City of Greater Geelong, Statutory Planning - Date Received 3/09/2026



PLANNING & DESIGN

PLANNING REPORT ASSESSMENT

181 Separation Street, Bell Park

Proposed development of five dwellings

Municipality: Greater Geelong City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 2 September 2026

PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Table of Contents

01 | Proposal....3
Planning Permit Trigger....3
02 | Site and Surrounds....4
Subject Site....4
Surrounding Properties....5
Neighbourhood Context....6
Site Opportunities & Constraints....7
03 | Planning Policies and Controls....7
Municipal Planning Strategy....7
Planning Policy Framework....9
Statutory Planning Controls....10
04 | Planning Assessment....13
Planning Policy Considerations....13
Zoning and Overlay Considerations....14
ResCode Considerations....14
Access and Car Parking Considerations....14
Stormwater Considerations....14
05 | Conclusion....15
06 | Appendices....15
Appendix 1 – Increased Housing Diversity Area Assessment....15
Appendix 2– ResCode (Clause 55) Amended Assessment....17
Appendix 3– Car Parking Assessment....22

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

01 | Proposal

The proposal involves the development of five dwellings in a General Residential Zone (GRZ1). Key features of the development are summarised below:

Dwelling Layout

- Proposed five double storey dwellings are sited in tandem with unit 1 fronting Separation Street and unit 2-5 fronting Hughes Street.
- All units are designed with traditional living configurations, featuring open plan living, meals and kitchen area on the first level.
- Unit 1 & 5 are designed with two bedrooms.
- Unit 2 - 4 are designed with three bedrooms.

Vehicle access and car parking

- Existing crossover is modified for vehicle access to unit 3 & 4.
- A new crossover to the right end of the street frontage is proposed for vehicle access to unit 5.
- A new crossover along Hughes Street is proposed for vehicle access to unit 1 & 2.
- Unit 1 is provided with a single garage.
- Unit 2 - 4 are provided with a single garage.
- Unit 5 is provided with a single car space.
- A visitor car space is not provided on site. There is ample on street parking along Separation Street and Hughes Street.

Landscaping

- Existing vegetation on site is removed.
- Comprehensive landscaping is introduced with new plantings.
- Direct access to secluded private open space is provided from the living/meals area.

Setbacks & Building Heights

- Proposed setback is 6.0m from Separation Street and 3.0m from Hughes Street.
- Proposed overall height is 7.9m to the top of the roof ridge.

Other features

- No front fence is proposed for the development.

Planning Permit Trigger

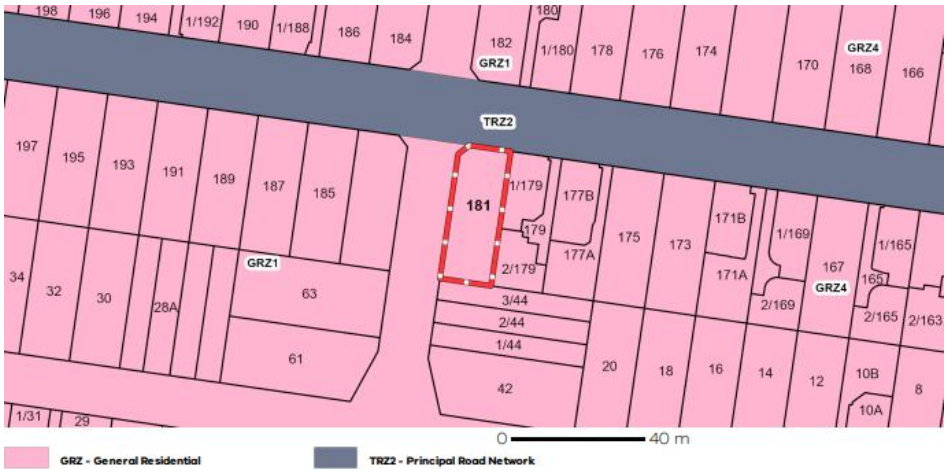
Planning permit is required under Clause 32.08-6 of the Greater GeelongPlanning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

02 | Site and Surrounds

Subject Site

The subject site is located on the south side of Separation Street and east side of Hughes Street. It has a total area of 632sqm with a front boundary of 12.5m (north) & 4.31m (northwest), rear boundary of 15.54m (south) and two side boundaries of 37.88m (west) and 40.95m (east). The site has a slope of approximately 0.3m across the site. There is an easement present along the rear boundary of the site.



The site currently contains a detached single storey weatherboard dwelling with pitched tile roof. It has a setback of approximately 7.7m from Separation Street. The front yard is low maintenance, with timber fencing along the front boundary. A verandah and some sheds are located to the rear of the dwelling. All existing structures are to be demolished to accommodate the proposed development.

Two street trees are present in the nature strips fronting the site. Vehicle access is provided by a crossover located to the right end of the Hughes Street frontage, this is to be retained and modified to the satisfaction of the responsible authority.



City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

To the left of the site:

179 Separation Street

The property is occupied by a 2-unit development consisting of two single storey brick dwellings with pitched tile roof. It has a setback of approximately 5.9m from the street. The front yard is low maintenance in character, with timber fencing along the front boundary. Vehicle access to the site is via a crossover located to the left end of the street frontage.



To the right of the site:

3/44 Hughes Street

The property contains a 3-unit development consisting of three single storey brick dwellings with pitched tile roof. It is setback approximately 5.5m from the street. The front yard is low maintenance, with no fencing along the front boundary. Vehicle access is provided by a crossover located to the left end of the street frontage and a double crossover for unit 1 & 2.



City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings and recent developments. Dwellings around the neighbourhood are mostly detached one storey tall with brick or weatherboardexteriors and pitched tile roofs. Multi-dwelling developments are emerging in the area. They aregenerally detached or semi-attached dwellings, diverse in architectural style and form.

Garages and carports are commonly recessive in the streetscape, situated to the rear of the dwellings. Fences, when present along the street frontage, are of varying styles and height. Front gardens are low maintenance with lawn cover, trees and shrubs. High canopy native and exotic trees are present along the nature strips and inside the garden of properties.

The subdivision pattern is similar in size and shape, block sizes approximately range from 400-700sqm. The setback of the dwellings along Separation Street in proximity to the subject site approximately range from 1-7m.

Multi-dwelling developments in the neighbourhood includes:






City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Site Opportunities & Constraints

Site opportunities and constraints are identified through an assessment of the site and context. The proposed development is designed to respond positively to these matters.

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The natural slope of the site will have minimum effect on the development.

Constraints

- There is an easement present along the rear boundary of the site.
- Dwellings to the north and east contain windows in close proximity to the common boundary.
- The properties to the south and east contain secluded open space areas adjoining to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) outlines the overarching strategic directions of a given municipality. The proposal accords with the following key clauses:

Clause 02.01 Context:

The City of Greater Geelong is located approximately 75 kilometres from central Melbourne. It is Victoria's largest regional municipality, with an area of 1247 square kilometres comprising of suburban, coastal, and country areas.Greater Geelong's heritage is a significant part of the City's attraction as a place in which to live, visit, do business and invest.

Clause 02.02 Vision:

Geelong, coast, country and suburbs, is the best place to live through prosperity and cohesive communities in an exceptional environment.

The key land use and development aspirations that support this vision are to facilitate:

- *A prosperous economy that supports jobs and education opportunities.*
- *A fast, reliable and connected transport network.*
- *Sustainable development that supports population growth and protects the natural environment.*
- *An inclusive, diverse, healthy and socially connected community.*
- *A destination that attracts local and international visitors.*

Clause 02.03 Strategic Directions:

Clause 02.03-1 Settlement

Key strategic directions of relevance include:

- *Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Locate and design urban areas to mitigate the potential impacts of climate change.*

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Corio Norlane

Corio and Norlane, including the residential neighbourhood of North Shore, are established northern suburbs of Geelong with a rich industrial, manufacturing, migrant settlement and working class and community history that continue to this day.

Corio and Norlane provide affordable housing that is close to the Geelong CBD, Avalon Airport, Geelong Port and surrounding industrial land and the Geelong Ring Road Employment Precinct, with convenient access to Melbourne via road and rail.

Corio and Norlane are recognised in the G21 Regional Growth Plan as areas that should be targeted for infill and higher density housing.

Key strategic directions of relevance include:

- *Support urban renewal to encourage an increase in the resident population.*
- *Encourage the diversification of housing types.*
- *Facilitate an increase in commercial and community activities.*

Clause 02.03-2 Environmental and landscape values

Key strategic directions of relevance include:

- *Protect the habitats of indigenous species from the impacts of land use and development.*
- *Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.*

Clause 02.03-5 Built environment and sustainability

Key strategic directions of relevance include:

- *Ensure that development enhances Geelong's sense of place and identity.*
- *Support the design and provision of healthy, walkable neighbourhoods.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*

Clause 02.03-6 Housing

Key strategic directions of relevance include:

- *Facilitate infill development to increase its housing supply contribution.*
- *Support residential development where the density, mass and scale is complementary to the location, role and character of the specific IHDA.*
- *Ensure housing diversity is achieved in established and growth area communities.*
- *Increase the level of affordable and social housing in Greater Geelong.*

Clause 02.03-8 Transport

Key strategic directions of relevance include:

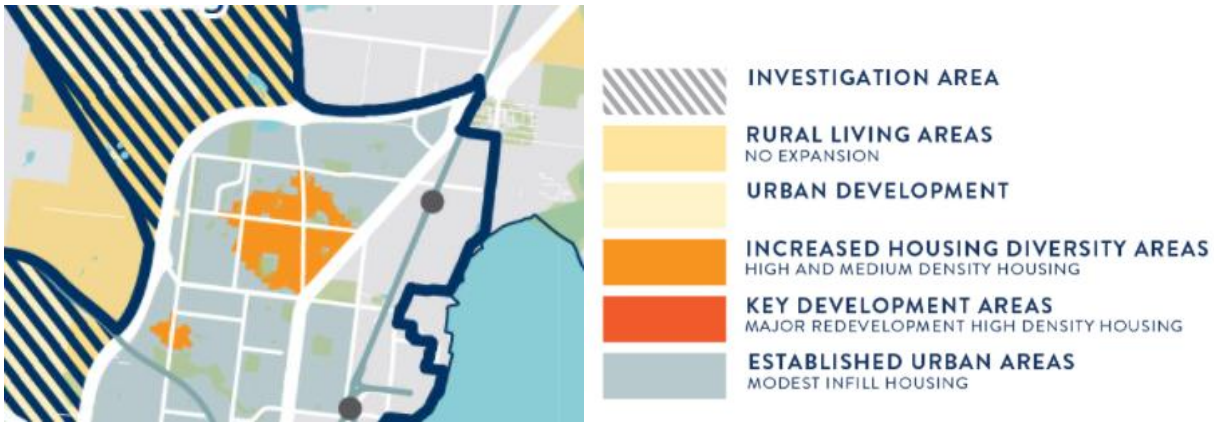
- *Support the delivery of safe, accessible linkages within and between towns that encourage walking, cycling and the use of alternative modes of transport.*
- *Prioritise active and public transport modes over private vehicle use.*

Clause 02.04 Strategic Framework Plans:

Clause 02.04-3 Housing and settlement framework plan

The subject site is identified as area of increased housing diversity, for high and medium density housing.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026



Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad guiding principles to facilitate appropriate land use and development. The following key themes and policies are of particular relevanceto this application:

Clause 11 Settlement, including:

- Clause 11.01-1S Settlement
  To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

- Clause 11.01-1R Settlement – Geelong G21

- Clause 11.02-1S Supply of urban land
  To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

- Clause 11.03-6L-02 Corio Norlane
  To facilitate the urban renewal of the Corio Norlane area.

Clause 15 Built Environment and Heritage, including:

- Clause 15.01-1S Urban design
  To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

- Clause 15.01-2S Building design
  To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

- Clause 15.01-2L Environmentally sustainable development
  To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

- Clause 15.01-3S Subdivision design
  To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

- Clause 15.01-4S Healthy neighbourhoods

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

- Clause 15.01-5S Neighbourhood character
  To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

- Clause 15.01-5L Neighbourhood character
  To manage the impact of urban change on existing neighbourhoods.
  To protect areas with a significant garden character.

Clause 16 Housing, including:

- Clause 16.01-1S Housing supply
  To facilitate well-located, integrated and diverse housing that meets community needs.

- Clause 16.01-1R Infill housing – Geelong G21
  Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

- Clause 16.01-1L-01 Integrated housing and housing diversity

- Clause 16.01-1L-02 Increased housing diversity areas
  To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.
  To support development that makes a positive architectural and urban design contribution to the IHDA.
  To maintain streetscape character in heritage areas.
  To promote pedestrian safety within the IHDA.

- Clause 16.01-2S Housing affordability
  To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport integration
  To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Statutory Planning Controls

Zone

The land is in a General Residential Zone – Schedule 4. The purpose of this Zone includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Minimum Garden Area requirement

Clause 32.08-4 applies to the construction or extension of a dwelling or residential building. However, it does not apply to an application to construct or extend a dwelling or residential building on a lot ifthe lot is designated as a medium density housing site in an approved precinct

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

structure plan or an approved equivalent strategic plan. The subject site falls under Corio Village Shopping Centre IHDA, which is recognised as an equivalent strategic plan and garden area is exempted.

Maximum building height requirement for a dwelling or residential building

Clause 32.08-10 applies to a dwelling or residential building.

- *The building height must not exceed 11 metres; and*
- *The building must contain no more than 3 storeys at any point.*

Varied Requirements of Clause 55

Varied Clause 55/ResCode requirements in Schedule 4to the General Residential Zone applies for the below clauses:

Minimum street setback	*If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.* *In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.*
Site Coverage	*Maximum site coverage 70 per cent*
Private open space	*A dwelling or residential building should have private open space consisting of:* ▪ *An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room;* ▪ *or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room;* ▪ *or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.*

Overlay

The land is not affected by any planning overlays.

Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.08-6 of the Greater Geelong Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Particular Provisions

The following particular provisions are relevant to the consideration of the application:

Clause 52.06 Car Parking

The clause applies for the provision of car parking. Purpose of this clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

- *To promote the efficient use of car parking spacesthrough the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 53.18 Stormwater Management in Urban Development

The clause applies to an application to construct a building.Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The Clause (ResCode) applies as a standard guideline to the proposal. Purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

General Provisions

The following particular provisions are relevant to the consideration of the application:

Clause 65.01 Approval of an Application or Plan

The Clause establishes a list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality ofstormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

04 | Planning Assessment

Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Municipal Planning Strategy and Planning Policy Framework. The findings are as follows:

Urban Consolidation

The subject site is situated in an established and accessible area, achieving urban consolidation for the efficient use of existing infrastructures and services. It is located within walking distance to public transport. Furthermore, it has excellent proximity to activity centres, schools, recreation facilities and other social infrastructure. This will encourage residents to use sustainable transport modes such as walking, cycling and public transport. The increase in housing density and diversity brought by the proposal will contribute to the urban renewal of the Corio Norlane Area in creating a more vibrant and active area. As sought by Clause 2.03-1, 2.03-8, 11 and 18 of the planning scheme.

Housing Supply

The proposed development is designed to comply with the objective of change and growth in the residential areas of Greater Geelong.The design provides a total of four new dwellings to the neighbourhood, this respects the preferred high and medium housing density as identified under area of increased housing diversity. Each dwelling will vary in size and layout to offer greater housing diversity and choice to the neighbourhood. Housing affordability is encouraged as multi-dwelling developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 2.03-1, 2.03-6, 2.04 and 16 of the planning scheme.

Proposal is assessed in accordance with the strategies and policies of increased housing diversity areas, please refer to Appendix 1.

Design Response

The proposed development sensitively responds to the interfaces to Separation Street, Hughes Street and its wider surrounding, making a positive contribution to the locality. The dwellings represent a high-quality, contemporary architectural design to enhance the neighbourhood and streetscape character of the area. Exterior building materials are selected to complement the existing architectural style.

The scale and form of the development is consistent with the area's emerging character. The dwellings are sited with appropriate spacing between boundaries and adjoining developments to respect the rhythm of spacingin the neighbourhood. Recession of upper floor footprint from the ground floor envelope is adopted to reduce visual bulk and to create a gradual transition between the single and double storey built form of the area.

The dwelling layout is designed to maximise outlook opportunities for passive surveillance over the public realm, whilst minimise direct overlooking into the neighbouring properties. As sought by Clause 2.03-5 and 15 of the planning scheme.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Landscaping

The proposed development will enhance the landscape character of the area by ensuring sufficient open space is provided to allow for the planting of vegetation. Canopy trees are proposed in the front setback to contribute positively to the streetscape. Vegetation is planted along the driveways to soften the appearance of hard surfaces. No front fence is proposed to reinforce the open streetscape character and to allow views to the front gardens. As sought by Clause 2.03-2, 2.03-5 and 15 of the planning scheme.

Environmentally Sustainable Development

A Sustainable Design Assessment (SDA) Report is to be provided for residential proposals of three to nine dwellings. The proposed development is assessed against the Built Environment and Sustainability Scorecard (BESS) to ensure it reaches a minimum overall score of 50% to represent 'Best Practice', with a mandatory score of minimum 50% for energy, water, stormwater and indoor environmental quality. This demonstrates compliance with the objectives and strategies of Clause 15.01-2L by ensuring best practice in environmentallysustainable development. Therefore, an appropriate environmentally sustainable design response is provided.As sought by Clause 2.03-5 and 15 of the planning scheme.

Zoning and Overlay Considerations

General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contributing to the diversity of housing types in a location offering good access to services and transport. The maximum height of the building is also met by providing a double storey development of 7.9m high.

ResCode Considerations

The proposal demonstrates a high level of compliance with the objectives and standards of Clause 55/ResCode as detailed in the assessment in Appendix 2.

Access and Car Parking Considerations

Proposed dwellingswill meet the requirements of Clause 52.06-5 of the planning scheme in the provision of one car space for a one to two bedroom dwelling and two car spaces for a three or more bedroom dwelling. Unit 1 is provided with a single garage while unit 2-4 are provided with a single garage and a single car space and unit 5 is provided with a single car space. A visitor car parking space is not provided on site. We wish to waiver this on site visitor parking space as the site is within close walking distance from public transport and there is ample on street parking along Separation Street and along the side streets.

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing crossover located to the right end of the street frontage is retained and modified for vehicle access to all units. A. Please refer to Appendix 3 for a detailed assessment of the objectives and standards in Clause 52.06-9 of the planning scheme.

Stormwater Considerations

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

05 | Conclusion

In summary, the proposed development of five dwellings on the subject site accords with the policies in the Planning Scheme. It is an appropriate form of infill development for the site based on the existingdevelopments in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

06 | Appendices

Appendix 1 – Increased Housing Diversity Area Assessment

The proposal demonstrates a high level of compliance with the strategies and policies in 16.01-1L-02 of the planning scheme as per the assessment below.

General Strategies ▪ *Maximise opportunities for housing in IHDA by accommodating:* - *High density housing in the activity centres consistent with their primary commercial and retail role.* - *Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.* ▪ *Encourage a diversity of housing types to cater to a variety of lifestyle needs.* ▪ *Encourage development to provide a high level of on-site amenity for future residents.*	The proposed medium density housing is suitable for a site close to the activity centre. The proposed dwellings are a mix of traditional and reverse living, with different dwelling size and layout to accommodate various family types. The proposed dwellings are provided with appropriate amenities for the residents.
Built Form Strategies ▪ *Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.* ▪ *Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.* ▪ *Discourage storage areas located within the minimum area of secluded open space.* ▪ *Support development that does not reduce opportunities for neighbouring sites to reasonably develop.*	The proposed dwellings are designed to create visual interest through the use of articulation and a variety of materials, textures and colours. The storage areas in the secluded open space are located against walls or fences and to the corners as far as practicable. The proposed dwellings are sited with appropriate setbacks to allow for the future development of neighbouring sites.
Building Height Strategies ▪ *Design development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape.* ▪ *Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.*	The upper level is recessed from the ground level to create visual interest and reduce visual bulk. The subject site is sited adjacent to other sites within the IHDA. The subject site is of regular size and not

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Building Height Policy Guidelines ▪ *Encouraging development of up to three stories. Three storey development should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.* ▪ *Encouraging the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.*	sited to abut the activity centre.
Subdivision and Consolidation Strategies ▪ *Encourage the consolidation of lots to increase development potential.* ▪ *Discourage the fragmentation of sites and underdevelopment of sites.*	The proposed design appropriately maximises the development opportunity of the site.
Car Parking Strategies ▪ *Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.* ▪ *Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.* Car Parking Policy Guidelines ▪ *Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.*	The proposed garages are sited behind the front dwelling. They will not be visually obtrusive from the streetscape. One crossover will be provided for vehicle access. This is considered appropriate as it will not be out of character for the neighbourhood.
Heritage Strategies ▪ *Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.* ▪ *On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.*	Subject site is not located adjacent to any heritage places.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Appendix 2– ResCode (Clause 55) Amended Assessment

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

Street setback Standard B2-1 (Clause 55.02-1)	**Complies with standard and objective.** The walls of the dwellings are set back from the street in accordance with the 4m requirement specified in Table B2-1. The front porches, which encroach into the setback, are no wider than 2.5m and no higher than 3.6m. The proposed dwellings will have a front setback of 6.0m from Separation Street and 3.0m from Hughes Street.
Building height Standard B2-2 (Clause 55.02-2)	**Complies with standard and objective.** The proposed dwellings do not exceed the maximum height specified in the zone, 9m and 2 storeys. The overall total height of the proposed development is 7.9m to the top of the roof ridge. This is less than the limit as specified to the zone.
Side and rear setbacks Standard B2-3 (Clause 55.02-3)	**Complies with standard and objective.** The proposed dwelling walls, where not located on or within 200mm of a boundary, are set back from the side and rear boundaries in accordance with B2-3.1: at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The proposed sun blinds and verandahs do not encroach into the minimum required side and rear setbacks.
Walls on boundaries Standard B2-4 (Clause 55.02-4)	**Complies with standard and objective.** The proposed new wall, constructed on or within 200mm of a side or rear boundary, does not exceed the maximum length of 10m plus, 25% of the remaining length of the adjoining lot boundary. Furthermore, the height of the boundary wall does not exceed the maximum height of 3.6m and an average of 3.2m. A wall is proposed to be built along the east boundary of the site.
Site coverage Standard B2-5 (Clause 55.02-5)	**Complies with standard and objective.** The proposed site coverage area does not exceed the percentage specified in Table B2-5, 65% for the General Residential Zone. The proposed site coverage is 54%, which is less than the maximum 70%.
Access Standard B2-6 (Clause 55.02-6)	**Complies with standard and objective.** The width of the proposed accessways does not exceed 40% of the street frontage, as required when the frontage is less than 20m. The subject site does not adjoin a road in a Transport Zone 2 or Transport Zone 3. The accessways do not encroach on the tree protection zone of the existing street tree by more than 10%. The existing crossover along Hughes Street is to be retained and modified. A new crossover to the right end of the street frontage is proposed and a double crossover is proposed along Hughes Street.
Tree Canopy Standard B2-7 (Clause 55.02-7)	**Complies with standard and objective.** The proposal meets the 10% canopy cover requirement for sites under 1000sqm, as outlined in Table B2-7.1. While no existing trees are retained, four Type A trees are provided within the

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

	required deep soil areas, as specified in Table B2-7.2. Additionally, at least one new tree is included in the front and rear setbacks. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
Front fences Standard B2-8 (Clause 55.02-8)	**Complies with standard and objective.** No front fence is proposed for this development.
Dwelling diversity Standard B3-1 (Clause 55.03-1)	**Not applicable.** The development does not meet or exceed ten dwellings.
Parking location Standard B3-2 (Clause 55.03-2)	**Complies with standard and objective.** No habitable room windows are proposed within proximity of the accessways and car parks. New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated. Habitable room windows are setback from the shared accessway or car parks of other dwellings at least 1.5m away or 1m away if the window is 1.5m high above ground level.
Integration with the street Standard B3-3 (Clause 55.03-3)	**Complies with standard and objective.** Passive surveillance is provided through direct views from habitable room windows on the first floor of the dwellings to both the street and vehicle accessway. The subject site does not abut public open space. Site services located within 3m of the street, occupy no more than 20% of the frontage width, and are appropriately screened. External lighting is installed for the accessways and individual mailboxes are provided for each dwelling. Unit 1 will have direct integration with Separation Street while unit 2-5 will have direct integration with Hughes Street. The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway.
Entry Standard B3-4 (Clause 55.03-4)	**Complies with standard and objective.** Each dwelling is designed with a ground level entry door that offers a direct line of sight from the street, accessway, or shared walkway, and is not accessed through a garage. Additionally, each entry features an external covered area of at least 1.44sqm, with a minimum dimension of 1.2m over the entry door. The entrances for the dwellings are appropriately oriented to front onto Separation Street and common accessway.
Private open space Standard B3-5 (Clause 55.03-5)	**Complies with standard and objective.** Each dwelling is provided with a minimum of 25sqm of secluded private open space, with a minimum dimension of 3m. The space has direct access from a living, dining, or kitchen area. Additionally, an area for clothes drying is included.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Solar access to open space Standard B3-6 (Clause 55.03-6)	**Complies with standard and objective.** The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h)m, where 'h' is the height of the wall.
Functional layout Standard B3-7 (Clause 55.03-7)	**Complies with standard and objective.** Each dwelling is designed with bedrooms that meet the minimum internal room dimensions specified in Table B3-7.1, with an additional area of at least 0.8sqm for wardrobes. The living areas are designed to meet the minimum internal room dimensions outlined in Table B3-7.2, with a minimum width of 3.6m and a minimum area of 12sqm for a two or more-bedroom dwelling.
Room depth Standard B3-8 (Clause 55.03-8)	**Complies with standard and objective.** The proposed single-aspect habitable rooms, with windows on only one wall, are limited to the bedrooms and living area on the first floor. The depth of these rooms, measured from the external surface of the habitable room window, does not exceed 2.5 times the ceiling height.
Daylight to new windows Standard B3-9 (Clause 55.03-9)	**Complies with standard and objective.** All habitable rooms are provided with at least one window. The window faces either an outdoor space clear to the sky or a light court with a minimum area of 3sqm and a minimum dimension of 1m on its own site, or a verandah that is open for at least one third of its perimeter.
Natural ventilation Standard B3-10 (Clause 55.03-10)	**Complies with standard and objective.** The windows proposed for each dwelling are appropriately sized and openable, where applicable, to facilitate breeze paths with a maximum distance of 18m and a minimum of 5m. The proposed development is designed to encourage natural ventilation of the proposed dwelling and to allow occupants to effectively manage natural ventilation of dwellings.
Storage Standard B3-11 (Clause 55.03-11)	**Complies with standard and objective.** Each dwelling is provided with exclusive access to at least 6m3 of externally accessible storage space in the garage or external shed.
Accessibility for apartment developments Standard B3-12 (Clause 55.03-12)	**N/A** The proposed dwellings are not in or form part of an apartment development. The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
Daylight to existing windows Standard B4-1 (Clause 55.04-1)	**Complies with standard and objective.** The proposed dwellings are positioned to ensure adequate distance from existing windows of adjoining properties, maintaining a light court with a minimum area of 3sqm and a minimum dimension of 1m clear to the sky. Additionally, walls or carports over 3m in height, located opposite habitable room windows, are set back by at least 50% of the new wall's height.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Existing north-facing windows Standard B4-2 (Clause 55.04-2)	**Complies with standard and objective.** The proposed development will be sited appropriately from any existing north-facing windows with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east are present within 3m of a boundary on an abutting lot. • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
Overshadowing secluded open space Standard B4-3 (Clause 55.04-3)	**Complies with standard and objective.** The proposed dwellings will not overshadow the secluded private open space of surrounding dwellings by more than 50% for a minimum of five hours between 9 am and 3 pm on 22 September. Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.
Overlooking Standard B4-4 (Clause 55.04-4)	**Complies with standard and objective.** All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings. Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.
Internal views Standard B4-5 (Clause 55.04-5)	**Complies with standard and objective.** The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Permeability and stormwater management Standard B5-1 (Clause 55.05-1)	**Complies with standard and objective.** The proposed pervious area exceeds the minimum requirement of 20%. A stormwater management system is designed to meet best practice performance objectives for stormwater quality and to direct flows into onsite stormwater infiltration to reduce the impact of increased stormwater runoff. The proposed site permeability is 37%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities.
Overshadowing domestic solar energy systems Standard B5-2 (Clause 55.05-2)	**Complies with standard and objective.** There are no existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots. The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

	The proposed dwellings will not adversely affect the amenity of the solar panels to the neighbouring properties.
Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)	**Complies with standard and objective.** Each dwelling is designed with an area of 26sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 2 or 3 bedroom dwelling. The area has a minimum dimension of 1.7m, is oriented to the north, west, or east, and is positioned on the top two-thirds of a pitched roof, free of overshadowing by other structures. The proposed development has been designed to ensure that it will allow for the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Solar protection to new north-facing windows Standard B5-4 (Clause 55.05-4)	**Complies with standard and objective.** All north-facing windows are shaded by eaves, fixed horizontal shading devices, or fixed awnings with a minimum horizontal depth of 0.25 times the window height. The proposed development has been designed to ensure that it will allow for the future installation of external shading of north facing windows to minimize summer heat gain.
Waste and recycling Standard B5-5 (Clause 55.05-5)	**Complies with standard and objective.** Each dwelling is provided with an individual bin storage area, measuring a minimum of 1.8sqm in area, 0.8m in depth, and 1.8m in height, as specified in Table B5-5.1. Council waste collection is intended to be utilized. Each dwelling includes an internal waste and recycling storage space of at least 0.07m3 with a minimum depth of 250mm.
Noise impacts Standard B5-6 (Clause 55.05-6)	**Complies with standard and objective.** Mechanical plants are not located immediately adjacent to bedrooms of new or existing dwellings. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.
Energy efficiency for apartment developments Standard B5-7 (Clause 55.05-7)	**N/A** The proposed dwellings are not in or form part of an apartment development.

City of Greater Geelong, Statutory Planning - Date Received 3/09/2026

Appendix 3– Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

Accessways Design standard 1	**Complies with standard.** The accessways are functional, with a minimum width of 3m, an internal radius of at least 4m at changes of direction, and corner visibility splays.
Car parking spaces Design standard 2	**Complies with standard.** A single car space is at least 4.9m long and 2.6m wide, and a single garage is at least 6m long and 3.5m wide. Visitor parking is unavailable on site as the site is within close walking distance from public transport and there is ample on street parking along Curtain Avenue.
Gradients Design standard 3	**Complies with standard.** Accessway grades are not steeper than 1:10 within 5m of the frontage.
Mechanical parking Design standard 4	**Not applicable.**
Urban design Design standard 5	**Complies with standard.** The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	**Complies with standard.** The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	**Complies with standard.** The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and softening the development.