

9 April 2026

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Statutory Planning

By e-mail – statplanning@geelongcity.vic.gov.au

**Planning Permit No:** PP-1075-2025  
**Address:** 11 GOTEMBA ROAD, BELL POST HILL  
**Proposal:** Construction of two dwellings & Vary Covenant U370026L.

Dear Sally,

Thank you for your request for further information letter dated 6 January 2026 regarding the above planning application. We provide the following information to support our application for planning approval:


1. Items 1, 18 & 19, Planning report, neighbourhood character assessment, variation to covenant and assessment against the MPS & PPF attached,
2. Report prepared by Jackson Lane Legal in response to items 2-6,
3. Item 7, The materials and finishes are in accordance with Covenant U370026L. The first floor level cladding will be autoclaved aerated concrete with a render finish. In combination with the ground floor level brickwork 83.25% of the external walls will be constructed from materials in accordance with covenant U370026L,
4. Item 8, A section has been added to drawing 775CD05 at the point where both dwellings are at their highest dimension above natural ground level. The maximum height above natural ground level is 7475mm. In your assessment you've taken the ground level at the boundary and measured it to the highest point of the dwelling. The highest point of the dwelling being the ridge line does not occur at the boundary line,
5. Item 9, We do not seek a variation to Standard B21, the verandah's have a maximum height of 3.6m above natural ground level. The actual written dimensions on the drawings take precedence over measurements taken to the ground levels at the boundary,
6. Item 10, The garage wall is now proposed to be built on the angle to follow the title boundary and we no longer seek a variation to Standard B2-3,
7. Item 11 & 12, A landscape plan prepared by Wilde Design is attached,
8. Item 13, The only site services within 3m of the street boundary are the letterbox's to each dwelling and lighting to the accessways,
9. Item 14, The plans show a path of natural ventilation and the proposal is in accordance with Clause 53.03,
10. Item 15, The alfresco and habitable room windows are a maximum of 800mm above natural ground level and in compliance with Standard B4-4. There are written dimensions on the drawings which take precedence over scaled drawings,
11. Item 16, A roof plan has been provided on sheet 775-TP-06-A which shows the solar panels relocated to the first floor level roof where they face east and west, have an area larger than required by the standard and will not be overshadowed,
12. Item 17, The maximum cut and fill levels have been added to the section drawing on drawing 775-TP-05-B,
13. Item 20, The parapets to the front of the garages have been removed and replaced with hipped roofs and we no longer seek a variation to Standard B2-4.





14. Item 21, The planning report has been amended to reflect the dimensions of the vehicle crossings shown on the drawings. The vehicle coring widths are based on existing dimensions and sized to match the vehicle crossing widths in the estate. In past applications infrastructure engineering have requested vehicle crossings to match existing conditions,
15. Item 22, The blue factor report submitted is in compliance with Standard B5-1. The standard requires a minimum score of 100, a reduction in total suspended solids of at least 80%, a reduction of phosphorus of at least 45%, a reduction in nitrogen by at least 45% and reduction in litter by at least 70%. The proposal is in compliance with all of these requirements. There is no mention in the standard that annual run off volume and annual infiltration needs to be achieved. We are unsure of how the proposal does not comply,
16. Item 23, The solar protection proposed in accordance with Standard B5-4 has been further clarified on the drawings as they're not visible on the east and west elevations.

Please accept this letter as a formal request for an extension of time if any information requested remains outstanding.

Please do not hesitate to contact me should you require any additional information. I can be contacted on 

Yours sincerely

