



CONSTRUCT DWELLING ADDITIONS ON A LOT LESS THAN 300 SQM
DESIGN RESPONSE TO CLAUSE 54
CITY OF GREATER GEELONG PLANNING SCHEME

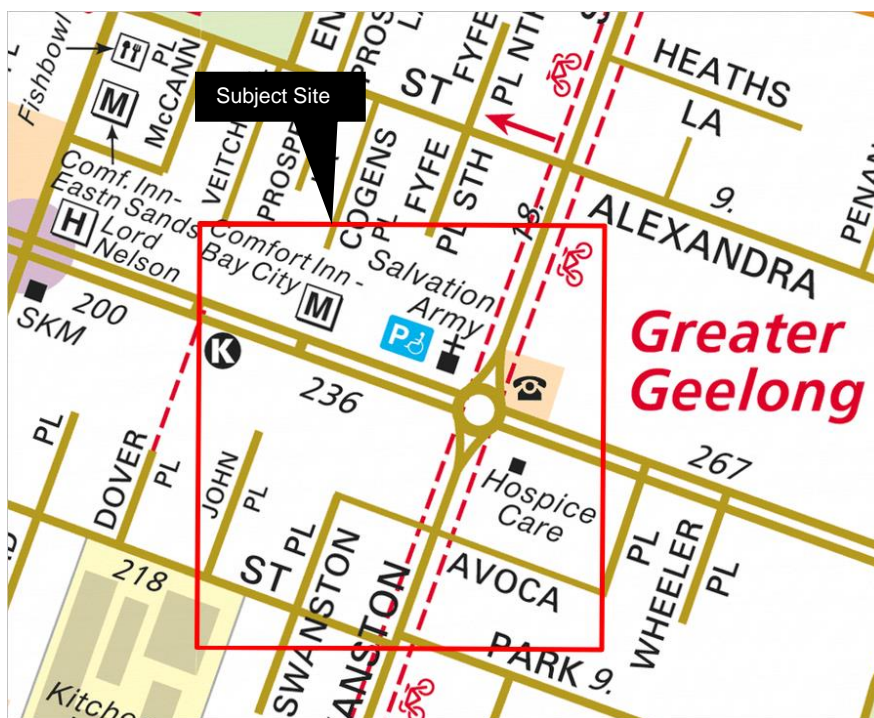
MARCH 2026

INTRODUCTION

This planning application seeks approval for the construction of dwelling additions on a lot less than 300 SQM in size at 8 Cogens Place, Geelong.

SUBJECT SITE & SITE CONTEXT

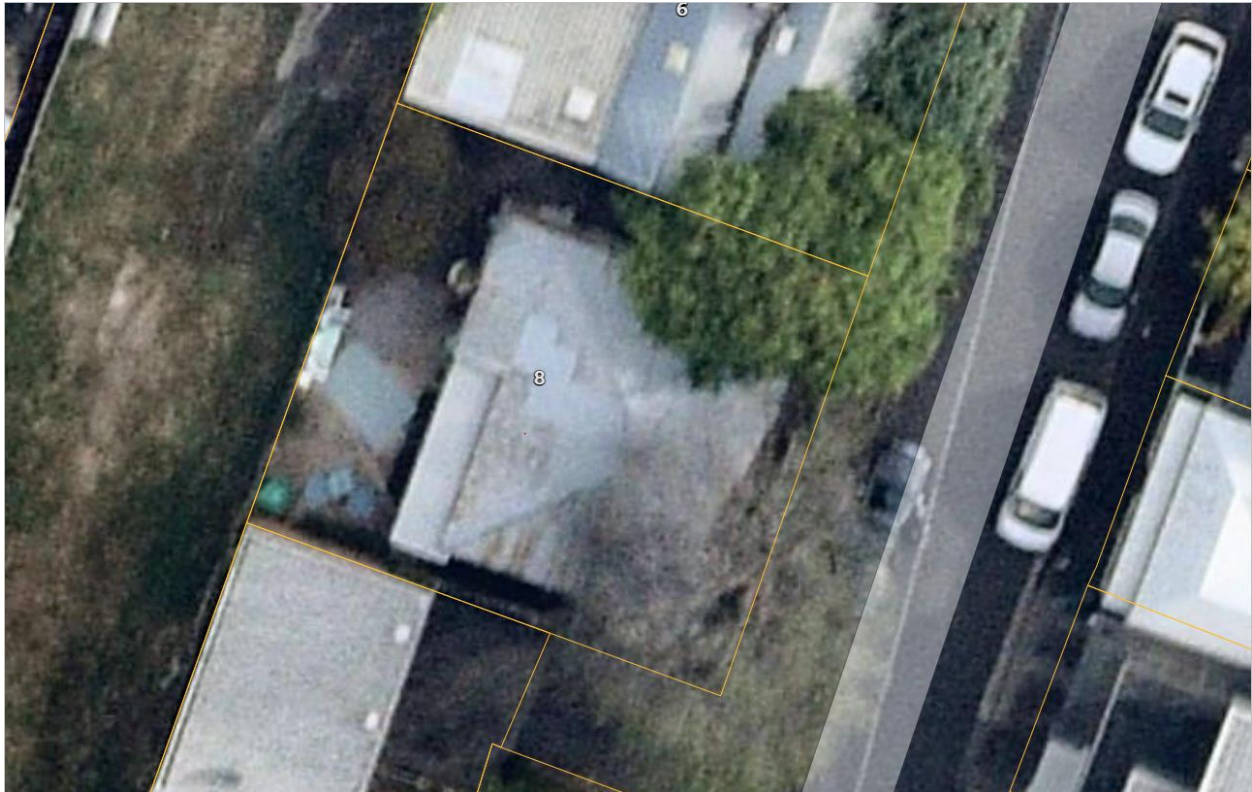
The site is located at 8 Cogens Place, Geelong approximately 55 metres south of the intersection with Corio Street. It consists of one title being Lot 1 on Title Plan 809925 (Vol. 10660 Fol. 886). There are no easements located on the subject site.



The site is rectangular in shape with existing access to Cogens Place. It has a frontage of 13.42 metres to Cogens Place, 15.45 metres to the south boundary, west boundary of 13.68 metres, and 15.45 metres to the north boundary for an overall area of 209 square metres.

The site contains an existing single storey dwelling with an associated lean to outbuilding. The original hipped roofed section of the dwelling will be retained and the rear skillion roofed portions of the building will be demolished. The existing chimney / fireplace will also be demolished to allow for a functional design by converting this room into a bedroom and relocating the main living area to face north. The existing large tree at the front of the property will be removed as it is creating structural damage to the footpath, fence and most likely to the dwelling. This tree according to the owners, where

the property has been owned by the same family for many years, was self seeded and has grown to a dangerous size where safety to the building occupants and the public is now a real concern. All demolished material will be removed from the site leaving the proposed addition area clear and ready for building over.



Aerial image of the subject site.

The site is occupied by a single storey dwelling, has an east-west orientation and has a consistent fall to the north of the property. The subject site also has pedestrian access from Cogens Place. Surrounding the subject site are a mix of single and double storey dwellings. To the immediate north is a single storey dwelling constructed to the common boundary line. The property to the west is a vacant allotment. The abutting property to the south contains a double storey dwelling with frontage to Malop Street. The garage to this dwelling is located on the common boundary with the subject site and is constructed to this boundary. The surrounding area displays a wide variety of sub divided lot sizes and shapes with the original rectangular grid pattern of subdivision still remaining with surrounding single dwelling lots. Cogens Place is narrow, sealed and appears well maintained. Cogens Place has narrow road reserves and there are formalised kerb drains with vehicle crossings to some of the properties. Most lot sizes are small and appear to be less than 300 square metres. Properties that front Corio Street are larger in area.

Overhead power is provided from poles along Cogens Place with gas and water also available to the site. The subject site and all surrounding sites are included within the Residential Growth Zone Schedule 1 (RGZ1). Heritage Overlay (HO2016) and Development Overlay Schedule 36 (DD036) are also applicable to the subject site.

The Central Geelong Shopping Precinct, Recreation Reserves, The Waterfront Area, University Hospital Geelong and Barwon Health Allied Services are all located within a 1 kilometre radius of the subject site. Malop Street and Brougham Street provides access to the main traffic routes through Geelong and is approximately approximately 200 metres away. South Geelong Primary School is also located approximately 1.5 KM away further to the south. Geelong High School is located approximately 650 M to the east of the subject site.

PROPOSAL

Approval is sought to construct a single storey addition to the rear of the existing dwelling. The roof form of the addition will be a matching hipped roof structure which will match the existing overall building height 5.6 M.

The proposed additions will contain a bedroom, bathroom, wc and an open plan living / dining area with access to a north facing outdoor area. The design of the additions will be sympathetic to the architecture of the existing dwelling and will be constructed from matching or similar building materials. The addition will require walls constructed to the common boundary partially along the south and western sides.

A visual inspection of Cogens Place and the immediate area demonstrates that buildings constructed to the boundaries is a predominant feature of the area. There are examples of double storey high walls constructed to the property boundaries.

The development will have an acceptable footprint with a total building area of 134.7 SQM, resulting in a site coverage of 64.4%. Site permeability will be approximately 20%. Existing properties immediately to the east demonstrate site coverage of up to 95%.

The external finishes will match the existing dwelling with painted timber weatherboard cladding, painted timber framed windows and colorbond corrugated metal roof sheeting. External colours will be muted and non-reflective to complement the context of the site.

PERMIT TRIGGERS

A Planning Permit is required for the proposal under the following provisions of the Greater Geelong Planning Scheme:

Heritage Overlay HO 2016
Residential Growth Zone – clause 32.07 - 4
Site area less than 300 SQM.

PLANNING CONTROLS

ZONING

The site is covered by Schedule 1 to the Residential Growth Zone (RGZ1).



The site and surrounding land is located in the Residential Growth Zone Schedule 1 (RGZ 1), the purpose of which is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.

- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Comment

The proposal complies with the purpose of the Zone. The proposed building works will transform the existing dwelling to a functional residence capable of accommodating a small family thus increasing housing choice in the area.

Planning Overlays



Design and Development Overlay Schedule 36 (DD036).

Not applicable as the proposed development is single storey and will not impede the flight path of EMS helicopter's operating in the vicinity of University Hospital Geelong.

Heritage Overlay HO 2016

Austin Park and Environs Heritage Area.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The proposal is consistent with the General HO and Heritage Overlay HO 2016.

- The proposed addition is concealed behind the existing dwelling , maintaining the original streetscape
- The proposed additions will match the style of the simple hipped roof structure of the existing dwelling.
- The additions have been designed to be single storey in height.
- The additions will be constructed of painted weatherboard cladding to the external walls to match the existing dwelling. All windows will be timber framed to match existing. The roofing will be non-reflective corrugated metal, with colorbond eave gutters and timber fascia boards.
- The proposed dwelling additions will have no adverse impact on any surrounding properties or the subject site.
- The proposal retains uniformity of scale, regular setbacks and building separation. The proposal also retains all existing generous setbacks and allotment configuration.

The proposal will have no adverse impact on the Heritage Place and will improve the functionality for the owners in providing a larger open plan living / kitchen area with an external deck structure with convenient access from the main living area.

Canopy Tree Provision – clause 52.37

It is proposed to remove the existing tree located at the front of the property due to its size and extreme close proximity to the building (less than 1 meter). The tree is causing structural damage to the footpath area, telecommunications pit, front fence and is at risk of adversely impacting the foundations of the existing dwelling. (refer to photos shown in this report). The damaged footpath poses a safety risk to the public as well and will continue to do so whilst the tree is in place. Maintenance has also become a financial burden on the property owner as constant pruning is required to keep the electricity wires clear of the tree.

The existing picket fence will need to be demolished and a new replacement picket fence constructed in the same position once the tree has been removed.

The property is a small allotment with an area of 209 SQM and at present the open space areas are covered with concrete paving and as such little area remains for landscaping. It is proposed to remove the concrete paving along the northern edge of the property to allow for some landscaping but there will be no space for replacement canopy trees. Under the provisions a minimum of three canopy trees should be provided. This will be impossible as the building setbacks and size of the allotment will not allow the required space for canopy trees.

According to the CSIRO information fact sheets on tree planting, any tree should be planted a minimum distance = to the mature tree height from any building structures.

More importantly, most at risk is damage to the existing dwelling. It would be unreasonable to expect that the tree can remain taking into consideration the above reasons.

An inspection of nearby properties indicate minimal canopy trees in Cogens Place.

STATE PLANNING POLICY FRAMEWORK

The proposal is considered to be consistent relevant State Planning Policies and is supported by implementation of the following:

Urban Growth – Contains policies relating to the supply of urban land, planning for growth areas, structure planning and sequencing of development. Objectives of these policies relevant to this application are to ensure a sufficient supply of land is available for residential use; and to facilitate the orderly development of urban areas.

Geelong (G21) Regional Growth – Seeks to optimise infrastructure and consolidate growth; and to allow communities to live, work and participate locally.

Built Environment – Contains policies relating to urban design, urban design principles, neighbourhood and subdivision design, density and safety and cultural identity and neighbourhood character.

Heritage – Contains policies relating to heritage conservation and Aboriginal cultural heritage. Relevant objectives seek to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Housing – Relevant objectives seek to provide for a range of housing types to meet increasingly diverse needs; and to deliver more affordable housing closer to jobs, transport and services.

Planning for Urban Development

The purpose of this policy is to encourage higher densities and mixed use developments near public transport routes in order to provide accommodation for the projected population growth.

Energy Efficiency

The objective of this policy is to encourage land use and development that is consistent with the efficient use of energy and the minimization of greenhouse gas emissions. Ensure that buildings and subdivision design improves efficiency in energy use. Promote consolidation of urban development and integration of land use and transport. Improve efficiency in energy use through greater use of renewable energy. Support low energy forms of transport such as walking and cycling.

Residential multi dwellings

The objective of this policy is to encourage the development of well designed housing which:

- Respects the character of the neighborhood
- Improves housing choice
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing

Design and Built Form

- Reflects the particular characteristics, aspiration and cultural identity of the community.
- Enhances livability, diversity and amenity and safety of the public realm
- Promotes attractiveness of towns and cities within broader strategic contexts

Response: *The proposal can be supported in light of the strategic direction provided by the above policies. The site is within the existing boundaries of Geelong on land currently zoned for residential purposes. The proposal will provide a high standard of urban design that will contribute to local character with no detrimental impact on*

neighbouring properties. In addition, the proposal will allow for more efficient use of existing infrastructure.

LOCAL PLANNING POLICY FRAMEWORK

Municipal Strategic Statements

Planning Principles

Principles relating to Settlements, Population and Housing and Infrastructure include:

- Urban consolidation should be encouraged to enable existing boundaries of the urban area and townships to be maintained and provide for increased densities that will not only justify the provision of additional services but utilize surplus capacity of existing services.
- A broader variety of medium density housing options will be encouraged to assist urban consolidation objectives
- In providing land for future populations, existing zoned land should be taken up first to allow for incremental growth that requires only corresponding service infrastructure provision.

Urban Growth

This strategic direction seeks to maintain a relatively compact urban form and limit urban sprawl to maximize the efficiency of both physical and social infrastructure:

Relevant strategies adopted by the City to assist in achieving this policy are:

- Target a density of 15 dwellings per hectare in new residential growth areas
- Consolidate development activity in urban Geelong and in the existing townships with medium density housing located close to town centres and within urban Geelong.

The proposal will be consistent with the Greater Geelong Strategy in that it will preserve the amenity of existing permanent residents due to the buildings being positioned so as not to overshadow or overlook adjacent properties, secluded private open spaces and maintain all surrounding view heights.

Municipal Strategic Statement outlines Council's 'Settlement and Housing' Strategy.

This has a basis founded in the following:

The majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. This trend will be driven by significant growth in smaller households (primarily singles, childless couples and sole parents), as

well as emerging preferences for lower maintenance dwellings that are close to urban services.

Urban Consolidation objectives seek:

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.
- To improve accessibility to urban services.

Strategies designed to achieve the above include:

- Manage urban consolidation and housing change across the municipality, by: appropriate medium density housing in General Residential zoned areas

Response: *The proposal is consistent with the above decision guidelines as the provision of housing is consistent with the purpose of the zone and will allow for efficient use of residentially zoned land within the defined township boundary of Geelong.*

CONCLUSION

This application seeks approval for the construction of a single storey addition and associated works including tree removal. The proposal is consistent with the State and Local Planning Policy context in relation to residential development within the defined township boundaries of Geelong. It also complies with the provisions of the Residential Growth Zone Schedule 1, Design and Development Overlay Schedule 36 and Heritage Overlay HO 2016.

The proposal will provide a high quality design that contributes to the neighbourhood character of the area, where newer approved developments are generally of a double storey contemporary design, without impacting on the amenity of adjoining properties. Overall, the proposed additions can be supported as an appropriate development that is sensitive to the context of the site and locality.

Clause 54.01

NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE

An application must be accompanied by:

A neighbourhood and site description.

A design response.

Complies – refer to the drawings for impacts on the immediate properties surrounding the subject site.

Clause 54.02-1 NEIGHBOURHOOD CHARACTER **STANDARD A2-1**

STREET SETBACK OBJECTIVE

To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

Complies – The design is appropriate to the neighbourhood and will be visually compatible with the existing and more recently approved developments. This area of Geelong is undergoing some architectural changes and as such newer developments are single or double storey in size and of a contemporary design.

The existing setback will be unaltered as the only works proposed to the front of the dwelling will be cosmetic, such as replacing weatherboards and windows.

The proposed application includes a detailed response, an existing conditions plan, site plan, floor plans and elevations which demonstrated compliance with this standard.

The proposed development meets the objective of standard A2-1

Clause 54.02-2

BUILDING HEIGHT OBJECTIVE **STANDARD A2-2**

To ensure that the height of buildings responds the existing or preferred neighbourhood character.

Complies – the maximum building height is 5.6 M, well below the maximum height allowable. The additions proposed are only single storey in height.

The proposed development meets the objective of standard A2-2

Clause 54.02-3

SIDE AND REAR SETBACKS **STANDARD A2-3**

To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Complies.

The proposed additions are constructed to the south and west common boundaries.

The boundary wall heights to the additions vary from 3.3 M to 3.7 M. these heights are

marginally higher than the average of 3.2 M but are similar in height to neighbouring buildings where boundary wall heights are also greater than 3.2 M. The addition building height on the south side of the dwelling setback 1 M to the intersecting roof line will be 3.82 M and the addition building height on the west side of the dwelling setback 1 m to the intersecting roof line will be 3.99 M. Nearby properties in Cogens Place substantially exceed this standard. The south wall of the addition abuts a laneway and an adjacent garage wall constructed to the boundary (3.1 M in height) so there will be no adverse amenity impacts to this property. The west wall of the addition is also constructed to the boundary and the adjoining property is vacant so there will not be any adverse amenity impacts to this property. The proposed development meets the objective of standard A2-3

Clause 54.02-4

WALLS ON BOUNDARIES

Standard A2-4

To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.

Variation required.

The proposed single storey boundary walls will exceed the maximum average height of 3.2 M. The boundary wall heights to the additions vary from 3.3 M to 3.7 M. these heights are marginally higher than the average of 3.2 M but are similar in height to neighbouring buildings where boundary wall heights are also greater than 3.2 M. The properties immediately opposite the subject site have boundary walls that are double storey in height and extend to a height of approximately 5.6 M. The south wall of the addition abuts a laneway and an adjacent garage wall constructed to the boundary (3.1 M in height) so there will be no adverse amenity impacts to this property. The west wall of the addition is also constructed to the boundary and the adjoining property is vacant so there is will be no adverse amenity impacts to this property. The wall length on the south boundary complies at 6.29 M. The wall length on the west boundary at 11.07 M is marginally greater than the maximum allowed at 10.92 M, this wall abuts a vacant site and as such has no adverse impacts. The proposed development meets the objective of standard A2-4

Clause 54.02-5

SITE COVERAGE OBJECTIVE

Standard A2-5

To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.

Complies.

Site coverage of 64.4 % is below 70 % as required under the standard.

The proposed development meets the objective of standard A2-5.

Clause 54.02-6

TREE CANOPY OBJECTIVE

Standard A2-6

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat

Variation required

The existing tree located at the front of the property will be removed due to its position , size and destruction to the footpath and front fence. The tree has been allowed to grow for many years without proper maintenance. The tree has compromised the existing footpath, underground cables / pits and is now a possible danger to the occupants and the structural integrity of the existing building. The tree appears to be self-seeded and was not intentionally planted by the owners, where the family has owned the property for approximately 70 years.

The tree located at the north west corner of the property is also self seeded and is growing on the fence line and will in future cause structural damage to the fence and most likely the nearby building structures. The tree does not meet the definition of a canopy tree. This tree is less than 5 M in height and has a trunk circumference of 400 mm measured at 1. 4 M above the ground height.

Under the standard 3 canopy trees are to be provided. Due to the existing close setbacks to the boundaries and the building structures we are proposing 3 smaller trees /landscaped garden areas to the front area and in the RPOS area. A replacement planting diagram has been prepared to demonstrate the possible areas of landscaping proposed and it also indicates that the site will not be suitable for any canopy trees.

The plan demonstrates that it is impossible to achieve a minimum 12 SQM of deep soil area for any canopy tree as the minimum width of deep soil area should be 2. 5 M and the setbacks to the building is 1. 6 M – 2. 4 M.

Also the proximity of neighbouring buildings to the north that are constructed to the boundary will restrict the planting of any canopy trees as it would be expected that structural damage will occur to the building.

Site permeability will be 20 %, where the minimum is 25 %.

We have increased the permeability from a low of 5 % to 20 % which will allow for more garden area for the property.

The proposed development generally meets the objective of standard A2-6.

Clause 54.02-7

FRONT FENCE OBJECTIVE

Standard A2-7

To encourage front fence design that responds the existing or preferred neighbourhood character.

Complies

The existing timber picket front fence will be removed and replaced with a new painted timber picket fence with a maximum height of 1.4 M.

The proposed development meets the objectives of Standard A2-7

Clause 54.02-8

SMALL SECOND DWELLING OBJECTIVE

Standard A2-8

Not applicable.

CLAUSE 54.03 LIVEABILITY

Clause 54.03-1

STREET INTEGRATION OBJECTIVE

Standard A3-1

To integrate the layout of development with the street to support the safety and amenity of residents

Not applicable – existing dwelling to remain and there are no addition building works proposed at the front of the dwelling.

Clause 54.03-2

PRIVATE OPEN SPACE OBJECTIVE

Standard A3-2

To provide adequate private open space for the reasonable recreation and service needs of residents.

Complies.

In total 61.6 SQM of recreational open space is available, with 33.3 SQM primarily used as secluded private open space. The SPOS has a direct connection to the new living room and is also located on the north side of the dwelling.

The proposed development meets the objectives of Standard A3-2

Clause 54.03-3

SOLAR ACCESS TO OPEN SPACE OBJECTIVE

Standard A3-3

To allow solar access into the secluded private open space of new dwellings.

Variation.

The south wall of the SPOS is set back 4.4 M from the north boundary wall of the adjacent dwelling. This wall has a height of 3.03 M. The standard requires a SPOS

width of 4.7 M, the proposal is only marginally less but this space will be better utilized because of the connected location of the new living room.

The proposed development meets the objective of standard A3-3

Clause 54.03-4

DAYLIGHT TO NEW WINDOWS OBJECTIVE

Standard A3-4

To allow adequate daylight into new habitable room windows.

Complies.

All habitable rooms have in excess of the minimum required, face an outdoor area and have greater than 1 metre of clearance to a light space.

The proposed development meets the objective of standard A3-4

Clause 54.03-5

SAFETY AND ACCESSIBILITY FOR SMALL SECOND DWELLING OBJECTIVE.

Standard A3-5

Not applicable.

CLAUSE 54.04 EXTERNAL AMENITY

Clause 54.04-1

DAYLIGHT TO EXISTING WINDOWS OBJECTIVE

Standard A4-1

To allow adequate daylight into existing habitable room windows.

Complies.

At least 3 SQM is available to all existing windows for the provision of daylight

The proposed development meets the objective of standard A4-1

Clause 54.04-2

EXISTING NORTH FACING WINDOWS OBJECTIVE

Standard A4-2

To allow adequate solar access to existing north-facing habitable room windows.

Not applicable

The proposed development meets the objective of standard A4-2

Clause 54.04-3

OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE

Standard A4-3

To ensure buildings do not significantly overshadow existing secluded private open space.

Not applicable.

Clause 54.04-4

OVERLOOKING OBJECTIVE

Standard A4-4

To limit views into existing secluded private open space and habitable room windows.

Complies

The proposed floor height is less than 800 mm above the ground and fence heights are minimum of 1800 mm, which prevents any overlooking into adjacent properties.

The south facing window to the adjacent dwelling is not operative. The glass panels have been permanently made non viewable by the property owner.

The proposed development meets the objective of standard A4-4

CLAUSE 54.05 SUSTAINABILITY

Clause 54.05-1

PERMEABILITY OBJECTIVES

Standard A5-1

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To contribute to urban cooling.

Complies.

Original permeability of the site was 5 % due to the extensive concrete paved areas.

The proposal is to remove a substantial area of original concrete paving to allow increased permeability. The proposal is to achieve the minimum requirement of 20 %.

The proposed development meets the objective of standard A5-1

Clause 54.05-2

OVERSHADOWING DOMESTIC SOLAR ENERGY SYSTEMS

Standard A5-2

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.

Not applicable.

There are no existing domestic solar energy systems on adjoining buildings that require consideration.

Clause 54.05-3

ROOFTOP SOLAR ENERGY GENERATION AREA OBJECTIVE

Standard A5-3

To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

Complies

Refer to drawings.

As indicated on the drawings 26 SQM of solar generation area can be achieved where roof panels are located on the north and west roof planes.
The proposed addition meets the objectives of Standard A5-3.

Site photographs



Subject site. Street view.



Rear section of existing building to be demolished.



Adjacent residence at 6 Cogens Pl constructed to the boundary.



Adjacent southern property garage wall constructed to the boundary.



Adjacent property at 9 Cogens Pl, double storey walls constructed to the boundary.



Adjacent property at 7 Cogens Pl, double storey walls constructed to the boundary.



Adjacent garage – southern property.



Adjacent double storey dwelling and vacant site south of the subject site.



Existing tree to be removed, structural damage to immediate area and potential at risk damage to the building. Distance to the building is less than 1 M.



Damaged telecommunications pit.



View along Cogens Place.