

Our Ref: 26098/P
2 Digby Avenue, Belmont
EWO

7 May 2026

Greater Geelong City Council

Lodged via email: statplanning@geelongcity.vic.gov.au

Dear Council,

**2 Digby Avenue, Belmont
Application for Planning Permit
Construct a Single Dwelling and Removal of Vegetation**

Taylors Development Strategists act on behalf of [REDACTED] in relation to the land at 2 Digby Road, Belmont ('the site'). We have been engaged to prepare this report to support an application for the construction of a dwelling and removal of protected vegetation. To assist Council's consideration, please find herewith the following documentation in support of the application:

- Development Plans prepared by Boutique Homes
- Copy of Title
- Landscape Plan prepared by Taylors
- Preliminary Arboricultural Report prepared by TMC Reports
- Completed Application Form

Subject Site and Surrounds

The site is located on the western side of Digby Avenue within the established residential area of Belmont. The site is formally known as Lot 3 on Plan of Subdivision 060008 per the Certificate of Title Volume 08419 Folio 656 (a copy of which has been submitted with the Application). The site is rectangular in shape with a maximum depth of 48.5 metres, and a street frontage of approximately 11.63 metres. The site maintains a total area of 740 square metres. Access is provided via an existing double concrete crossover to Digby Avenue, shared with the neighbour at 189 Roslyn Road along the eastern boundary of the site.

The subject site is currently occupied by a single storey brick dwelling with a pitched metal roof. The site contains scattered trees throughout and adjacent to the site which have been assessed in the arborist report prepared by TMC Reports. Please refer to the Arborist Report for further information on the existing vegetation on site.

The character of the surrounding area is generally defined predominantly by single storey detached dwellings. Dwellings are commonly constructed using brick and weatherboard and incorporate a pitched roof form. Contemporary dwellings predominantly utilise render finishes and a double storey scale.

Proposed Development

The proposal seeks to construct a single dwelling pursuant to the DDO and remove two (2) protected trees on site.

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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 NRZ8 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 66.67% of the site area, well exceeding the 35% requirement of Clause 32.0-9-4 of the Planning Scheme.

The proposed maximum building height of 8.564 metres and two (2) storeys is comfortably under the maximum height of 9 metres and two (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 Schedule to Clause 43.02:

a permit is not required for buildings and works other than to construct a dwelling which is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue)...

As the proposed dwelling maintains a height of 8.564 metres, a permit under the DDO14 is required.

The DDO14 relates to "dwellings over 7.5 metres in areas with access to views" and includes the following design objective:

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.

A response to the relevant Decision guidelines has been provided below:

Decision guideline	Response
<i>The design objectives of this schedule.</i>	We wish to preface that the site is not located within proximity to the ocean or foreshore, Corio Bay, Central Geelong, Barrabool Hills or the You Yangs. Although the site is located closest to the Barwon River, this distance is still approximately 1km and therefore the sites' location will not have any impacts on the views to the Barwon River. The site is located within an established residential area and comprises nearby education facilities, services, shopping and community facilities. By virtue

	of the built-up nature of the surrounding area, we submit that the proposed height of the dwelling will not have any negative impact on the views of the prescribed places within the design objective.
<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>	We note that the abutting dwelling at 4 Digby Street does not have any windows along the northern boundary of the dwelling facing the proposed dwelling. Furthermore, the façade of the neighbouring dwelling is provided with a street facing window, however views to the north from this window are obscured by the location of the existing dwellings carport protruding from the front building line. On this basis, the proposed dwelling does not impact the views from the neighbouring dwelling at 4 Digby Avenue, noting that the design of the prevailing house does not afford opportunity for viewing to the north. Similarly, the adjoining dwelling at 191 Roslyn Road is constructed with garages and carport along its southern boundary. The dwelling at Unit 2, 193 Roselyn Road that abuts the rear northwest corner of the site abuts the rear portion of the site where no development is proposed, ensuring that this interface remains unchanged from what currently exists on site. On this basis, the proposed dwelling will not have any impact on the views from any of the sites adjoining the subject site.
<i>Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.</i>	The dwelling has been siting to directly abut carparking structures and walls without windows as described above. While the dwelling has been designed with an articulated front façade and minimising the need for site cut and fill, we do not deem that any further design consideration is necessary given the proposed dwelling does not impact the views of neighbouring dwellings.
<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>	As aforementioned, the abutting properties are not afforded with view lines that would be interrupted by the proposed dwelling. In addition to the design of the prevailing dwellings, large street canopy trees line Digby Street which exceed the maximum proposed dwelling height which not only mitigates building bulk, but obscures view of the dwelling from surrounding sites and the streetscape. Further acknowledging that the subject site is not located within proximity of any of the describes areas under the design objective of this overlay, we submit that the proposed variation of 1.064 metres is considered entirely appropriate.

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

Local Planning Policy

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. The proposal aligns with this objective on the following basis:

- The proposed dwelling provides a higher density outcome on site to support the expanding and growing population within the Greater Geelong municipality whilst delivering a design response that does not have any negative impacts on the prevailing development within the streetscape and remains a respectful infill development in terms of material use and roof form.

- Clause 16.01-1L-02 (Increased Housing Diversity Areas)

This clause seeks to (inter-alia):

- *To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.*
- *To support development that makes a positive architectural and urban design contribution to the IHDA.*
- *Encourage a diversity of housing types to cater to a variety of lifestyle needs.*

The proposal aligns with these objectives/strategies on the following basis:

- The proposed dwelling comprises a five-bedroom house with a double garage and several large living areas in lieu of the existing three-bedroom dwelling with a single car port and two living areas. The redevelopment on site will increase the density of the site and allow for additional living opportunity by virtue of the proposed guest bedroom and large living areas.
- The subject site is in a location well serviced by essential services provided at Highton Village Shopping Centre approximately 400m to the north west of the site which provides grocery stores, medical, newsagency and other stores. The site is also within close proximity of the Roslyn Primary School and Highton Reserve, therefore resulting in the subject site be an ideal location for increased density.
- Whilst the proposed dwelling does increase the density, we maintain that the development is entirely respectful and in keeping with the character of the street by virtue of the use of materiality and roof form.

Particular Provisions**Clause 52.37 (Canopy Trees)**

Pursuant to Clause 52.37, a permit is required to remove, destroy or lop a canopy tree (several exemptions apply).

In accordance with the Preliminary Arboricultural Assessment prepared by TMC Reports, **Trees 3 and 4** are proposed for removal and are protected under this Clause.

Tree #	Common Name	Height	Health	Structure	Retention Value	Comments
3	Lemon-scented gum	11.4m	Poor	Very Poor	Low	Historic pruning does not meet AS4373 - 2007. Major deadwood throughout canopy (<8cm in diameter). Multiple historic failures. Dead stubs 14cm – 20cm in diameter. Canopy comprised of large epicormic limbs. Torsion cracks in branches and stem. Root plate has lifted pavement. Tree presents as having significant structural failures.
4	European ash	6.2m	Good	Fair	Low	Historic pruning does not meet AS4373 - 2007. Codominant stems at 1m above ground level. Moderate decay in trunk.

Clause 52.37-3 outlines that the total number of trees on site should meet the Table 1 requirements. The site maintains an area of 740sqm and therefore, 6 canopy trees are to comprise the site in accordance with Table 1. As illustrated within the Landscape Plan, 7 trees are provided within the front setback and two existing canopy trees are retained within the rear setback, achieving compliance with this requirement.

A response to the relevant decision guidelines has been provided below.

Decision Guidelines	Response
<i>The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.</i>	As detailed within the Landscape Plan, the proposal exceeds the requirement of the replanting requirement and provides planting throughout the front and existing canopy tree planting within the rear setback. The proposal seeks to remove two (2) low value trees to accommodate the re-development of the site, affording opportunity to provide high amenity vegetation to contribute to a greener environment.
<i>The existing, proposed or likely future development of the site and adjacent land.</i>	The site currently comprises a single dwelling and is bound by residential properties. By virtue of the site's location amongst residential dwellings, we anticipate that the subject site will not be used for any future development other than for the purpose of residential development.

<i>The species, type and growth characteristics of existing and new canopy trees.</i>	The two (2) trees proposed for removal are of low retention value and have been assessed by the project arborist to be subject to defects. Tree 3 has been assessed to have major deadwood throughout the canopy, multiple historic failures, dead stubs, torsion cracks in branches and the stem and displaying significant structural failures. Tree 4 has been assessed to have moderate decay in the trunk. The newly planted vegetation will comprise high amenity and structurally sound vegetation, providing a preferred outcome on site.
<i>Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.</i>	The location of Tree 3 is on the front boundary of the site and significantly overhangs the pedestrian path along the front boundary of the site. Acknowledging the several structural defects of this tree as outlined above and within the Arborist Report, the health of the tree may cause adverse impacts on the safety of pedestrians utilising this pedestrian path.
<i>The health and stability of the canopy tree proposed to be removed.</i>	As aforementioned, the canopy trees proposed to be removed have been assessed by the project arborist to present structural defects and to be of low retention value. We submit that their removal will enable opportunity for replanting on the site of a higher value.
<i>The number, size and location of the canopy trees to be retained on the site.</i>	Two (2) Clause 52.37 protected trees are proposed to be retained at the rear of the site. These two trees are of native origin, comprise good health and are expected to have a useful life expectancy of over 20 years. These trees provide generous canopy coverage within the rear of the site and are of a notable height.
<i>If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.</i>	The removal of the trees is required to facilitate vehicular access to the site. Acknowledging the presence of the existing nature strip trees at the south-eastern corner of the site, it is proposed to utilise the existing crossover to facilitate vehicular access to ensure that the nature strip trees are maintained and not impacted by the proposed development. Furthermore, we wish to highlight that Clause 52.37 protected trees, Trees 10 and 11 at the rear of the site, are proposed to be retained, acknowledging

	that the proposed development does not interfere with the ability to retain these trees.
<i>The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.</i>	No trees have been removed, destroyed or lopped within the past 12 months.

On this basis, we submit that the removal of **Trees 3 and 4** are considered appropriate against the provisions of Clause 52.37.

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 DDO and Clause 52.37. 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 the DDO and NRZ.
- Be adequately sited and designed to provide ample private open space and natural light.
- Incorporate generous space around the dwelling, to allow for a high-quality landscaping outcome on site, as detailed in the Landscape Plan.
- Remove only low retention value protected canopy trees.

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

Taylors Development Strategists Pty Ltd

May 2026