City of Greater Geelong, Statutory Planning - Date Received 21.09.2026

PROPOSED RENOVATIONS AND EXENSION TO EXIST. DWELLING AT 75 CLARENCE STREET GEELONG WEST

PRELIM TP 21/09/2024







PROPOSED DESIGNERS IMPRESSION - REAR - ILLUSTRATIVE ONLY

DRAWING SCHEDULE

DWG No.	SHEET NAME	DRAWN
TP.01	COVER SHEET	SC
TP.02	PLANNING REQUIREMENTS	SC
TP.03	EXISTING SITE PLAN	SC
TP.04	EXISTING PLANS	SC
TP.05	EXISTING ELEVATIONS	SC
TP.06	DEMOLITION	SC
TP.07	EXISTING DWELLING IMAGES	SC
TP.08	PROPOSED SITE PLAN	SC
TP.09	PROPOSED PLANS	SC
TP.10	PROPOSED ELEVATION	SC
TP.11	PROPOSED ELEVATIONS	SC
TP.12	EXTERNAL MATERIALS	SC

PLANNING

PLANNING APP.

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CDP-AD 66959

Revision Schedule

No.	Note	Date

CMD30012 PROPOSED EXTENSION
75 CLARENCE STREET
GEELONG WEST

TP 21-9-2026

TP.01 COVER SHEET

NORTH

Project No.	CMD30001
Revision	
Drawn	SC
Date of Issue	

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 September 2026 12:04 PM

PROPERTY DETAILS

Address:	**75 CLARENCE STREET GEELONG WEST 3218**
Lot and Plan Number:	**Lot 1 TP22293**
Standard Parcel Identifier (SPI):	**1\TP22293**
Local Government Area (Council):	**GREATER GEELONG** www.geelongaustralia.com.au
Council Property Number:	**207033**
Planning Scheme:	**Greater Geelong** Planning Scheme - Greater Geelong
Directory Reference:	**Melway 451 H1**

UTILITIES

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

STATE ELECTORATES

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

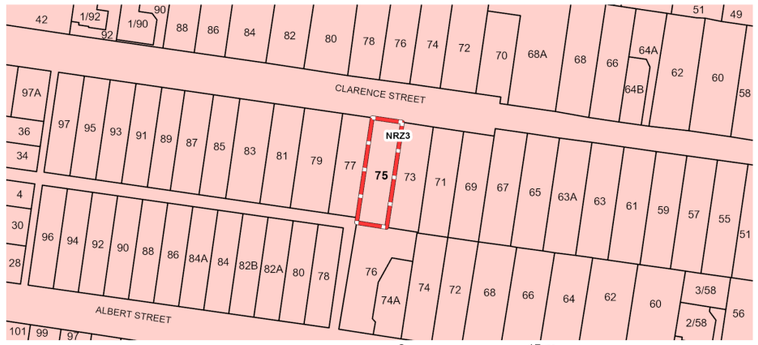
OTHER

Registered Aboriginal Party:	**Wadawurrung Traditional Owners Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 (NRZ3)



NRZ - Neighbourhood Residential

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

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PLANNING PROPERTY REPORT

Planning Overlays

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (HO1960)



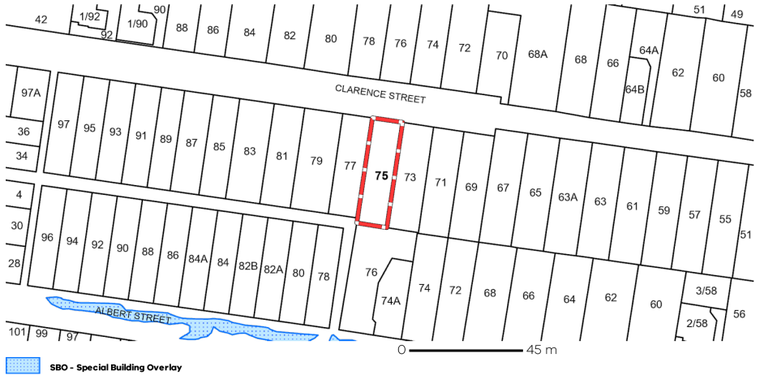
HO - Heritage Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIAL BUILDING OVERLAY (SBO)



SBO - Special Building Overlay

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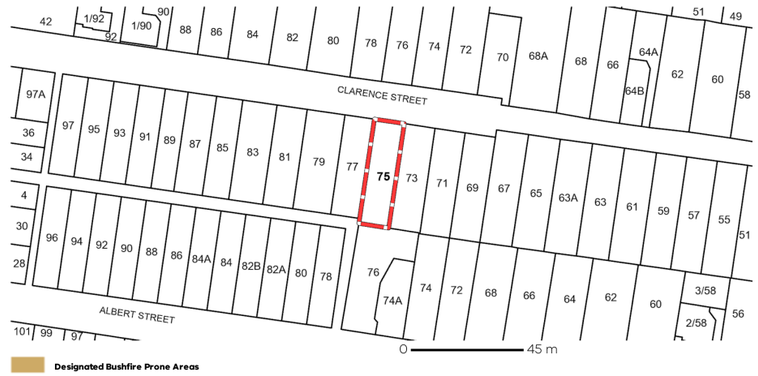
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Revision Schedule

No.	Note	Date

CMD30012 PROPOSED EXTENSION
75 CLARENCE STREET
GEELONG WEST

TP 21-9-2026

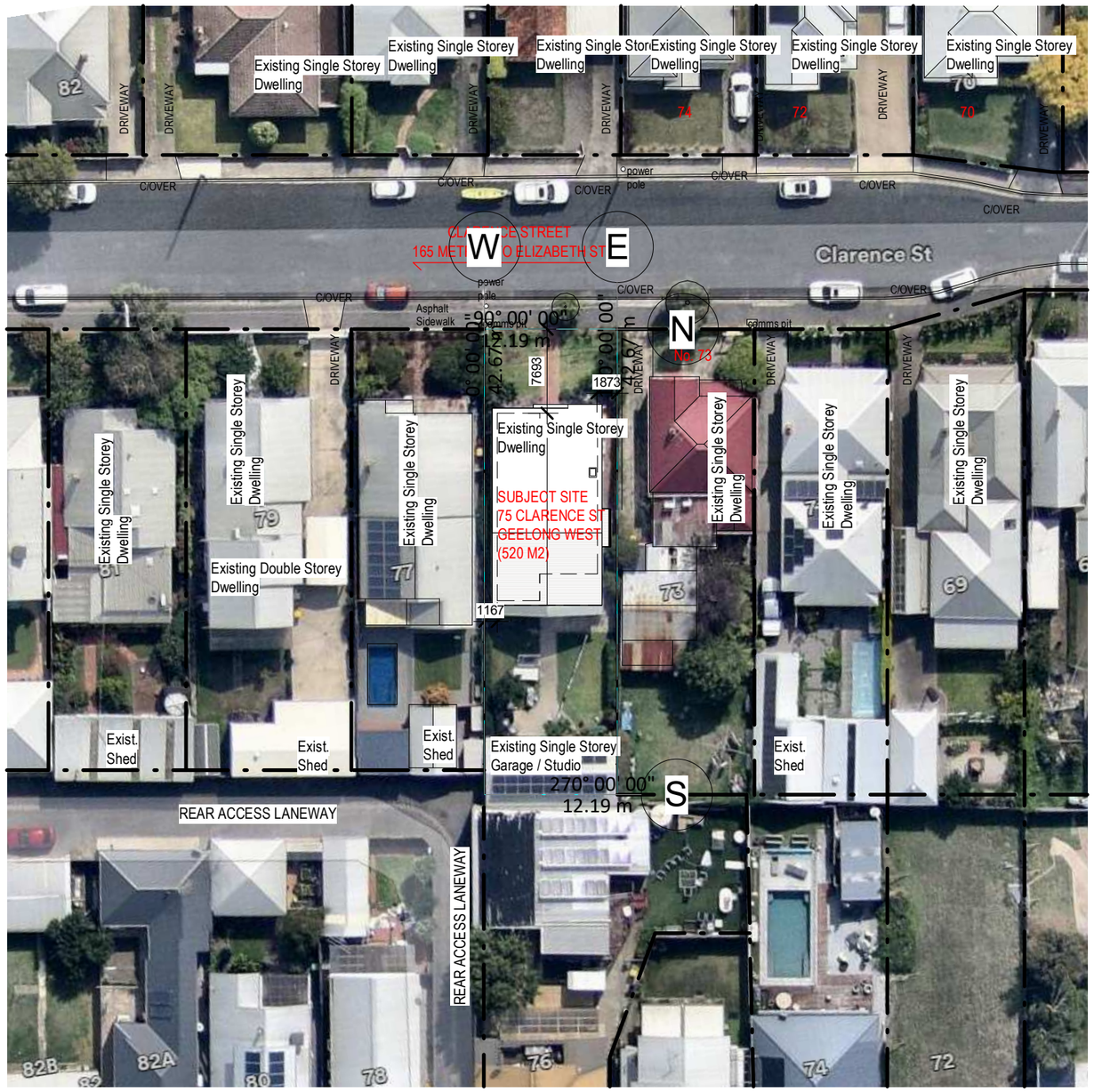
TP.02 PLANNING REQUIREMENTS

NORTH

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STREET VIEW 73 CLARENCE STREET



STREET VIEW 77 CLARENCE STREET



STREET VIEW 75 CLARENCE STREET (SUBJECT SITE)



STREET VIEW 75 CLARENCE STREET (SUBJECT SITE)



STREET VIEW 74-78 CLARENCE STREET

1 EXISTING SITE PLAN
SCALE 1 : 500

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TP.03 EXISTING SITE PLAN

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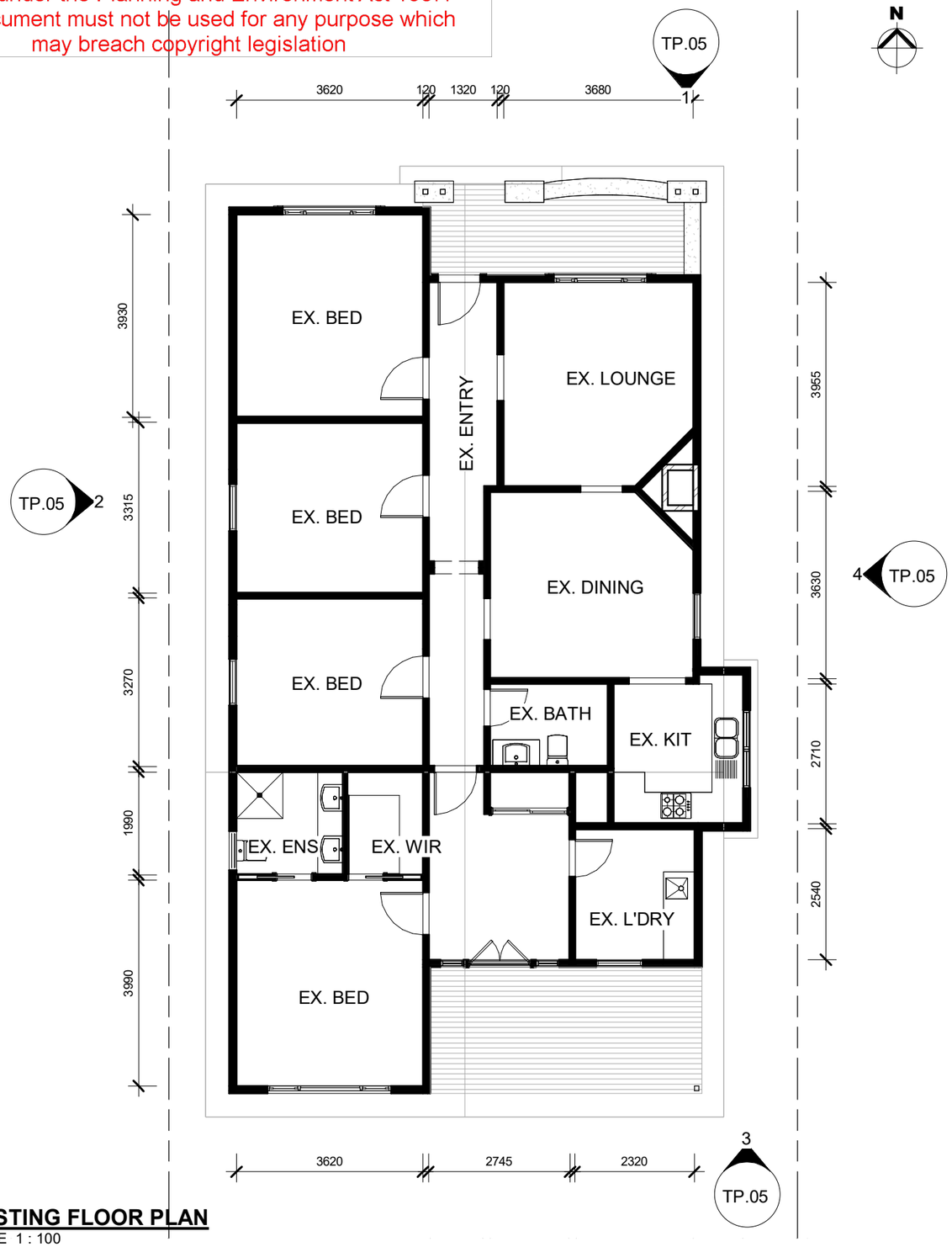
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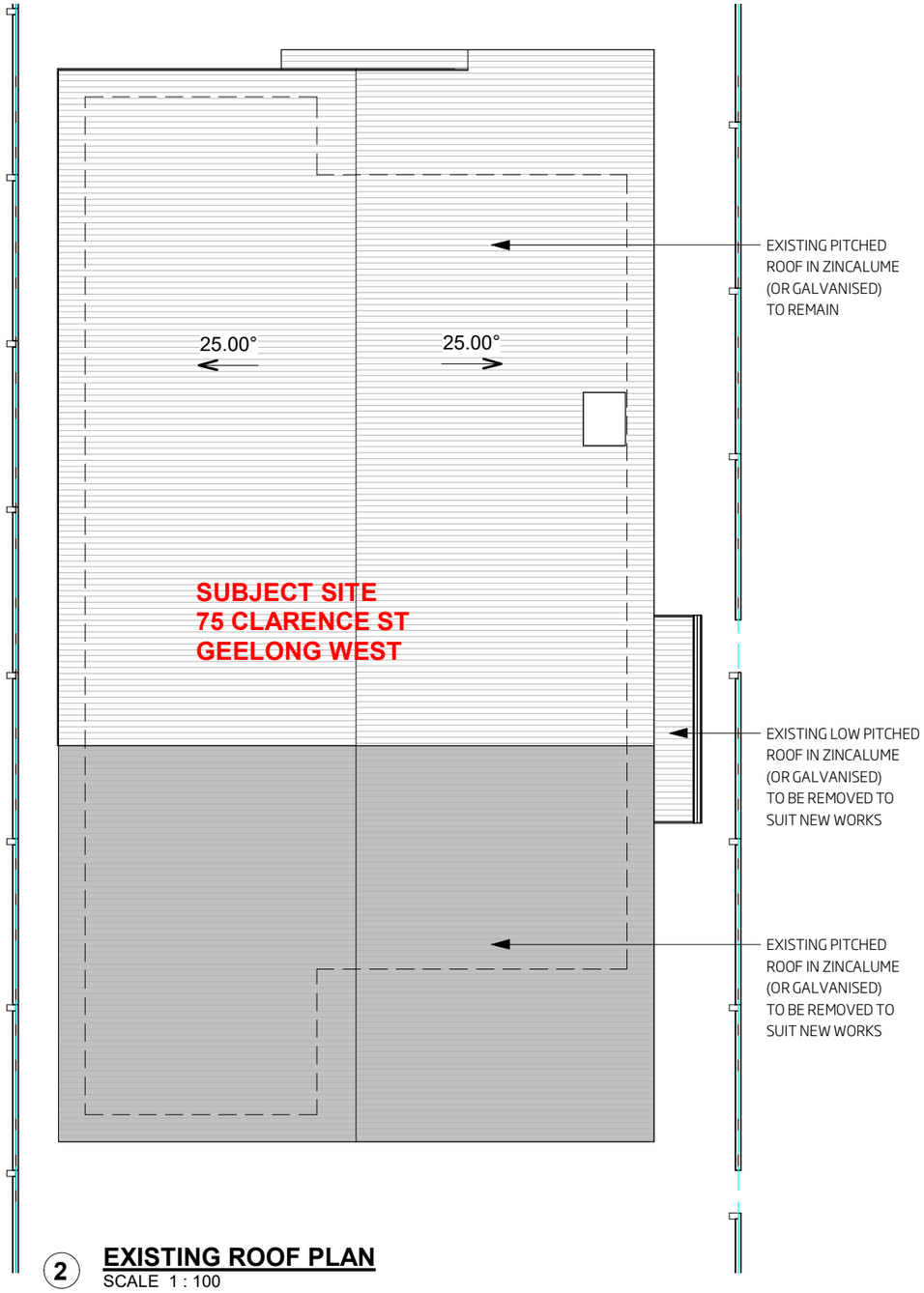
City of Greater Geelong, Statutory Planning - Date Received 21.09.2026

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1 **EXISTING FLOOR PLAN**
SCALE 1 : 100



2 **EXISTING ROOF PLAN**
SCALE 1 : 100

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GEELONG WEST

TP 21-9-2026

TP.04

NORTH

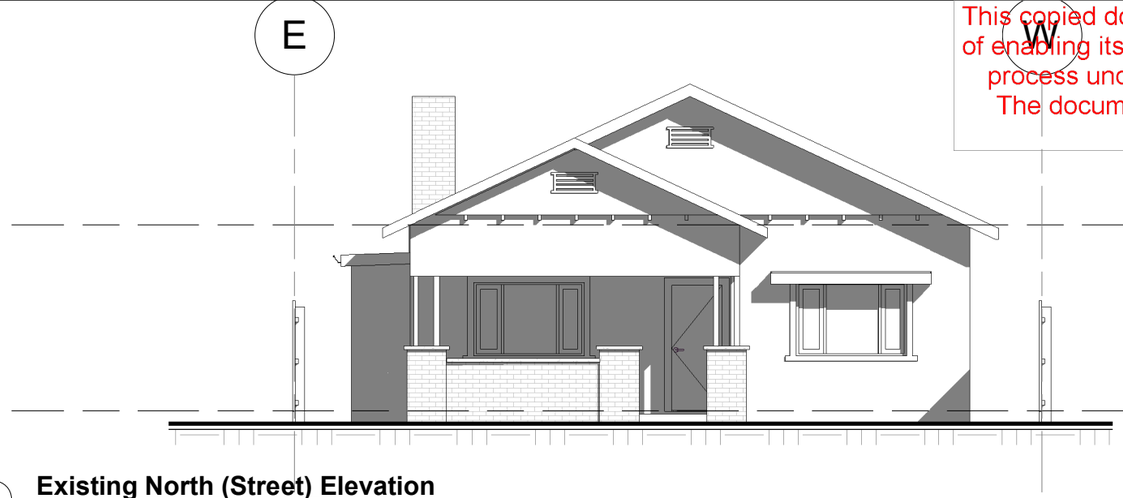
EXISTING PLANS

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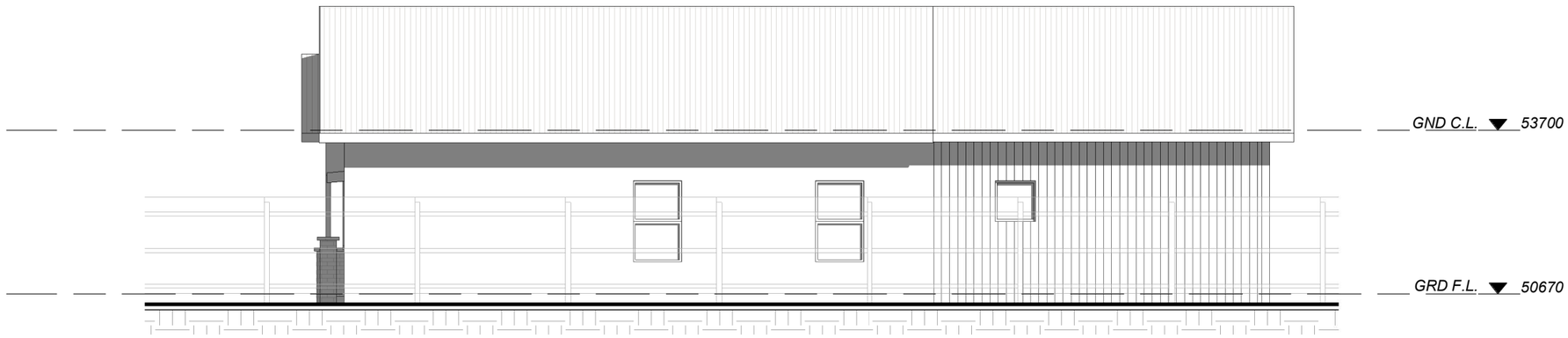
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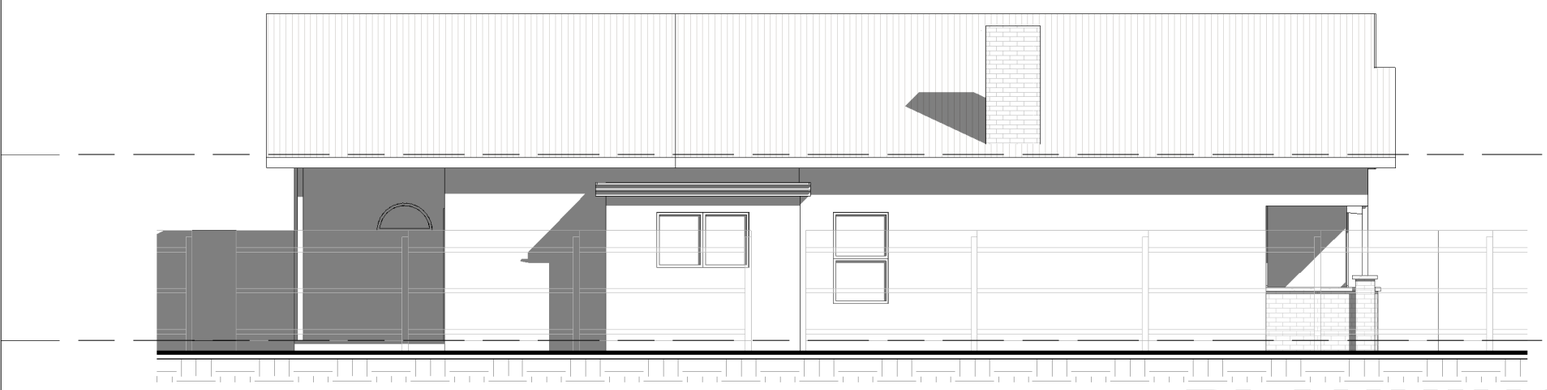
1 Existing North (Street) Elevation
SCALE 1 : 100



3 Existing South Elevation
SCALE 1 : 100



2 Existing West Elevation
SCALE 1 : 100



4 Existing East Elevation
SCALE 1 : 100



EXISTING STREET VIEW PHOTO



EXISTING REAR VIEW PHOTO

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GEELONG WEST

TP 21-9-2026

TP.05

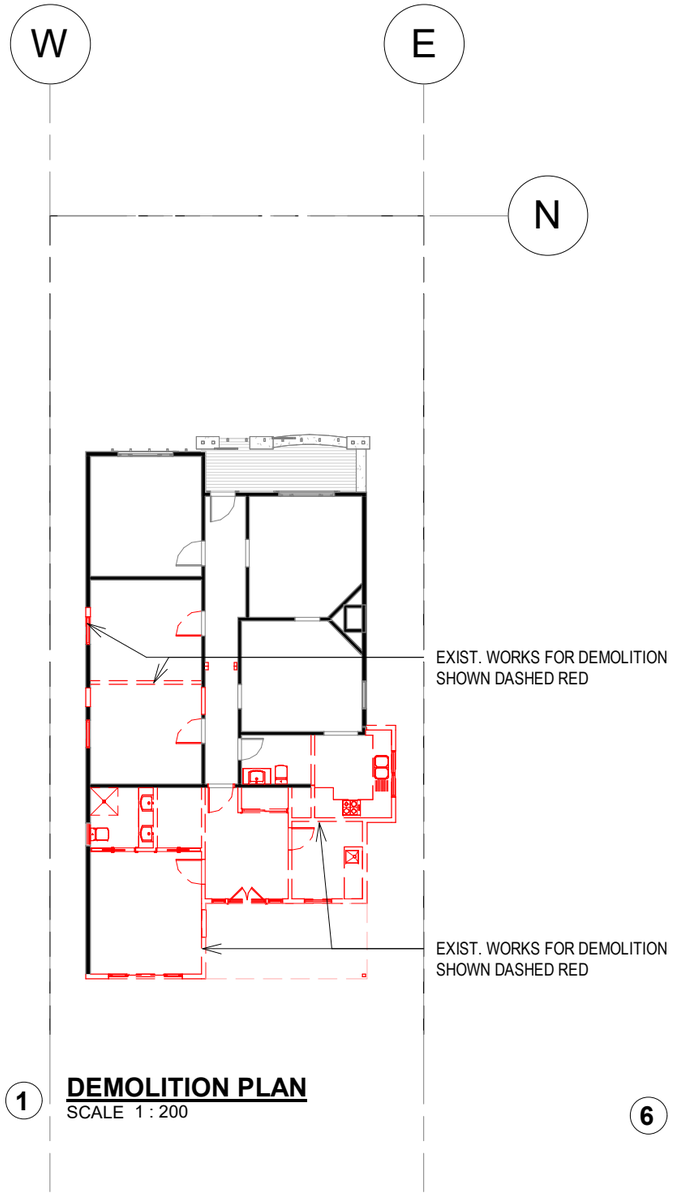
EXISTING ELEVATIONS

NORTH

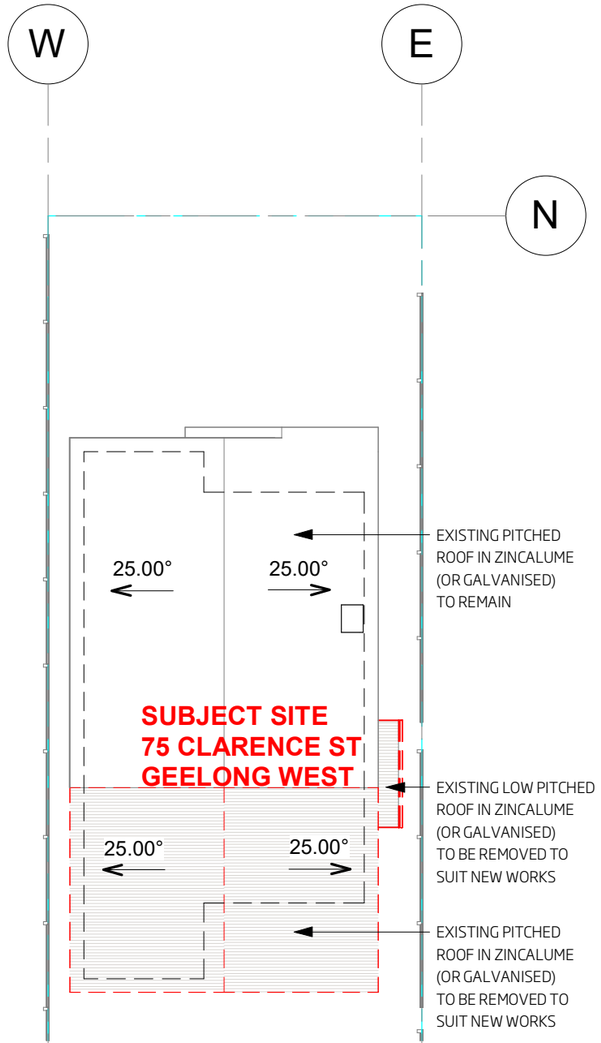
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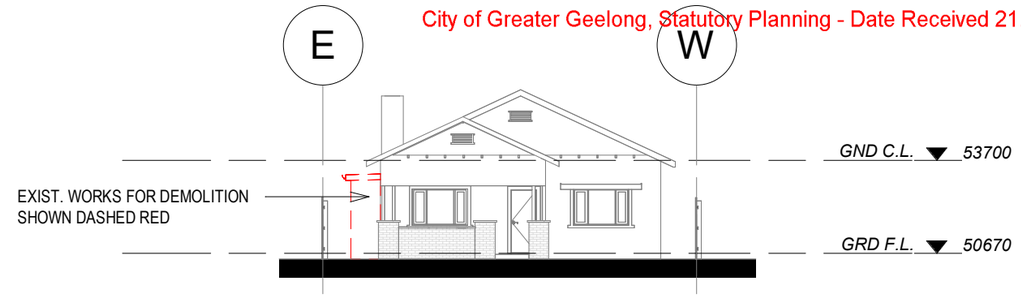
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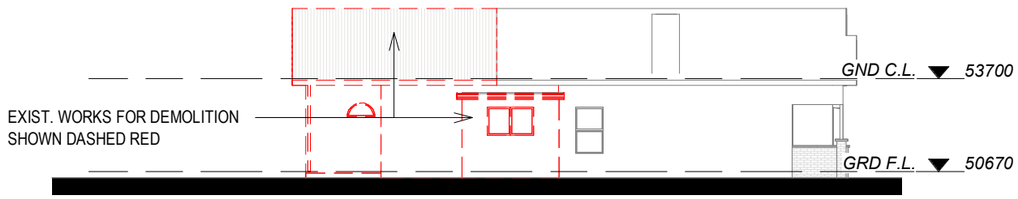
1 **DEMOLITION PLAN**
SCALE 1 : 200



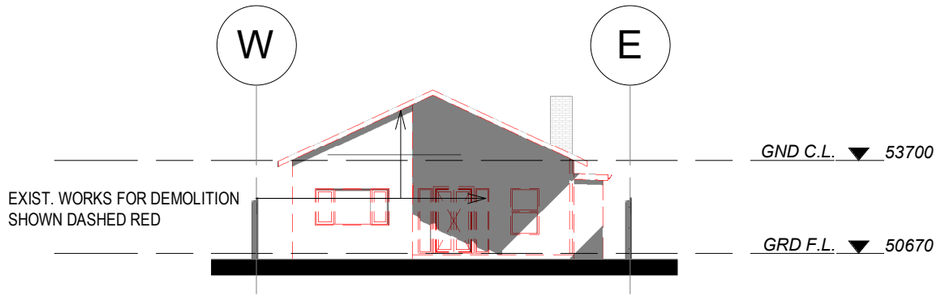
6 **ROOF DEMOLITION PLAN**
SCALE 1 : 200



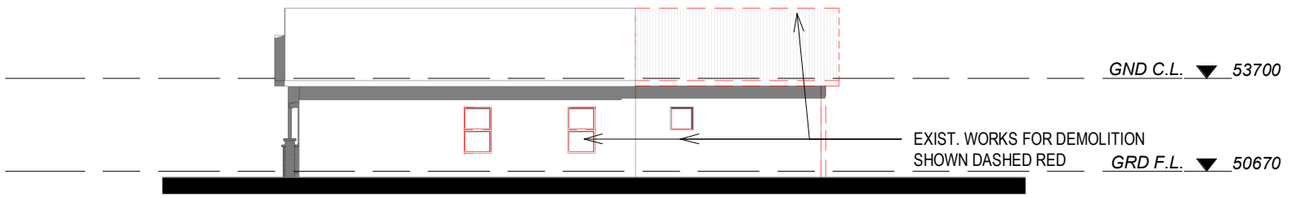
2 **North (Street) Demolition Elevation**
SCALE 1 : 200



3 **East Demolition Elevation**
SCALE 1 : 200



5 **South Demolition Elevation**
SCALE 1 : 200



4 **West Demolition Elevation**
SCALE 1 : 200

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CMD30012 PROPOSED EXTENSION
75 CLARENCE STREET
GEELONG WEST

TP 21-9-2026

TP.06 DEMOLITION

NORTH

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EXISTING STREET VIEW PHOTO 75 CLARENCE STREET



EXISTING STREET VIEW PHOTO 75 CLARENCE STREET



EXISTING REAR VIEW PHOTO 75 CLARENCE STREET

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TP 21-9-2026

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TP.07 EXISTING DWELLING IMAGES

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1 **ROOF PLAN**
SCALE 1 : 350

SITE ANALYSIS - 75 CLARENCE STREET GEELONG WEST

SITE AREA	=	520m²	
BUILDING SITE COVERAGE (BSC.)			
BSC max. ALLOWABLE (RESCODE)	=	312.00m²	= 60.00% BSC.
PROPOSED BSC.	=	**266.65m²**	**= 51.27% BSC.**
HARD SURFACE COVERAGE (HSC.)			
HSC max. ALLOWABLE (RESCODE)	=	409.60m²	= 80.00% BSC.
PROPOSED HSC.	=	**347.50m²**	**= 66.83% BSC.**
GARDEN AREA			
GARDEN AREA REQUIRED	=	156.00m²	= 30.00% GA
GARDEN AREA PROPOSED	=	**171.18m²**	**= 32.90% GA.**

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TP 21-9-2026

TP.08 PROPOSED SITE PLAN

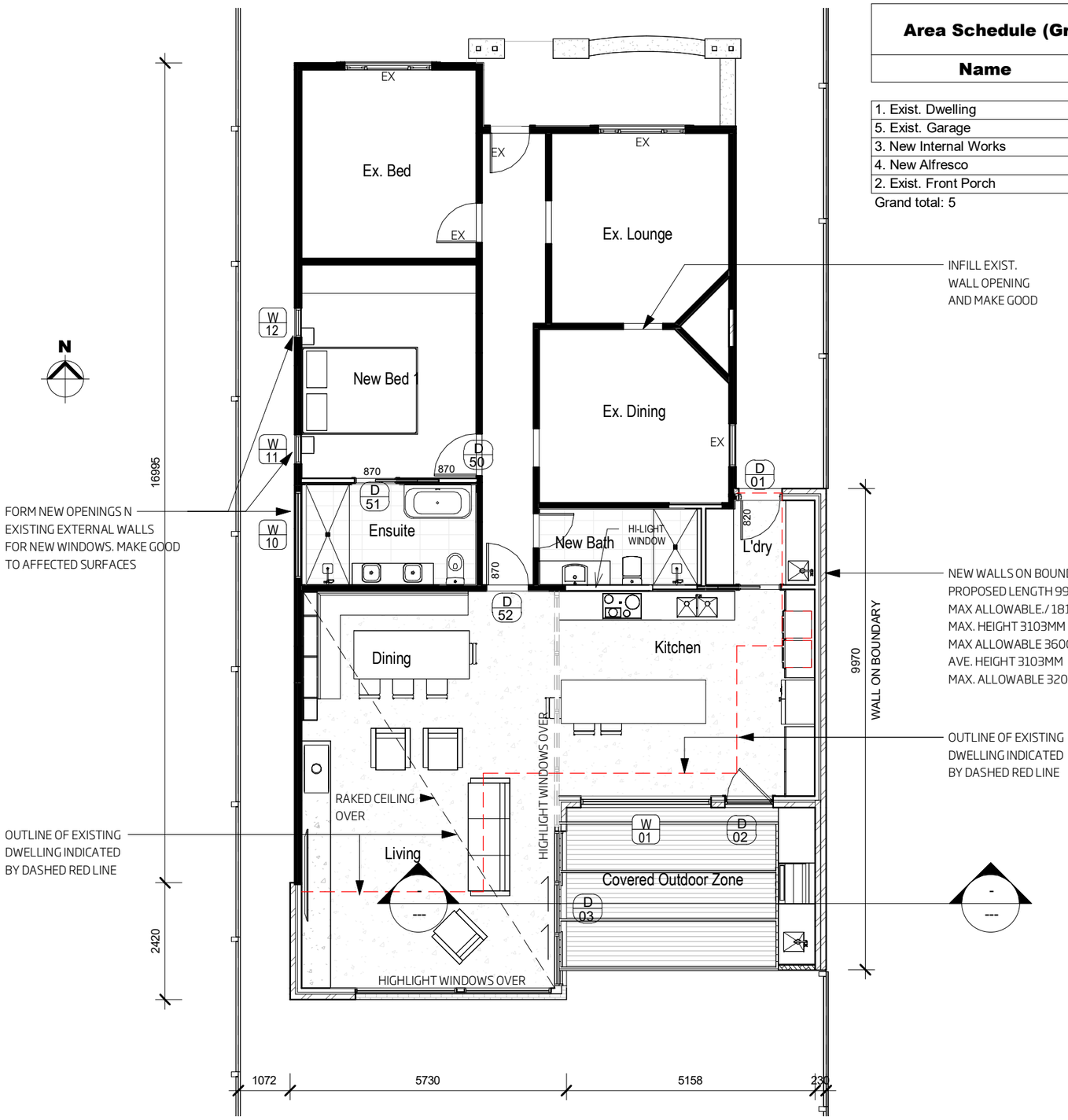
NORTH

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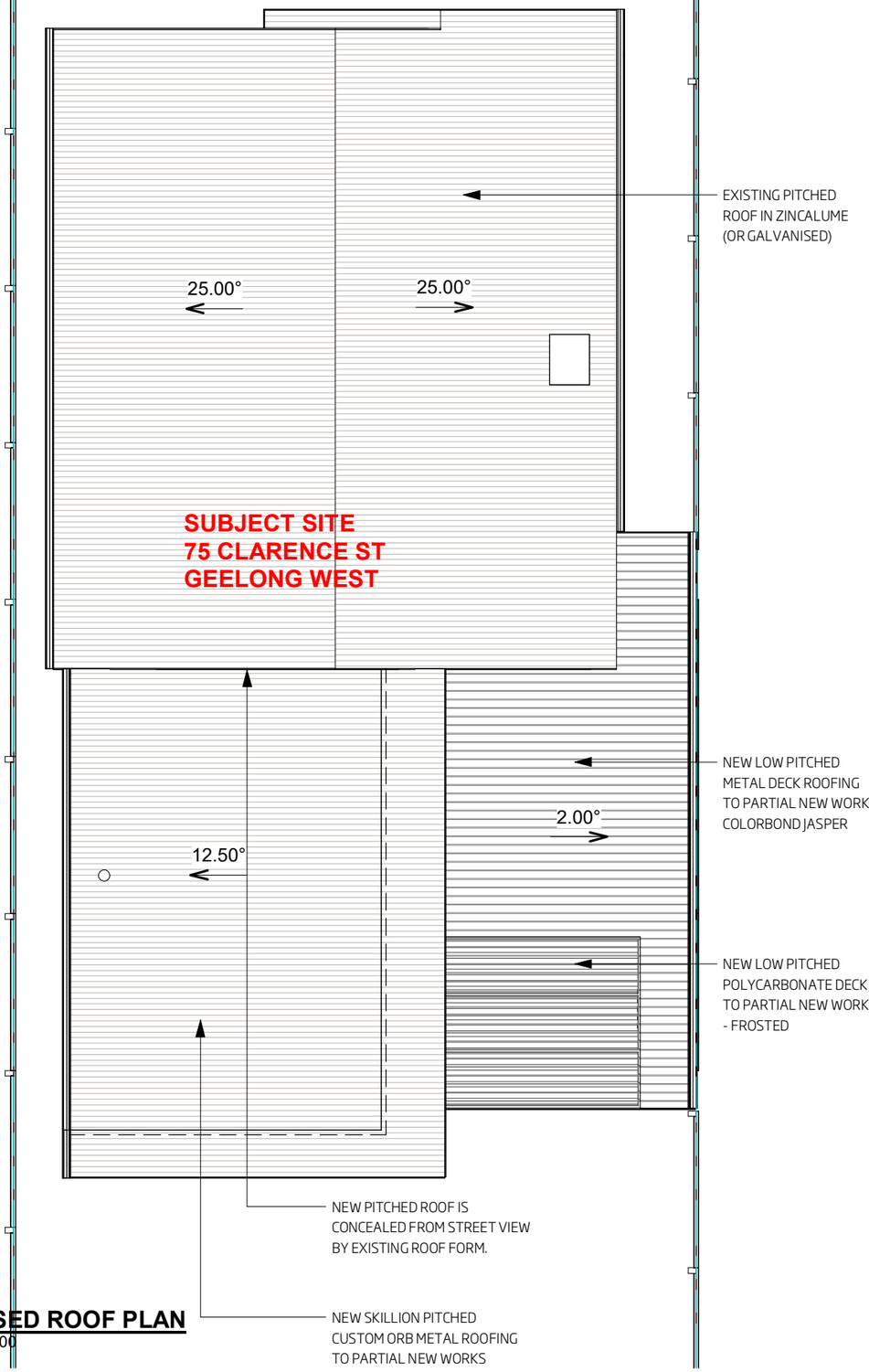
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Area Schedule (Gross Building)	
Name	**Area (m²)**
1. Exist. Dwelling	140.71 m²
5. Exist. Garage	69.18 m²
3. New Internal Works	29.57 m²
4. New Alfresco	17.33 m²
2. Exist. Front Porch	9.86 m²
Grand total: 5	266.65 m²



1 PROPOSED FLOOR PLAN
SCALE 1 : 100



2 PROPOSED ROOF PLAN
SCALE 1 : 100

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GEELOWG WEST

TP.09 PROPOSED PLANS

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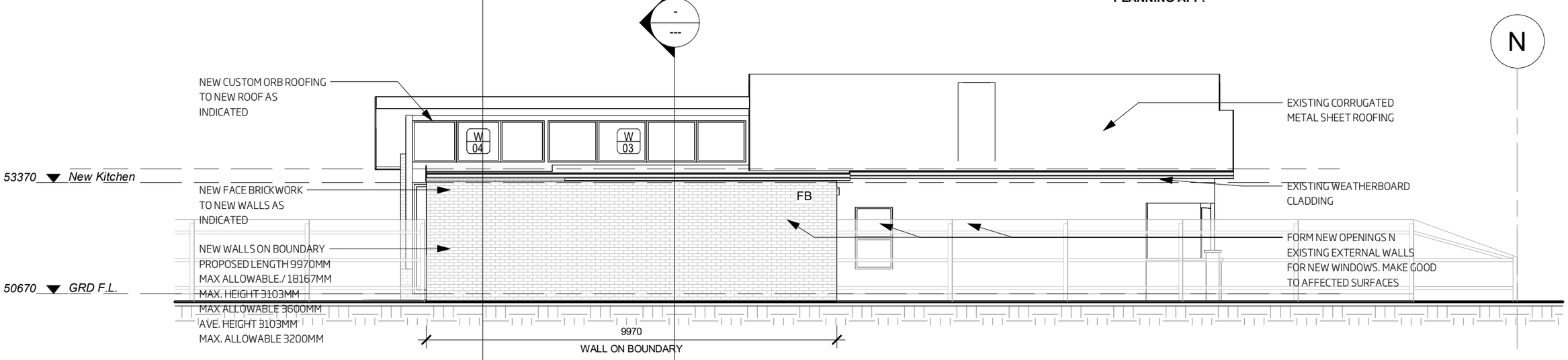
PROPOSED DESIGNERS IMPRESSION - REAR - ILLUSTRATIVE ONLY



1 Proposed North (Street) Elevation
SCALE 1 : 100

PLANNING

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2 Proposed East Elevation
SCALE 1 : 100

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TP 21-9-2026

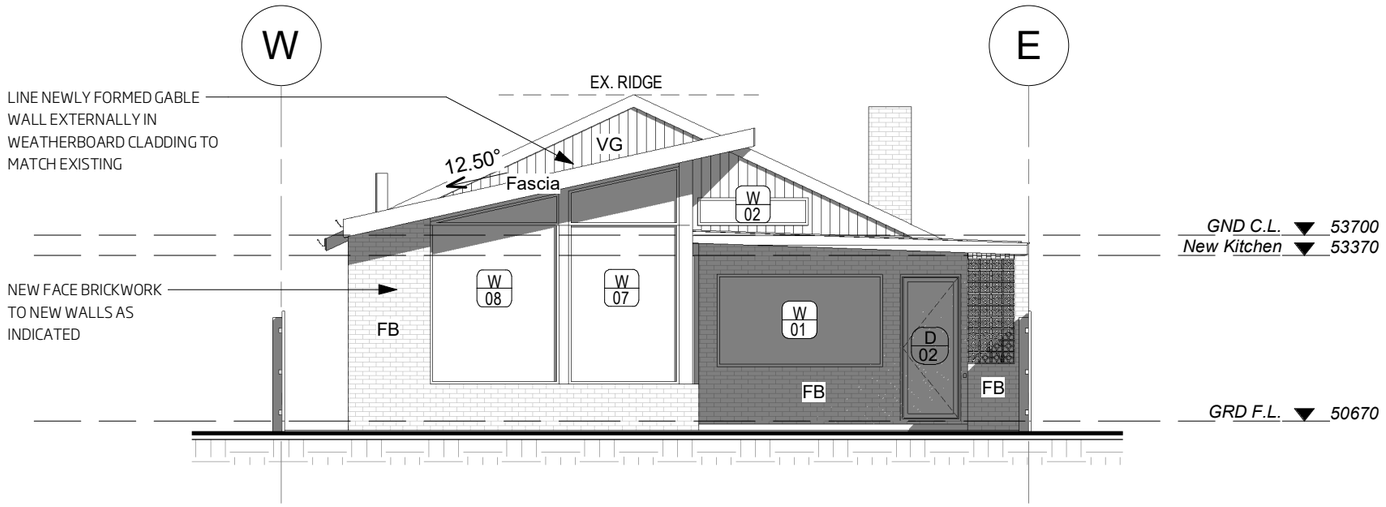
TP.10 PROPOSED ELEVATION

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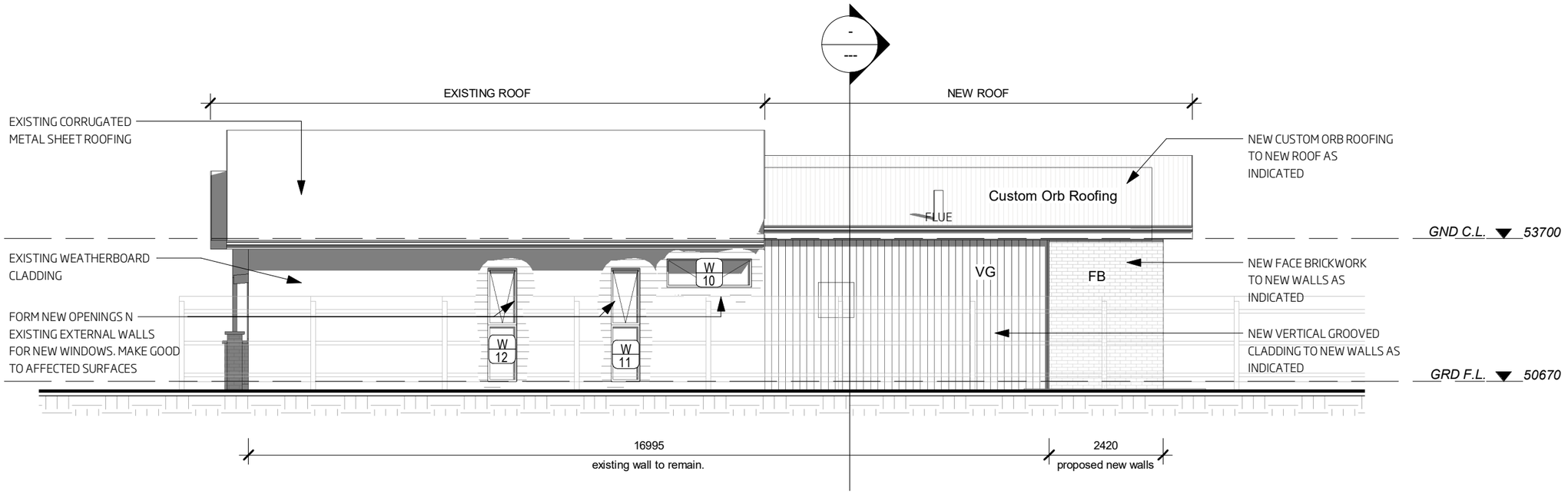
City of Greater Geelong, Statutory Planning - Date Received 21.09.2026



1 **Proposed South (Rear) Elevation**
SCALE 1 : 100



PROPOSED DESIGNERS IMPRESSION - REAR - ILLUSTRATIVE ONLY



2 **Proposed West Elevation**
SCALE 1 : 100

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CDP-AD 66959

Revision Schedule

No.	Note	Date

CMD30012 PROPOSED EXTENSION
75 CLARENCE STREET
GEELONG WEST

TP 21-9-2026

TP.11 PROPOSED ELEVATIONS

NORTH

Project No. CMD30001
Revision
Drawn SC
Date of Issue

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PROPOSED DESIGNERS IMPRESSION - REAR - ILLUSTRATIVE ONLY



PROPOSED DESIGNERS IMPRESSION - REAR - ILLUSTRATIVE ONLY

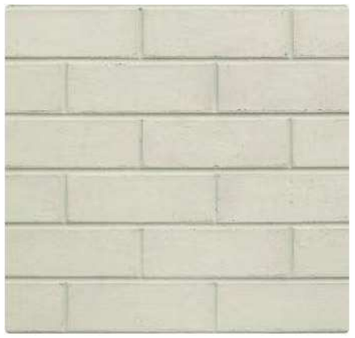
TRIMS, DP'S AND RWH'S AND FLASHING:
POWDERCOATED METAL
COLOUR: COLORBOND JASPER

WB WEATHERBOARDS:
SCYON LINEA WEATHERBOARDS FOR PAINT FINISH
COLOUR: TO MATCH EXISTING WEATHERBOARDS





WINDOWS:
DOUBLE GLAZED ALUM. FRAMED WINDOWS
FRAME COLOUR: COLORBOND JASPER



Nubrik
Avalanche
Nubrik Artisan Avalanche

FB FACE BRICKWORK:
PRESSED FACE BRICKWORK
NUBRIK ARTISAN AVALANCHE

EXTERNAL MATERIALS

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Revision Schedule

No.	Note	Date

CMD30012 PROPOSED EXTENSION
75 CLARENCE STREET
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TP.12 EXTERNAL MATERIALS

NORTH

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