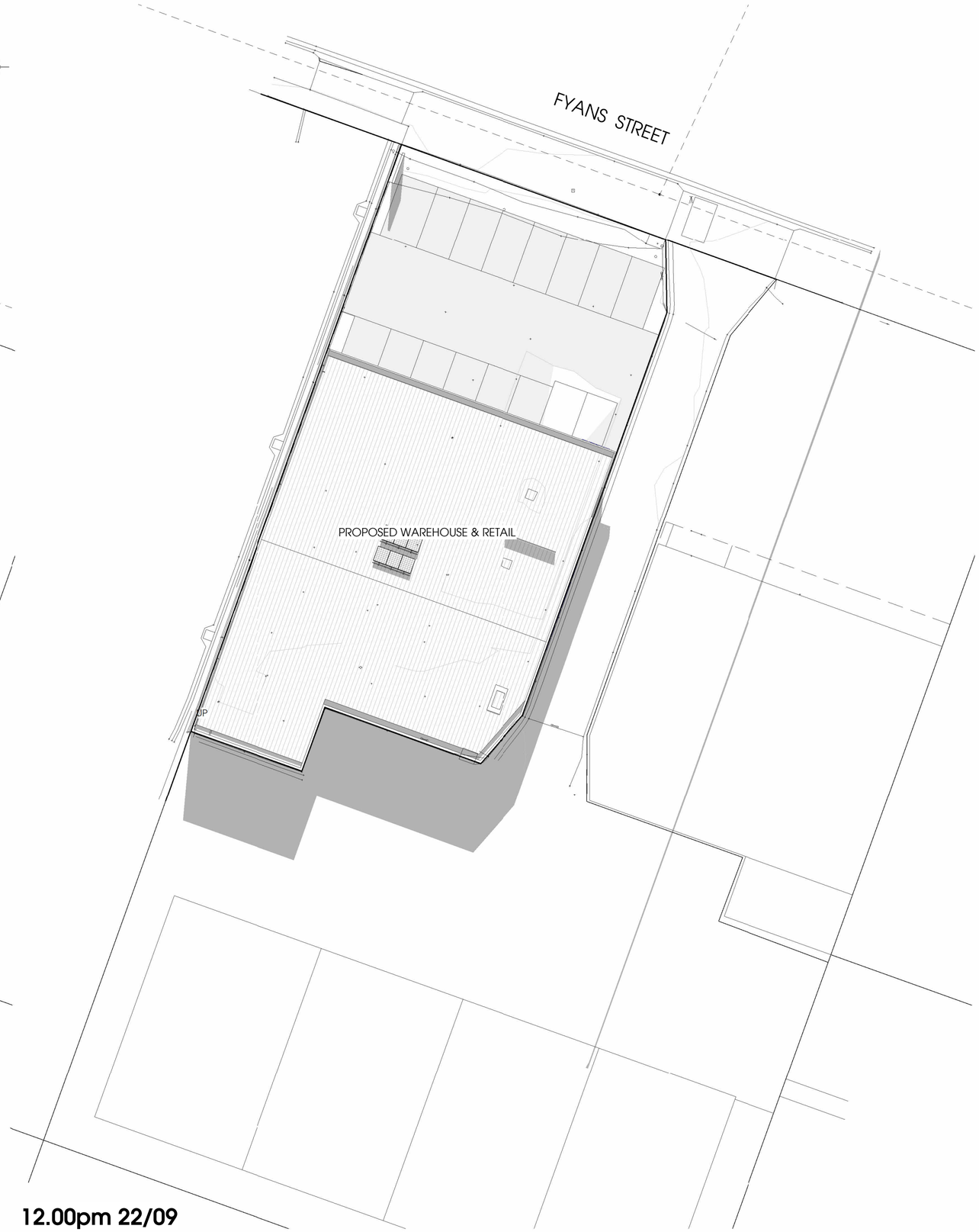
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9.00am 22/09

1 : 250



12.00pm 22/09

1 : 250

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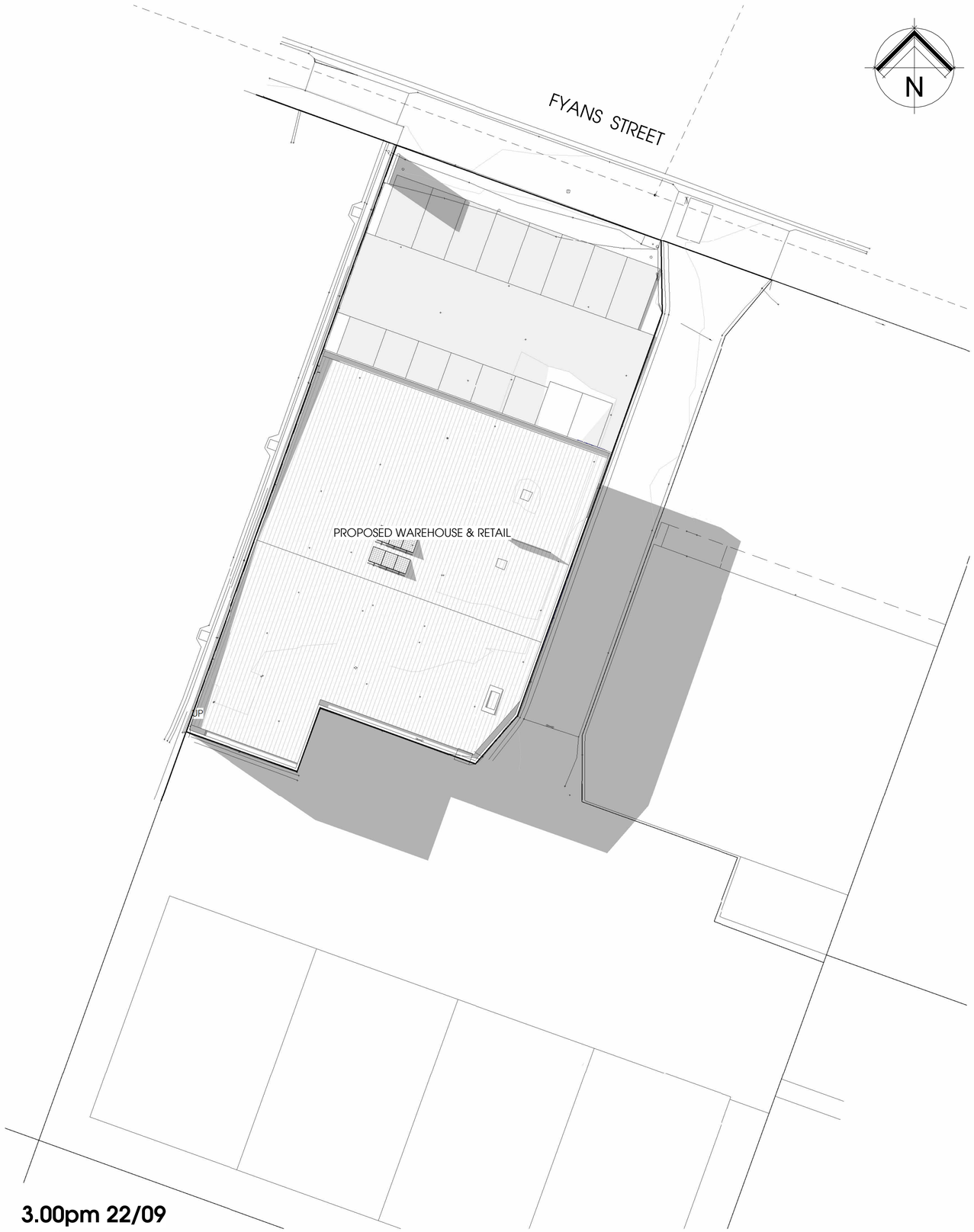
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3.00pm 22/09

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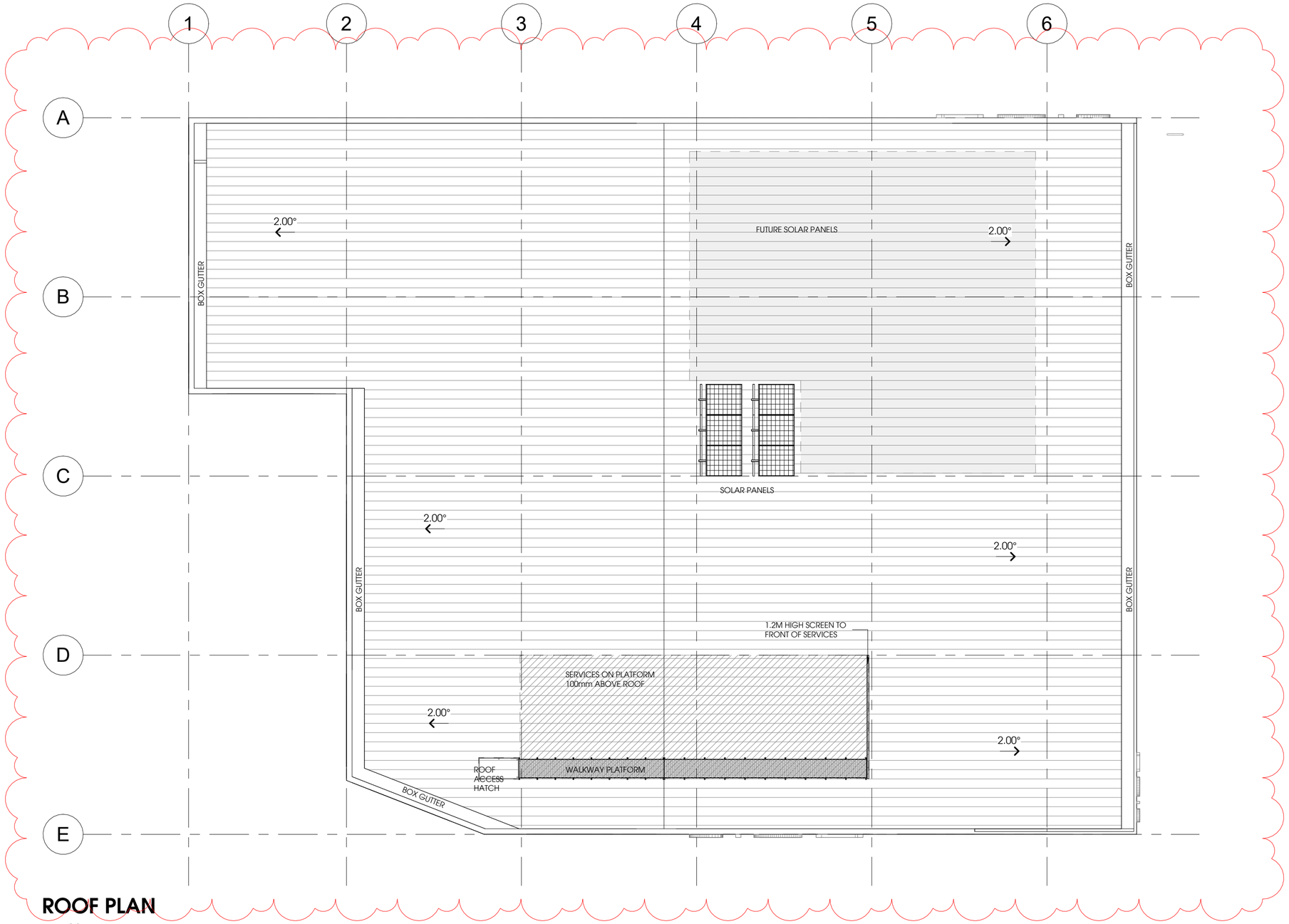
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