

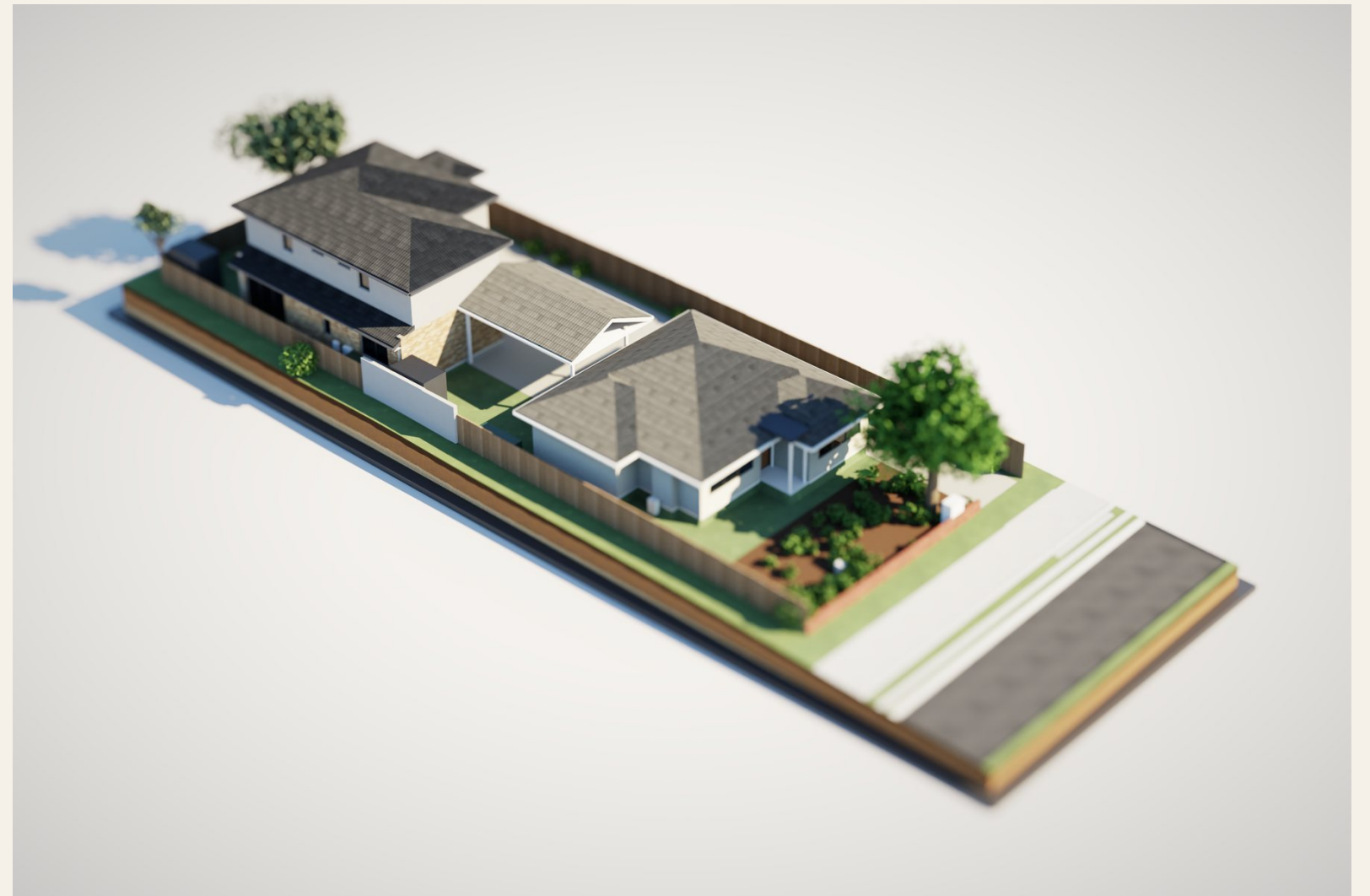
Two dwellings *at Giddings Street*

The weatherboard house kept at the street; a new two-storey dwelling behind it, reached by a shared driveway, so the street keeps its single-storey front.

SITE 43 Giddings Street, North Geelong

CONTROLS Greater Geelong · NRZ8 · no overlays

STATUS Draft for review · Revision C · October 2026



From the south-east: the existing house at the street, the carport and the new dwelling behind.

The site

645.7 m² by title, 15.24 m to Giddings Street on the east and 42.37 m deep; a street of weatherboard and brick-veneer houses set back 6 to 8 m.

The proposal

Dwelling 1, the existing three-bedroom weatherboard house, kept with a new carport. Dwelling 2, a new four-bedroom, two-storey dwelling behind it.

The controls

Greater Geelong Planning Scheme: Neighbourhood Residential Zone Schedule 8, no overlays. Assessed against Clause 55 as amended by VC315.

THE DESIGN

43 Giddings Street, North Geelong

A rectangular lot of 645.7 m² in a street of double-fronted single-storey houses. The existing weatherboard house is kept at the street with a new carport; behind it, 25 metres back, a new four-bedroom, two-storey dwelling is reached by a shared driveway with screen planting along it. Face brick below and light render above under charcoal tiles. The two retained trees, obscure-glazed upper windows and the garden areas of each dwelling answer Clause 55.

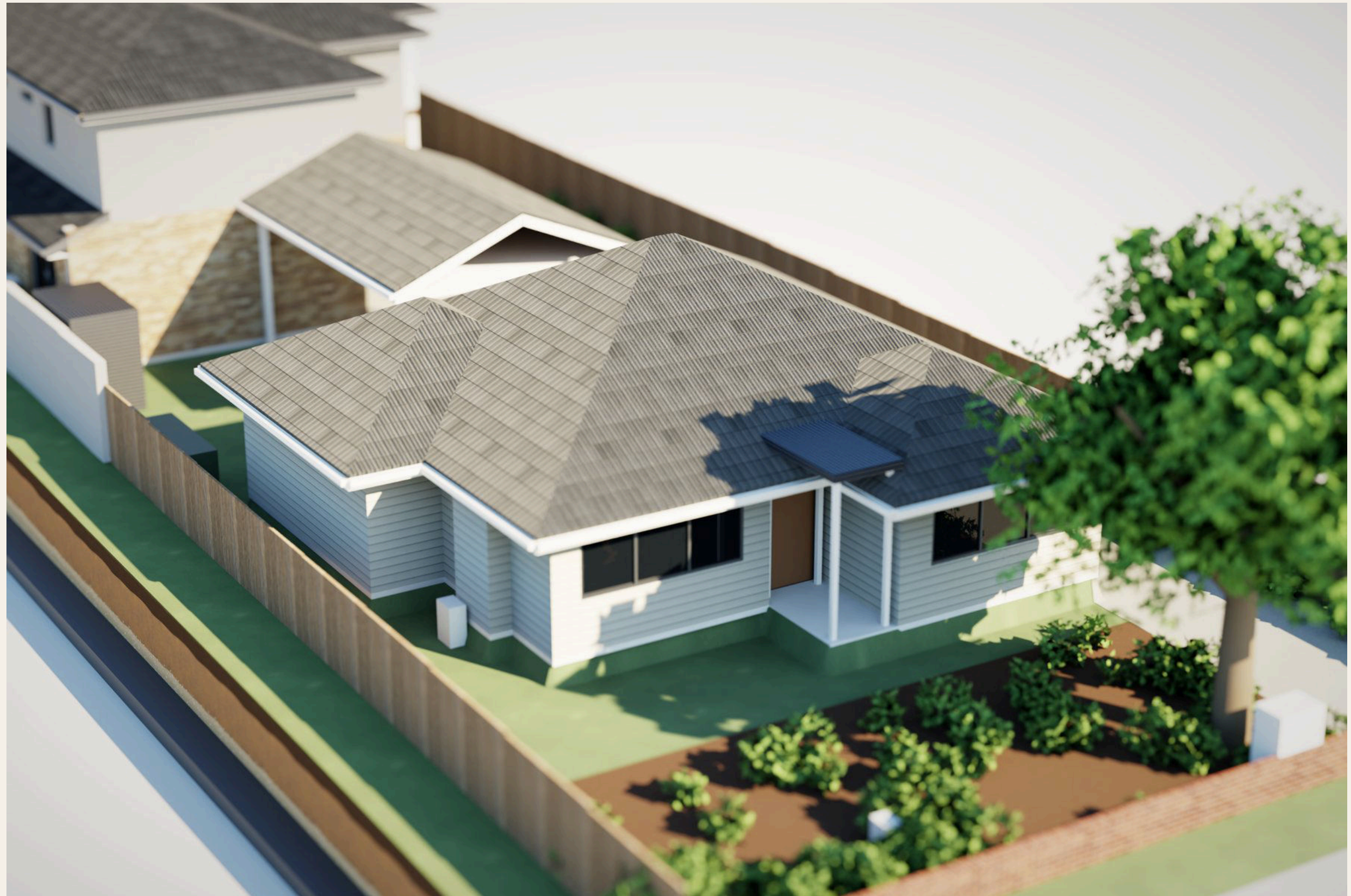
IN THIS SET

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645.7 m ² SITE AREA	38.4 % SITE COVERAGE	61.6 % PERMEABLE
37.6 % GARDEN AREA	191.8 m ² DWELLING 2, FLOOR AREA	7.51 m DWELLING 2, BUILDING HEIGHT



Two dwellings at Giddings Street



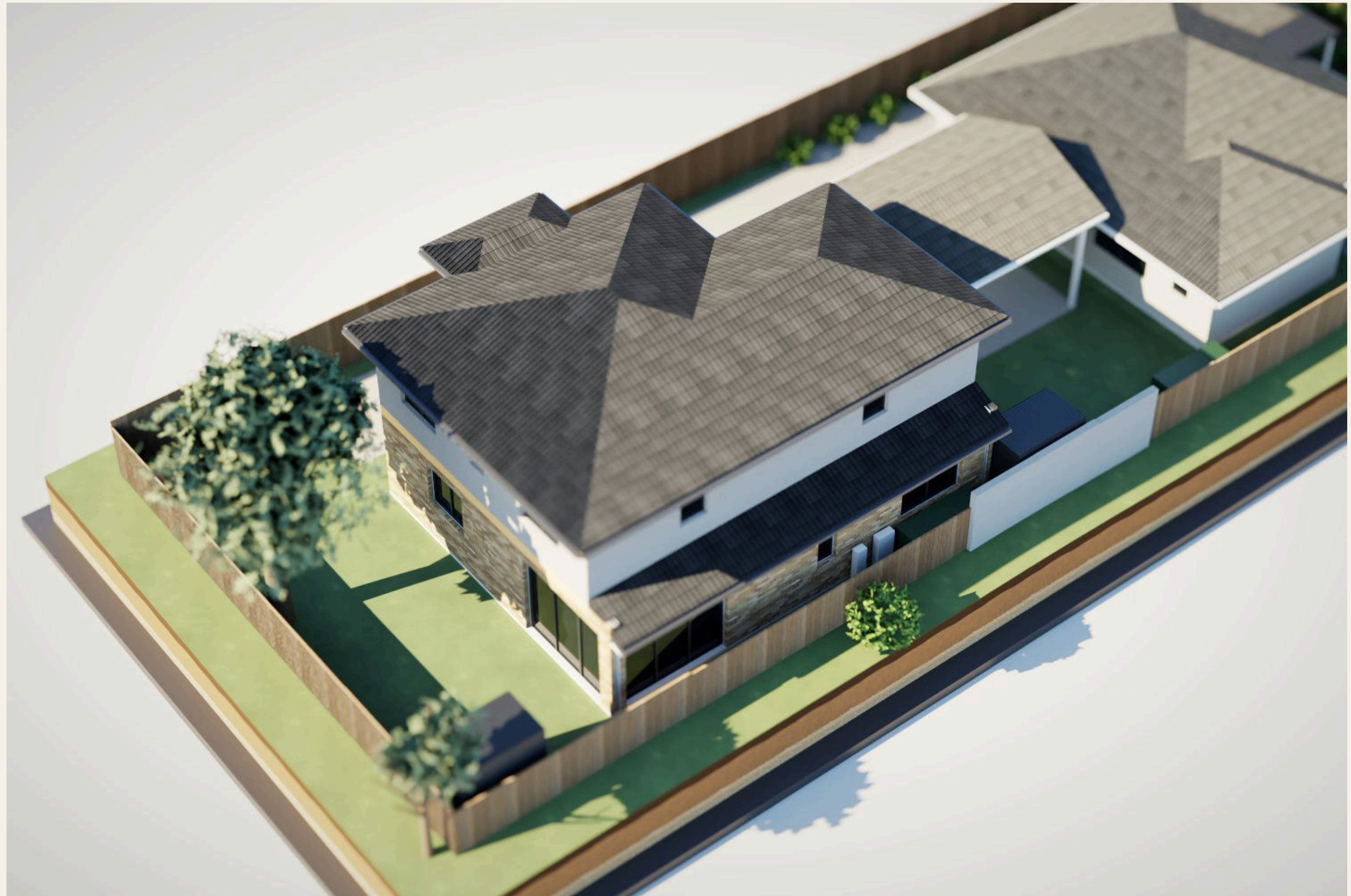
The existing house at the street

Two dwellings at Giddings Street



The shared driveway to the new dwelling

Two dwellings at Giddings Street



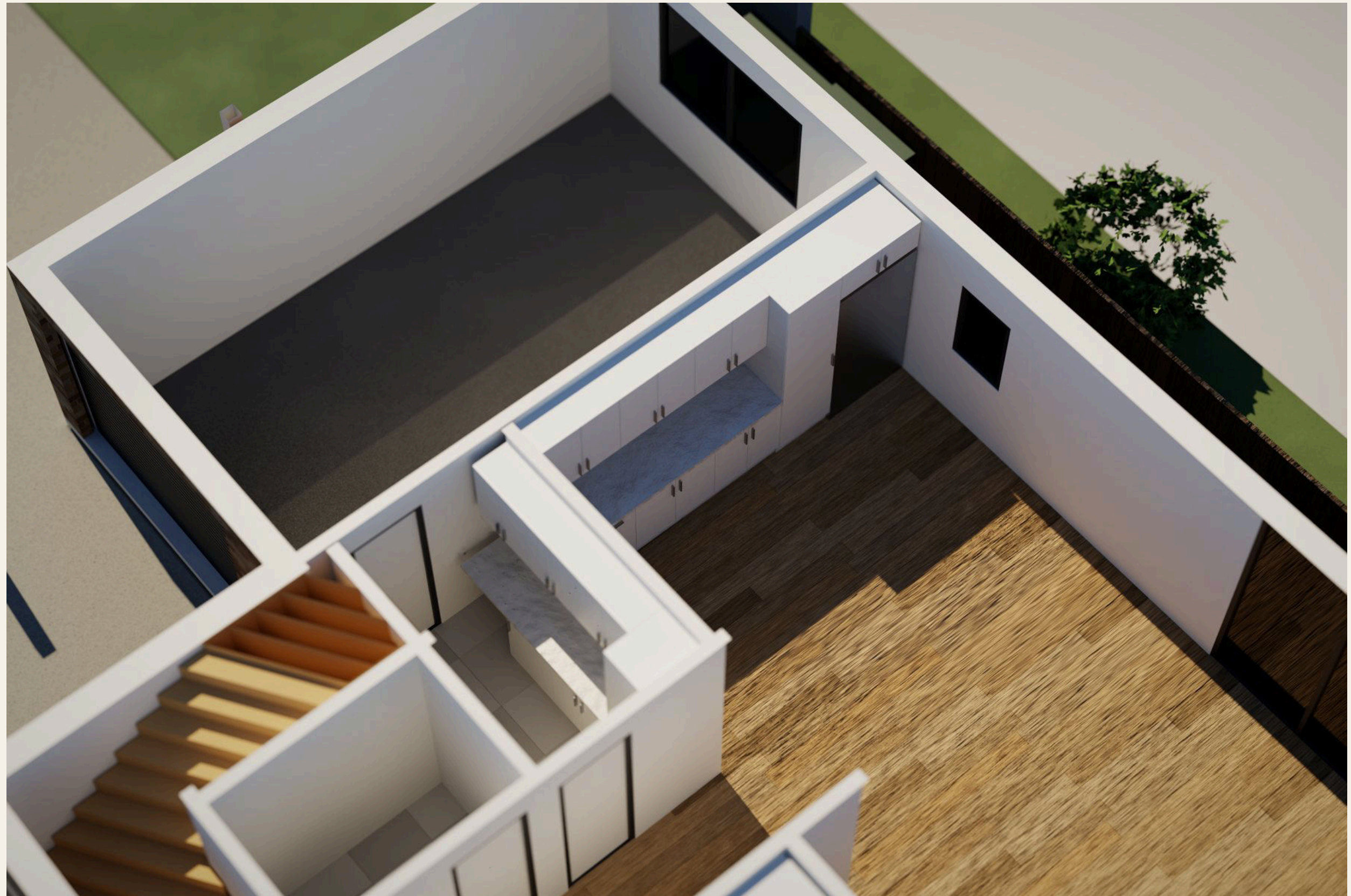
Dwelling 2 behind the existing house

Two dwellings at Giddings Street



The garden of the new dwelling

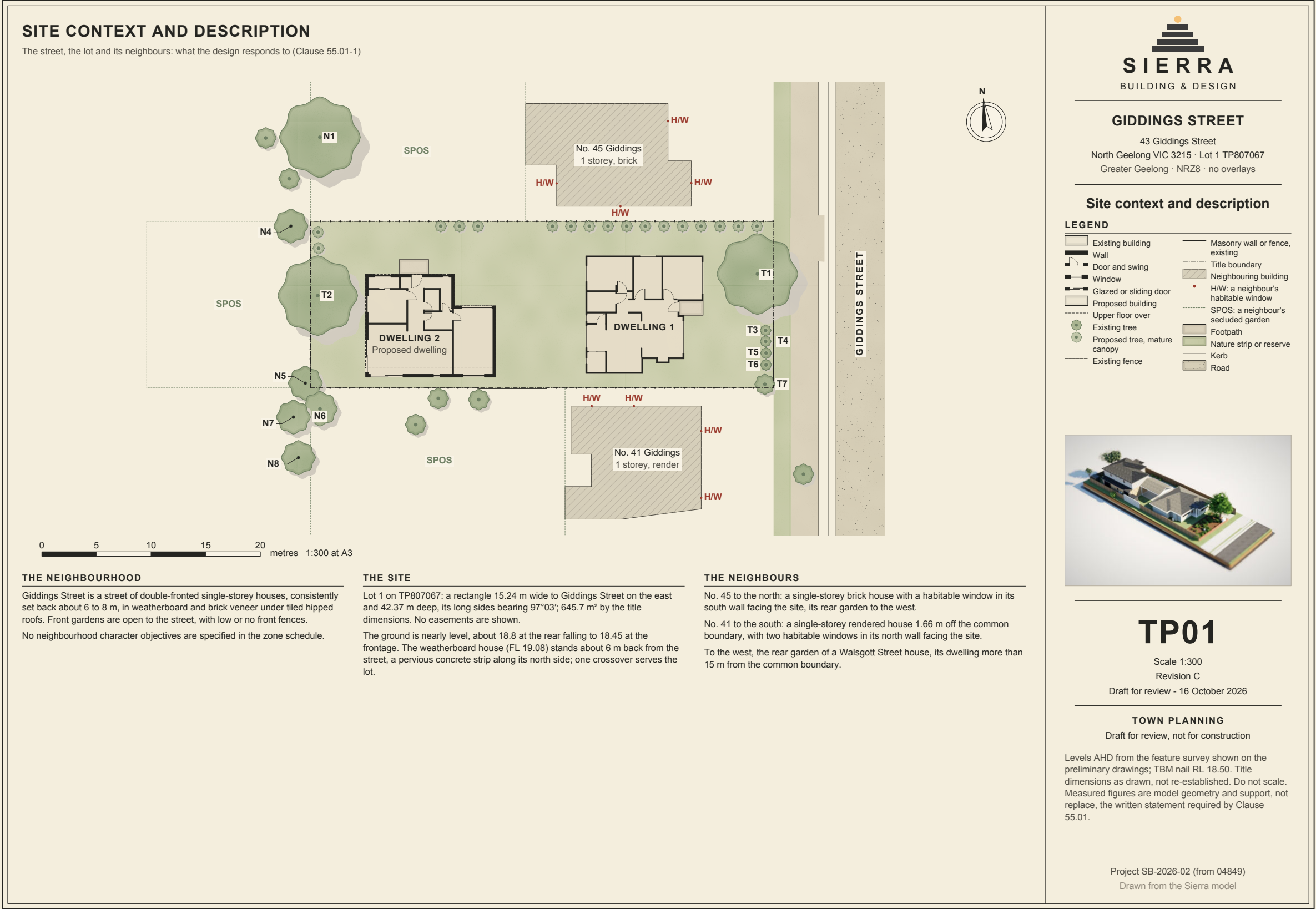
Two dwellings at Giddings Street



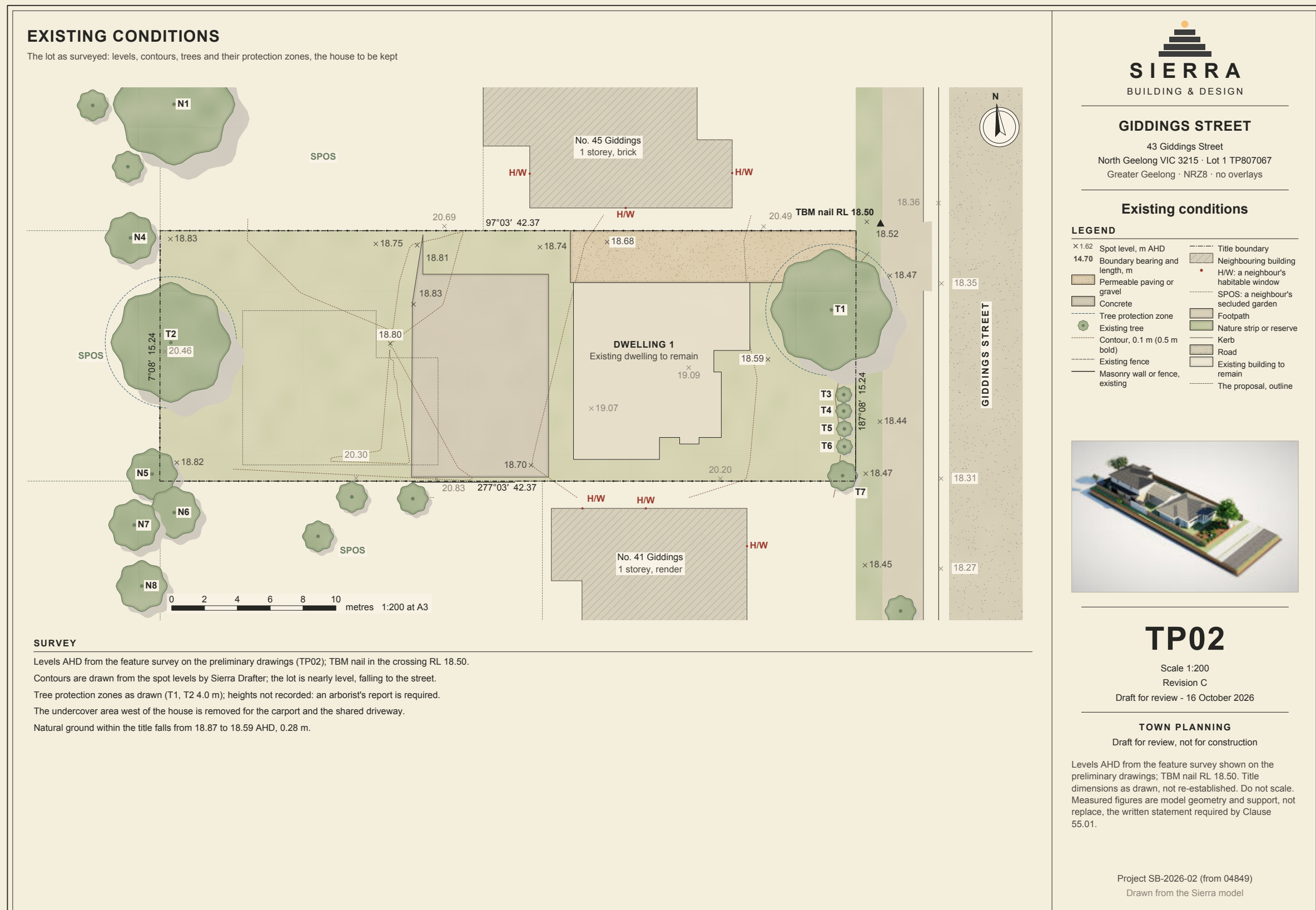
Dwelling 2: family, meals and kitchen

Site context and description

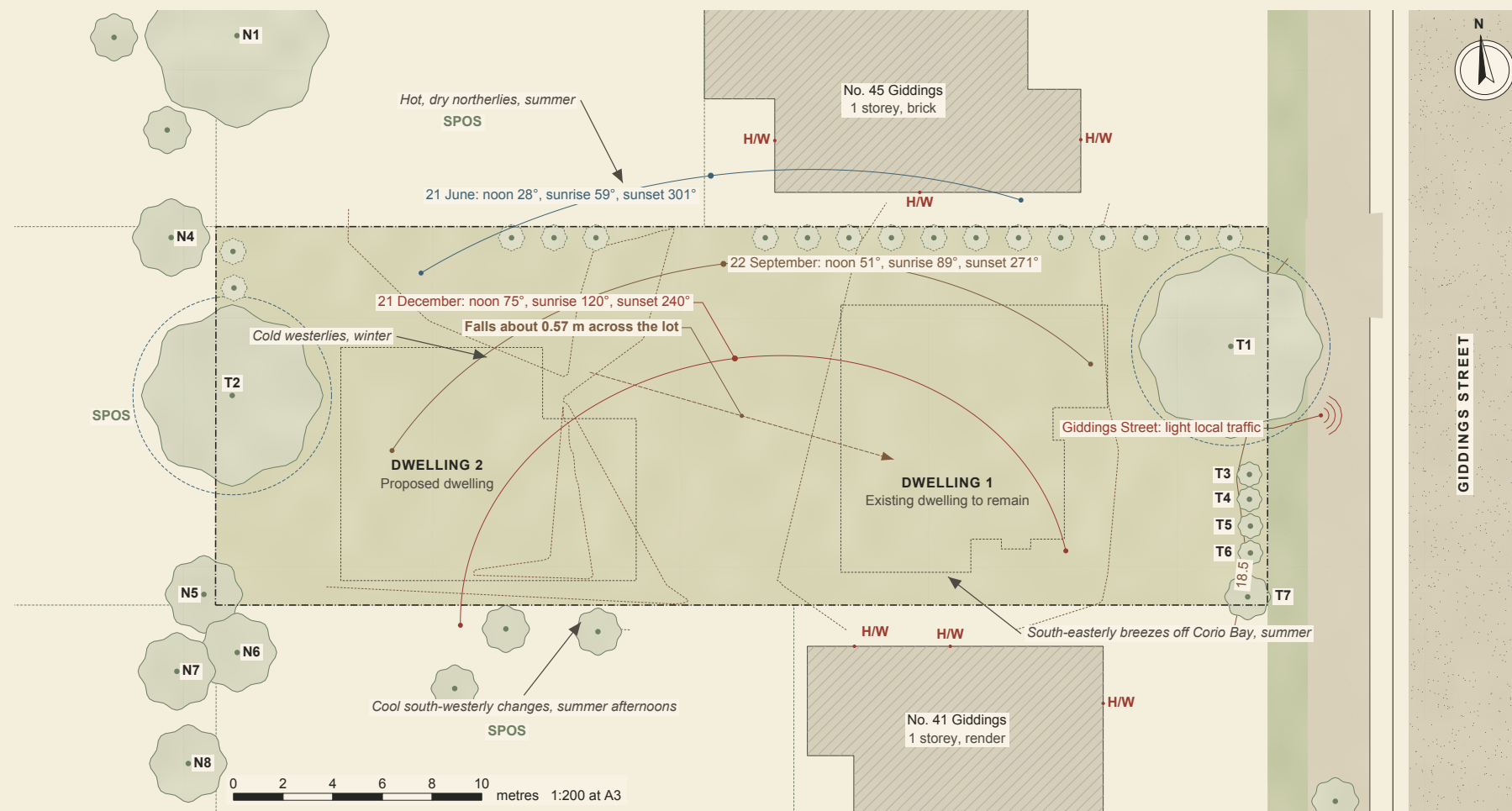
The street, the lot and its neighbours: what the design responds to (Clause 55.01-1)



SIERRA BUILDING DESIGN · TOWN PLANNING



The sun through the year, the winds, views, noise and the fall of the land: what the design answers



SITE ANALYSIS

Ground. Nearly level, falling about 0.35 m to the street.



GIDDINGS STREET

43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

Site analysis

LEGEND

- | | | | |
|---|-------------------------------------|---|-------------------------|
|  | Tree protection zone |  | Nature strip or reserve |
|  | Existing tree |  | Kerb |
|  | Proposed tree, mature canopy |  | Road |
|  | Contour, 0.1 m (0.5 m bold) |  | Noise, from its source |
|  | Title boundary |  | Sun path, 21 December |
|  | Neighbouring building |  | Sun path, 22 September |
|  | HW: a neighbour's habitable window |  | Sun path, 21 June |
|  | SPOS: a neighbour's secluded garden |  | Prevailing winds |
|  | Footpath |  | Fall of the land |
| | |  | The proposal, dashed |



TP03

Scale 1:200
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels AHD from the feature survey shown on the preliminary drawings; TBM nail RL 18.50. Title dimensions as drawn, not re-established. Do not scale. Measured figures are model geometry and support, not replace, the written statement required by Clause 55.01.

Project SB-2026-02 (from 04849)
Drawn from the Sierra model

How the design answers the street, the neighbours and the lot (Clause 55.01-2)



The existing house stays at the street, so Giddings Street keeps its single-storey front. The new dwelling stands 25 m behind the frontage, behind the house, the carport and the garden.

The existing crossover is reused. A previous concrete driveway along the north boundary leads to the new garage and to a carport for the existing house, keeping cars off the front garden.

A brick ground floor and a lighter rendered upper floor held within it, under 22.5° tiled hipped roofs like those of the street.

Upper windows facing No. 45 and No. 41 are obscure glazed to 1.7 m. The upper floor is 1.8 m from the south boundary at its closest and 4.9 m from the north; its roof is hipped back from both. Shadows are measured hour by hour on TP14.

Both large trees are kept: T1 in the front garden, T2 in the new rear garden.
Screen planting lines the driveway along No. 45.

The new dwelling's living room opens west to a 76 m² garden around T2, reached from the family room. The existing house keeps 41 m² of secluded open space between the carport and its kitchen.



43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

LEGEND

-  Existing building to remain
-  The proposal
-  Secluded private open space
-  Permeable paving or gravel
-  Existing tree
-  Proposed tree, mature canopy
-  Title boundary
-  Neighbouring building
-  SPOS: a neighbour's secluded garden
-  Footpath
-  Nature strip or reserve
-  Kerb
-  Road



Scale 1:300

Revision C

review - 16 Oct

Draft for review, not for construction

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Project SB-2026-02 (from 04849)

Drawn from the Sierra model



The weatherboard house kept at the street, with its open space and the new carport behind

DWELLING 1: THE EXISTING HOUSE

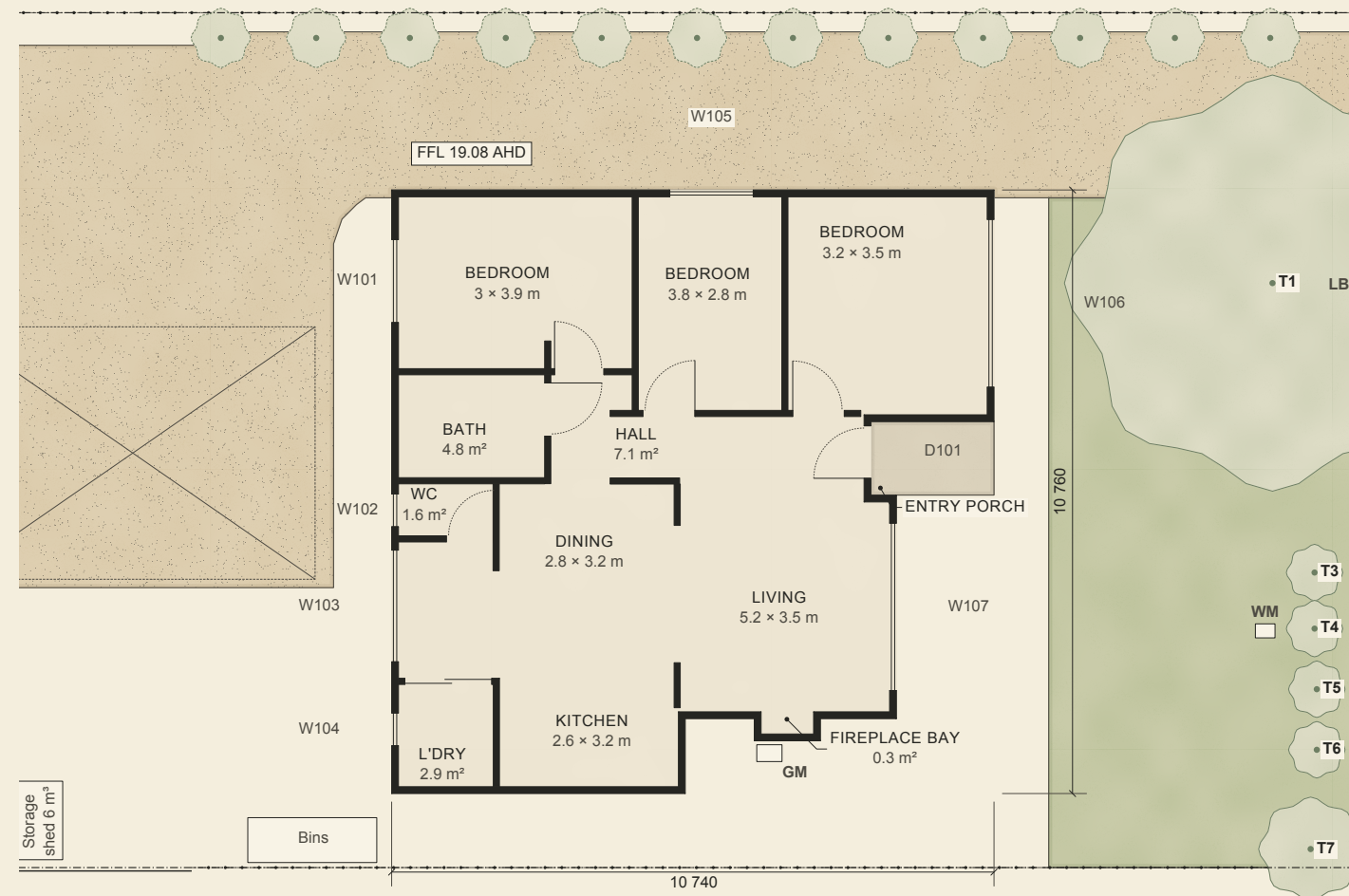
The weatherboard house kept at the street, with its open space and the new carport behind



NOTES

Existing house to remain: plan from the feature survey and the preliminary drawings; window heights assumed 2.1 m heads.

The undercover area at the rear is removed for the carport. No other works to the house are proposed.



The site plan shows a rectangular area representing the school playground. At the top left is a 'Storage shed 6 m²'. To its right is a 'Bins' area. Further right is a '2.5 m' wide section. At the bottom left is a 'Shed 10 m²'. In the center is a 'Play area' with a 'Swing' and a 'Slide'. To the right of the play area is a 'Hoop' and a 'Goal'. At the bottom right is a 'Goal' and a 'Hoop'. A scale bar at the bottom indicates distances from 0 to 5 metres, with a scale of 1:100 at A3.

SIERRA
BUILDING & DESIGN

GIDDINGS STREET

43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

Dwelling 1: the existing house

LEGEND

	Wall		Lawn
	Door and swing		Outbuilding, tank or bins
	Window		Car space
	Glazed or sliding door		Existing tree
	Door or window mark (schedule)		Proposed tree, mature canopy
W01			Existing fence
	Dimension, mm		Masonry wall or fence, existing
	Floor level, m AHD		Title boundary
	Permeable paving or gravel		



TP07

Scale 1:100
Revision C
Draft for review - 16 October 2026

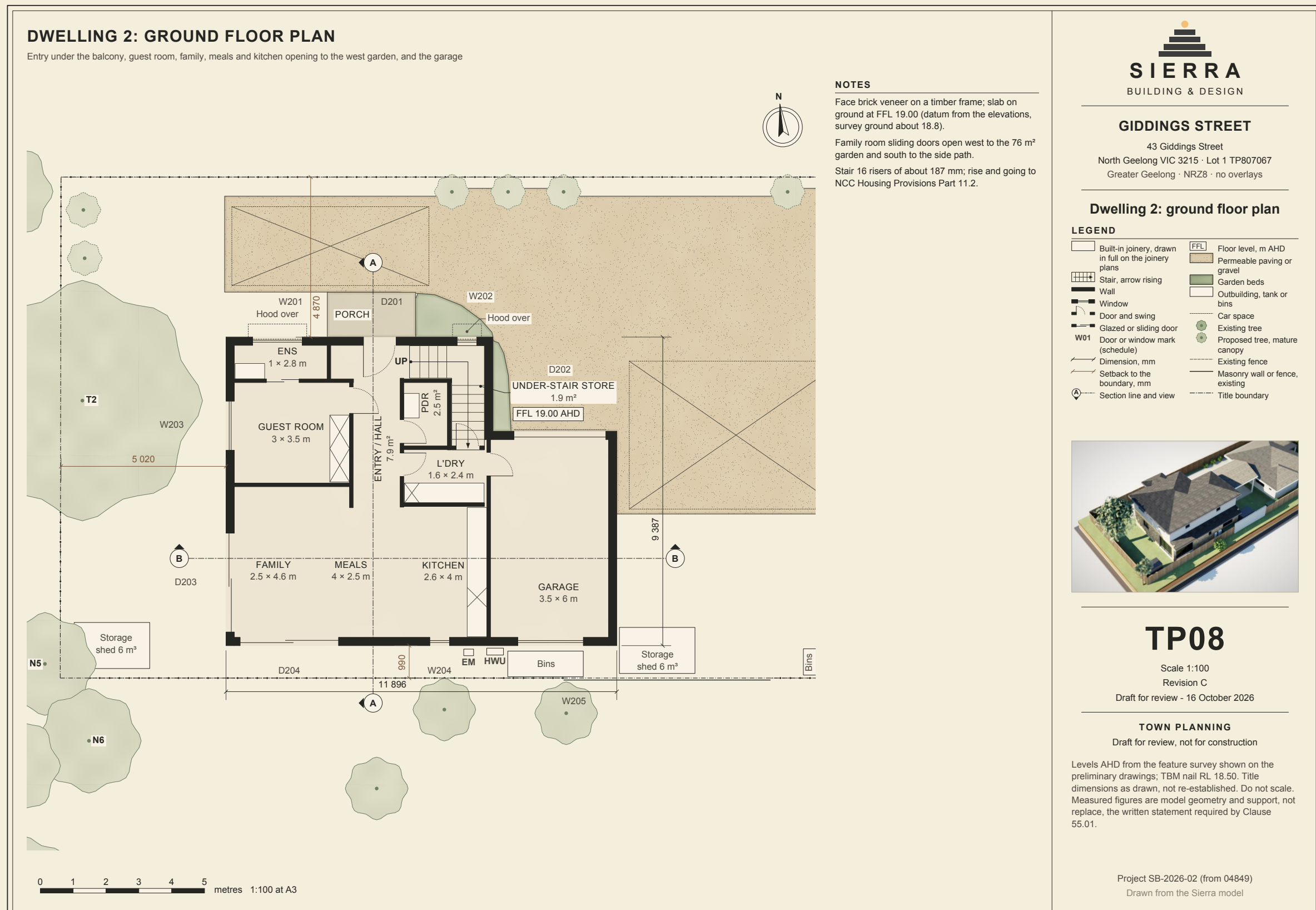
TOWN PLANNING

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Project SB-2026-02 (from 04849)
Drawn from the Sierra model

Entry under the balcony, guest room, family, meals and kitchen opening to the west garden, and the garage





SIERRA BUILDING DESIGN · TOWN PLANNING

Drawn from the Sierra model



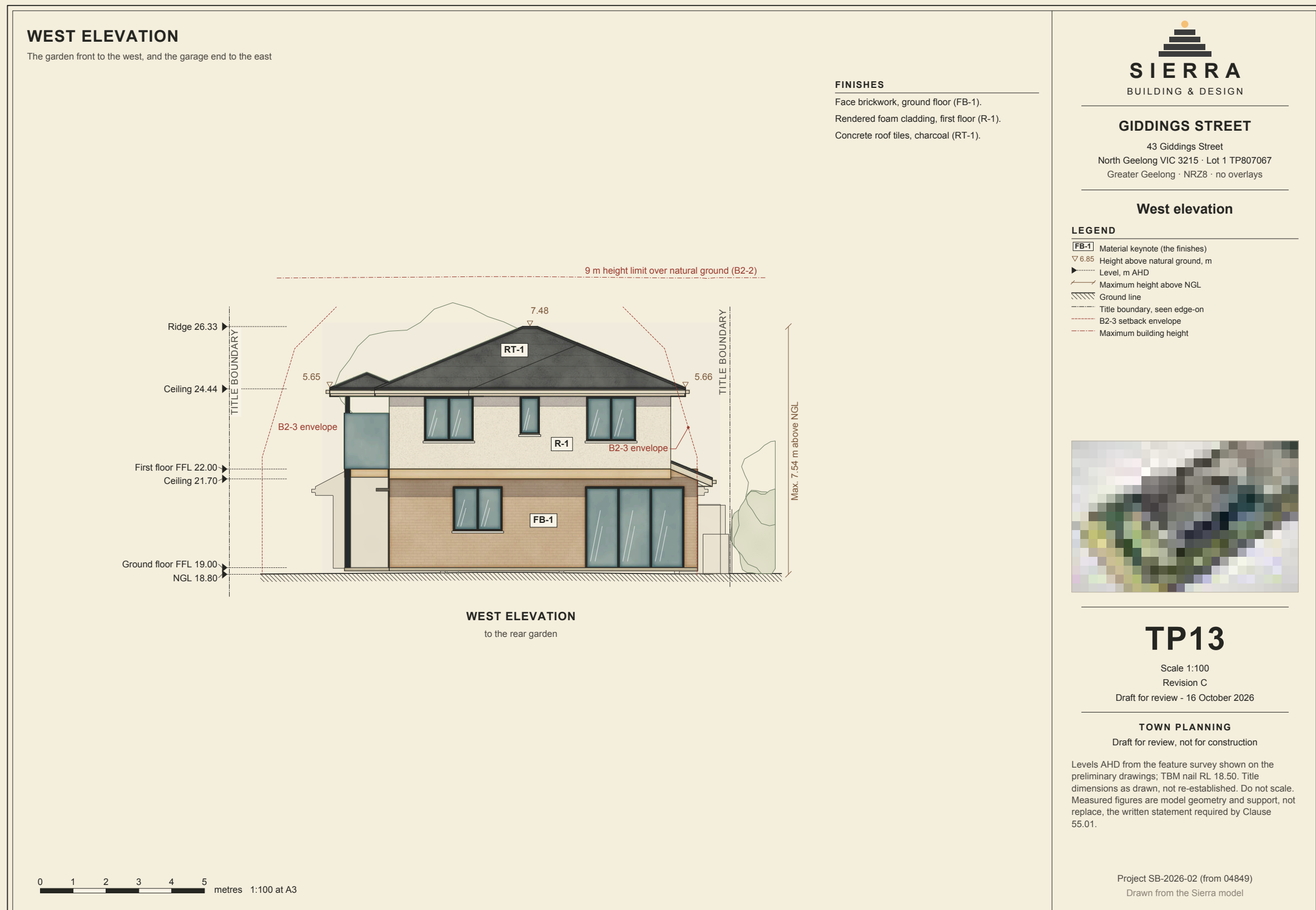
SIERRA BUILDING DESIGN · TOWN PLANNING

TP12

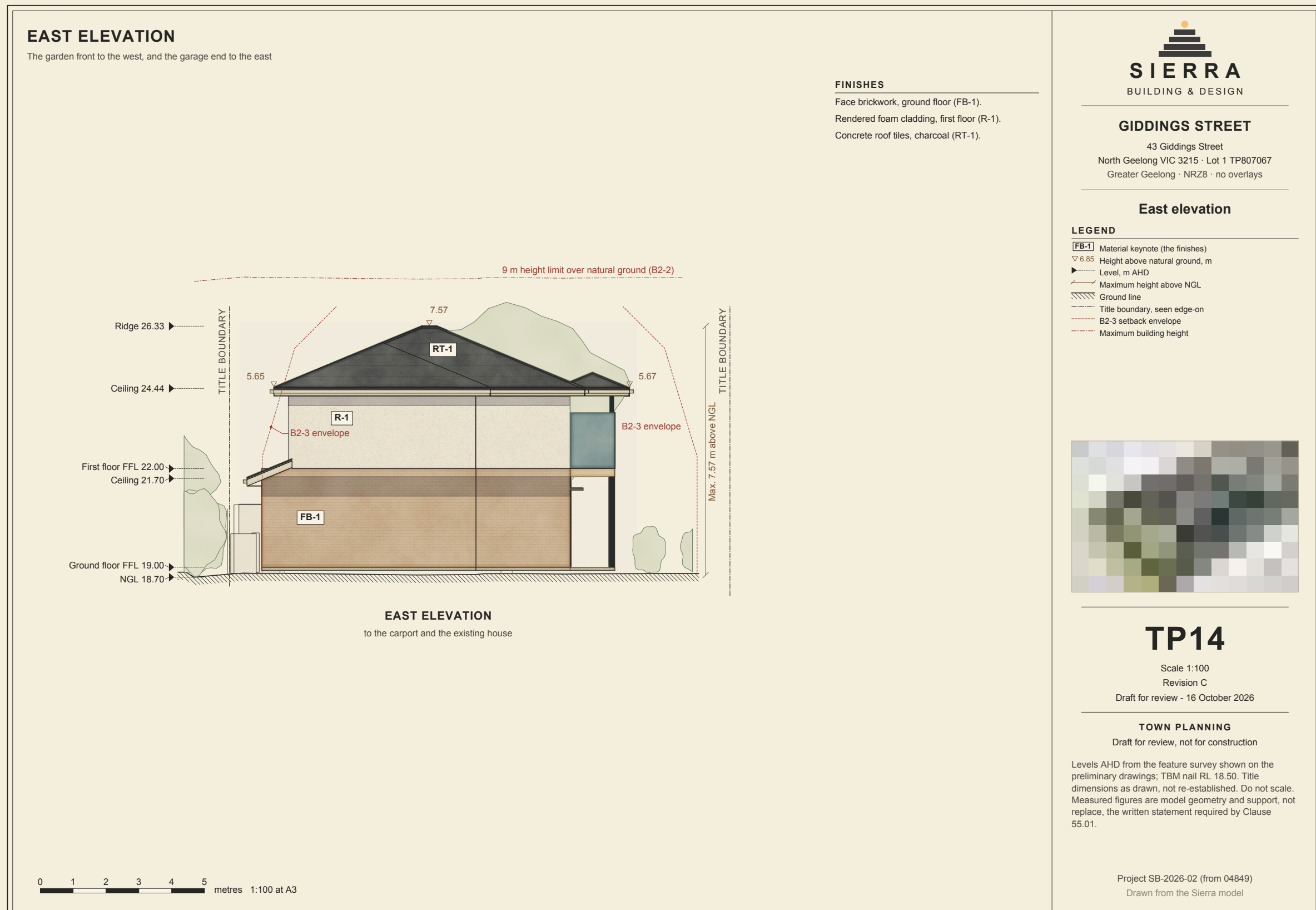
Project SB-2026-02 (from 04849)
Drawn from the Sierra model

West elevation

The garden front to the west, and the garage end to the east

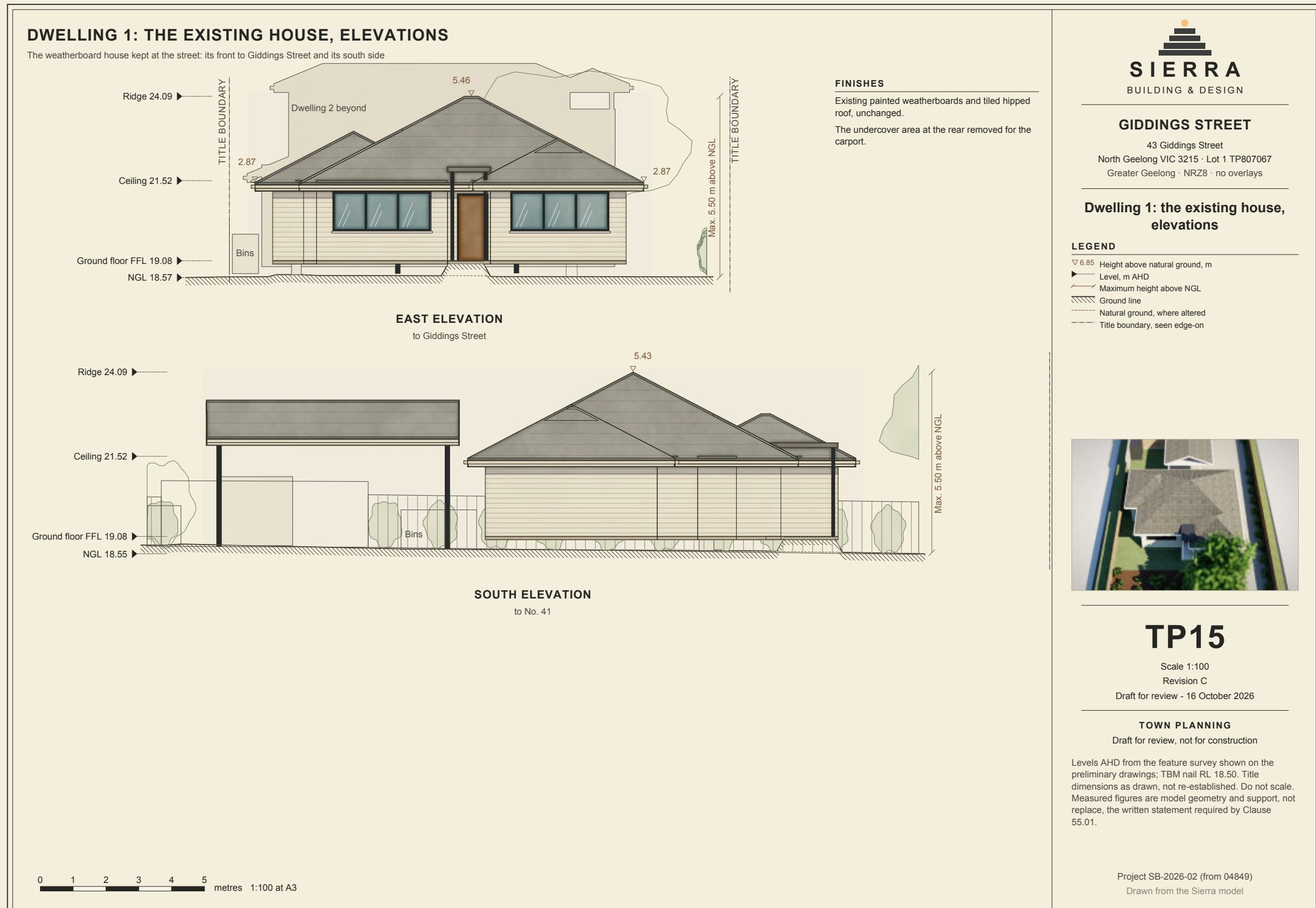


SIERRA BUILDING DESIGN · TOWN PLANNING



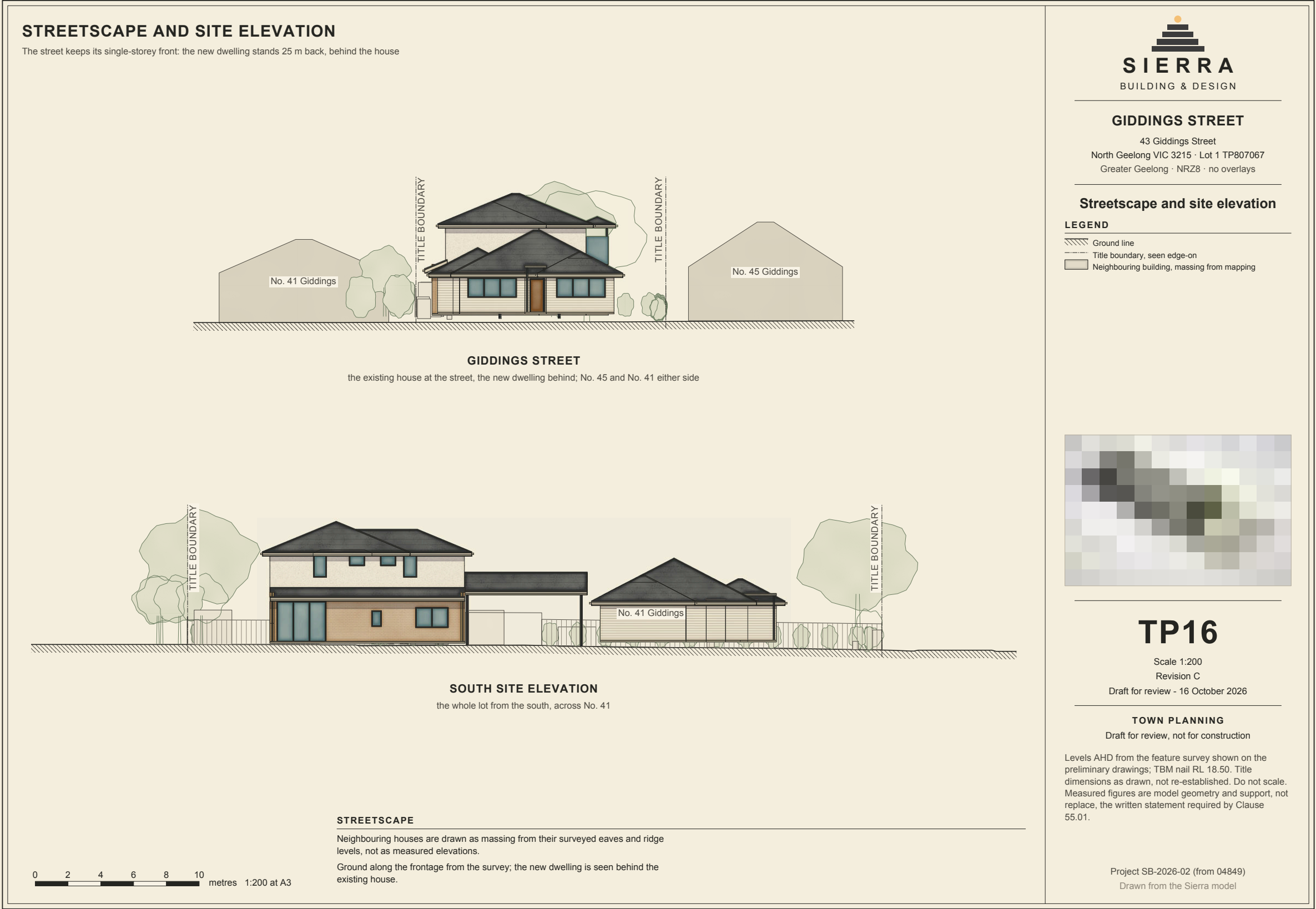
Dwelling I: the existing house, elevations

The weatherboard house kept at the street: its front to Giddings Street and its south side



Streetscape and site elevation

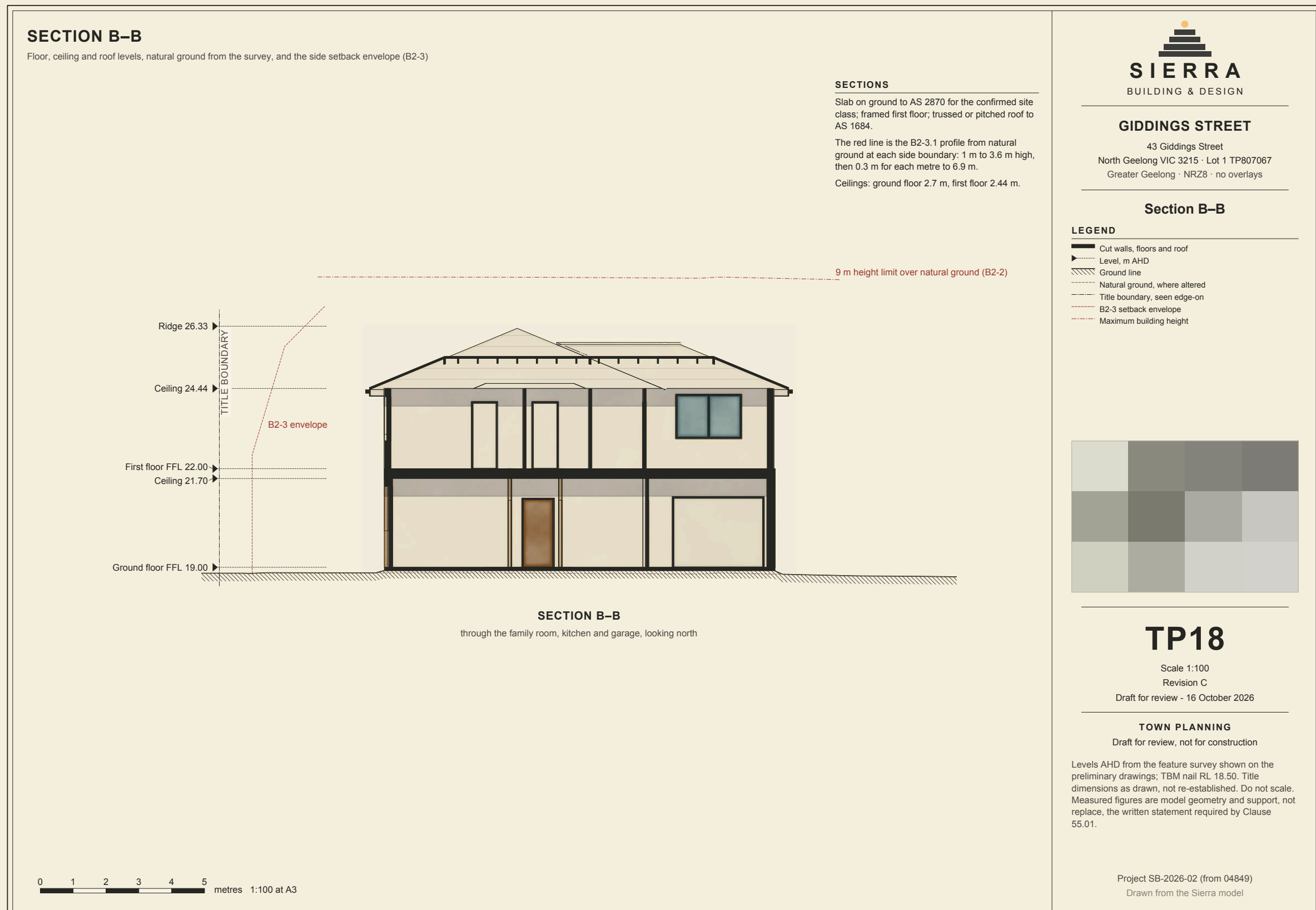
The street keeps its single-storey front: the new dwelling stands 25 m back, behind the house



Drawn from the Sierra model

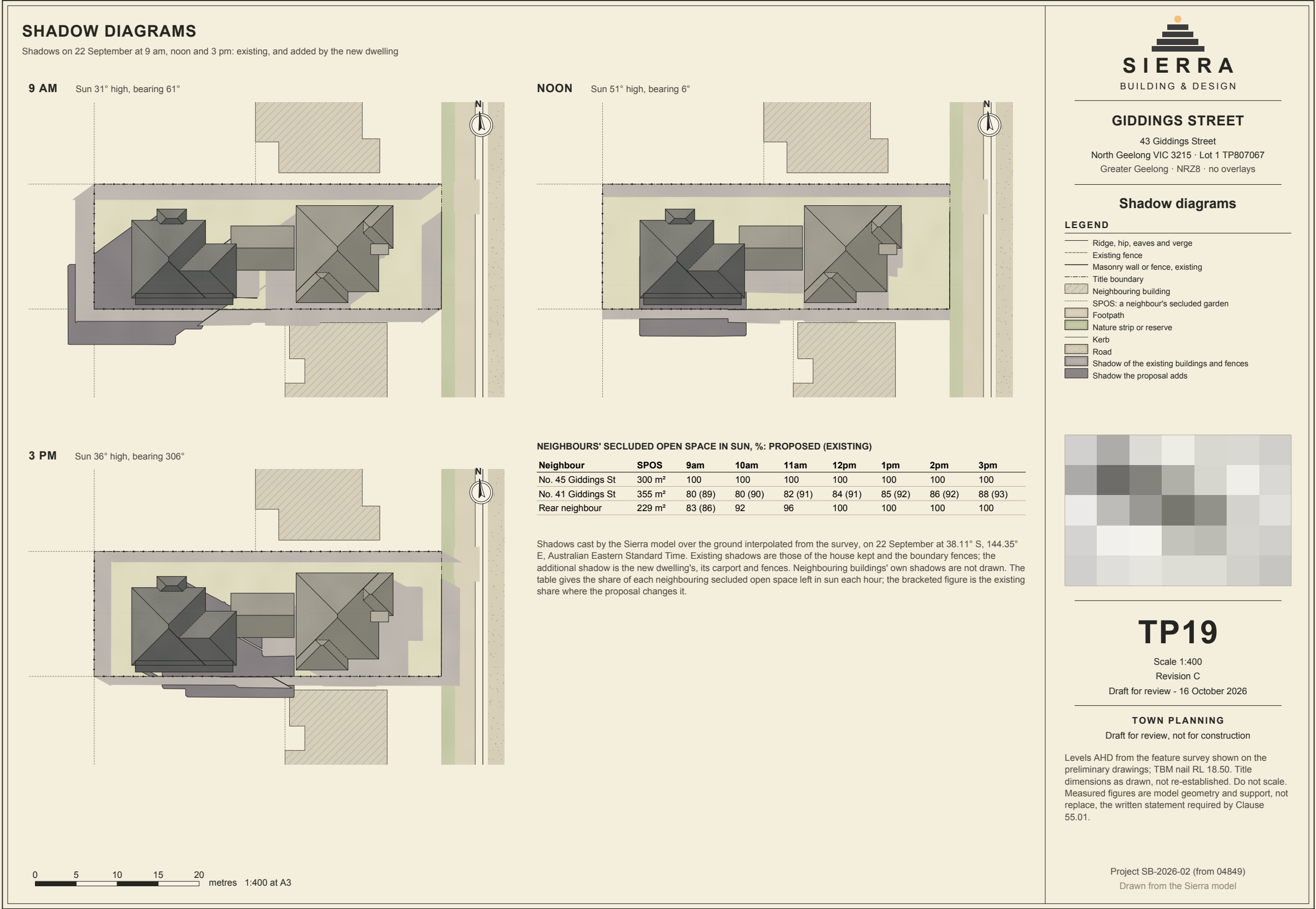
Section B–B

Floor, ceiling and roof levels, natural ground from the survey, and the side setback envelope (B2-3)

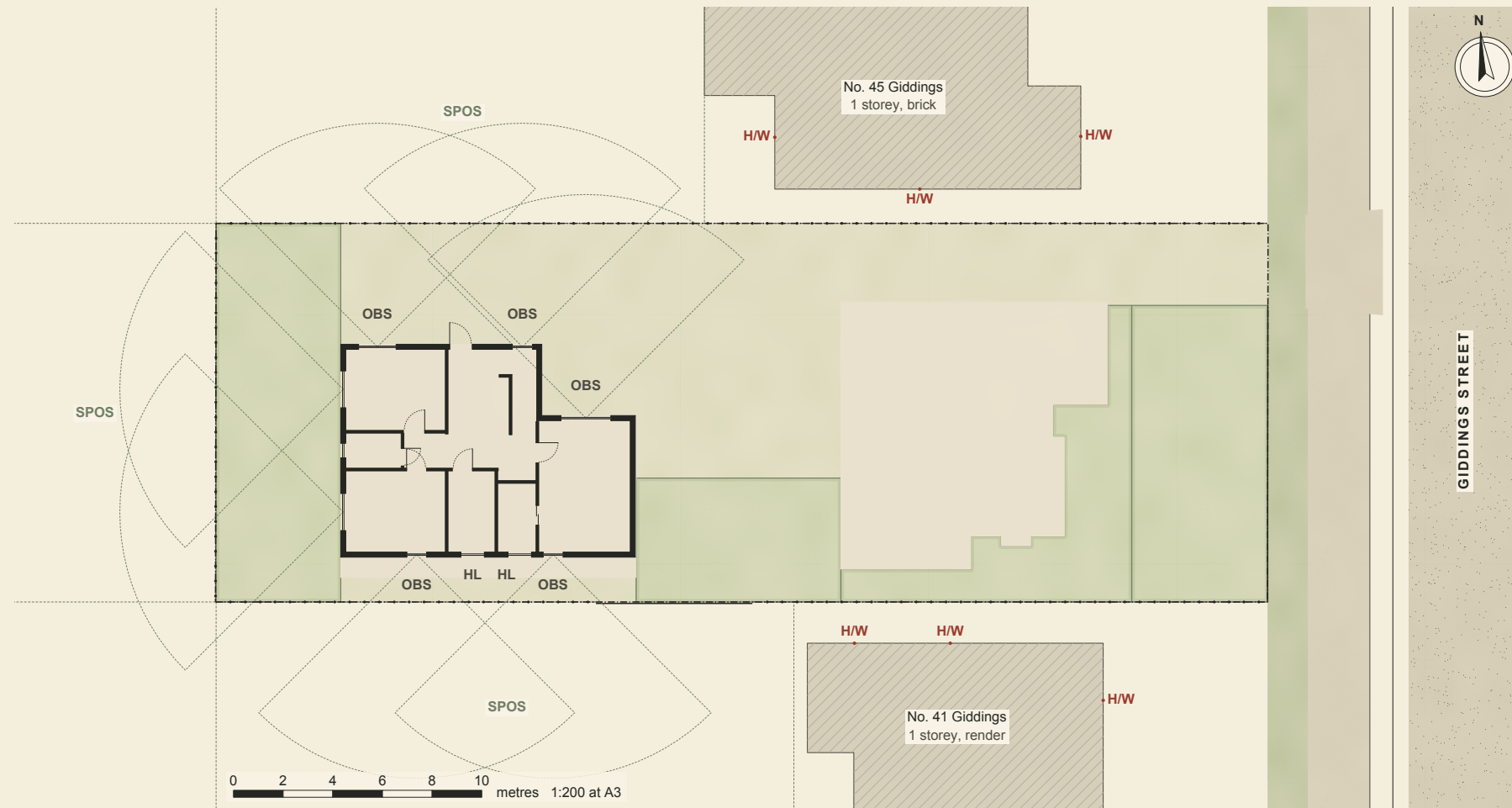


Shadow diagrams

Shadows on 22 September at 9 am, noon and 3 pm: existing, and added by the new dwelling



Views from the new windows and balcony within 9 m, at 45° from 1.7 m above floor (B4-4, B4-5)

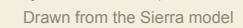


Opening	Room	Within 9 m	Response
W206	Bed 3	No. 45 SPOS	obscure glazed or sill at 1.7 m
W207	Rumpus	No. 45 SPOS	obscure glazed or sill at 1.7 m
W208	Master Bed	No. 45 SPOS	obscure glazed or sill at 1.7 m
W209	Bed 2	No. 41 SPOS	obscure glazed or sill at 1.7 m
W210	Master Bed	No. 41 SPOS	obscure glazed or sill at 1.7 m
W213	Bed 3	Rear neighbour SPOS	bedroom: outside B4-4
W215	Bed 2	No. 41 SPOS, Rear neighbour SPOS	bedroom: outside B4-4
Balcony	Dwelling 2	no SPOS	1.7 m screen to the west, east, north

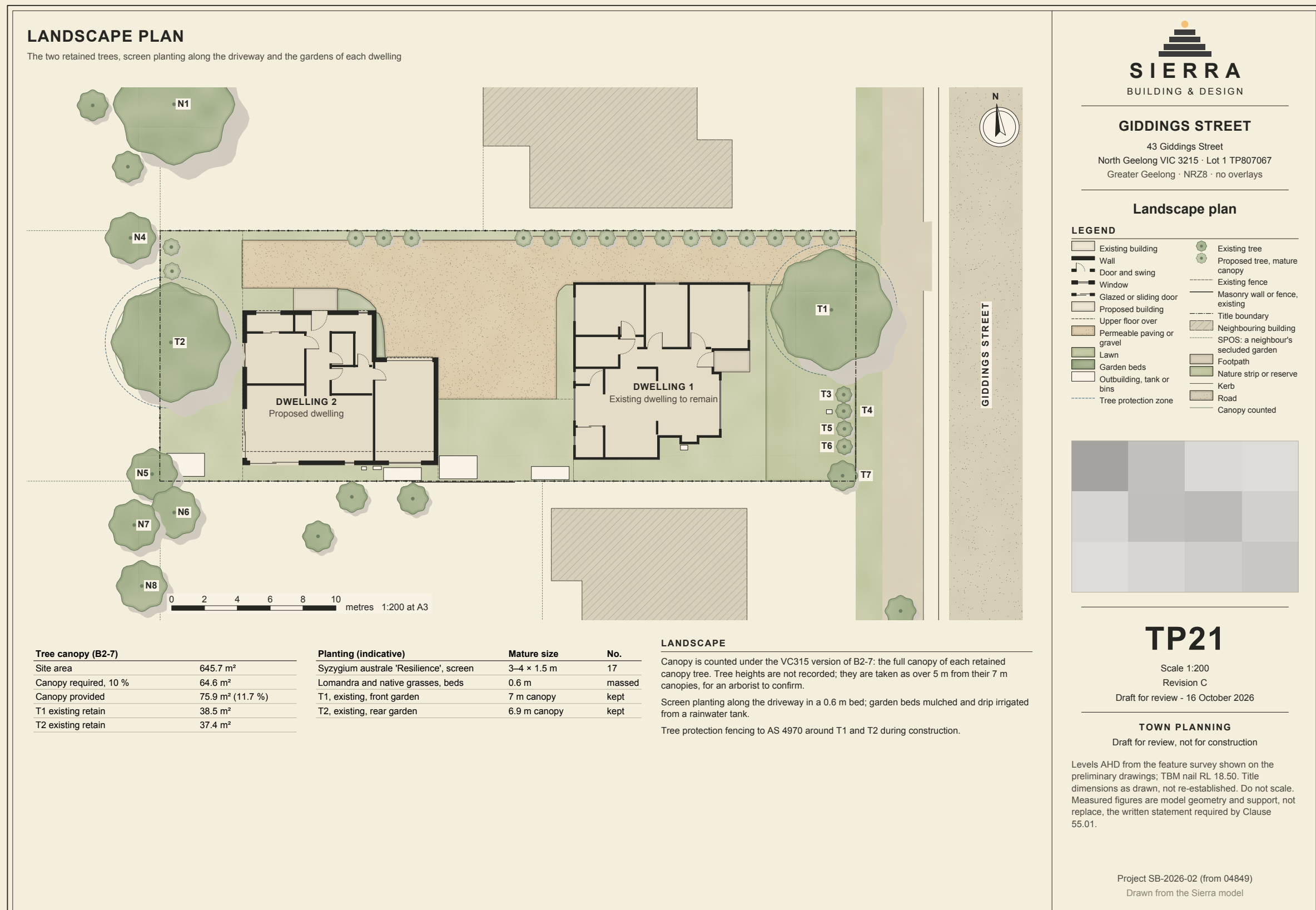
Arcs are 9 m in plan from each upper opening, 45° either side of its outward normal (B4-4). A bedroom is not a habitable room for B4-4 and B4-5.

Every first-floor window facing No. 45 or No. 41 is obscure glazed to 1.7 m above floor (OBS). West windows look over the dwelling's own garden.

The balcony over the porch has fixed obscure glass privacy screens 1.7 m high on its north, east and west sides.



Landscape plan



Materials and colours

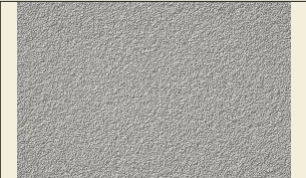
Face brick below, light render above, charcoal tiles: a quiet palette for a street of brick and weatherboard

MATERIALS AND COLOURS

Face brick below, light render above, charcoal tiles: a quiet palette for a street of brick and weatherboard



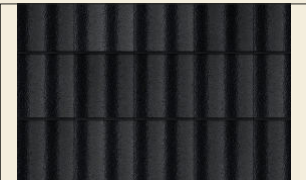
FB-1 Face brickwork, pale blend
Ground floor walls and the garage; colour to be selected (not stated on the preliminary drawings).



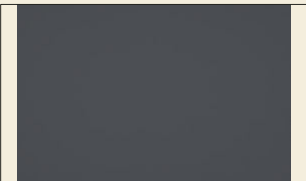
R-1 Render, warm light grey
Rendered 75 mm foam cladding (e.g. Unitex) to the first floor.



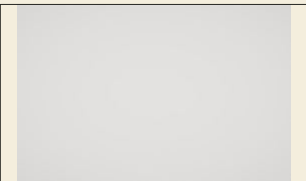
R-2 Render, dark grey
Rendered blueboard feature panel and porch piers at the entry.



RT-1 Concrete roof tiles, charcoal
22.5° hipped roofs over sarking; fascias, gutters and downpipes to match.



WF-1 Window frames, charcoal
Powder-coated aluminium; obscure glazing to 1.7 m where marked OBS.



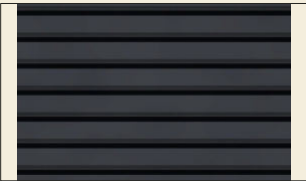
T-1 Painted timber posts
Painted 135 × 135 LOSP posts to the balcony roof.



PC-1 Pervious concrete
Shared driveway at natural grade, permeable.



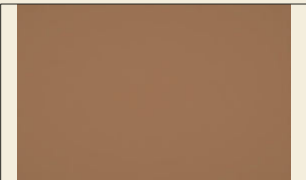
F-1 Timber paling fence
New boundary fences 1.95 m high where shown.



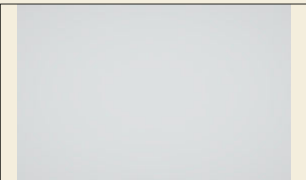
G-1 Gutters, fascias and hoods, charcoal
Colorbond Monument quad gutters, fascias, downpipes and the window hoods.



GD-1 Garage door, charcoal
Sectional panel-lift garage door, powder-coated Monument.



D-1 Entry door, stained timber
Solid timber entry doors, stained and sealed.



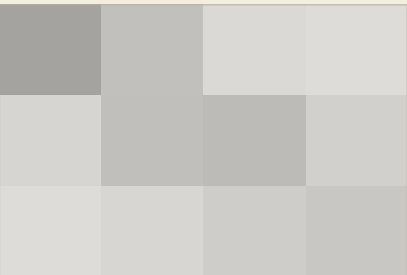
BG-1 Obscure glass screens
Fixed obscure glass screens 1.7 m high on three sides of the balcony (B4-4).

Colours are not stated on the preliminary drawings: these are indicative selections in keeping with the street, to be confirmed with samples. The existing house keeps its painted weatherboards and tiled roof.



GIDDINGS STREET
43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

Materials and colours



TP23

Scale NTS
Revision C
Draft for review - 16 October 2026

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Project SB-2026-02 (from 04849)
Drawn from the Sierra model

3D views

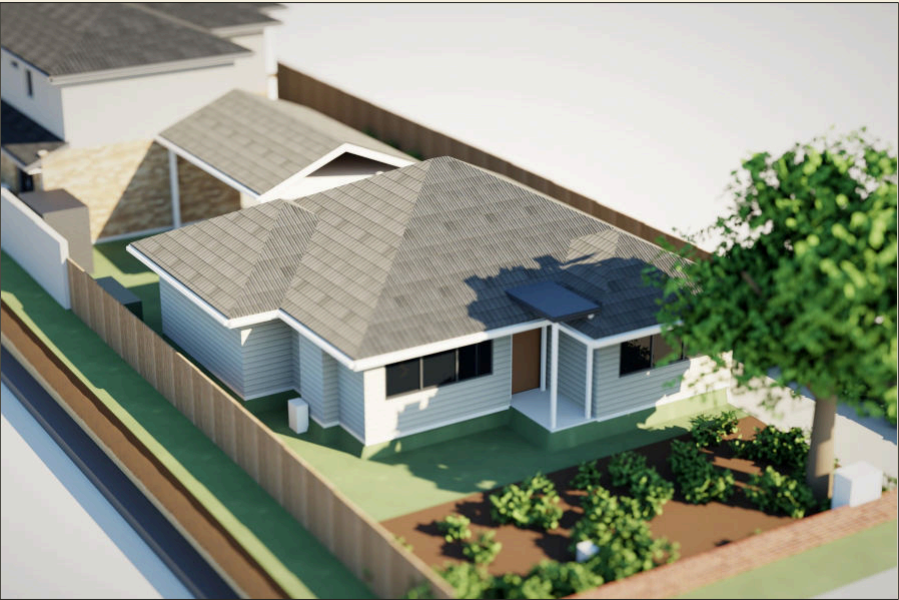
The proposal on its board, photographed from the Sierra model: from above, and low over the street front

3D VIEWS

The proposal on its board, photographed from the Sierra model: from above, and low over the street front



From the south-east: the house at the street, the carport, the new dwelling behind



The house at the street, seen low from across Giddings Street



The new dwelling's west garden and the retained tree T2



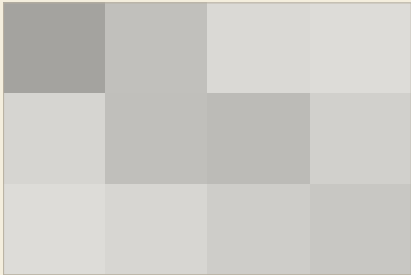
The shared driveway along No. 45



GIDDINGS STREET

43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

3D views



TP33

Scale NTS
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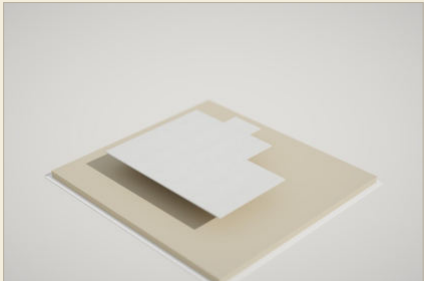
Project SB-2026-02 (from 04849)
Drawn from the Sierra model

Construction sequence

Dwelling 2 put together on its board: each step lifted over its place, the work before it built

CONSTRUCTION SEQUENCE

Dwelling 2 put together on its board: each step lifted over its place, the work before it built

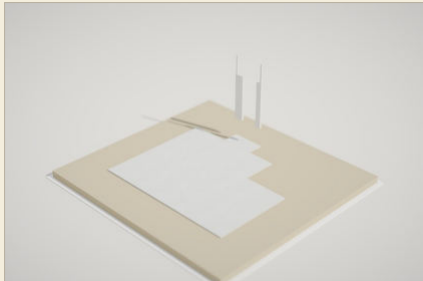


01 Footings and slab
Structure: the bones

Classify the site, then set out, excavate and pour the footings and slab the frames will stand on.

2 parts rest on the prepared ground.

NCC 2025 Vol. 2 H1D4, NCC 2025 Housing Provisions Part 4.2, AS 2870:2011 Section 2, AS 2870:2011 Clause 3.2

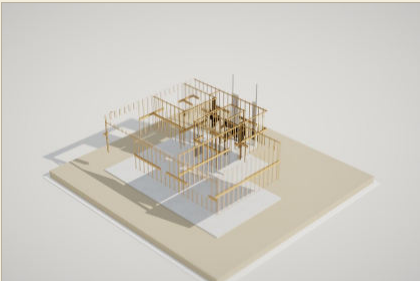


02 Site datum AHD 18.300 wall frames and posts
Structure: the bones

Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.

2 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6



03 Dwelling 2 ground floor - FFL 19.00 wall frames and posts
Structure: the bones

Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.

16 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6

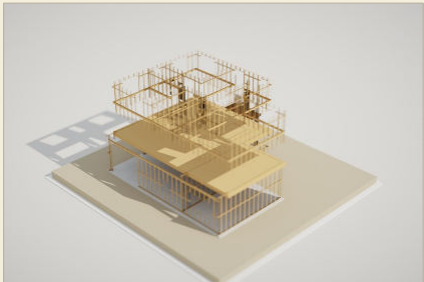


04 Dwelling 2 first floor - FFL 22.00 floor framing
Structure: the bones

Lay the bearers and joists of the floor on the supports below and fix the flooring.

1 part bears on the site datum ahd 18.300 wall frames and posts.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 4, AS 1684.2:2021 Section 5



05 Dwelling 2 first floor - FFL 22.00 wall frames and posts
Structure: the bones

Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.

13 parts bear on the dwelling 2 ground floor - ffl 19.00 wall frames and posts.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6

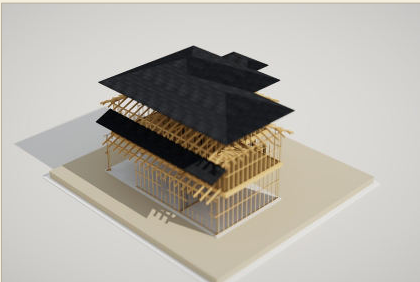


06 Roof framing
Structure: the bones

Seat the rafters or trusses, ridge, hips and valleys on the top plates and fix them down.

1 part bears on the site datum ahd 18.300 wall frames and posts.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 7, AS 1684.2:2021 Clause 7.2.24, AS 1684.2:2021 Clause 7.2.25

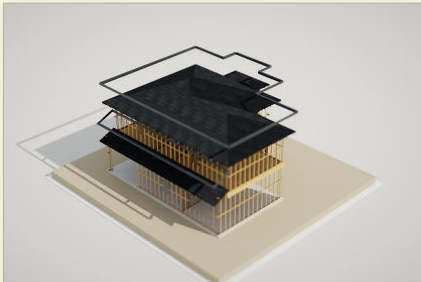


07 Roof cladding
Envelope: closing in

Lay the sarking and battens, then the roof cladding with its ridge and hip cappings and verges.

1 part bears on the dwelling 2 ground floor - ffl 19.00 wall frames and posts.

NCC 2025 Vol. 2 H1D7, NCC 2025 Vol. 2 H2D6, NCC 2025 Housing Provisions Part 7.3, NCC 2025 Housing Provisions Part 10.8



08 Fascias, barges and gutters
Envelope: closing in

Fix the fascias and barges, hang the gutters to fall and connect the downpipes.

1 part bears on the dwelling 2 ground floor - ffl 19.00 wall frames and posts.

NCC 2025 Vol. 2 H2D6, AS/NZS 3500.3, NCC 2025 Housing Provisions Part 7.4

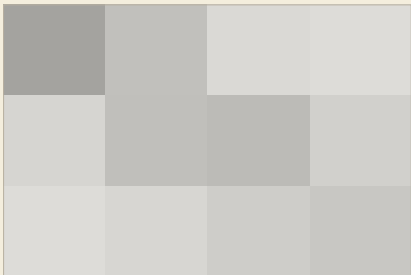
The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



GIDDINGS STREET

43 Giddings Street
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Greater Geelong · NRZ8 · no overlays

Construction sequence



TP34

Scale NTS
Revision C
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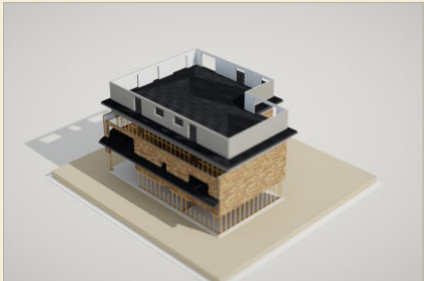
Project SB-2026-02 (from 04849)
Drawn from the Sierra model

Construction sequence, continued

Closing in and dressing: windows and doors, linings, stairs and trims

CONSTRUCTION SEQUENCE, CONTINUED

Closing in and dressing: windows and doors, linings, stairs and trims

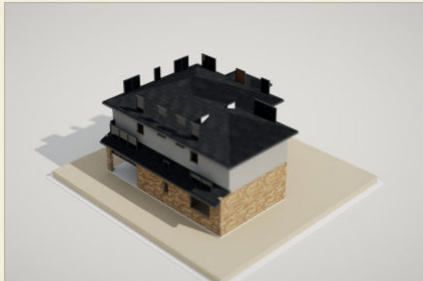


09 Wall wrap and cladding
Envelope: closing in

Wrap the frames, then build the veneer or fix the cladding with its cavity, flashings and weepholes.

19 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D5, NCC 2025 Vol. 2 H2D4, NCC 2025 Housing Provisions Part 5.2, NCC 2025 Housing Provisions Part 5.6



10 Windows and doors
Envelope: closing in

Install, flash and seal the windows and external doors in their frame openings.

10 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D8, NCC 2025 Vol. 2 H2D7, NCC 2025 Housing Provisions Part 8.2, NCC 2025 Housing Provisions Part 8.3



11 Eaves and porch linings
Dressing: the architecture

Line the eaves, verges and porch ceilings between the fascias and the walls.

1 part bears on the site datum ahd 18.300 wall frames and posts.

AS 1684.2:2021 Clause 7.2.24

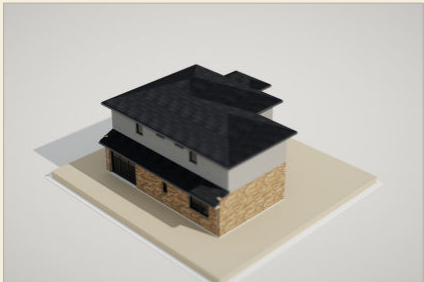


12 Insulation and linings
Dressing: the architecture

Insulate the walls and ceilings, waterproof the wet areas and line the rooms.

26 parts bear on the footings and slab.

NCC 2025 Vol. 2 H6D2, NCC 2025 Housing Provisions Part 13.2, NCC 2025 Housing Provisions Part 13.4

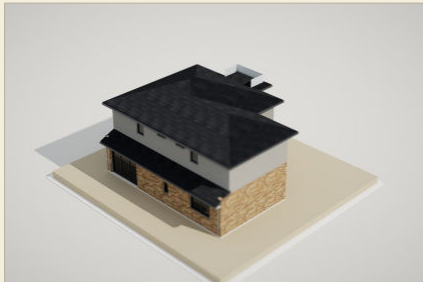


13 Stairs and balustrades
Dressing: the architecture

Install the stairs, handrails and balustrades.

1 part bears on the footings and slab.

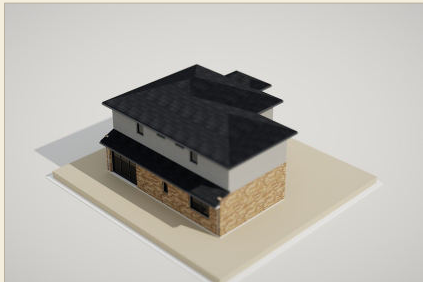
NCC 2025 Vol. 2 H5D2, NCC 2025 Housing Provisions Part 11.2, NCC 2025 Vol. 2 H5D3, NCC 2025 Housing Provisions Part 11.3



14 Trims, finishes and fixtures
Dressing: the architecture

Fit the trims, mouldings, joinery and fixtures that dress the architecture.

3 parts bear on the site datum ahd 18.300 wall frames and posts.



Dwelling 2 complete

14 steps from the ground up. Fit check: every part rests on, or is fixed to, work already in place.

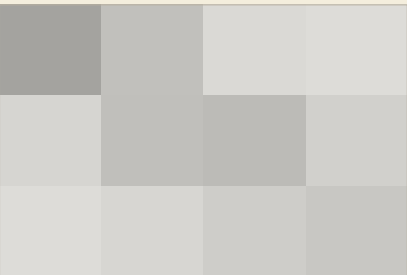
The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



GIDDINGS STREET

43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

Construction sequence, continued



TP35

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels AHD from the feature survey shown on the preliminary drawings; TBM nail RL 18.50. Title dimensions as drawn, not re-established. Do not scale. Measured figures are model geometry and support, not replace, the written statement required by Clause 55.01.

Project SB-2026-02 (from 04849)
Drawn from the Sierra model

Development summary

The two dwellings in figures: floor areas, bedrooms, open space, parking and services

DEVELOPMENT SUMMARY

The two dwellings in figures: floor areas, bedrooms, open space, parking and services

	Dwelling 1	Dwelling 2	Site
Status	existing to remain	proposed	
Bedrooms	3	4	
Storeys	1	2	
Floor area, ground floor	98.9 m²	100.9 m²	
Floor area, first floor	-	90.9 m²	
Floor area, total (outer faces)	98.9 m²	191.8 m²	290.6 m²
Porches and loggias, roofed	2.9 m²	7.3 m²	
Private open space	149.2 m²	76.6 m²	
Secluded, at 3 m minimum	41.1 m²	76.6 m²	
Car parking (cl. 52.06)	Two spaces in the new carport (35 m²)	Two: the garage (3.5 × 6 m) and a 2.4 × 6.0 m space at the west end of the driveway	
Building height above NGL	5.42 m	7.51 m	limit 9 m
Site area			645.7 m²
Site coverage			248.1 m², 38.4 %
Permeable			397.6 m², 61.6 %
Garden area			242.7 m², 37.6 %
Tree canopy			75.9 m², 11.7 %

WATER AND DRAINAGE

Stormwater to the legal point of discharge; a Blue Factor assessment (VC315) is required with the application. Rainwater tanks are recommended for garden use.

SERVICES

Electricity meter and hot water unit on the new dwelling's south wall, beside the kitchen and away from bedrooms; gas and water meters of the existing house unchanged.

AMENDMENTS IN THIS REDRAFT

The preliminary design as drawn is recorded in the project's design-raw.json. This set resolves its Clause 55 findings with these changes:

- Privacy screens of fixed obscure glass, 1.7 m high, on the north, east and west sides of the balcony over the porch (B4-4).
- Fixed hoods 400 mm deep over the ground-floor ensuite and stair windows on the north wall (B5-4).
- A 6 m³ storage shed for each dwelling: Dwelling 2's in the corner of its garden, Dwelling 1's beside the garage wall (B3-11).
- A 1.8 m² bin store for each dwelling: Dwelling 2's in its south side path, Dwelling 1's in its open space (B5-5).
- The turning bay at the west end of the driveway becomes Dwelling 2's second car space, 2.4 × 6.0 m, parallel to the boundary (cl. 52.06).

WASTE

Each dwelling keeps its bins in its own yard (1.8 m² each, to be shown); kerbside collection on Giddings Street. A waste management plan is not required for two dwellings unless the council asks.

DWELLING 1: ROOMS AS DRAWN

Room	Size	Storey
Bedroom	3 × 3.9 m	ground floor
Bedroom	3.8 × 2.8 m	ground floor
Bedroom	3.2 × 3.5 m	ground floor
Bath	4.8 m²	ground floor
WC	1.6 m²	ground floor
Hall	7.1 m²	ground floor
Dining	2.8 × 3.2 m	ground floor
Living	5.2 × 3.5 m	ground floor
Kitchen	2.6 × 3.2 m	ground floor
L'DRY	2.9 m²	ground floor
Fireplace bay	0.3 m²	ground floor

DWELLING 2: ROOMS AS DRAWN

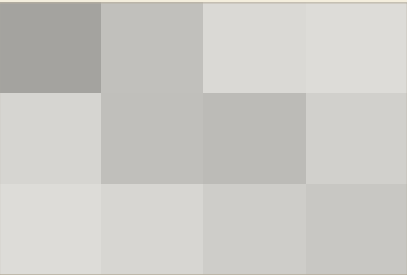
Room	Size	Storey
ENS	1 × 2.8 m	ground floor
Guest room	3 × 3.5 m	ground floor
Entry / hall	7.9 m²	ground floor
PDR	2.5 m²	ground floor
L'DRY	1.6 × 2.4 m	ground floor
Under-stair store	1.9 m²	ground floor
Family	2.5 × 4.6 m	ground floor
Meals	4 × 2.5 m	ground floor
Kitchen	2.6 × 4 m	ground floor
Garage	3.5 × 6 m	ground floor
Bed 3	4 × 3.2 m	first floor
WC	2.2 × 1.4 m	first floor
Rumpus	4.7 × 3.5 m	first floor
Corridor	2.5 m²	first floor
Bed 2	4 × 3.2 m	first floor
Bath	3.2 × 1.8 m	first floor
ENS	2.7 × 1.5 m	first floor
Master bed	5.2 × 3.5 m	first floor



GIDDINGS STREET

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Development summary



TP36

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Project SB-2026-02 (from 04849)
Drawn from the Sierra model

“The measure of great design is not how it looks on the day it is finished — it is how it stands, *unchanged in quality*, a generation later.”

SIERRA BUILDING DESIGN · MELBOURNE



Sierra Building Design

Based in Melbourne's south east

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SERVICES

Town planning

Building design

BIM & documentation