



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

Planning Report

15A, 17A & 17B Carmack Court,
(Part of 21 Dennys Court)
Grovedale

Second Dwelling
Ref No: 3044001672

Contact Information

Stantec Australia Pty Ltd
ABN 17 007 820 322

Level 1
27-31 Myers Street
Geelong VIC 3220
Australia

www.stantec.com

Phone +61 3 5202 4600

Document Information

Proposal Name	Second Dwelling
Job Reference	3044 01672
Date	17 December 2025
Version Number	1

Author(s)

Name	JP	Date	17 December 2025
------	----	------	------------------

Approved By

Name	MP	Date Approved	17 December 2025
------	----	---------------	------------------

Document History

			Author	Reviewer
0	15.12.2025	Review	JP	MP
1	17.12.2025	Lodgement with Council	JP	MP

© Stantec. Copyright in the whole and every part of this document belongs to Stantec and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Stantec.

This document is produced by Stantec solely for the benefit and use by the client in accordance with the terms of the engagement. Stantec does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

Table of Contents

1	Introduction	1
2	Permit Trigger	1
3	Subject Site and Context	2
4	Proposal	3
5	Zoning	6
	5.1 General Residential Zone	6
6	Overlays	7
7	Particular Provisions	7
	7.1 Carparking	7
	7.2 Two or more Dwellings on a Lot and Residential Buildings	8
8	Decision Guidelines	8
9	Policy Framework	8
	9.1 Municipal Planning Strategy	8
	9.2 Planning Policy Framework	9
10	Conclusion	11

Attachments

Attachment 1	Plan of Subdivision PS822150W, Certified 28.7.2025
Attachment 2	Copy of Title
Attachment 3	Development Plans, dlb Design Group, September, 2025
Attachment 4	Clause 55 Assessment

1 Introduction

Stantec has been engaged to prepare a Planning Permit Application for the construction of a second dwelling at 15A, 17A & 17B Carmack Court (21 Dennys Court), Grovedale.

The land is yet to be titled with Statement of Compliance pending. The land is identified as Lot 2, PS822150W/S4, on plan Certified 28th July, 2025. **Refer Attachment 1**

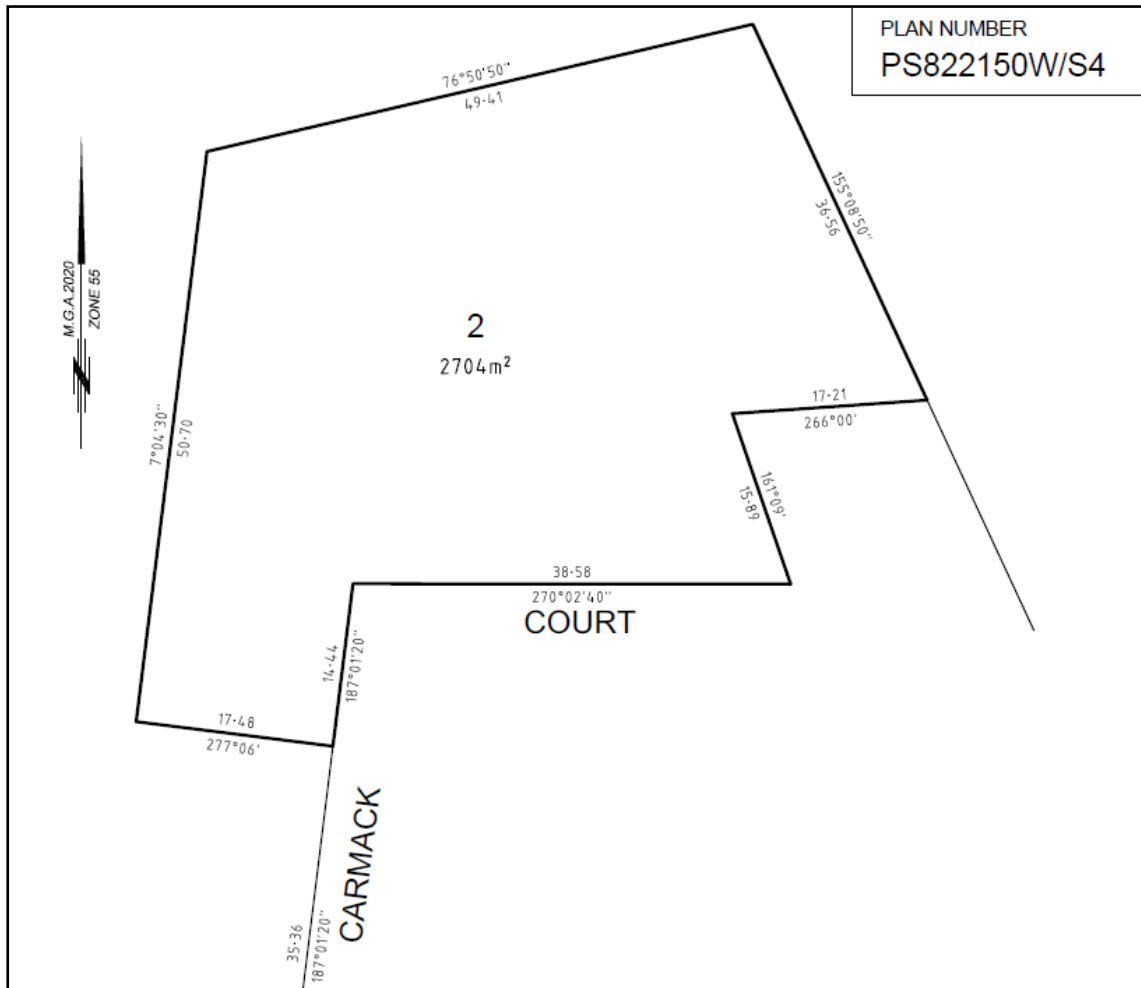


Figure 1 – Extract of Certified Plan PS822150W/S4, 28.7.2025

2 Permit Trigger

A permit is required for the above proposal under the following provision of the Planning Scheme:

- > **General Residential Zone** 32.08-7 Construction of two or more dwellings on a lot

3 Subject Site and Context

The subject site is located on what will be known as Lot 2 on PS822150W, currently identified as 21 Denny's Court, Grovedale. (*refer Attachment 2*)

Council has its pending address as 15A, 17A & 17B Carmack Court. The site is irregular in shape with an overall area of 2,704 square metres. The lot is currently developed with a single dwelling constructed in the north-east corner of the lot with access via an area of common property to Carmack Court.

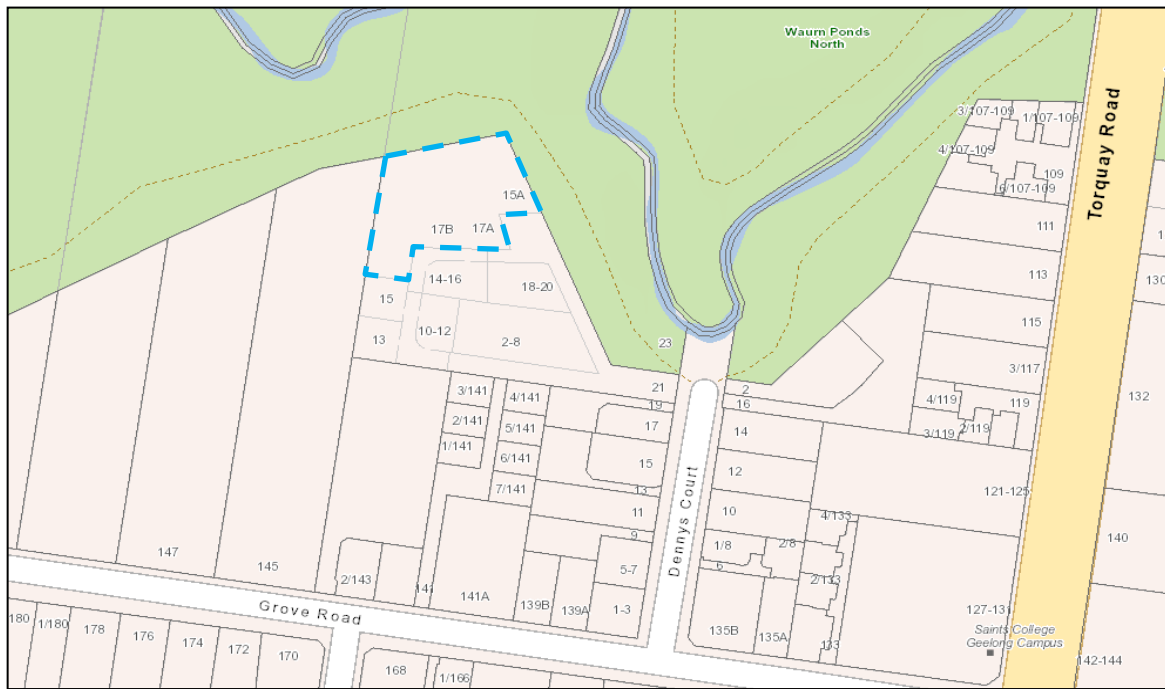


Figure 2 – Locality Plan – VicPlan

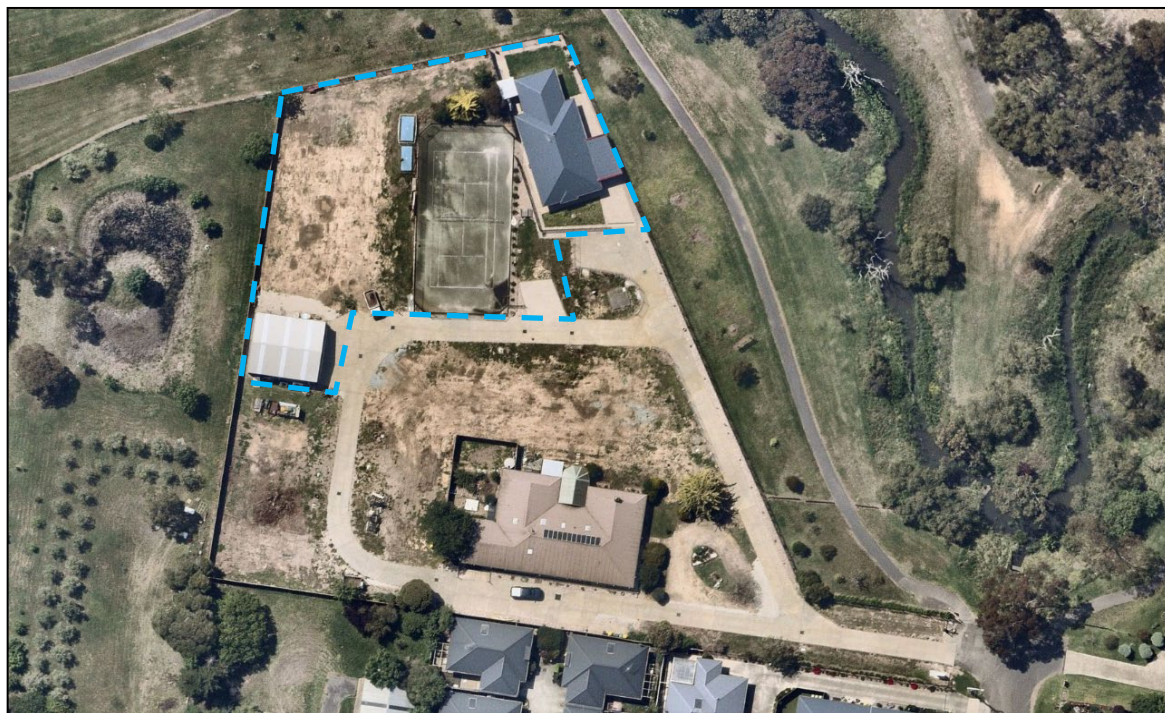


Figure 3 – Aerial of Site – Nearmap – 29.10.2025

Surrounding land to the south and west is developed in the wider context of housing at varying densities, with higher densities to the south, some of which is yet to be developed. The Waurn Ponds Creek and associated walking trail is located immediately to the north and east of the site.



Figure 4 – Aerial of Locality – Nearmap – 29.10.2025

The subject site and all surrounding land are included within the General Residential Zone, with the Waurn Ponds Creek to the north and east included within the Public Conservation and Resource Zone. The site is not affected by any overlays.

Carmack Court is constructed with a concrete seal with drainage within the roadway, while Dennys Court is constructed with a bitumen seal, with grass shoulders and open drains.

4 Proposal

It is proposed to construct a double storey dwelling to the west of the site. The dwelling will be double storey, with the ground level consisting of 2 bedrooms, both with ensuites, music room, laundry, open plan living, kitchen and dining with an adjacent indoor/outdoor BBQ and family area. A double garage will be attached to the south of the dwelling with access via Carmack Court.

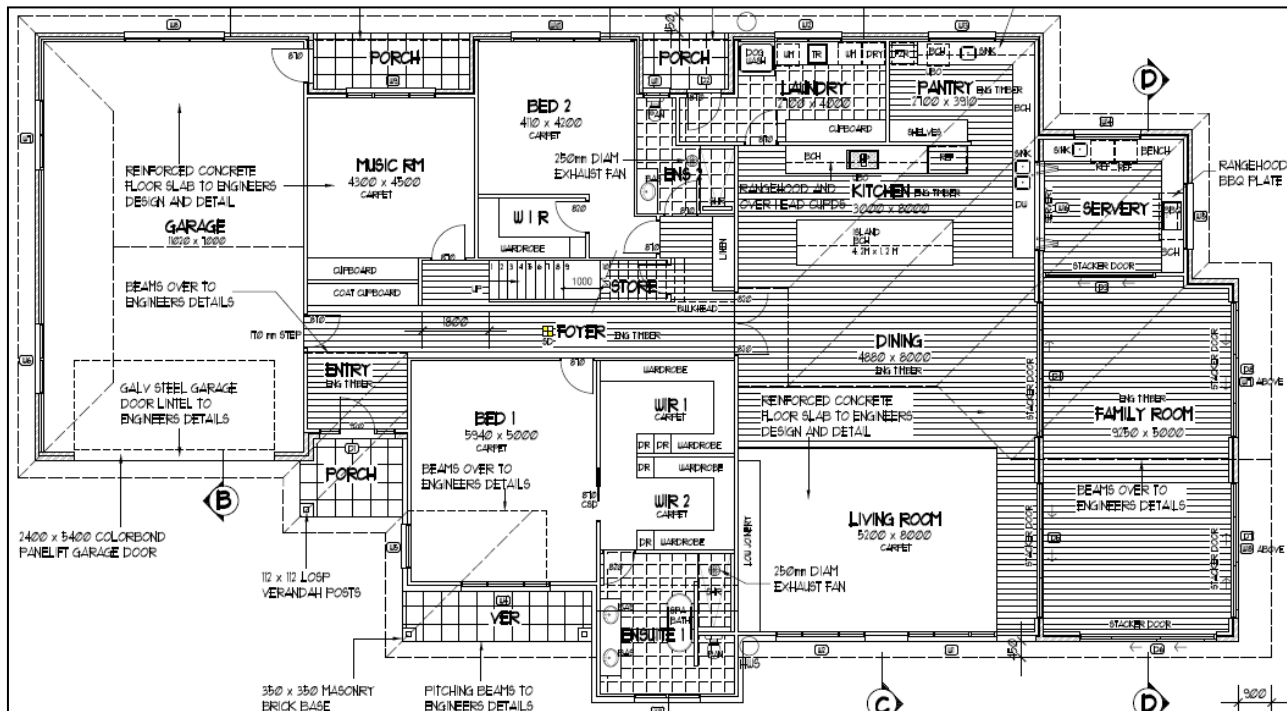


Figure 5 – Ground Floor – dlb Design Group, September, 2025

The first floor will contain 2 additional bedrooms, study, storage room, rumpus room with a small balcony to the east. The first floor will be centrally located to the ground floor.

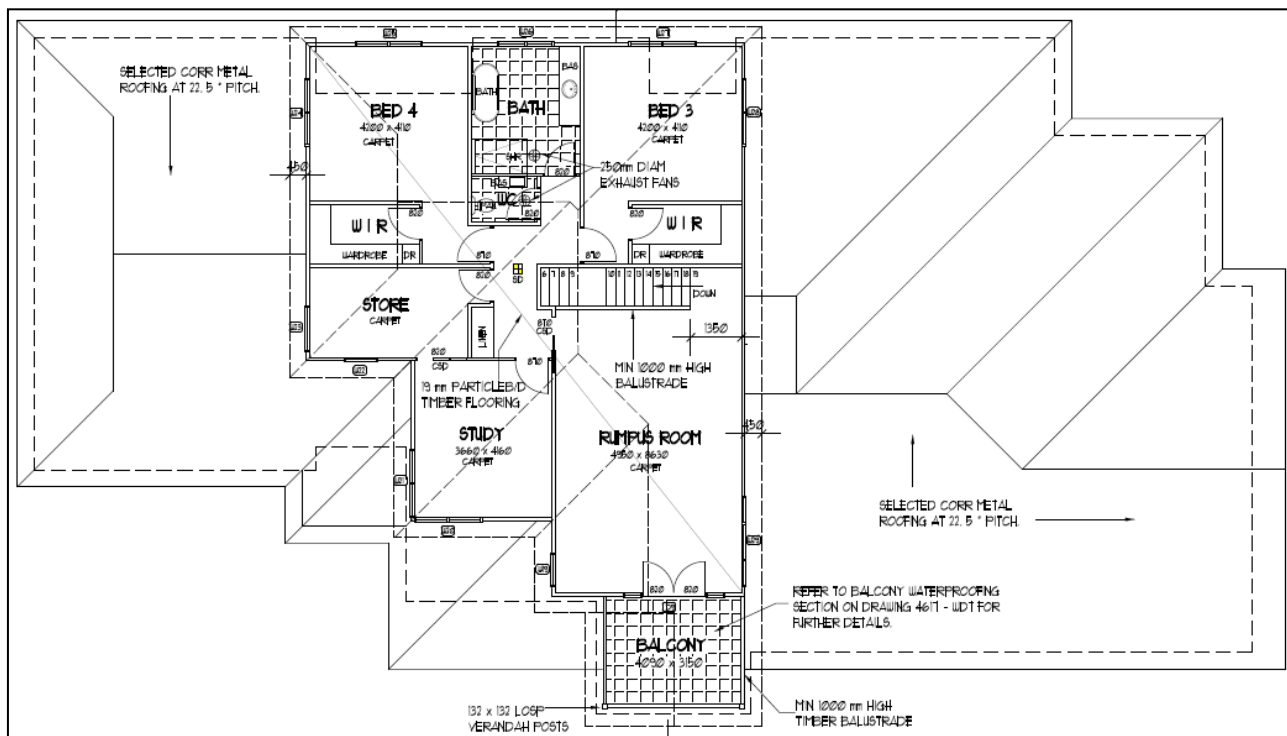


Figure 6 – First Floor – dlb Design Group, September, 2025

The dwelling will be constructed from a variety of materials including rendered brickwork, Hardies Linea weatherboards, aluminium doors and windows, with Colorbond roofing, gutters and garage door. Solar panels will be installed on the northern elevation of the first floor. The dwelling will be connected to the existing drainage system

As previously advised, the lot currently contains a single dwelling constructed in the north-east corner of the lot with access via an area of common property to Carmack Court.

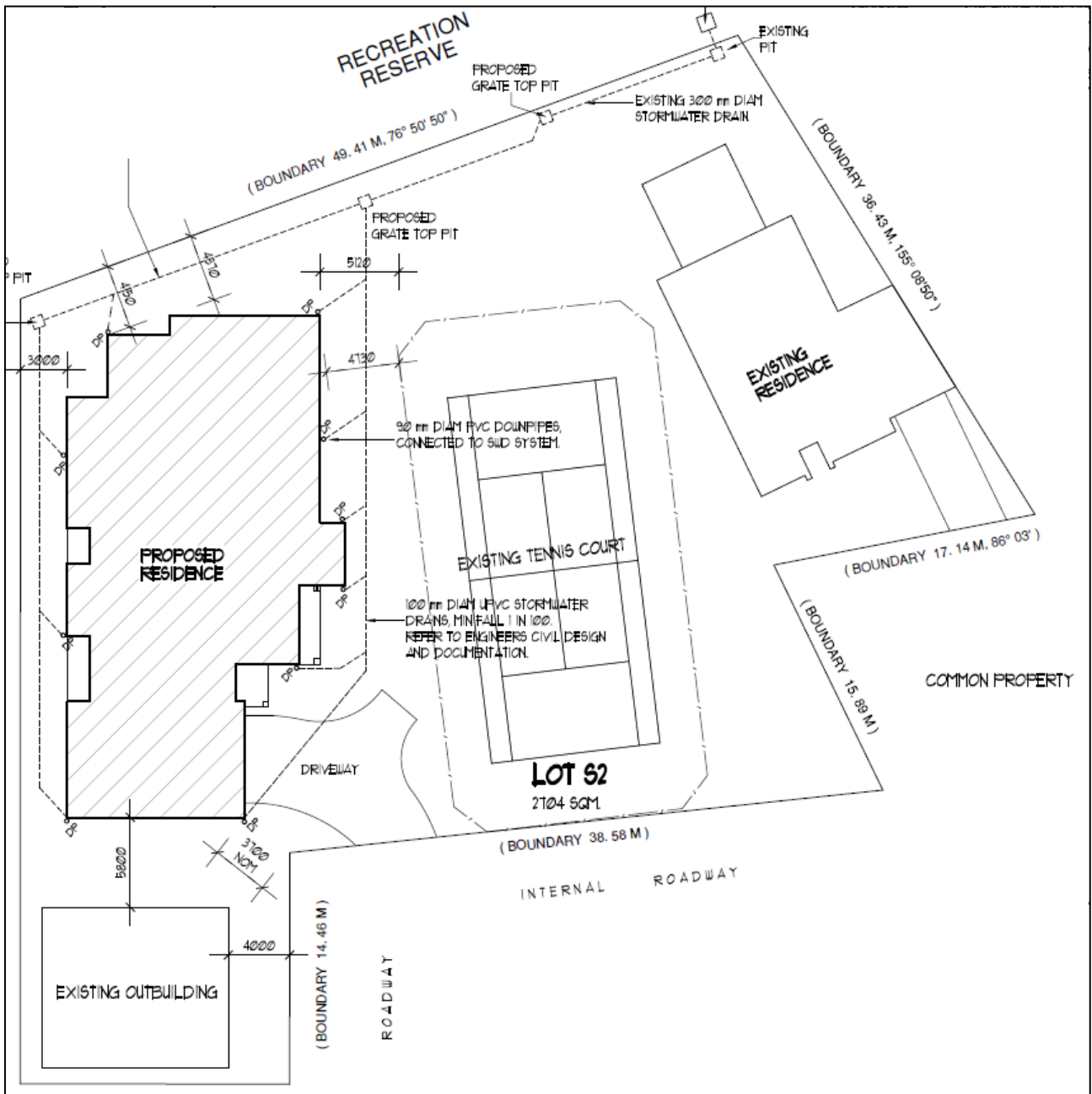


Figure 7 – Site Plan – dlb Design Group, September, 2025

Refer to **Attachment 3** for full details.

5 Zoning

5.1 General Residential Zone

The subject site is situated within the General Residential Zone.

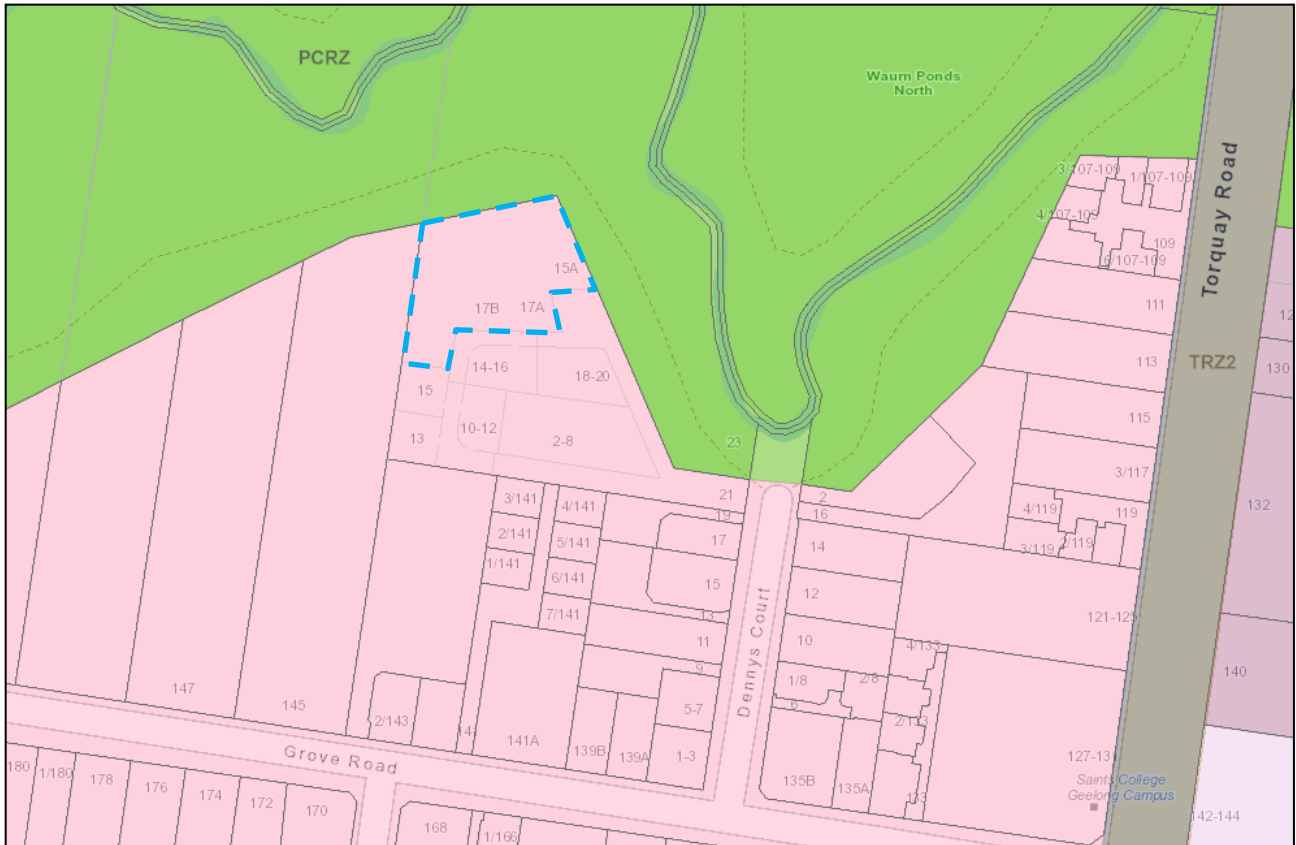


Figure 8 – Zoning Map – VicPlan

The purpose of the General Residential Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage development that is responsive to 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.

Response: *The proposal is consistent with the purpose of the zone in that it will allow for a range of densities and a variety of dwelling types in a location that has access to educational, recreational, community and commercial facilities. The additional dwelling will be appropriately sited and consistent with the appearance of the existing neighbourhood character.*

5.1.1 Use

The use is defined as a 'dwelling' which is included within the broader definition of 'accommodation'.

Response: *The use of a dwelling is a Section 1, permit not required, use under the table of uses to Clause 32.08-2.*

5.1.2 Garden area

Under the provisions of Clause 32.08-4, an application to construct a dwelling on a lot must provide a minimum garden area of 35% for lots above 650 square metres in area.

Response: *As detailed on Drawing No. 4614-WD8, an area of at least 1,744 square metres, 64.4% of the site, has been identified as 'garden area', well in excess of the 35% minimum required.*

5.1.3 Construction of two or more dwellings on a lot

Under Clause 32.08-7 of the Planning Scheme, a permit is required to construct two or more dwellings on a lot on land included within the General Residential Zone. A development must meet the requirements of Clause 55.

Response: *Refer to the attached Clause 55 assessment for full details of all requirements relevant to this application.*

6 Overlays

The site is not affected by any Overlays.

7 Particular Provisions

7.1 Carparking

Under the provisions of Clause 52.06.2, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority. Table 1 contained in Clause 52-06-5 of the Planning Scheme states that carparking for a dwelling must be provided at a ratio of 2 to each three or more bedroomed dwelling.

Response: *Based on the above calculations, 2 carparking spaces are required to be provided on-site for the additional dwelling. A double garage with internal measurements of 7 metres by 11.5 metres has been provided, consistent with the above requirements. No change to parking arrangements will occur to the existing dwelling as a result of this application.*

7.2 Two or more Dwellings on a Lot and Residential Buildings

Clause 55 of the Planning Scheme sets out various standards and objectives, where applicable, which permit applications for multi-dwelling residential development must meet.

Response: Refer to the attached Clause 55 assessment for full details of all requirements relevant to this application.

8 Decision Guidelines

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines:

- > 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 of stormwater within and exiting the site.
- > 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.

Response: It is considered the proposal is consistent with the above relevant decision guidelines. The land is currently zoned and used for residential purposes with surrounding land currently being subdivided for residential purposes. The proposal can be supported by various state and location planning policies as outlined below. Additional housing will be provided in an appropriate location with access to services and facilities.

9 Policy Framework

It is considered the proposal is consistent with the relevant State, Regional and Local Planning Policies as outlined below:

9.1 Municipal Planning Strategy

02.03-1 – Settlement – Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth.

Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high-density housing to be embraced by established communities it needs to deliver high

quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood.

02.03-5 – Built Environment and Sustainability – Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood.

02.03-6 – Housing – Suburban detached family homes make up 85 per cent of current housing stock. Increasing the diversity of the City's housing stock over time will help cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing, and strong demand for housing in high amenity locations. In order to meet future demands, there is a need to provide for a range of housing types in both established and developing communities. Relevant strategies to achieve this include facilitating infill development to increase its housing supply contribution and ensuring housing diversity is achieved in established and growth area communities.

02.04 – Strategic Framework Plans – The subject site is identified as '*established urban areas*' in Clause 02.04-1, Municipal Framework Plan, and identified for '*modest infill housing*' under the Housing and Settlement Framework Plan at Clause 02.04-3.

9.2 Planning Policy Framework

11.01-1S – Settlement – This policy aims to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

- > Plan for the delivery of 2.24 million homes across Victoria by 2051.
- > Develop sustainable communities through a settlement framework that offers a range of housing choices.
- > Focus investment and growth in the major regional cities of Ballarat, Bendigo and Geelong.
- > Manage the expansion of settlements by promoting and capitalising on opportunities for urban renewal and infill redevelopment.

11.01-1R – Settlement – Regional Victoria – a relevant strategy is to focus regional investment and growth in the major regional cities of Ballarat, Bendigo, Geelong.

11.01-1L-01 – Settlement – Greater Geelong – Relevant strategies include:

- > Maintaining the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.
- > Directing the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).

11.02-1S – Development Capacity – The objective of which is to ensure sufficient development opportunities are available to meet the needs of current and future Victorians. A relevant strategy of which is to ensure ongoing development opportunities and supporting infrastructure are available to support sustainable urban development.

12.03-1S – River and Riparian Corridors, Waterways, Lakes, Wetlands and Billabongs – This policy aims to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

12.06-1S – Urban Forests – The objective of which is to protect and enhance tree canopy in urban areas.

13.01-3S – Urban Heat – This policy aims to reduce urban heat and minimise impacts of urban heat on human health and wellbeing.

13.02-1S – Bushfire Planning – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land which is within a designated bushfire prone area.

Strategies include giving priority to the protection of human life, identifying bushfire hazards and undertake appropriate risk assessment, planning to strengthen the resilience of settlements and communities and prioritise protection of human life.

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for accommodation.

Response: *The subject site is identified as being within the Designated Bushfire Prone Area Map. The use of accommodation on the site has previously been established by way of approved of existing dwelling on the site and residential land subdivision. The dwelling has been assessed as a BAL 12.5. It is considered that the possible fire threat relates to public open space in an urban setting, the public land manager will take appropriate precautions to ensure the land is maintained such to reduce the treat of fire to surrounding residential properties.*

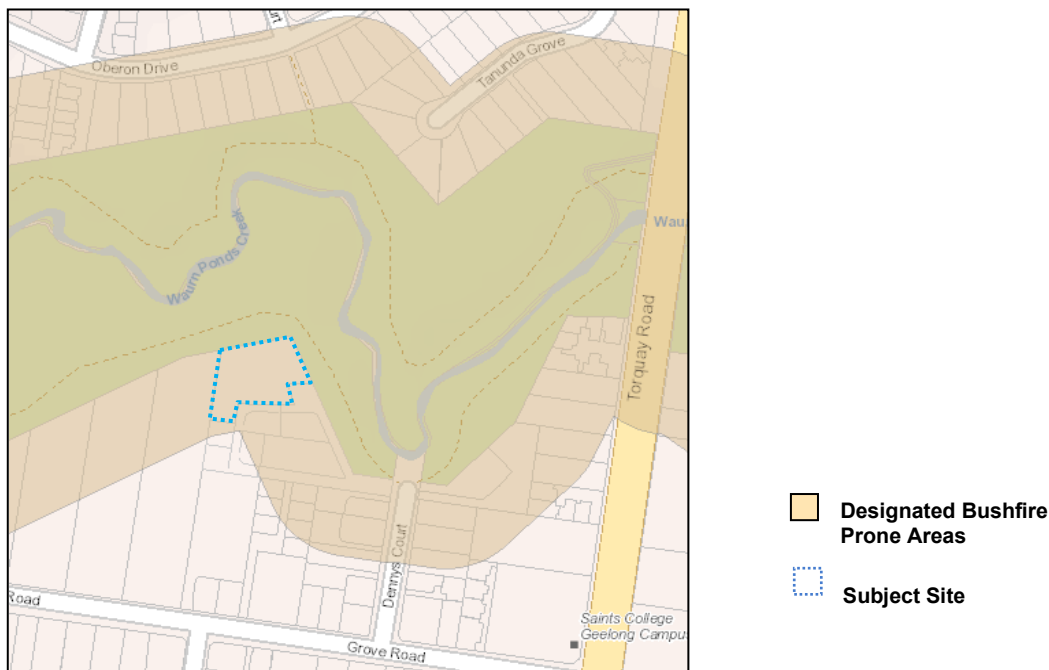


Figure 9 – Bushfire Prone Areas – VicPlan

15.01 – Built Environment – Contains policies relating to urban design, building design and neighbourhood character. Relevant objectives of which are:

- > To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- > To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- > To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

15.03-2S – Aboriginal Cultural Heritage – Aims to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Response: *Under the Aboriginal Heritage Act, 2006, the subject site is identified as being within an area of possible cultural heritage sensitivity, as indicated on the following map extract from the Department of*

Transport and Planning data base. However, the construction of one or two dwellings on a lot does not require an assessment under the relevant regulations.

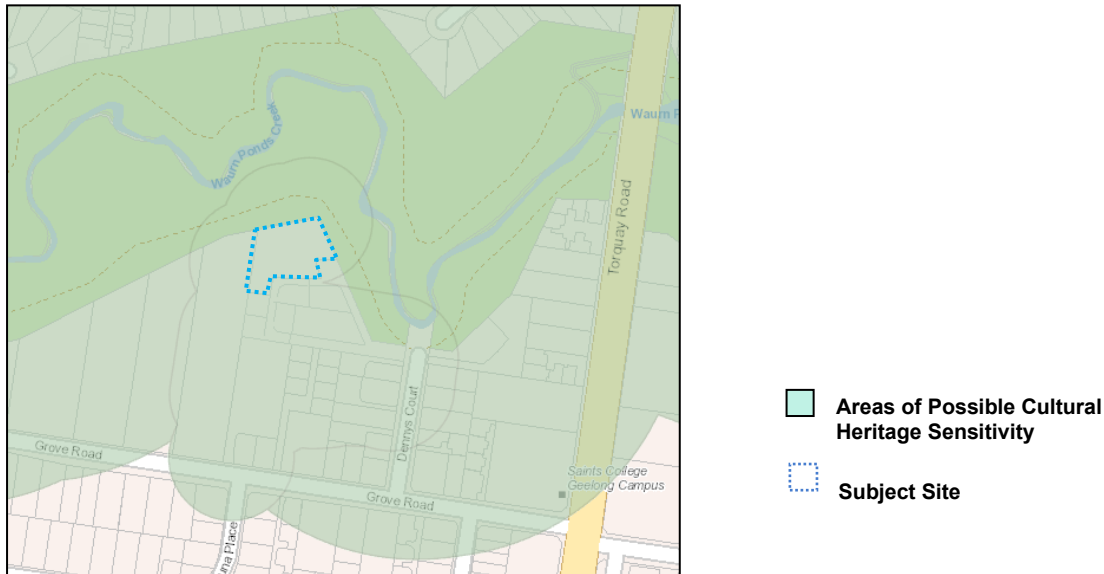


Figure 10 – Aboriginal Cultural Heritage – VicPlan

16.01-1S – Housing Supply – Aims to facilitate well-located, integrated and diverse housing that meets community needs.

16.01-2S – Housing Affordability – The objective of which is to deliver affordable housing in areas with good access to opportunities and services. Strategies to achieve this include ensuring housing supply continues to be sufficient to meet demand and promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.

10 Conclusion

The proposal is consistent with the State and Local Planning Policy context in relation to the development of two or more dwellings on a residential lot.

The proposal is in compliance with the requirements of Clause 55 as detailed in the attached assessment at **Attachment 4**.

The proposal is therefore considered to be consistent with the purpose of the General Residential Zone and satisfies all the relevant application requirements and decision guidelines.

For the reasons outlined in this report, it is considered the construction of a second dwelling is appropriate and should therefore be supported by Council.