

Our Ref: 25553P
1C Carmichael Avenue, Newtown
HSE

16 March 2026

City of Greater Geelong
Lodged via email: statplanning@geelongcity.vic.gov.au

Dear Council,

**1C Carmichael Avenue, Newtown
Application for Planning Permit
Construct a Single Dwelling pursuant to the DDO14**

We act on behalf of Boutique Homes ('the Applicant') in relation to the land at 1C Carmichael Avenue, Newtown ('the site').

Taylors Development Strategists have been engaged to prepare this report to support an application to construct a single dwelling pursuant to the DDO14.

To assist Council's consideration, please find herewith the following documentation in support of the application:

- Development Plans prepared by Boutique Homes
- Arboricultural Impact Assessment prepared by TMC Reports
- Copy of Title

Subject Site and Surrounds

The site is located on the western side of Carmichael Avenue within the established residential area of Newtown.

The site is formally known as Lot 26 on Plan of Subdivision 005728 per the Certificate of Title Volume 08086 Folio 069 (a copy of which has been submitted with the Application). The site is rectangular in shape with a maximum depth of 49.76 metres along the boundary, and a street frontage of approximately 16.46 metres. The site maintains a total area of 819 square metres. Vehicle access is currently not provided to the site.

The subject site is currently vacant. There is a single street tree in front of the property. Please refer to the Arborist Report for further information regarding the existing vegetation on site

The character of the surrounding area is generally defined by a mixture of single and double storey detached dwellings. Dwellings are commonly constructed using brick, render and cladding and incorporate a pitched or flat roof forms.

Proposed Development

The proposal seeks to construct a single dwelling pursuant to the provisions of the DDO14.

The site is vacant, and no tree removal is required.

Zone Provisions

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 ('NRZ8') pursuant to the Greater Geelong Planning Scheme.

The use of a dwelling within the NRZ is 'as of right' and does not require planning permission pursuant to Clause 32.09-2 of the Planning Scheme. A planning permit is not required to construct a single dwelling pursuant to Clause 32.09-5 in this instance as the total land area exceeds 300 square metres.

The plans indicate a total garden area equating to approximately 55.14% of the site area, well exceeding the 35% requirement of Clause 32.09-4 of the Planning Scheme.

The proposed maximum building height of 8.358 metres and two (2) storeys is under the maximum height of 9 metres and 2 storeys as prescribed at Clause 32.09-11 of the Planning Scheme.

On the basis of the above, we maintain that the proposal is entirely appropriate in the context of the Neighbourhood Residential Zone.

Overlay Provisions

Design and Development Overlay Schedule 14 ('DDO14')

The subject site is located within the Design and Development Overlay – Schedule 14 ('DDO14') pursuant to the Greater Geelong Planning Scheme.

Pursuant to Item 2 of the DDO2, a permit is required to construct a building or construct or carry out works for a single dwelling which is more than 7.5 metres above natural ground level (NGL). The proposal maintains a maximum building height of 8.358m above NGL and therefore requires planning approval under this overlay.

The design objective of the DDO14 is:

To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

The proposed siting, height and visual bulk of the proposed double storey dwelling is entirely in keeping with surrounding properties, in particular directly north of the site at 1B Carmichael Avenue and east of the site at 6 Carmichael Avenue and 30 Chester Street.

We submit that the proposed height of 8.358m (a variation of 858mm) is acceptable and entirely in keeping with the surrounds and will not result in impacting any shared views outlined in this design objective.

The proposal is consistent with the relevant Decision Guidelines, as provided below:

Decision Guidelines	Response
<i>The design objectives of this schedule.</i>	A response has been provided above.
<i>The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).</i>	The proposed dwelling is not expected to unreasonably impact on any other properties view lines and has been sited and designed with respect to the streetscape.
<i>Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building</i>	By virtue of the flat topography of the site, there is very limited opportunity/need for alternative building design to reduce visual obtrusiveness of the built

<i>forms, that follow the natural slope of the land and reduce the need for site excavation or filling.</i>	form. The double storey dwelling is respectful to adjoining sites and is not expected to adversely impact on any known view lines.
<i>The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.</i>	While the Barwon River is located south of the site, the property is not expected to have or obstruct any other properties from having views of this river given its approximate setback of 400m from the river.

By virtue of the above, we submit the proposed development is in accordance with the above-mentioned decision guidelines and design objectives, and that a permit should be granted under the DDO.

Planning Policy Framework (PPF)

The key clauses relevant to this proposal include:

- Clause 15.01-5L – Neighbourhood character

This clause seeks to manage the impact of urban change on existing neighbourhoods and protect the significant garden character. The proposal aligns with these objectives/strategies for the following reasons:

- The proposed double storey dwelling will provide for increased dwelling density and diversity to the surrounds.
- The site is afforded a generous garden area of 451.57sqm (55.14% of the site), allowing for a high-quality landscaping outcome of which can accommodate future canopy trees.
- The double storey scale is entirely consistent with adjoining and adjacent properties.

Conclusion

It is considered that the proposal has a high level of compliance with the relevant planning policies and is consistent with the objectives of the DDO14, as outlined above. In conclusion the proposal is considered to:

- Complement the preferred neighbourhood character, provide an appropriate design response and an improved design outcome on site with respect to building height, siting and visual bulk.
- Incorporate generous space around the dwelling, to allow for a high-quality landscaping outcome on site, as detailed in the Landscape Plan.

It is therefore submitted that a permit should be issued for the proposal.

Taylors Development Strategists Pty Ltd

March 2026