

20 October 2025

# Planning Application



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## Contents

ADDRESS .....	3
35A Bayside Avenue, St Leonards, Victoria .....	3
LOCATION & SITE .....	3
Site Photo .....	3
Site Context Map .....	4
PROPOSAL .....	4
New Build Single Residential Dwelling .....	4
PROPOSED PLANS .....	4
SITE DETAILS .....	5
Land Title .....	5
Locator Information .....	5
Planning Information .....	5
ZONES AND OVERLAYS .....	6
General Residential Zone .....	6
General Residential Zone Schedule 2 .....	6
Planning Overlay .....	6
SITE DESCRIPTION .....	6
DESIGN RESPONSE .....	9

WRITTEN STATEMENT.....	10
SERVICES .....	11
DIAGRAMS .....	11
NATHERS ENERGY REPORT .....	11
RESCODE ASSESSMENT .....	11
ATTACHMENTS.....	12

## ADDRESS

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35A Bayside Avenue, StLeonards, Victoria 3223

## LOCATION & SITE

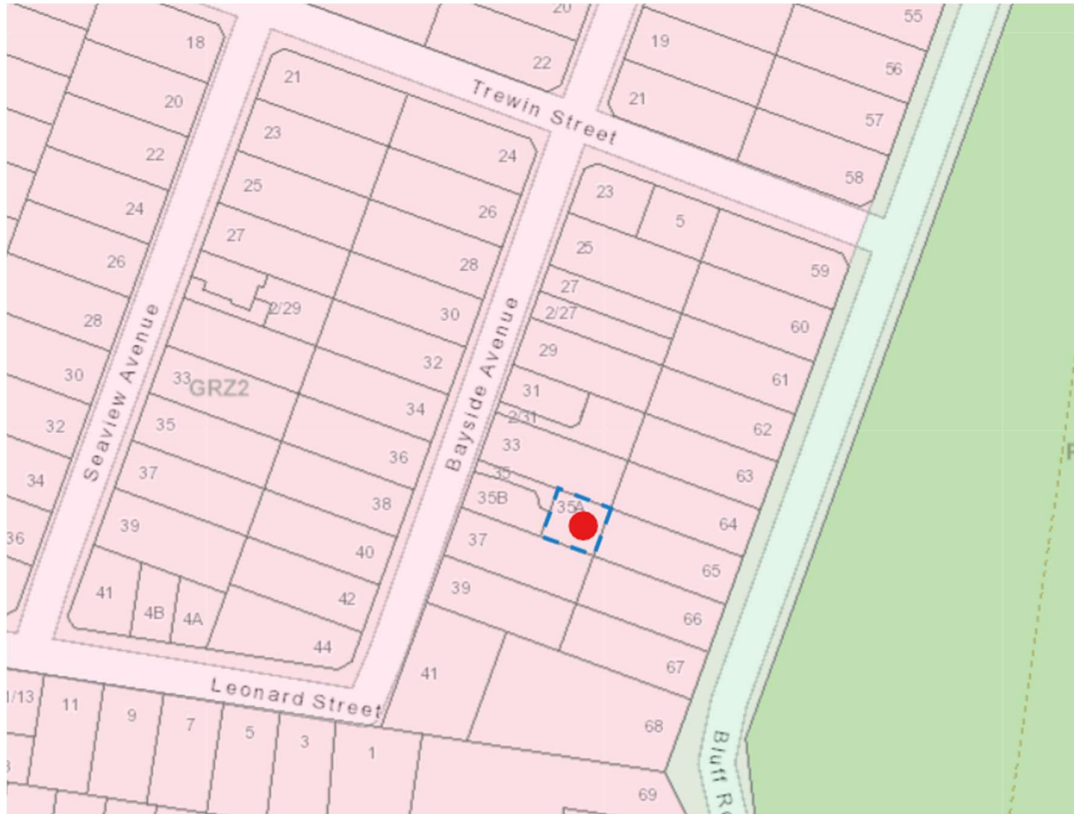
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### Site Photo



Vacant Land - 35A Bayside Avenue StLeonards, Bellarine Peninsular

## Site Context Map



35A Bayside Avenue StLeonards, Bellarine Peninsular, Victoria 3223

## PROPOSAL

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### New Build Single Residential Dwelling

One (1) dwelling is proposed to the vacant site of the recent new subdivision lot.

The Application is seeking permit for the construction of one (1) new 7star energy efficient dwelling.

## PROPOSED PLANS

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Architectural Drawing Plan Set: Refer to the Plan Set Attached

## SITE DETAILS

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### Land Title

<b>VOLUME</b>	12263
<b>FOLIO NUMBER</b>	836

Refer Attachments: Land Title and Register of Search Statement

### Locator Information

<b>Address</b>	35A Bayside Avenue, StLeonards, Victoria 3223
<b>Lot and Plan Number</b>	Lot 2 PS830261
<b>Council Property Number</b>	400340
<b>Melway Directory Reference</b>	Melway 474 B1

Refer Attachments: Planning Property Report

### Planning Information

<b>PLANNING ZONE</b>	General Residential Zone (GRZ)
<b>Schedule to the Zone</b>	Schedule 2 to the GRZ (GRZ2)

<b>PLANNING OVERLAY</b>	Design Development Overlay (DDO)
<b>Schedule to the overlay</b>	Design Development Overlay Shedule 14 (DDO14) (Only triggered with building works over 7.5M high) N/A – Not Applicable

<b>BUSHFIRE PRONE AREA</b>	No
<b>ABORIGINAL SENSITIVITY AREA</b>	Yes – Non Significant Land Use Proposed

Refer Attachments: Planning Property Report

## ZONES AND OVERLAYS

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### General Residential Zone

The development of the site is designed to implement the Municipal Planning Strategy and the Planning Policy Framework, whilst recognising the areas neighbourhood character for the proposed residential development of a single dwelling.

### General Residential Zone Schedule 2

There are no Additional requirements of the schedule nominated.

The New home will be designed to the clause 54 single dwelling requirements.

### Planning Overlay

DDO – Design Development Overlay

The Design Development overlay is only triggered for building works over 7.5M in height.

The proposal is less than 7.5M high and exempt from this overlay. Refer Plans attached.

## SITE DESCRIPTION

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The site of 35A Bayside Avenue is vacant land of a recent subdivision of an existing larger lot. Lisa the owner has purchased the vacant site from the original owners / subdividers and is now the new owner enthusiastic to build her new home.

The site area is small (undersized to the zone) at 260SQM in being originally separated from the larger rear yard an existing lot and existing residence. (Infill development) The site is Lot 2 whilst Lot 1 is the original residence from the subdivision, which resulted in a shared driveway of common property. That driveway is fully formed, concrete and the access to Bayside Avenue.

The site is rectangle in shape with the rear facing East, West orientation for the access.

Surrounding the site is existing 2000mm high boundary fencing, some higher masonry boundary parapet wall abutting the site to the East. The site is basically hidden from the street and foams no part of the streetscape of Bayside Avenue. There is no street frontage.

The site is surrounded by backyards, private open spaces, which will require shadow and overlooking to be managed when building a double level structure. However, the existing planning permit for subdivision to show a house can fit and function to rescode on the undersized land area of the zone was a double level home. (This home was not constructed, and the land then sold/purchased as vacant land)

Houses foaming the existing character of the general area are single level, modest scale. The built form is all established residential suburbia dating back 50+ years. Newer development in the area has

added large double level homes, some unit developments and also some similar situations to this site, being rear infill type house located in a former large rear backyards.

Port Phillip bay and foreshore is a few hundred meters towards the East offering sea breeze although unsighted from this land.

All services are installed as per the previous past sub-division requirements, ready for connection, with easement/s across the rear of the site for sewer and drainage. The existing common driveway providing street access for the existing water and power.

The site area of the land is less than the minimum sub-division area of the zone, therefore a planning application for a single dwelling is required to identify and meet rescode clause 54 single dwelling standards for residential construction on an undersized lot.

The vacant land is generally 'flat' with minimal undulation or contours. The site is generally the same contour as surrounding properties being a generally 'flat' area with no significant slope.

The site has an Easterly boundary masonry wall and fence, part shed/garage fire wall, north and south standard timber paling fences, whilst West abuts the access driveway and adjoining property Lot1 backyard, also accessing the common driveway with gates (Lot1 carport yet to be built)

All surrounding buildings adjoining and in the general area are dwellings and used as residential.

The land does not appear to have any existing cut/fill or its it known to have fill.

Refer to the Plan Set attached for further information.



East Boundary - On site 35A Bayside Avenue



South Boundary - On site 35A Bayside Avenue



North Boundary - On site 35A Bayside Avenue



West Boundary - On site 35A Bayside Avenue

Existing Dwelling Lot 1: Colorbond cladding, Colorbond roofing, single level dwelling. Rear access from common driveway to lot.1 rear gates (Carport not yet built to this boundary as per original planning permit for subdivision– colorbond boundary fence)

## DESIGN RESPONSE

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A design response for this site derives from and responds to the existing site conditions and land position, slope, surrounding properties and spaces. The design has been created using RESCODE standards and objectives in alignment to the owners brief for her needs and requirements of a home.

A building design has been formulated through concept design stages with the owner reaching a suitable home layout, scale and built form they are happy to build and live with for their lifestyle. The plans attached have been drawn for planning and subsequent construction, now seeking planning permission for the land being undersized area to the zone.

The land size is small resulting in double level construction, although heights have still been kept modest and less than the 7.5m height trigger of the Design Development Overlay. For this reason of having compliant height a planning application for single dwelling clause 54 is relevant and not the design development overly.

Access point onto site for parking defines the position of garage, whilst easements at the rear of the land can not be built over. North being the ultimate position for private open space and outlook of living spaces, has formed the design layout consideration for remainder building footprint. The south has also been considered for shadow with double level construction proposed. For this reason, a larger setback design for the south reduces shadow impacts of surroundings, although neighboring private open space is well clear of any impact of shadow due to adjoining driveway and garage abutting the southern boundary.

The floor plan design is of modest size considering today's average homes, with all living space provided at ground level to maximise interaction with outdoor spaces. Design of living space to ground level also provides a greater amount of window area without overlooking issues requiring screening. Therefore, solar gain and energy efficiency is maximized.

The first-floor layout is dedicated to quiet spaces, bedrooms. Windows are provided where necessary for natural light and ventilation, whilst are setback to consider overlooking compliance where positioned. A small balcony to the master bedroom grounds the sliding glass door to offer a continuation surface with without the immediate feeling of height drop.

The design response has further considered the outdoors with a landscape plan prepared. The outdoors will offer attractive outlooks from the home, without the outward appearance of a 'tight' small land fenced in feeling. The landscape surrounding the dwelling is also functional for outdoor lifestyle, including plant selections for drought tolerance and minimal irrigation or watering required. Hardy native plants are used for ease of maintenance but also a coastal location that can be harsh at times.

Overall the site and dwelling design responds positively to its landlocked position providing a suitable and functional home for the owners. Without a streetscape position of façade able to contribute to the neighborhood character, the home is still of architectural merit with interesting and different external and internal features than majority of standard homes. The home will be of high-quality construction methods and materials.

Refer to the Plan Set attached for further information.

## WRITTEN STATEMENT

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The Design response has maintained all the standards and objectives of clause 54 without variance required to the RESCODE. It is deemed that a permit should be granted to construct a single dwelling on the vacant residential land title sought by this application.

All clause 54 requirements have been met and or exceeded in providing a modern, attractive, lifestyle home for the owners. The home is of high energy efficiency exceeding a 7star construction standard.

Refer to the Plan Set attached for further information.

Refer to the Clause 54 Assessment attached.

## SERVICES

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All services are available to be connected to the vacant land site 35A Bayside Avenue.

All services are installed as per the previous subdivision permit and new titles.

Refer attached service location maps from the relevant authorities.

## DIAGRAMS

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<b>Shadow Diagrams</b>	Proposed dwelling complies to shadowing requirements. Refer to the Plan set attached for diagram
<b>Overlooking Diagrams</b>	Proposed dwelling complies to overlooking requirements. Refer to the Plan set attached for diagram.
<b>Landscaping</b>	There is no existing vegetation or trees on the vacant site. No retention of any existing trees relevant to this site. For all planting and landscape layout refer; Landscape Layout Plan attached

## NATHERS ENERGY REPORT

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The Dwelling to meet the building regulation requirements of 7star energy rating with the latter building permit requirements for construction. The working drawings endorsed for building permit.

## RESCODE ASSESSMENT

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The single proposed dwelling has been designed to meet clause 54 single dwelling requirements of the Geelong Planning Scheme. All standards have been met or exceeded in requirement.

Refer to the RESCODE clause 54 – Single Dwelling assessment attached to this application.

# ATTACHMENTS

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## **APPLICATION FORM**

Refer to the Planning Application form attached.

## **ARCHITECTURAL DRAWINGS**

Refer to the Architectural Drawings Plan Set attached.

## **REPORT ATTACHEMENTS**

RESCODE clause 54 – Single Dwelling Assessment Document.

Additional attachments, Planning Report Zones and Overlays, Barwon Water Sewer and Water, COGG drainage, site survey and levels/contours,

## **TITLE**

Refer to the Copy of Title and Register of Search document attached.

*Thankyou*