

55 Thoona Lane, Fyansford

# Application for Planning Permit

PROPOSED 40m x 15m x plus  
7m Canopy OUTBUILDING



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## 55 THOONA LANE, FYANSFORD

# PLANNING REPORT

## PROPOSED 40m x 15m x plus 7m Canopy OUTBUILDING

For

**Proposed Outbuilding (Ancillary to Existing Dwelling)**

### INTRODUCTION

This report has been prepared to accompany a planning permit application for the construction of an outbuilding associated with an existing dwelling at 55 Thoona Lane, Fyansford.

Council has confirmed that a planning permit is required pursuant to Clause 37.07-4 of the Greater Geelong Planning Scheme due to the land being within the Urban Growth Zone, the proposal being a Section 2 use, and the outbuilding exceeding 100sqm.

### SITE DESCRIPTION

The subject land is located at 55 Thoona Lane, Fyansford and is legally described as Lot 5 on PS518309.

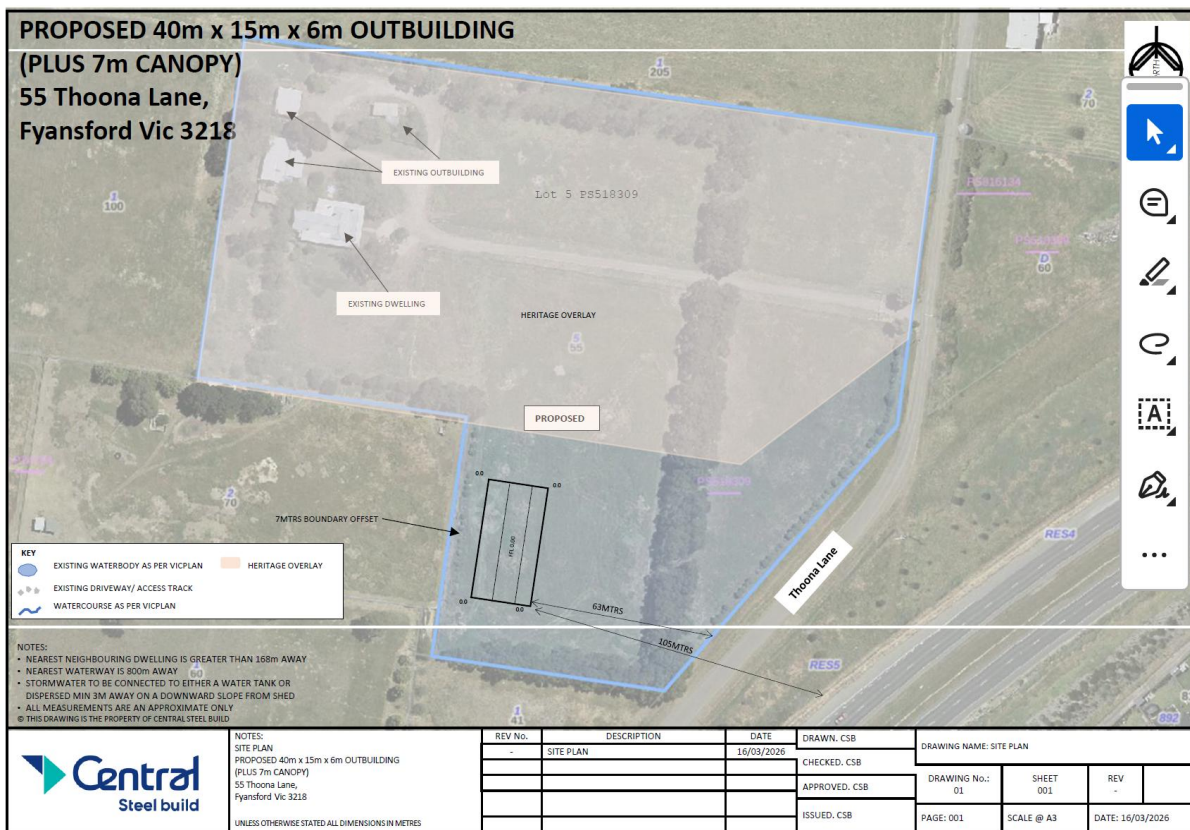
The site has an area of approximately 3.76 hectares and contains an existing dwelling and associated outbuildings. The surrounding area is characterised by low-density rural-residential development.

The site is well separated from sensitive areas, being greater than 168m from the nearest dwelling and approximately 800m from the nearest waterway.

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Site plan 16/03/2026

**PLANNING CONTROLS**

The land is located within the Urban Growth Zone (UGZ). No Precinct Structure Plan applies, and therefore Part A provisions apply.

The land is affected by a Heritage Overlay; however, the proposed building is located outside the overlay area and does not trigger a permit.

A permit is required under Clause 37.07-4 for buildings and works associated with a Section 2 use where the outbuilding exceeds 100sqm.

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## PLANNING PROPERTY REPORT

Department of Transport and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 27 March 2025 01:03 PM

### PROPERTY DETAILS

Address:	<b>55 THOONA LANE FYANSFORD 3218</b>	
Lot and Plan Number:	<b>Lot 5 P5518309</b>	
Standard Parcel Identifier (SPI):	<b>5\,P5518309</b>	
Local Government Area (Council):	<b>GREATER GEELONG</b>	<a href="http://www.geelongaustralia.com.au">www.geelongaustralia.com.au</a>
Council Property Number:	<b>298945</b>	
Planning Scheme:	<b>Greater Geelong</b>	<a href="#">Planning Scheme - Greater Geelong</a>
Directory Reference:	<b>Melway 440 H12</b>	

<h3>UTILITIES</h3> <p>Rural Water Corporation: <b>Southern Rural Water</b></p> <p>Urban Water Corporation: <b>Barwon Water</b></p> <p>Melbourne Water: <b>Outside drainage boundary</b></p> <p>Power Distributor: <b>POWERCOR</b></p>	<h3>STATE ELECTORATES</h3> <p>Legislative Council: <b>WESTERN VICTORIA</b></p> <p>Legislative Assembly: <b>GEELONG</b></p> <p><b>OTHER</b></p> <p>Registered Aboriginal Party: <b>Wadawurrung Traditional Owners Aboriginal Corporation</b></p> <p>Fire Authority: <b>Country Fire Authority</b></p>	
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[View location in VicPlan](#)

### Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[SCHEDULE TO THE URBAN GROWTH ZONE \(UGZ\)](#)

0 250 m

<span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid #c3e6cb; margin-right: 5px;"></span> GRZ - General Residential	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> TRZ2 - Principal Road Network	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff3cd; border: 1px solid #ffeeba; margin-right: 5px;"></span> UGZ - Urban Growth
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Water area	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> Water course	

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Property Information – Land Vic

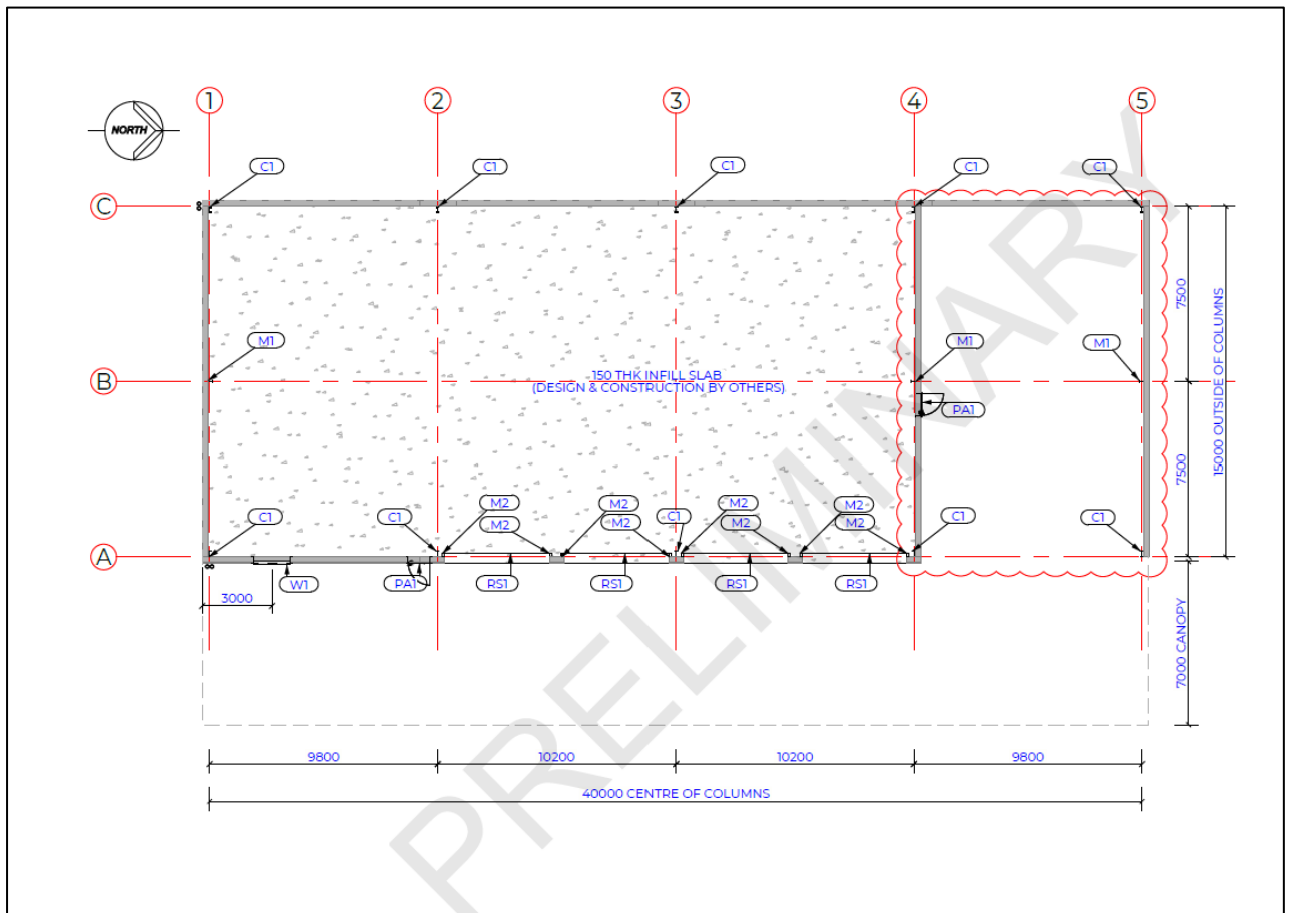
## PROPOSAL DESCRIPTION

The proposal seeks to construct an outbuilding ancillary to the existing dwelling.

### Key features include:

- 40m x 15m building (600sqm)
- 7m wide canopy
- Approximate height of 6m
- Gable roof form
- Colorbond materials

The building will be used for storage of land maintenance equipment, caravan storage and general domestic storage.



*Preliminary Arch plans prepared by Central Steel Build*

## SITING AND LAYOUT

The outbuilding is setback approximately 7 metres from boundaries and is appropriately located within the site to minimise visual and amenity impacts.

The siting provides adequate separation from neighbouring properties and integrates with existing access arrangements.

## POLICY FRAMEWORK ASSESSMENT

**Clause 11 – Settlement:** The proposal supports orderly development and does not prejudice future urban outcomes.

**Clause 13 – Environmental Risks and Amenity:** The proposal results in minimal environmental impact and maintains amenity.

**Clause 15 – Built Environment:** The design responds appropriately to the rural context.

**Clause 16 – Housing:** The proposal supports the ongoing use and functionality of the dwelling.

## URBAN GROWTH ZONE ASSESSMENT

The proposal is consistent with Clause 37.07 as it is ancillary to a dwelling, maintains future development potential and is appropriate in scale.

## AMENITY AND ENVIRONMENT IMPACT

The proposal results in negligible amenity impacts, with no overlooking, overshadowing or noise issues. Stormwater will be managed on-site.

## CONCLUSION

The proposal is appropriate, consistent with planning policy and results in minimal impacts. It is considered supportable.

As this proposal is minor in nature, is outside any environmental concerns and heritage mapped areas, well located from neighbouring dwellings we kindly request that a permit is granted.

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Should Council have any concerns with the proposal, please do not hesitate to contact the permits team at Central Steel Build.

Central Steel Build  
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