City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

Charles Maccora Design Pty Ltd.

TOWN PLANNING DRAWINGS

PROJECT

PROJECT	Construct Four (4) Dwellings, Four (4) Lot Subdivision and Removal of a Canopy Tree
ADDRESS	92 Belle Vue Avenue, Highton.
BUILDING DESIGNER	Charles Maccora Design Pty Ltd.
DRAWING ISSUE:	27.08.2026 - Town Planning Drawings - Preliminary 04.09.2026 - Town Planning Drawings - Submission 08.10.2026 - Town Planning Drawings - RFI

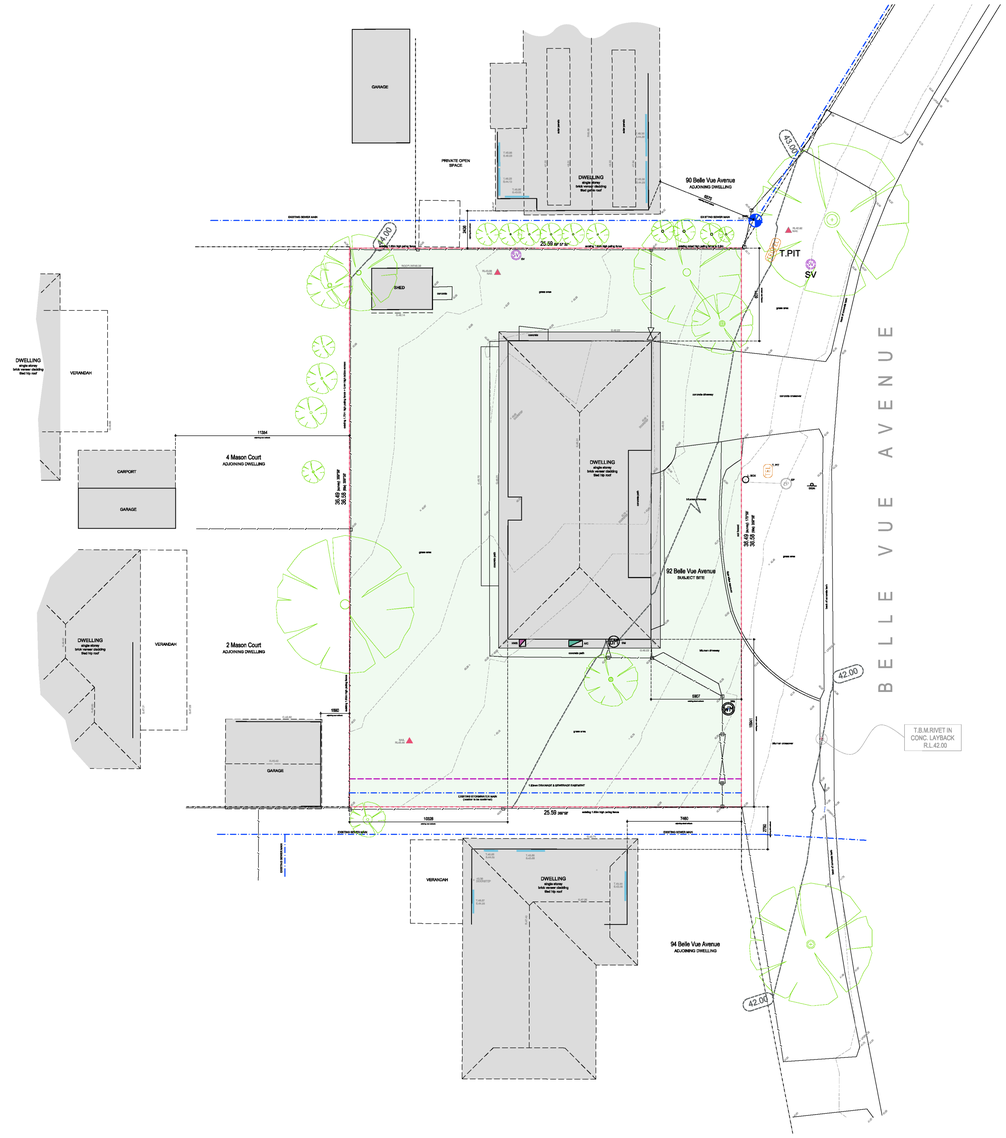
DRAWING LIST

TP01	Existing Context & Site Plans
TP02	Demolition Plan
TP03	Proposed Site Plan
TP04	Proposed Ground Floor Plan
TP05	Proposed First Floor Plan
TP06	Proposed Elevations 01
TP07	Proposed Elevations 02
TP08	Proposed Garden Area & Site Coverage Plans
TP09	Proposed Permeability & Roof Catchment Plans
TP10	Proposed Ground & First Floor Ventilation Plans
TP11	Proposed 9am & 10am Shadow Plans
TP12	Proposed 11am & 12pm Shadow Plans
TP13	Proposed 1pm & 2pm Shadow Plans
TP14	Proposed 3pm Shadow & Overlooking Plans
TP15	Proposed Landscape Plan
TP16	Proposed Solar Energy Regeneration Area & Subdivsion Plans
TP17	3D Images

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EXISTING SITE CONTEXT PLAN
scale 1:500



EXISTING SITE PLAN
scale 1:200

LEGEND

- Boundary Line
- Fence Line
- Easement Line
- Existing Stormwater / Sewer Pipe

[redacted]

revisions
RFI 08.10.2026 No changes to this page.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:200 @ A1
date
4th September 2026
drawn
CM

north

page title
EXISTING SITE CONTEXT & SITE PLAN

reference number
223-2026 [redacted]

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP01
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

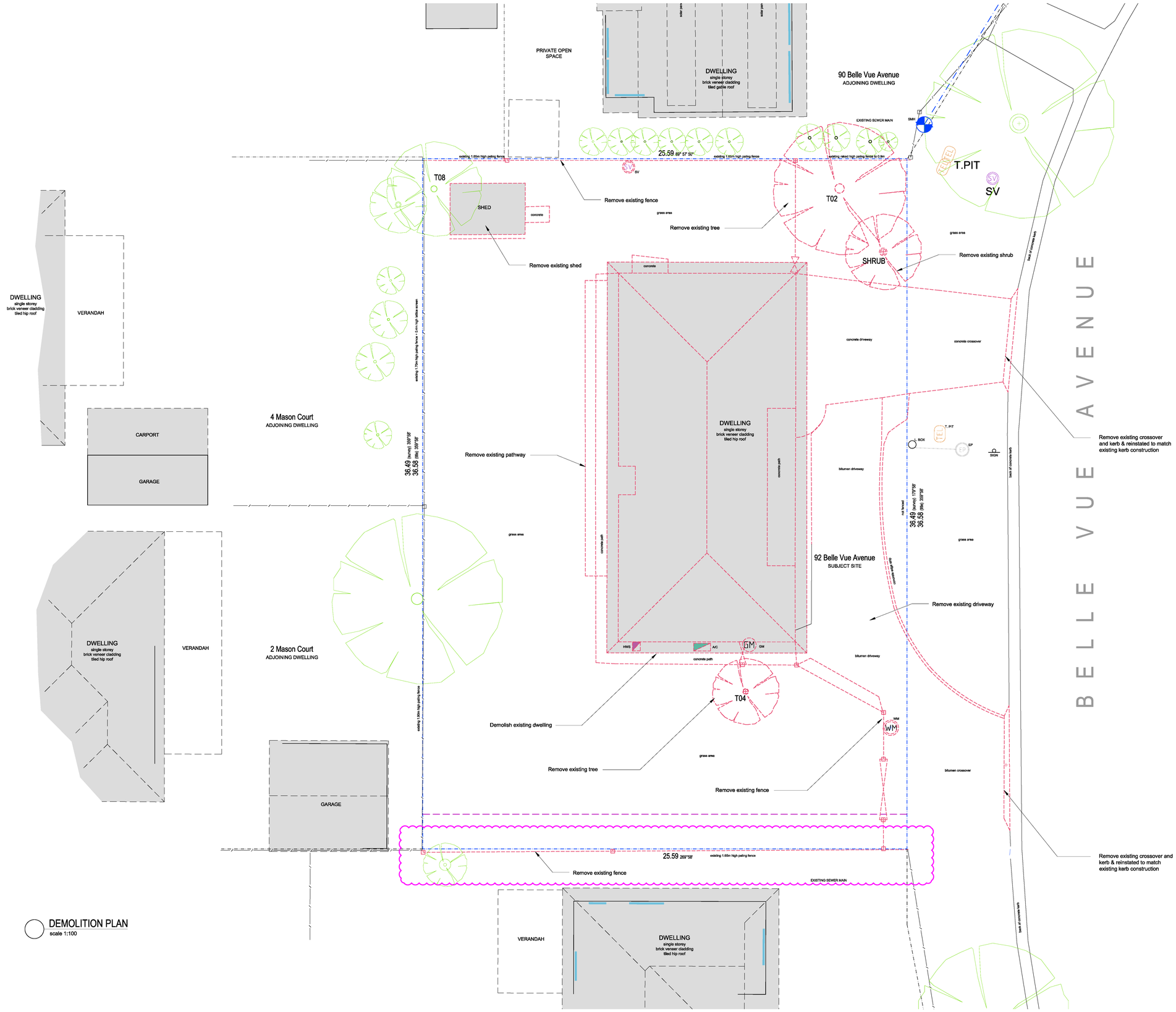
LEGEND

Tree	Botanical Name / Common Name	Age	Origin	Health	Retention Value	Comments
2	Prunus domestica / European Plum	Mature	Exotic	Good	Nil	Onsite tree; multi-stem; branches over boundary; environmental weed Vic 2022.
4	Citrus x limon / Lemon Tree	Mature	Exotic	Fair	Low	Onsite tree; co-dominant stem
8	Prunus cerasus / Sour Cherry	Mature	Exotic	Fair	Nil	Onsite tree; multi-stem; branches over boundary; environmental weed Vic 2022.

LEGEND

- Denotes building/fence to be demolished
- Denotes tree/shrub to be removed

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DEMOLITION PLAN
scale 1:100

revisions
RFI 08.10.2026 South boundary fence to be removed.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

north

page title
DEMOLITION PLAN

reference number
223-2026

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP02
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height -
Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary -
N/A

B2-5 Site Coverage -
Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access -
Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy -
Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence -
0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity-
N/A

B3-2 Parking Location -
N/A

B3-3 Street Integration -
Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space -
N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows -
All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation -
All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.9m³ of storage *complies*
Unit 02 - 6.9m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.9m³ of storage *complies*

B3-12 Accessibility for Apartment Developments:
N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS -
Refer to shadow plans *complies*

B4-4 Overlooking -
Refer to overlooking plans *complies*

B4-5 Internal Views -
Not affected *complies*

B5-1 Permeability & Storm Water Management -
Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems -
Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows -
Windows shrouds provided to all north facing windows *complies*

B5-5 Waste & Recycling -
Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts -
Mechanical equipment located adjacent bathroom *complies*

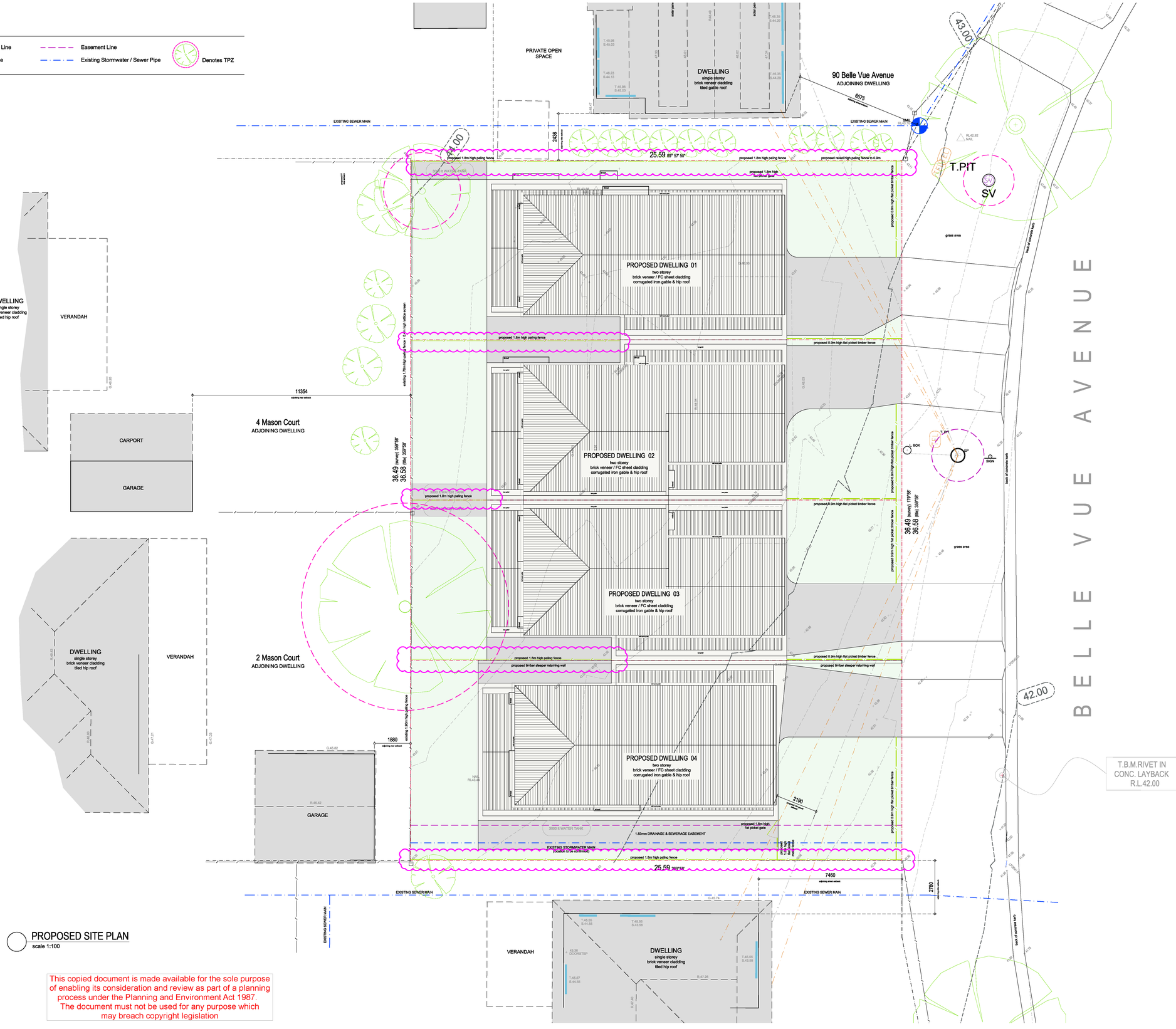
B5-7 Energy Efficiency for Apartment Developments -
N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%

LEGEND

Boundary Line
Fence Line
Easement Line
Existing Stormwater / Sewer Pipe
Denotes TPZ



PROPOSED SITE PLAN
scale 1:100

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revisions
RFI 08.10.2026 Proposed 1.8m high paling fences to all boundaries annotated..

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED SITE PLAN

reference number
223-2026

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP03
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height - Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary - N/A

B2-5 Site Coverage - Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access - Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy - Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence - 0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity- N/A

B3-2 Parking Location - N/A

B3-3 Street Integration - Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space - N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows - All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation - All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.0m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.8m³ of storage *complies*

B3-12 Accessibility for Apartment Developments: N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS - Refer to shadow plans *complies*

B4-4 Overlooking - Refer to overlooking plans *complies*

B4-5 Internal Views - Not affected *complies*

B5-1 Permeability & Storm Water Management - Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems - Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows - Windows shrouds provided to all north facing windows *complies*

B5-5 Waste & Recycling - Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts - Mechanical equipment located adjacent bathroom *complies*

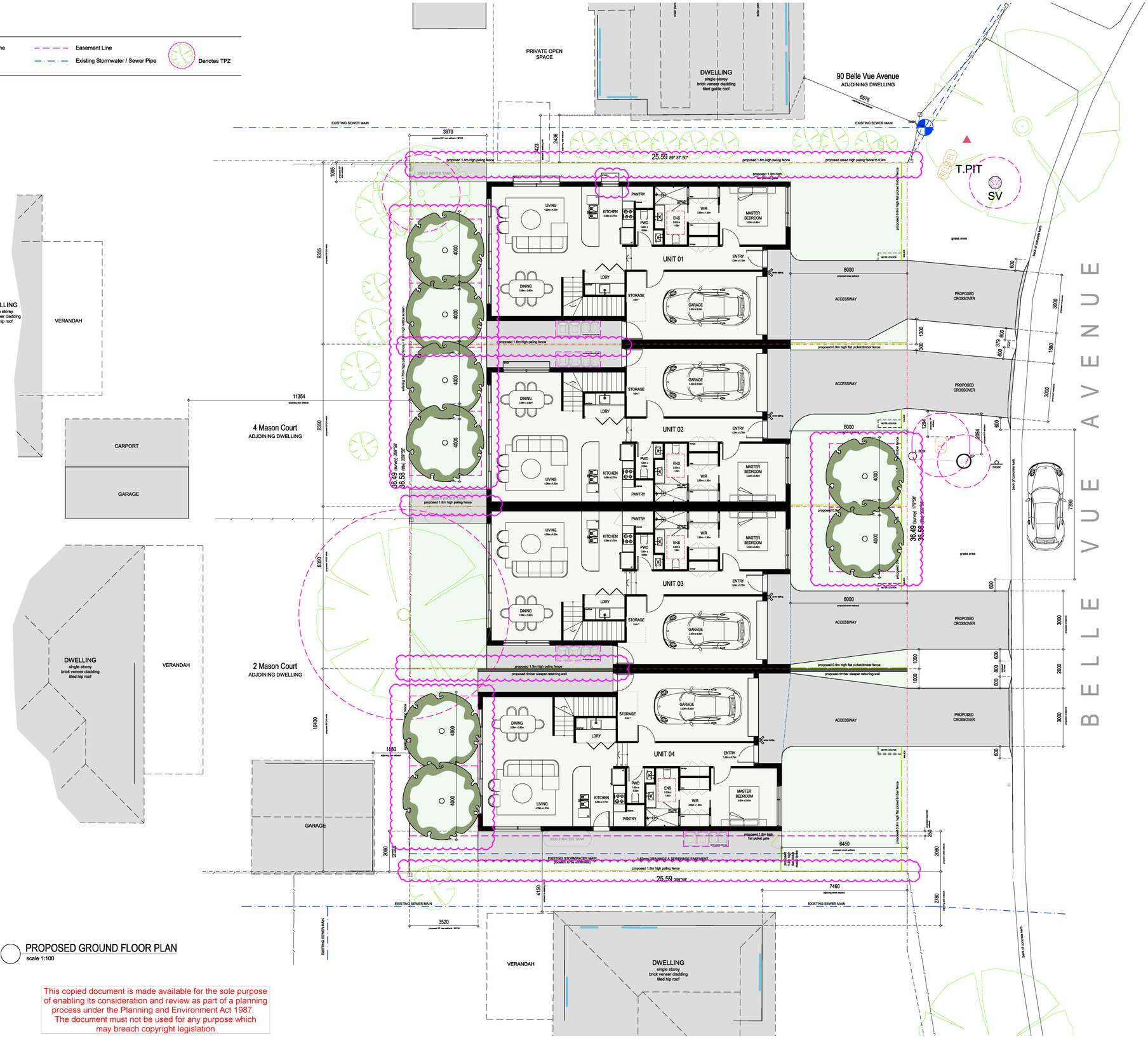
B5-7 Energy Efficiency for Apartment Developments - N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%

LEGEND

Boundary Line
Fence Line
Easement Line
Existing Stormwater / Sewer Pipe
Denotes TPZ



PROPOSED GROUND FLOOR PLAN
scale 1:100

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revisions
RFI 08.10.2026 Proposed 1.8m high paling fences to all boundaries annotated..
RFI 08.10.2026 North window shrouds amended
RFI 08.10.2026 Tree canopy dimension added.
RFI 08.10.2026 Additional tree added to Unit 01.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED GROUND FLOOR PLAN

reference number
223-2026

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP04
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height - Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary - N/A

B2-5 Site Coverage - Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access - Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy - Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence - 0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity- N/A

B3-2 Parking Location - N/A

B3-3 Street Integration - Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space - N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows - All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation - All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.0m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.0m³ of storage *complies*

B3-12 Accessibility for Apartment Developments: N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS - Refer to shadow plans *complies*

B4-4 Overlooking - Refer to overlooking plans *complies*

B4-5 Internal Views - Not affected *complies*

B5-1 Permeability & Storm Water Management - Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems - Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows - Windows shrouds provided to all north facing windows *complies*

B5-5 Waste & Recycling - Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

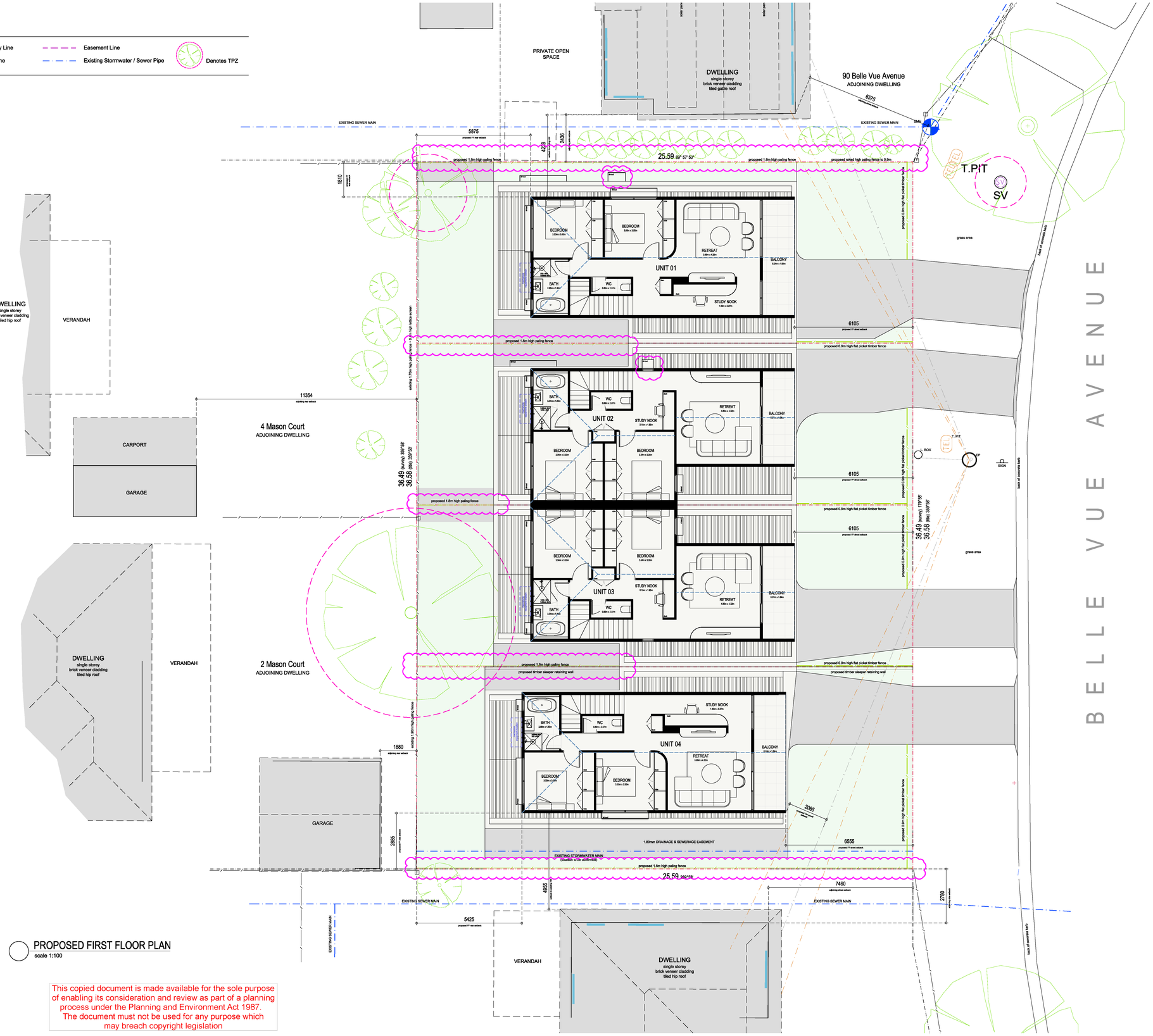
B5-6 Noise Impacts - Mechanical equipment located adjacent bathroom *complies*

B5-7 Energy Efficiency for Apartment Developments - N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
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TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%

LEGEND
Boundary Line
Fence Line
Easement Line
Existing Stormwater / Sewer Pipe
Denotes TPZ



PROPOSED FIRST FLOOR PLAN
scale 1:100

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revisions
RFI 08.10.2026 Proposed 1.8m high paling fences to all boundaries annotated..
RFI 08.10.2026 north window shrouds amended

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

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1:100 @ A1
date
4th September 2026
drawn
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north

page title
PROPOSED FIRST FLOOR PLAN

reference number
223-2026

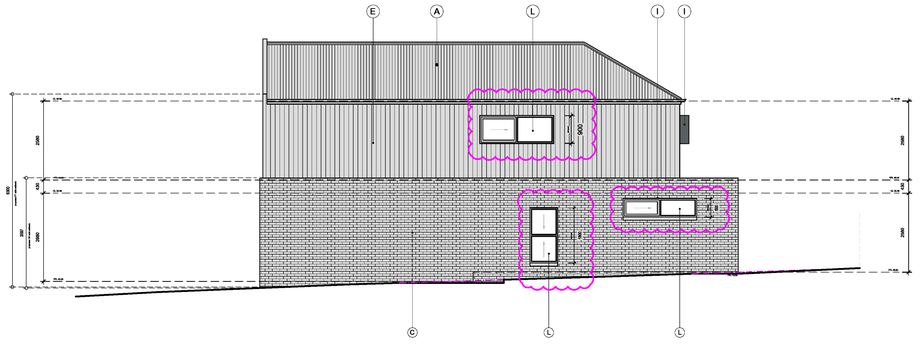
reason for issue
TOWN PLANNING DRAWINGS

sheet
TP05
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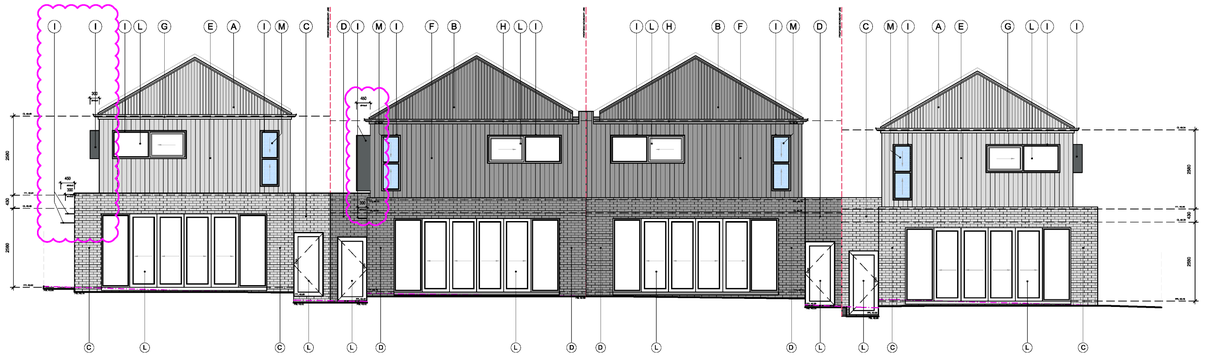
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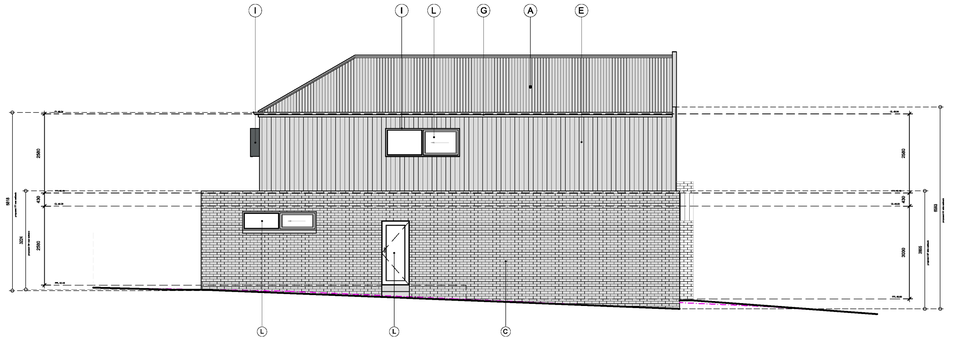
PROPOSED EAST ELEVATION
scale 1:100



PROPOSED NORTH ELEVATION - UNIT 01
scale 1:100



PROPOSED WEST ELEVATION
scale 1:100



PROPOSED SOUTH ELEVATION - UNIT 04
scale 1:100

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PROPOSED STREET ELEVATION
scale 1:100

revisions
RFI 06.10.2026 North window shrouds amended

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

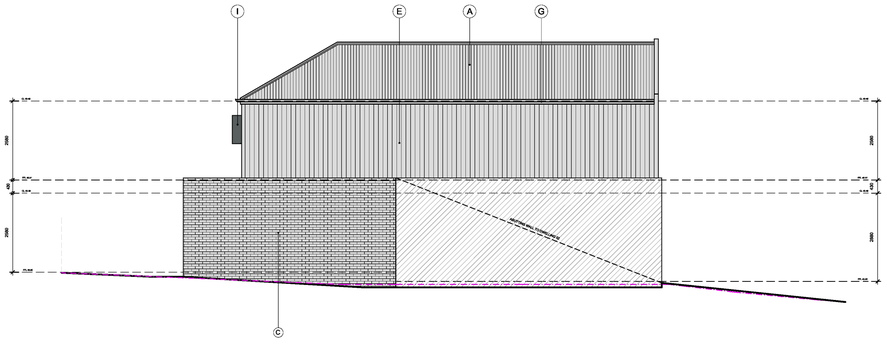
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PROPOSED ELEVATIONS 01

reference number
223-2026

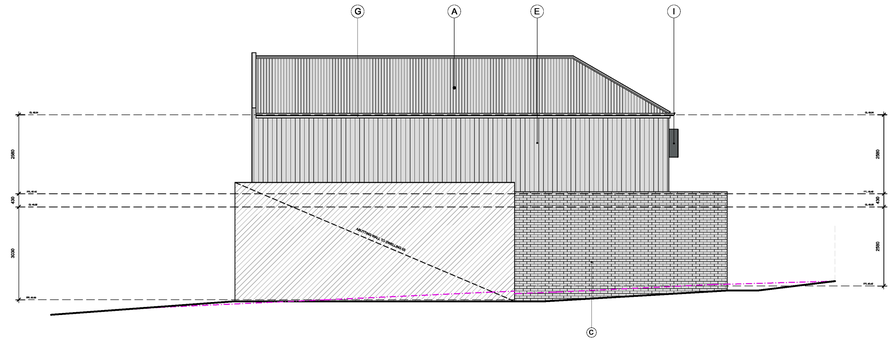
reason for issue
TOWN PLANNING DRAWINGS

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City of Greater Geelong, Statutory Planning - Date Received 8/10/2026



PROPOSED SOUTH ELEVATION - UNIT 01
scale 1:100



PROPOSED NORTH ELEVATION - UNIT 04
scale 1:100

MATERIALS & FINISHES SCHEDULE

DESCRIPTION	CODE	MATERIAL	FINISH	COLOR
Roof	A	Colorbond Corrugated Iron	Matt	Surfmist
Roof	B	Colorbond Corrugated Iron	Matt	Monument
Wall	C	Brickwork	-	Cream
Wall	D	Brickwork	-	Red
Wall	E	Light Weight Vertical Cladding	Painted Smooth	Surfmist
Wall	F	Light Weight Vertical Cladding	Painted Smooth	Monument
Fascia / Gutter / Downpipe	G	Colorbond Metal	Powdercoated Matt	Surfmist
Gutter / Downpipe	H	Colorbond Metal	Powdercoated Matt	Monument
Shroud	I	10mm Aluminum	Powdercoated Matt	Black
Garage Door	J	Colorbond Metal Roller Door	Classic	Surfmist
Garage Door	K	Colorbond Metal Roller Door	Classic	Monument
Window/Door	L	Aluminum Framed	Powdercoated	Black
Window	M	Glass	Frosted	White Laminated
Balustrade	N	Glass	Clear	-
Fence	O	Flat Timber Picket	Painted	Surfmist
Fence	P	Flat Timber Picket	Painted	Monument



A. Corrugated iron roof - Surfmist

E. Soyon Axon - Surfmist

C. Brickwork - Cream



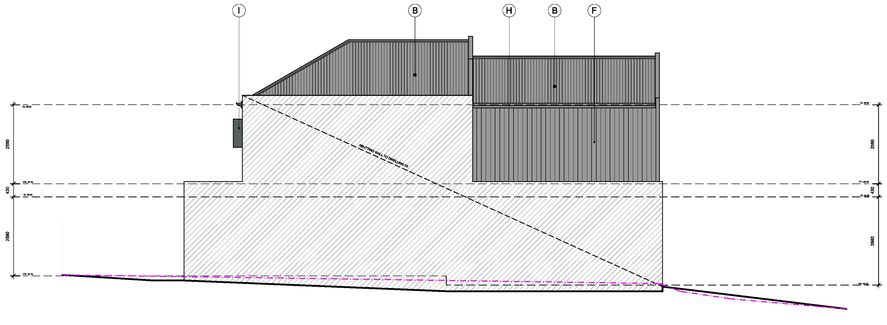
B. Corrugated iron roof - Monument



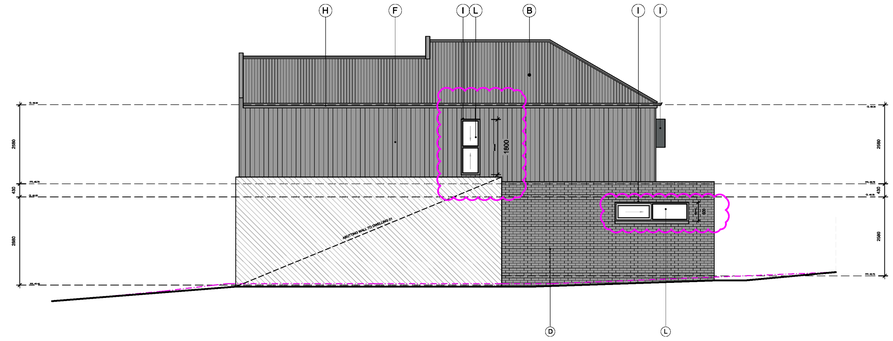
F. Soyon Axon - Monument



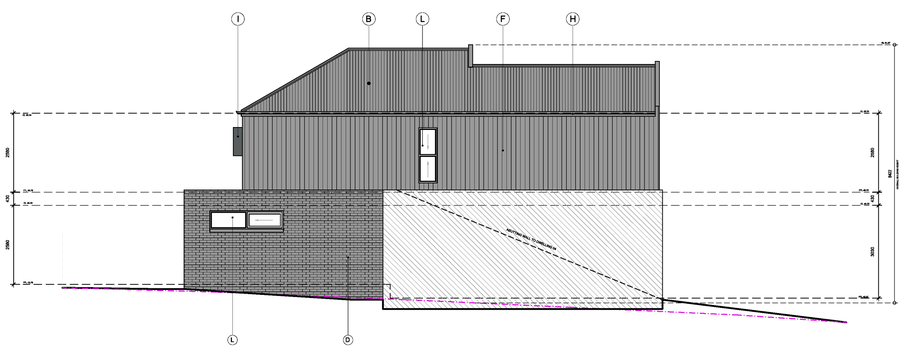
C. Brickwork - Red



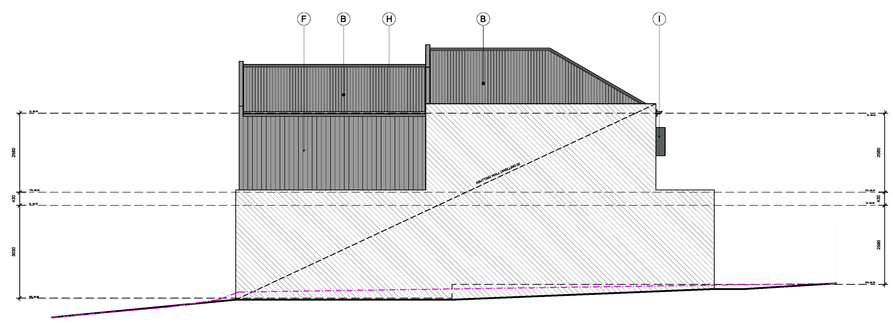
PROPOSED SOUTH ELEVATION - UNIT 02
scale 1:100



PROPOSED NORTH ELEVATION - UNIT 02
scale 1:100



PROPOSED SOUTH ELEVATION - UNIT 03
scale 1:100



PROPOSED NORTH ELEVATION - UNIT 03
scale 1:100

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[redacted]

revisions
RFI 08.10.2026 North window shrouds amended

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

page title
PROPOSED ELEVATIONS 02

reference number
223-2026

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reason for issue
TOWN PLANNING DRAWINGS

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Clause 55 Assessment

B2-1 Street Setback - Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height - Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback - Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback - Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary - N/A

B2-5 Site Coverage - Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access - Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy - Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence - 0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity- N/A

B3-2 Parking Location - N/A

B3-3 Street Integration - Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry - Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space - Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space - N/A

B3-7 Functional Layout - Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth - Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows - All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation - All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01: Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.0m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.0m³ of storage *complies*

B3-12 Accessibility for Apartment Developments: N/A

B4-1 Daylight to Existing Windows - Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows - Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS - Refer to shadow plans *complies*

B4-4 Overlooking - Refer to overlooking plans *complies*

B4-5 Internal Views - Not affected *complies*

B5-1 Permeability & Storm Water Management - Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems - Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area - Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows - Windows shrouds provided to all north facing windows *complies*

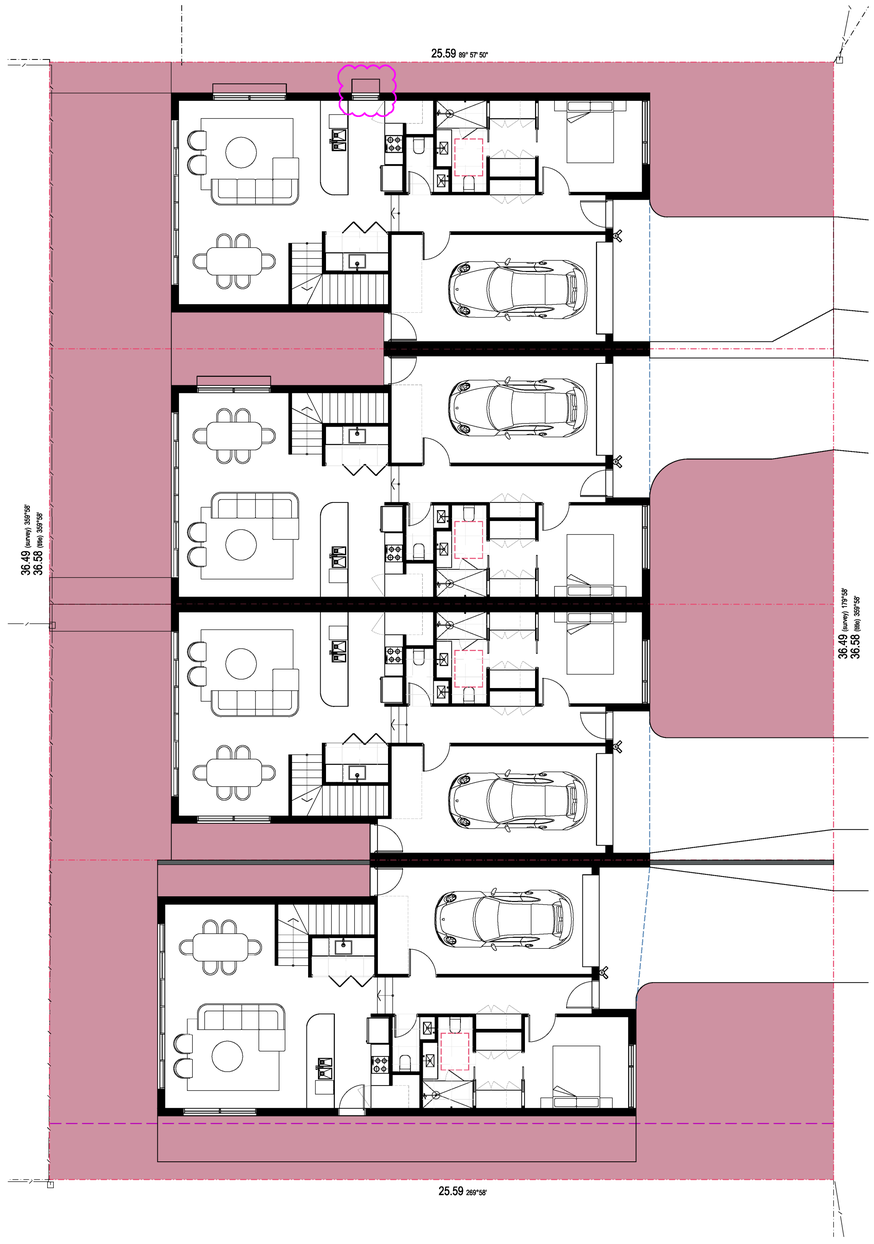
B5-5 Waste & Recycling - Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts - Mechanical equipment located adjacent bathroom *complies*

B5-7 Energy Efficiency for Apartment Developments - N/A

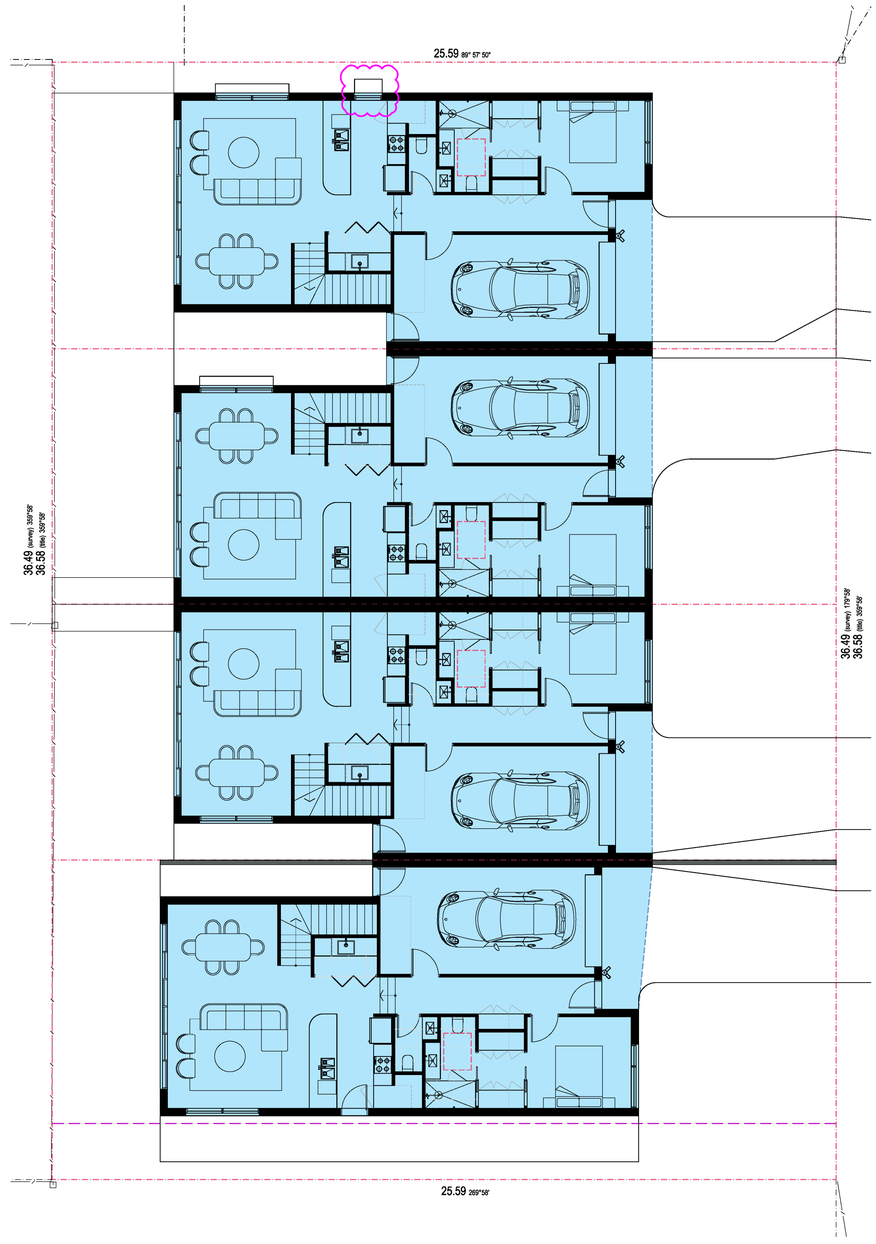
AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED GARDEN AREA PLAN
scale 1:100

LEGEND
Garden Area



PROPOSED SITE COVERAGE PLAN
scale 1:100

LEGEND
Building Area / Site Coverage

[redacted]

revisions
RFI 08.10.2026 North window shrouds altered.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Bella Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED GARDEN AREA & SITE COVERAGE PLANS

reference number
223-2026

[redacted]

reason for issue
TOWN PLANNING DRAWINGS

sheet
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Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height -
Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary -
N/A

B2-5 Site Coverage -
Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access -
Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy -
Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence -
0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity-
N/A

B3-2 Parking Location -
N/A

B3-3 Street Integration -
Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space -
N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows -
All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation -
All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.0m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.0m³ of storage *complies*

B3-12 Accessibility for Apartment Developments:
N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS -
Refer to shadow plans *complies*

B4-4 Overlooking -
Refer to overlooking plans *complies*

B4-5 Internal Views -
Not affected *complies*

B5-1 Permeability & Storm Water Management -
Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems -
Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows -
Windows shrouds provided to all north facing windows *complies*

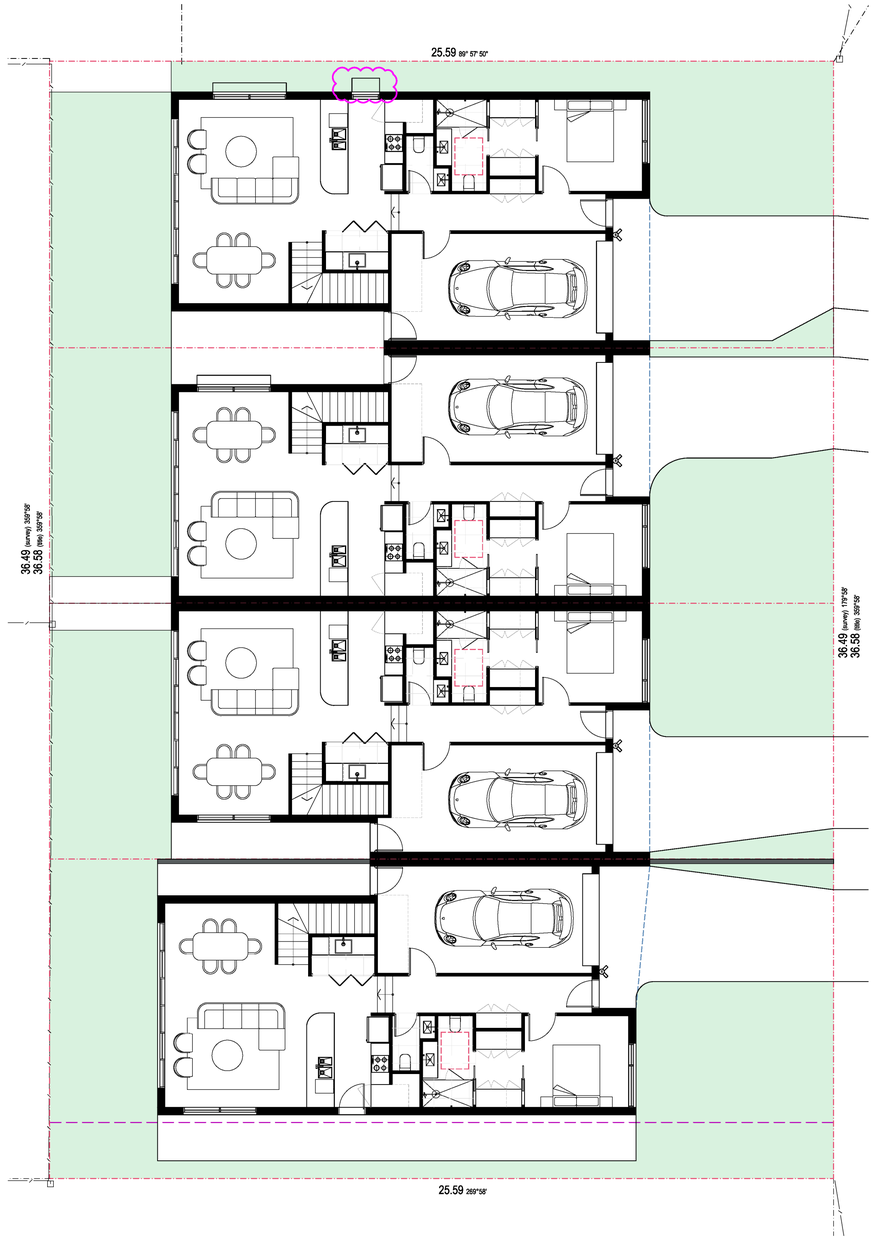
B5-5 Waste & Recycling -
Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts -
Mechanical equipment located adjacent bathroom *complies*

B5-7 Energy Efficiency for Apartment Developments -
N/A

AREAS

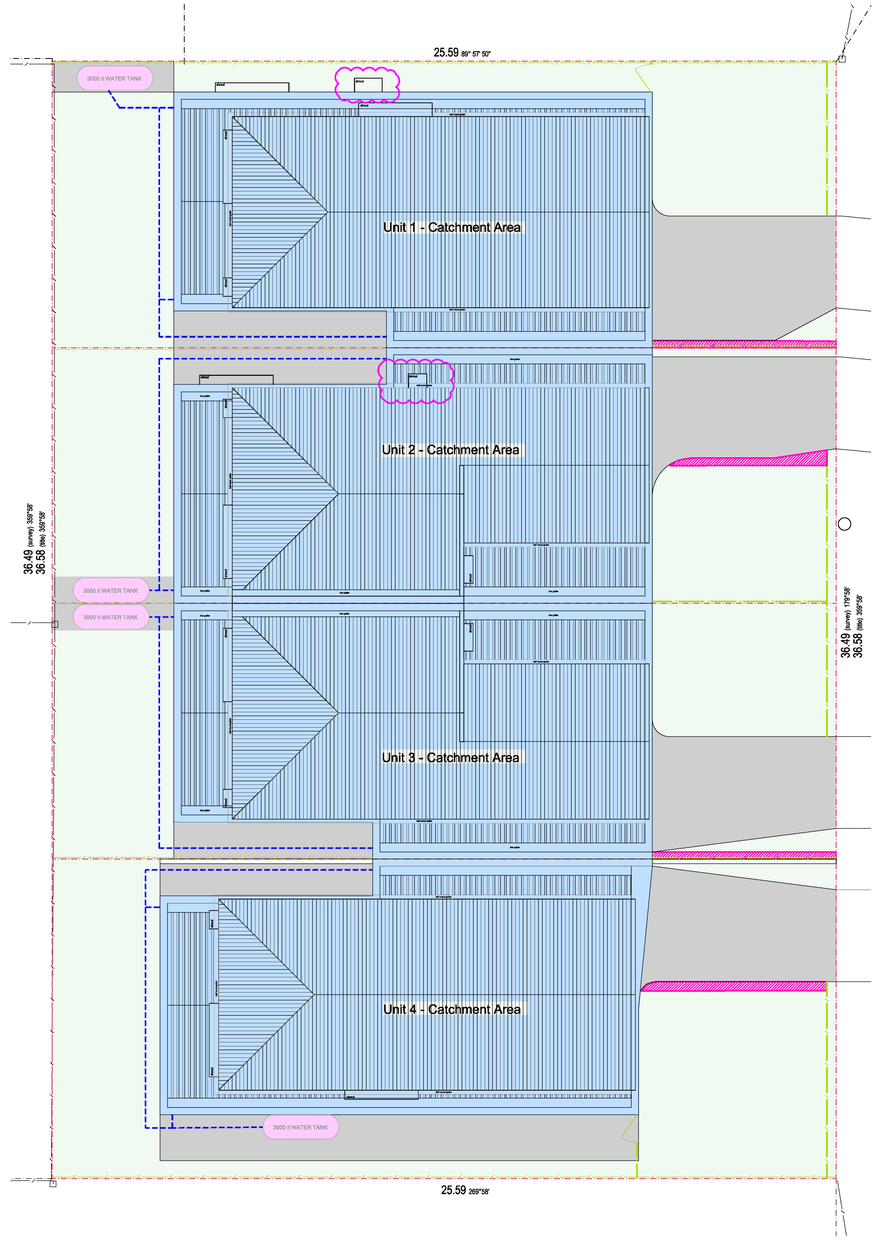
	Area m²	Percentage
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Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED PERMEABILITY PLAN
scale 1:100

LEGEND

Permeable Area



PROPOSED ROOF CATCHMENT PLAN
scale 1:100

LEGEND

Roof Catchment Area | 3000 litre Water Tank | Rainwater Garden | Impervious Surface Area | Pervious Surface Area

Project 1

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

103% SCORE

Project details

Name	Project 1
Project ID	00792928
Street address	92 Belle Vue Ave, Highton VIC 3216, Australia
Municipality	Greater Geelong
Site area	933.6 m²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	77%	>80%
Total phosphorus (%)	62%	>45%
Total nitrogen (%)	46%	>45%
Total gross pollutants (%)	75%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	31%	>32%
Mean annual runoff volume infiltrated or filtered (%)	0%	>3%

[redacted]

revisions
RFI 08.10.2026 North window shrouds altered.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
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page title
PROPOSED PERMEABILITY
& ROOF CATCHMENT PLANS

reference number
223-2026

[redacted]

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP09
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

Clause 55 Assessment

B2-1 Street Setback - Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height - Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback - Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
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Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
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B3-2 Parking Location - N/A

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B3-5 Private Open Space - Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space - N/A

B3-7 Functional Layout - Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth - Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows - All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation - All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01: Unit 01 - 6.9m³ of storage *complies*
Unit 02 - 6.9m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.9m³ of storage *complies*

B3-12 Accessibility for Apartment Developments: N/A

B4-1 Daylight to Existing Windows - Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows - Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS - Refer to shadow plans *complies*

B4-4 Overlooking - Refer to overlooking plans *complies*

B4-5 Internal Views - Not affected *complies*

B5-1 Permeability & Storm Water Management - Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems - Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area - Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows - Windows shrouds provided to all north facing windows *complies*

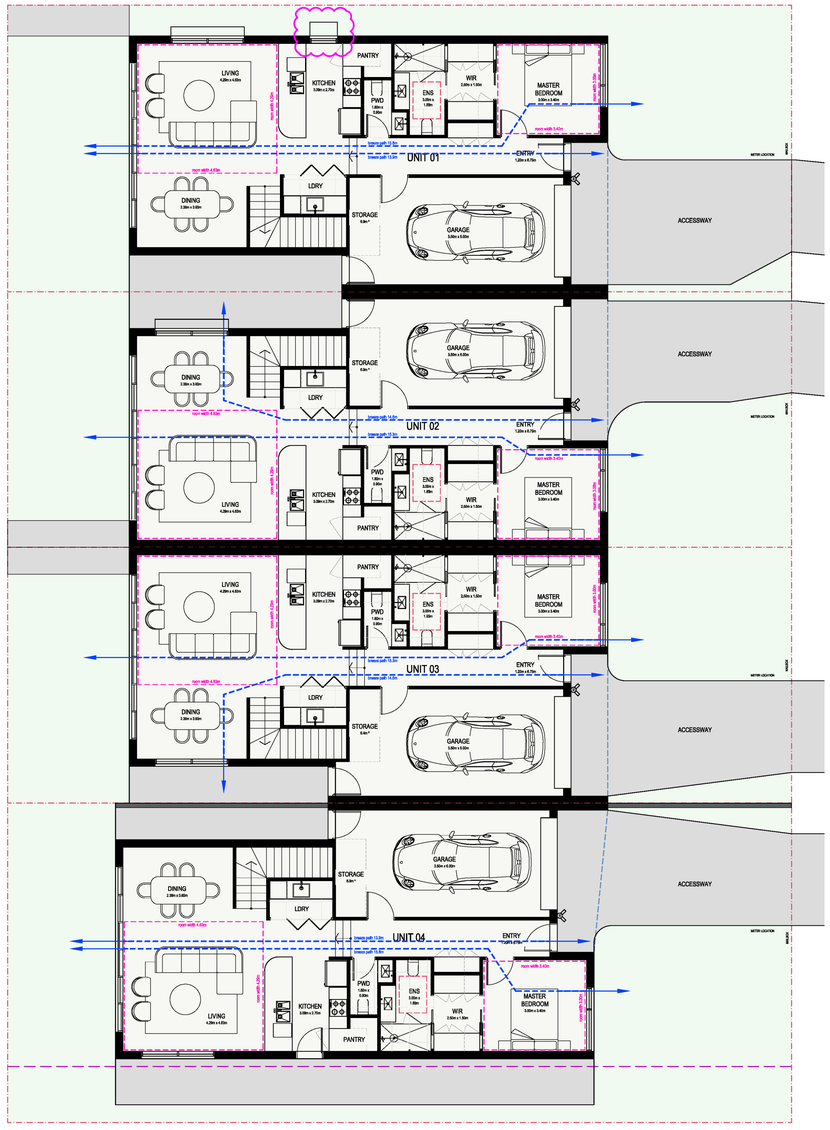
B5-5 Waste & Recycling - Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts - Mechanical equipment located adjacent bathroom *complies*

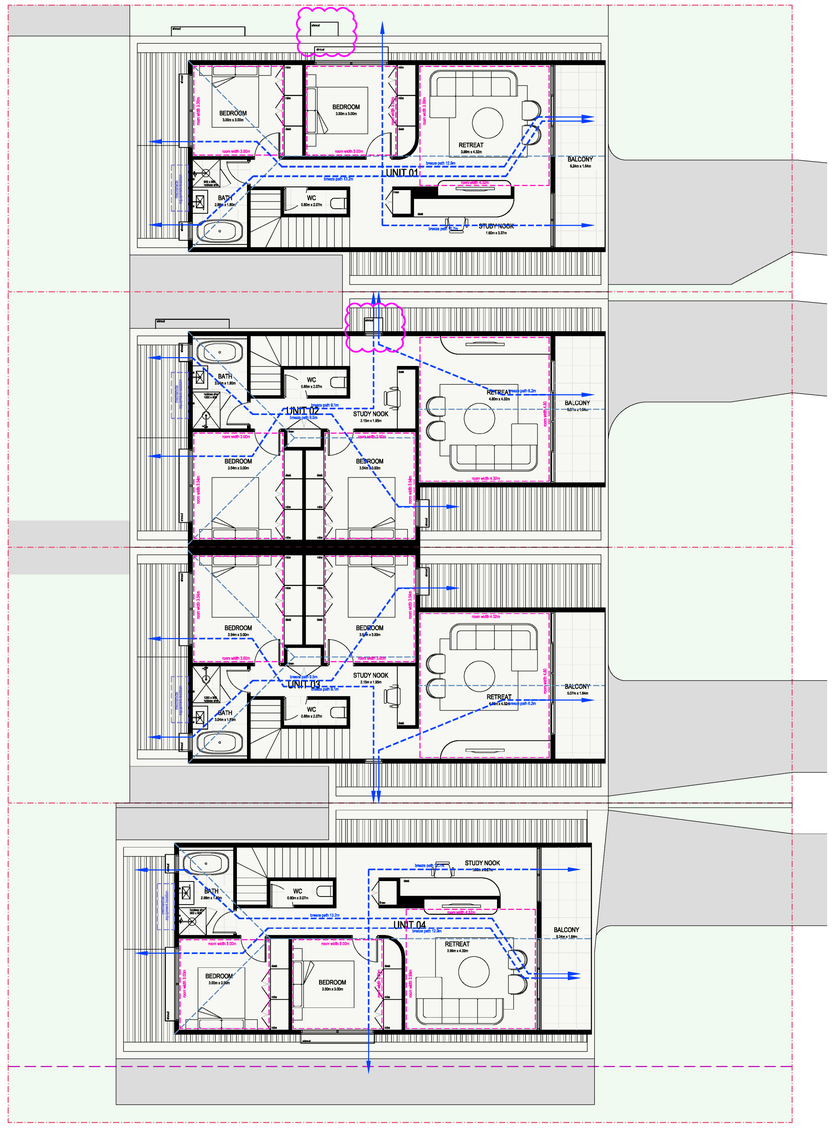
B5-7 Energy Efficiency for Apartment Developments - N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED GROUND FLOOR VENTILATION / ROOM DEPTH PLAN
scale 1:100



PROPOSED FIRST FLOOR VENTILATION / ROOM DEPTH PLAN
scale 1:100

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LEGEND
Ventilation Path
Room Area

[redacted]

revisions
RFI 08.10.2026 North window shrouds altered.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:100 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED PERMEABILITY
& ROOF CATCHMENT PLANS

reference number
223-2026

[redacted]

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP10
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

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Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height -
Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary -
N/A

B2-5 Site Coverage -
Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access -
Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy -
Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence -
0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity-
N/A

B3-2 Parking Location -
N/A

B3-3 Street Integration -
Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space -
N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows -
All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation -
All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.9m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.9m³ of storage *complies*

B3-12 Accessibility for Apartment Developments:
N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS -
Refer to shadow plans *complies*

B4-4 Overlooking -
Refer to overlooking plans *complies*

B4-5 Internal Views -
Not affected *complies*

B5-1 Permeability & Storm Water Management -
Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems -
Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows -
Windows shrouds provided to all north facing windows *complies*

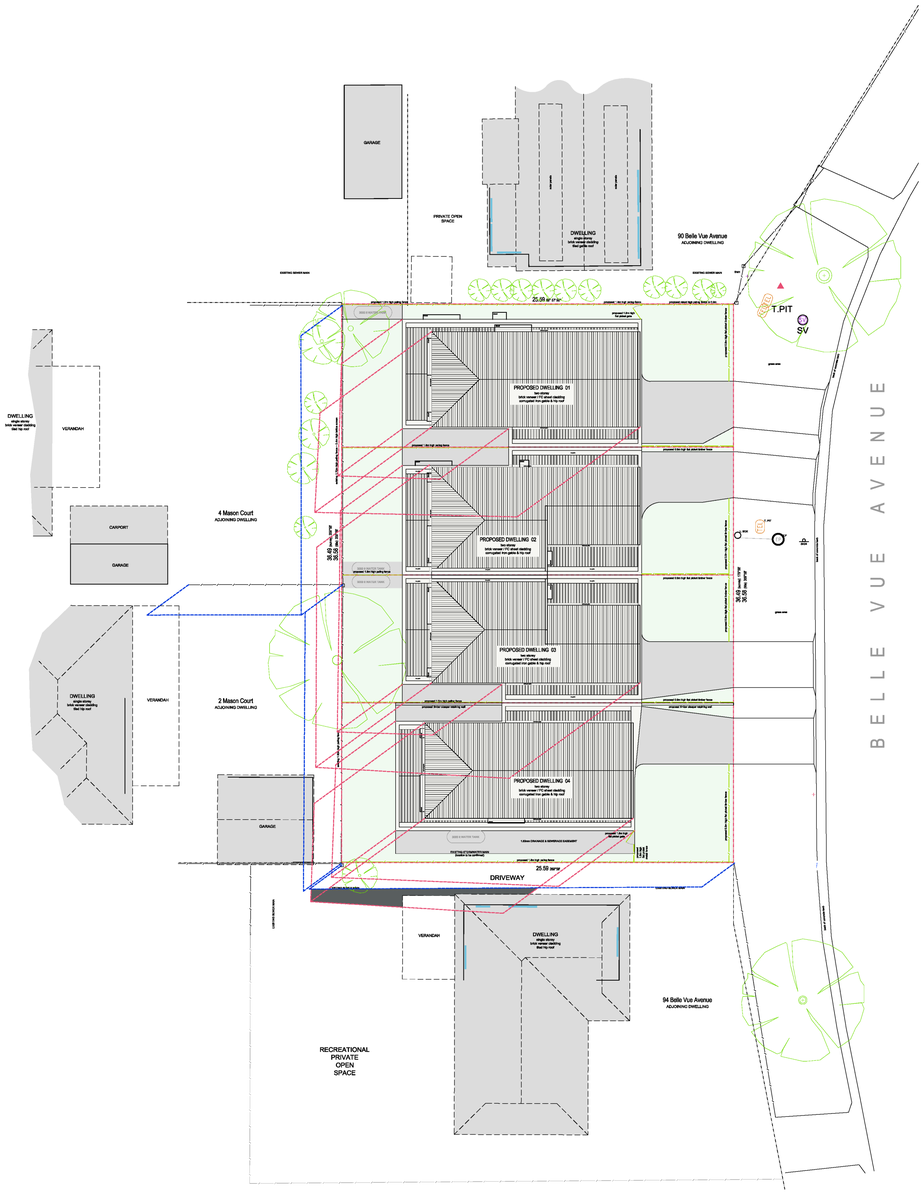
B5-5 Waste & Recycling -
Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts -
Mechanical equipment located adjacent bathroom *complies*

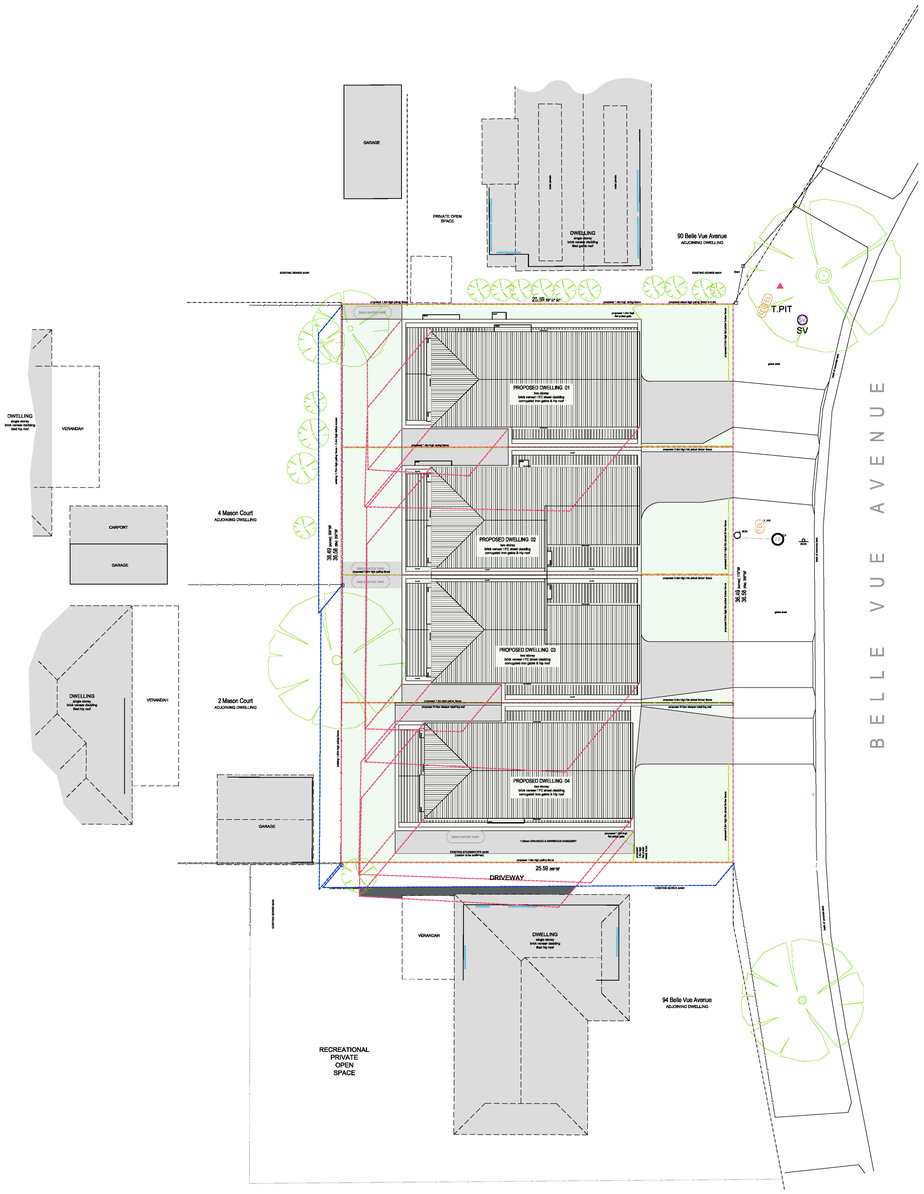
B5-7 Energy Efficiency for Apartment Developments -
N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED 9AM SHADOW PLAN
scale 1:200



PROPOSED 10AM SHADOW PLAN
scale 1:200

LEGEND
- Proposed Extension Shadow
- Existing Fence Shadow
- Extent of New Shadow

Note:
All shadows calculated at 22nd September equinox.

[redacted]

revisions
RFI 08.10.2026 No changes to this page.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:200 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED 9AM & 10 AM SHADOWS PLANS

reference number
223-2026

[redacted]

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP11
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

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Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height -
Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary -
N/A

B2-5 Site Coverage -
Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access -
Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy -
Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence -
0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity-
N/A

B3-2 Parking Location -
N/A

B3-3 Street Integration -
Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space -
N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows -
All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation -
All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.9m³ of storage *complies*
Unit 02 - 6.9m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.9m³ of storage *complies*

B3-12 Accessibility for Apartment Developments:
N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS -
Refer to shadow plans *complies*

B4-4 Overlooking -
Refer to overlooking plans *complies*

B4-5 Internal Views -
Not affected *complies*

B5-1 Permeability & Storm Water Management -
Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems -
Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows -
Windows shrouds provided to all north facing windows *complies*

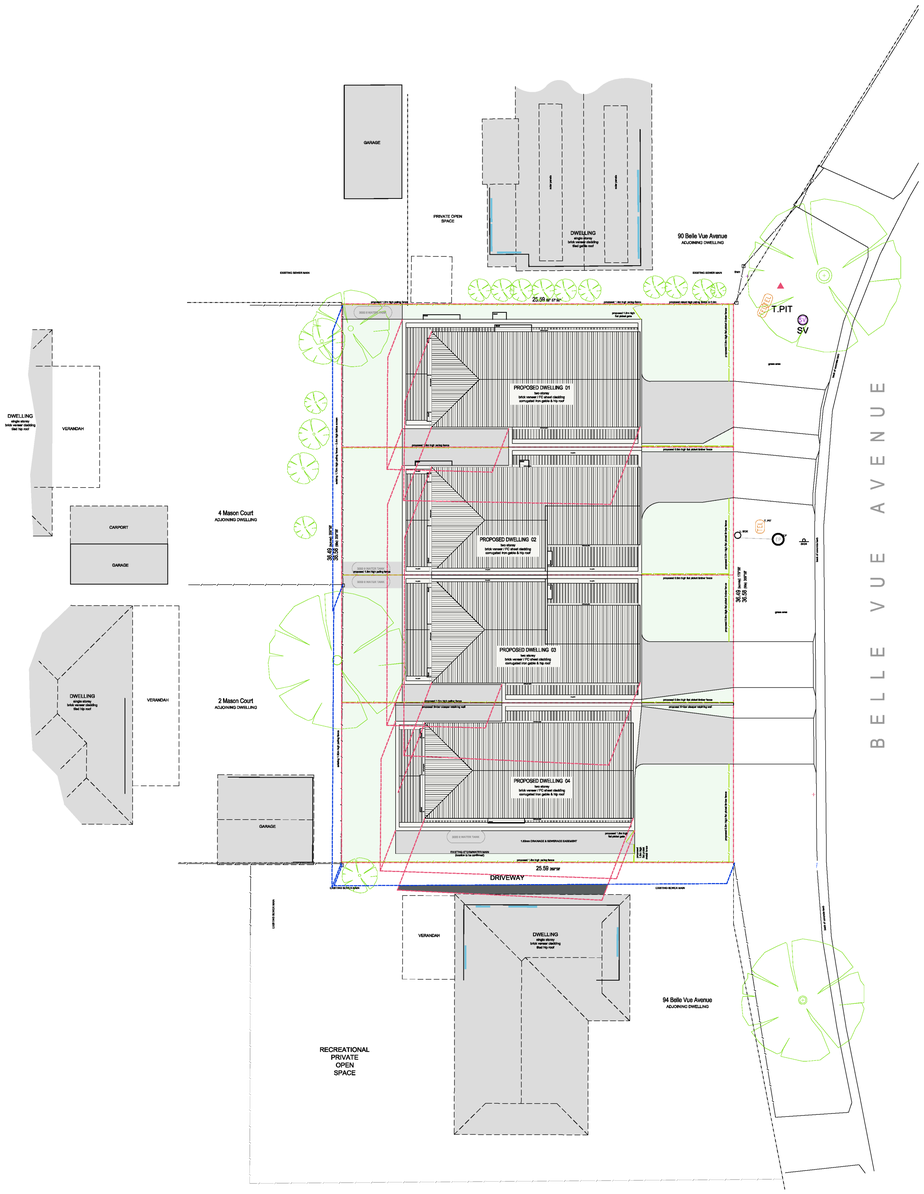
B5-5 Waste & Recycling -
Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts -
Mechanical equipment located adjacent bathroom *complies*

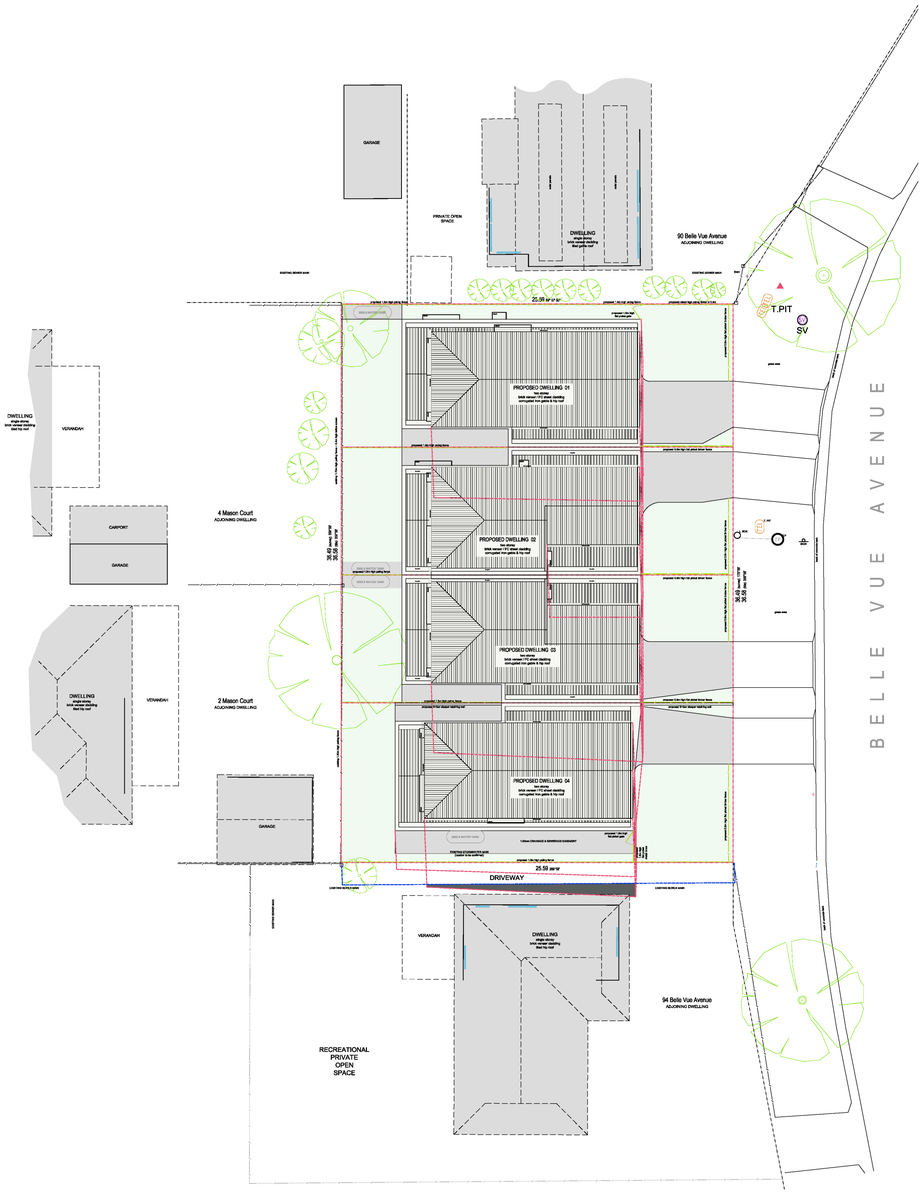
B5-7 Energy Efficiency for Apartment Developments -
N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED 11AM SHADOW PLAN
scale 1:200



PROPOSED 12PM SHADOW PLAN
scale 1:200

LEGEND
- Proposed Extension Shadow
- Existing Fence Shadow
- Extent of New Shadow

Note:
All shadows calculated at 22nd September equinox.

[redacted]

revisions
RFI 08.10.2026 No changes to this page.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:200 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED 11AM & 12PM SHADOWS PLANS

reference number
223-2026

[redacted]

reason for issue
TOWN PLANNING DRAWINGS

sheet
TP12
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

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Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height -
Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary -
N/A

B2-5 Site Coverage -
Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access -
Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy -
Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence -
0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity-
N/A

B3-2 Parking Location -
N/A

B3-3 Street Integration -
Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space -
N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows -
All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation -
All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.9m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.9m³ of storage *complies*

B3-12 Accessibility for Apartment Developments:
N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS -
Refer to shadow plans *complies*

B4-4 Overlooking -
Refer to overlooking plans *complies*

B4-5 Internal Views -
Not affected *complies*

B5-1 Permeability & Storm Water Management -
Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems -
Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows -
Windows shrouds provided to all north facing windows *complies*

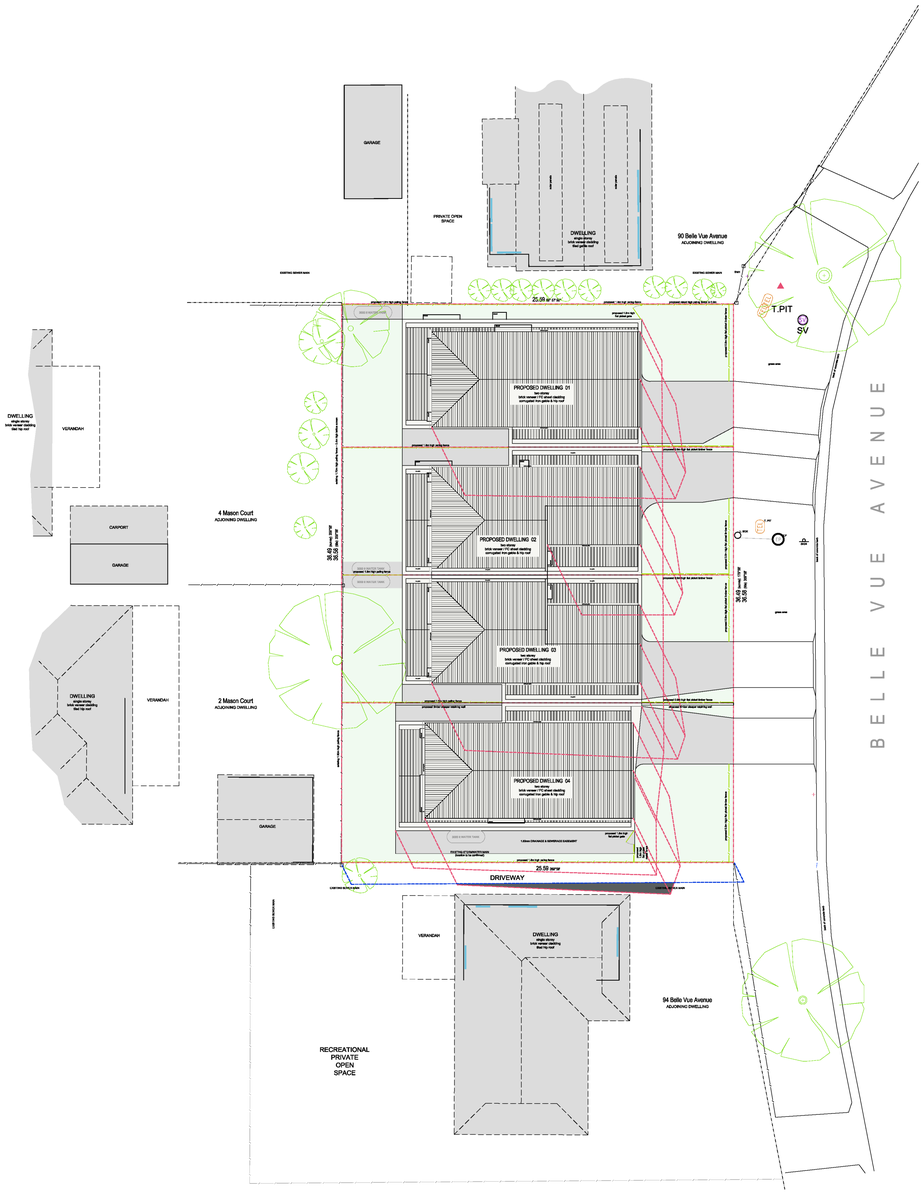
B5-5 Waste & Recycling -
Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts -
Mechanical equipment located adjacent bathroom *complies*

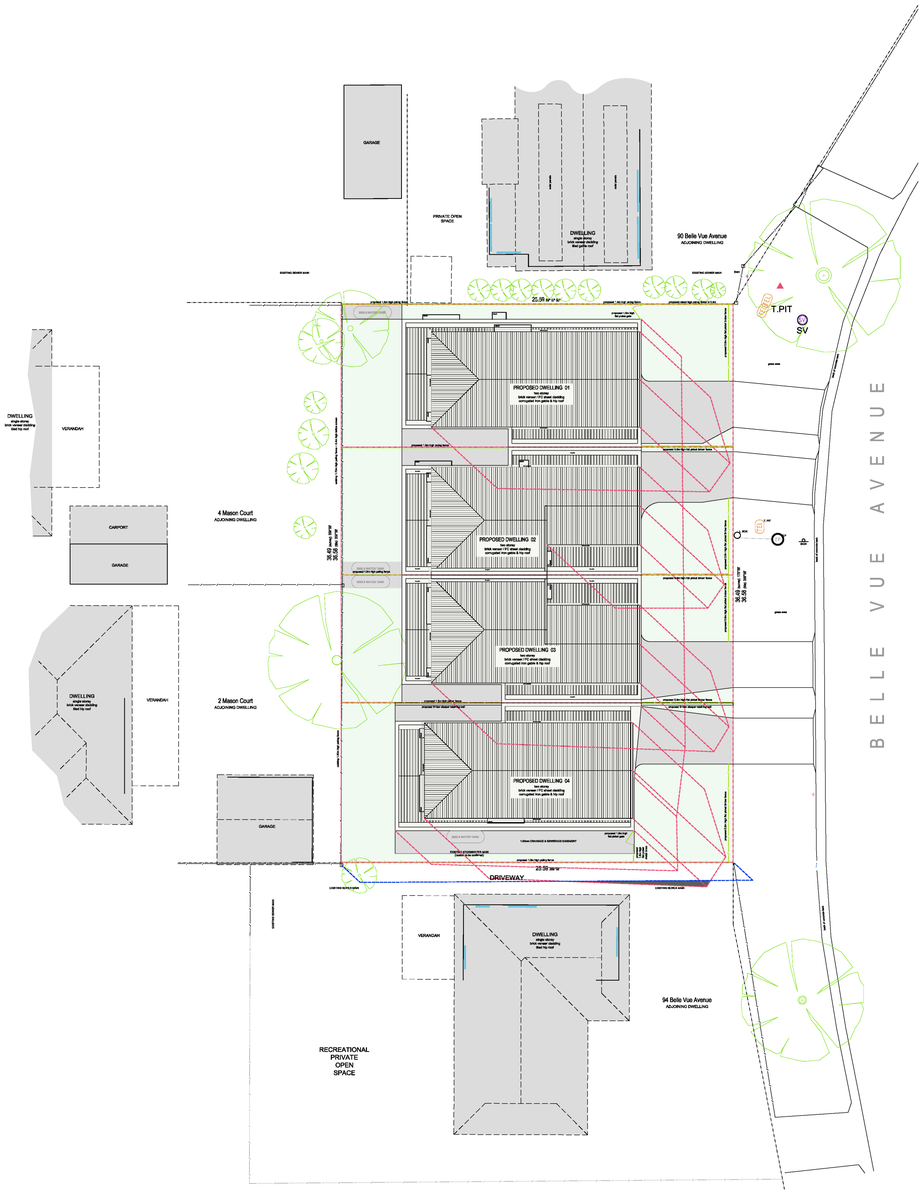
B5-7 Energy Efficiency for Apartment Developments -
N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED 1PM SHADOW PLAN
scale 1:200



PROPOSED 2PM SHADOW PLAN
scale 1:200

LEGEND
- Proposed Extension Shadow
- Existing Fence Shadow
- Extent of New Shadow

Note:
All shadows calculated at 22nd September equinox.

[redacted]

revisions
RFI 08.10.2026 ENo changes to this page.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:200 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED 1PM & 2PM SHADOWS PLANS

reference number
223-2026

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revision for issue
TOWN PLANNING DRAWINGS

sheet
TP13
of TP17

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Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height -
Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary -
N/A

B2-5 Site Coverage -
Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access -
Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy -
Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence -
0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity-
N/A

B3-2 Parking Location -
N/A

B3-3 Street Integration -
Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space -
N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows -
All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation -
All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.9m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.9m³ of storage *complies*

B3-12 Accessibility for Apartment Developments:
N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.46m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS -
Refer to shadow plans *complies*

B4-4 Overlooking -
Refer to overlooking plans *complies*

B4-5 Internal Views -
Not affected *complies*

B5-1 Permeability & Storm Water Management -
Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems -
Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows -
Windows shrouds provided to all north facing windows *complies*

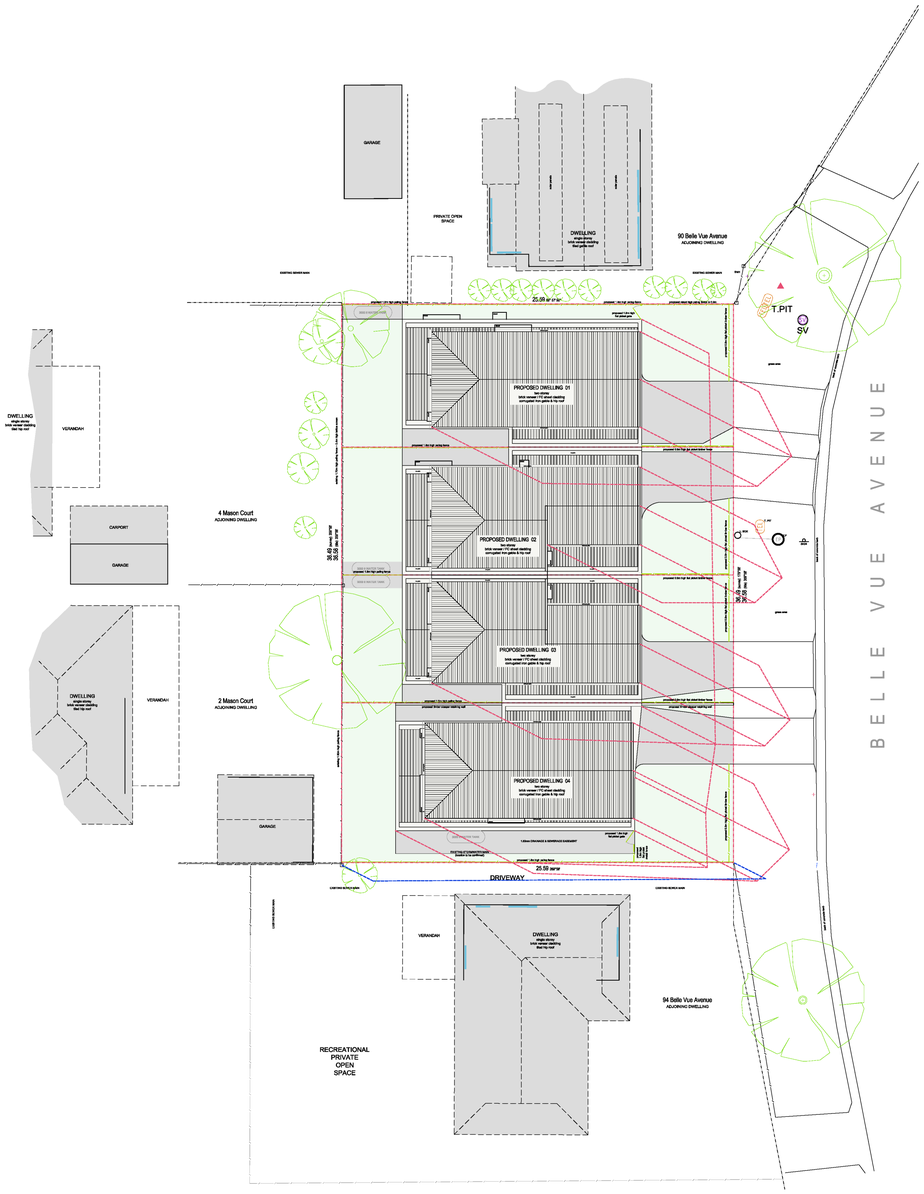
B5-5 Waste & Recycling -
Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts -
Mechanical equipment located adjacent bathroom *complies*

B5-7 Energy Efficiency for Apartment Developments -
N/A

AREAS

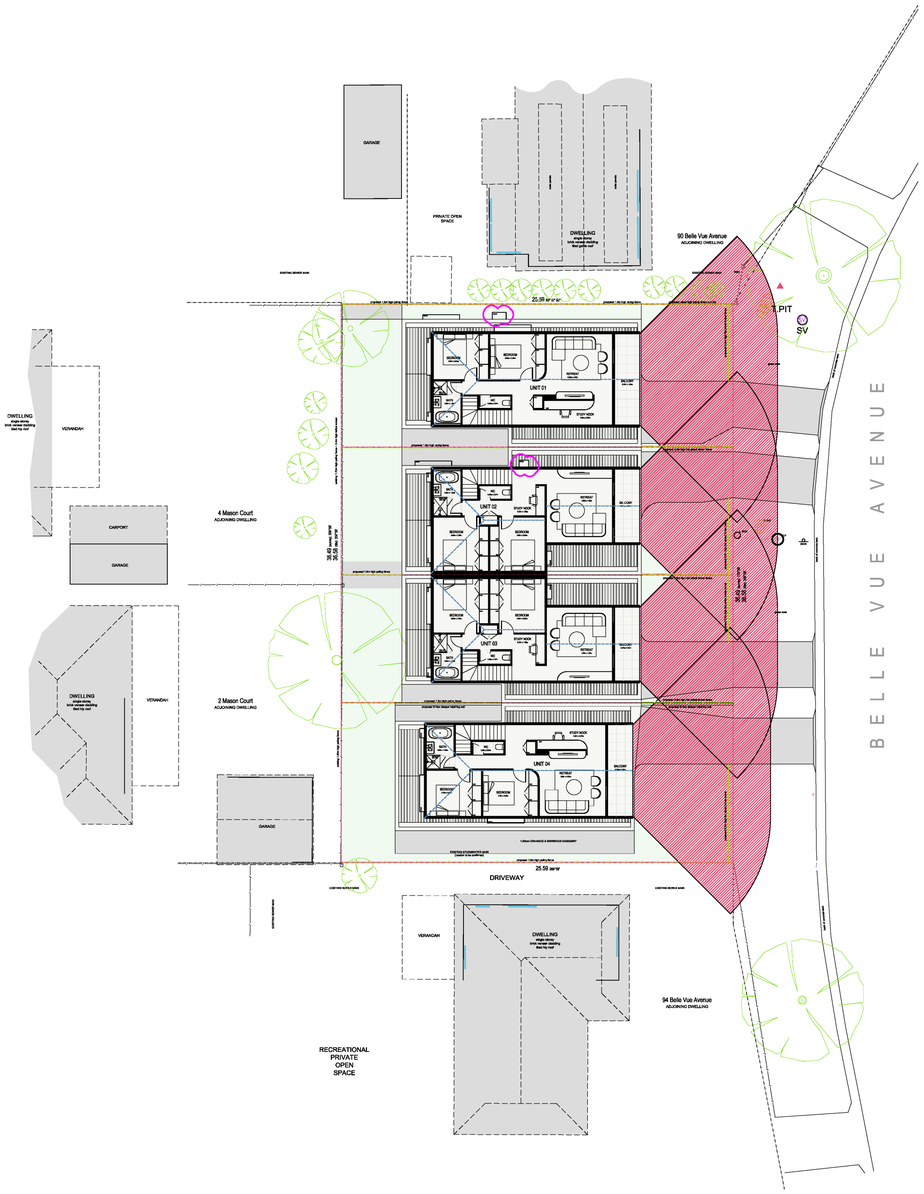
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DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED 3PM SHADOW PLAN
scale 1:200

LEGEND
- Proposed Extension Shadow
- Existing Fence Shadow
- Extent of New Shadow

Note:
All shadows calculated at 22nd September equinox.



PROPOSED OVERLOOKING PLAN
scale 1:200

LEGEND
- Extent of Overlooking

[redacted]

revisions
RFI 08.10.2026 North window shrouds altered.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

scale
1:200 @ A1
date
4th September 2026
drawn
CM

north

page title
PROPOSED 3PM SHADOW & OVERLOOKING PLANS

reference number
223-2026

[redacted]

revision for issue
TOWN PLANNING DRAWINGS

sheet
TP14
of TP17

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

LEGEND

Impervious Surfaces

Code	Material	Description	
PV1	Concrete Pavement	Broom Finish Concrete	
PV2	Concrete Pavement / Driveway	Exposed Aggregate Concrete	
PV3	Stepping Stones	Crazy Pave Slabs on Mortar Base	

Pervious Surfaces

Code	Material	Description	
G1	Grass	Turf Roll	
M1	Planting Bed	Mulch - Brown	

Plant List

Code	Botanical Name	Common Name	Pot Size	Height	Width	Type
TR1	Corymbia Citriodora Baby Citro 'Babycit'	Dwarf Lemon Scented Gum	45lt	6.0m	6.0m	Tree - Type A
TR2	Corymbia Citriodora Scentuous 'Dwarf Pink'	Dwarf Lemon Scented Gum Pink	45lt	7.0m	3.0m	Tree - Type A
TR3	Betula pendula 'Fastigiata'	Upright Silver Birch	40cm	10.0m	2.0m	Tree
SH1	Casuarina Glauca 'Green Wave'	Casuarina 'Green Wave'	20cm	2.0m	2.0m	Shrub
SH2	Atriplex Cinerea	Grey Saltbush	14cm	1.5m	2.0m	Shrub
SH3	Correa Reflexa	Native Fuschia	14cm	2.0m	2.0m	Shrub
SH4	Eremophila	Thriver Emu Bush	14cm	0.8m	0.8m	Shrub
CV1	Lomandra Longifolia	Spiny-head	14cm	0.9m	0.9m	Groundcover
CV2	Casuarina glauca	Cousin It	14cm	0.3m	1.5m	Groundcover
CV3	Dianella Revoluta	Black Anther Flax Lilly	14cm	1.0m	1.0m	Groundcover
CV4	Dianella Longifolia	Pale Flax Lilly	14cm	0.8m	0.8m	Groundcover - Rain Garden
CV5	Lomandra Filiformis	Wattle Matt-rush	14cm	0.6m	0.3m	Groundcover - Rain Garden
CV6	Dichondra repens	Kidney Weed	14cm	0.1m	1.0m	Groundcover

Plant Schedule


TR1 Dwarf Lemon Scented Gum
Corymbia Citriodora Baby Citro 'Babycit'


TR2 Dwarf Lemon Scented Gum Pink
Corymbia Citriodora Scentuous 'Dwarf Pink'


TR3 Upright Silver Birch
Betula pendula 'Fastigiata'


SH1 Casuarina 'Green Wave'
Casuarina Glauca 'Green Wave'


SH2 Grey Saltbush
Atriplex Cinerea


SH3 Native Fuschia
Correa Reflexa


SH4 Thriver Emu Bush
Eremophila


CV1 Spiny-head
Lomandra Longifolia


CV2 Cousin It
Casuarina glauca


CV3 Black Anther Flax Lilly
Dianella Revoluta


CV4 Pale Flax Lilly
Dianella Longifolia


CV5 Wattle Matt-rush
Lomandra Filiformis


CV6 Dichondra repens
Kidney Weed

LEGEND

Denotes TPZ



PROPOSED LANDSCAPE & TREE CANOPY PLAN

scale 1:100

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[redacted]

revisions
RFI 08.10.2026 Proposed 1.8m high paling fences to all boundaries annotated..
RFI 08.10.2026 Tree canopy dimension added.
RFI 08.10.2026 Additional tree added to Unit 01.

project
PROPOSED UNIT (4) DEVELOPMENT
address
92 Belle Vue Avenue, HIGHTON.

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4th September 2026
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PROPOSED LANDSCAPE & TREE CANOPY PLAN

reference number
223-2026

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sheet
TP15
of TP17

reason for issue
TOWN PLANNING DRAWINGS

City of Greater Geelong, Statutory Planning - Date Received 8/10/2026

Clause 55 Assessment

B2-1 Street Setback -
Unit 01 - 6.00m (allowed 6.00m) *complies*
Unit 02 - 6.00m (allowed 6.00m) *complies*
Unit 03 - 6.00m (allowed 6.00m) *complies*
Unit 04 - 6.45m (allowed 6.00m) *complies*

B2-2 Building Height - Unit 04 - 8.42m (allowed 9.0m) *complies*

B2-3 Side Setback -
Unit 01 - 3.59m high/1.05m setback (GF north boundary) *complies*
Unit 01 - 6.30m high/1.81m setback (FF north boundary) *complies*

Unit 04 - 3.85m high/2.08m setback (GF south boundary) *complies*
Unit 04 - 6.59m high/2.88m setback (FF south boundary) *complies*

B2-3 Rear Setback -
Unit 04 - 3.22m high/3.52m setback (GF west boundary) *complies*
Unit 04 - 5.81m high/5.42m setback (FF west boundary) *complies*

B2-4 Walls on Boundary - N/A

B2-5 Site Coverage - Building Area - 490.1m² = 52% (allowed 60%) *complies*

B2-6 Access - Single width crossovers - 12.00m total (allowed 12.07m) *complies*

B2-7 Tree Canopy - Proposed - Tree type A x8 = 100.8m² (required 93.3m²) *complies*

B2-8 Front Fence - 0.9m high timber picket fence *complies*

B3-1 Dwelling Diversity- N/A

B3-2 Parking Location - N/A

B3-3 Street Integration - Balcony & habitable room window with direct view *complies*
Lighting to be provided to access way complies
Mailbox fence provided for each unit and to screen site services *complies*

B3-4 Entry -
Unit 01 - 03 - Covered verandah area 5.5m² / min. dimension 1.2m *complies*
Unit 04 - Covered verandah area 6.6m² / min. dimension 1.2m *complies*

B3-5 Private Open Space -
Unit 01 - SPOS 37.1m² (3.97m minimum dimension) *complies*
Unit 02 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 03 - SPOS 33.1m² (3.97m minimum dimension) *complies*
Unit 04 - SPOS 36.7m² (3.52m minimum dimension) *complies*

B3-6 Solar Access to Open Space - N/A

B3-7 Functional Layout -
Unit 01- 04 - Master bedroom 3.0m x 3.4m *complies*
Unit 01 & 04 - Bedroom 3.0m x 3.0m *complies*
Unit 02 & 03 - Bedroom 3.5m x 3.0m *complies*

Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m² *complies*
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m² *complies*
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m² *complies*

B3-8 Room Depth -
Unit 01- 04 - Master bedroom 3.40m (allowed 6.75m) *complies*
Unit 01- 04 - Bedrooms 3.00m (allowed 6.37m) *complies*
Unit 01- 04 - Retreat 4.32m (allowed 6.37m) *complies*

B3-9 Daylight to New Windows - All windows achieve a minimum dimension 1m clear to the sky *complies*

B3-10 Natural Ventilation - All windows achieve a minimum and maximum breeze path dimension *complies*

B3-11 Storage - Unit 01:
Unit 01 - 6.0m³ of storage *complies*
Unit 02 - 6.0m³ of storage *complies*
Unit 03 - 6.4m³ of storage *complies*
Unit 04 - 6.0m³ of storage *complies*

B3-12 Accessibility for Apartment Developments: N/A

B4-1 Daylight to Existing Windows -
Unit 01: 3.28m high / 3.42m setback (GF) *complies*
Unit 01: 5.84m high / 4.22m setback (FF) *complies*
Unit 04: 3.46m high / 4.15m setback (GF) *complies*
Unit 04: 5.55m high / 4.95m setback (FF) *complies*

B4-2 Daylight to North Windows -
Unit 04: 3.48m high / 2.08m setback (GF south boundary) *complies*
Unit 04: 5.55m high / 2.88m setback (FF south boundary) *complies*

B4-3 Overshadowing SPOS - Refer to shadow plans *complies*

B4-4 Overlooking - Refer to overlooking plans *complies*

B4-5 Internal Views - Not affected *complies*

B5-1 Permeability & Storm Water Management - Refer to Blue Factor Results - 103% *complies*

B5-2 Overshadowing Domestic Solar Energy Systems - Not affected - Adjoining solar system located on the north side *complies*

B5-3 Rooftop Solar Energy Generation Area -
Unit 01: 27.3m² *complies*
Unit 02: 28.1m² *complies*
Unit 03: 27.3m² *complies*
Unit 04: 27.3m² *complies*

B5-4 Solar Protection to New North Facing Windows - Windows shrouds provided to all north facing windows *complies*

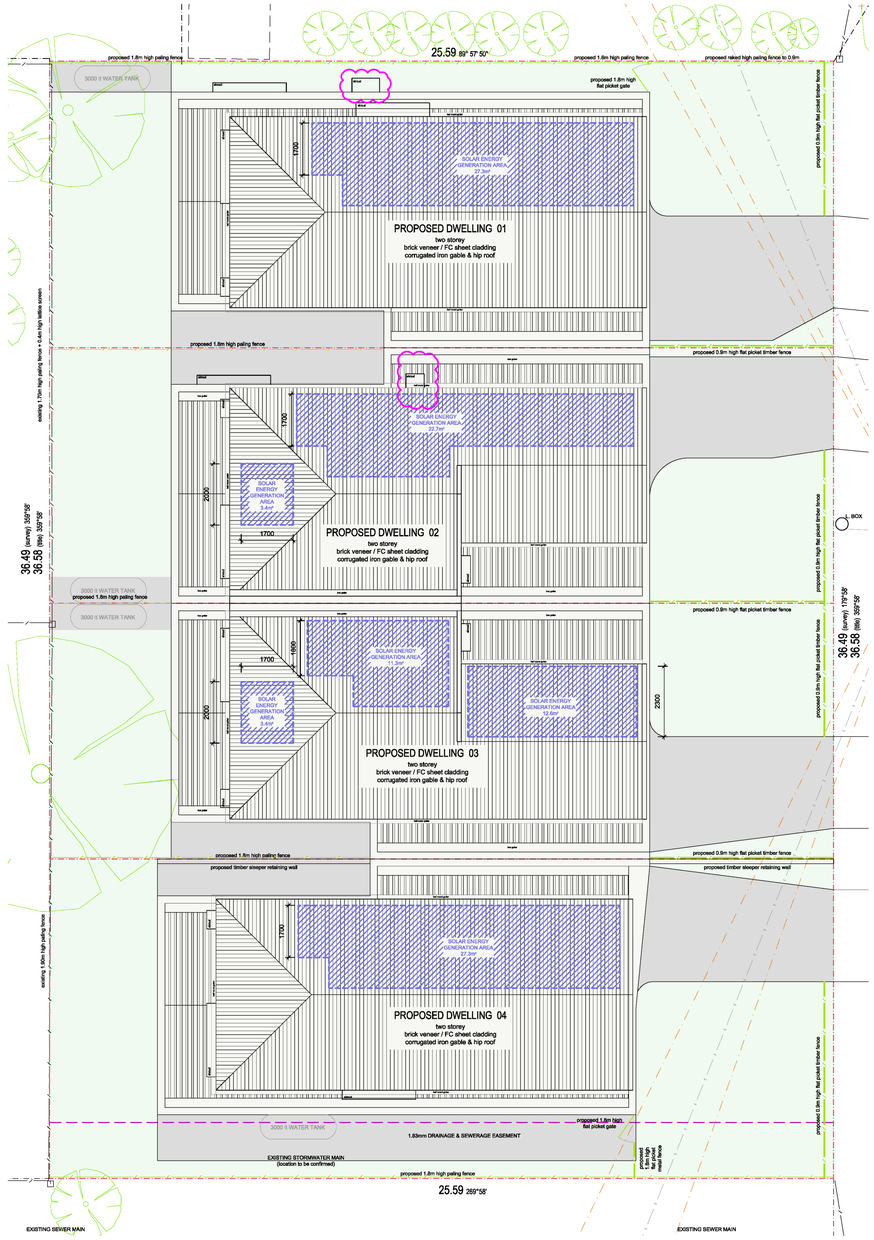
B5-5 Waste & Recycling - Bin storage area 0.8m x 2.3m (1.8m²) provided to all units *complies*
Kitchen bin area provided to all units *complies*

B5-6 Noise Impacts - Mechanical equipment located adjacent bathroom *complies*

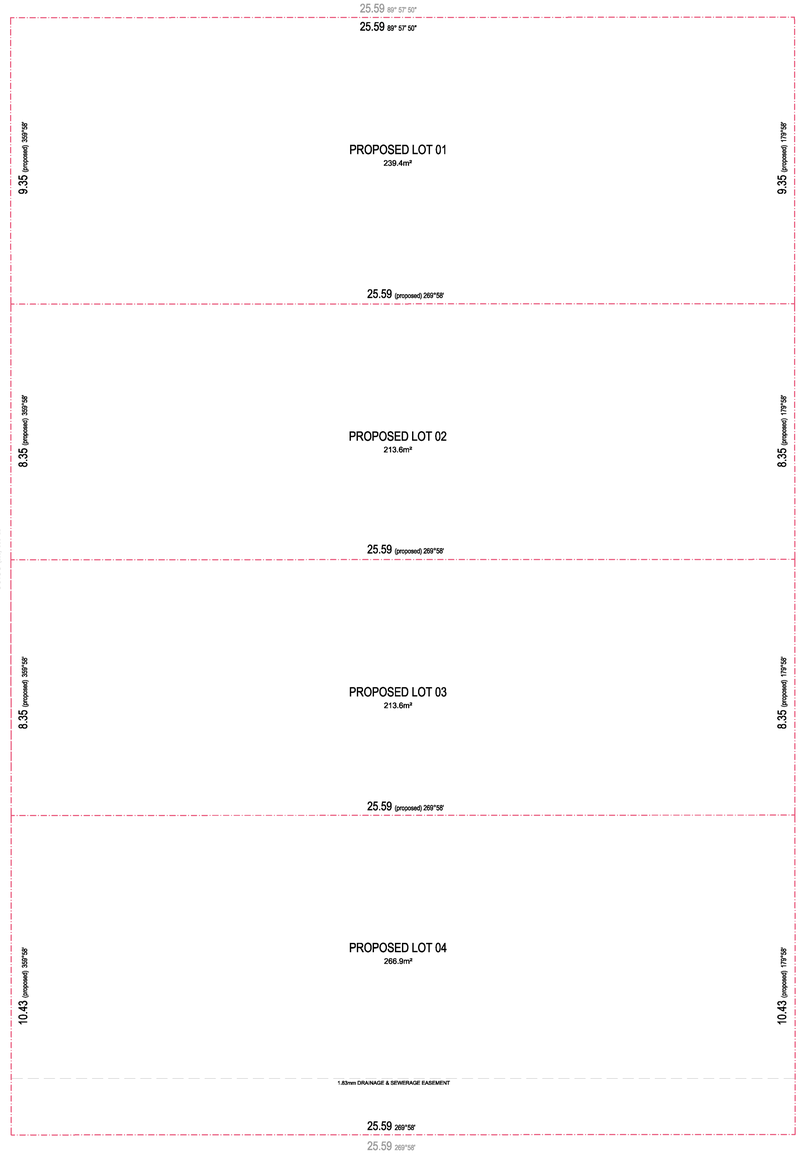
B5-7 Energy Efficiency for Apartment Developments - N/A

AREAS

	Area m²	Percentage
DWELLING 01		
Ground Floor	116.5m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	5.5m²	
TOTAL	206.8m²	
UNIT 02		
Ground Floor	116.5m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	205.9m²	
UNIT 03		
Ground Floor	117.0m²	
First Floor	75.6m²	
Balcony	8.3m²	
Verandah	5.5m²	
TOTAL	206.4m²	
UNIT 04		
Ground Floor	116.6m²	
First Floor	74.6m²	
Balcony	10.2m²	
Verandah	6.6m²	
TOTAL	208.0m²	
Site	933.6m²	
Site Coverage	490.1m²	52%
Permeability	291.7m²	31%
Garden Area	347.2m²	37%



PROPOSED SOLAR ENERGY REGENERATION AREA PLAN
scale 1:100



PROPOSED SUBDIVSION PLAN
scale 1:100

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revisions
RFI 08.10.2026 North window shrouds altered.

project
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address
92 Belle Vue Avenue, HIGHTON.

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date
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north

page title
PROPOSED SOLAR GENERATION AREA & SUBDIVSION PLAN

reference number
223-2026

[redacted]

reason for issue
TOWN PLANNING DRAWINGS

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TP16
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City of Greater Geelong, Statutory Planning - Date Received 8/10/2026













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revisions
RFI 06.10.2026 No changes to this page.

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page title
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reference number
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TP17
of TP17