

Planning Report



Planning Permit Application

4 Fraser Crescent, Ocean Grove
Wadawurrung Country

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Prepared for Adam and Skye McCormick

Quality Assurance

Planning Report

Planning Permit Application
4 Fraser Crescent, Ocean Grove
Wadawurrung Country

Project Number

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Contents

1	Introduction	4
1.1	Report Structure	4
2	Site & Surrounds	5
2.1	Site Description	5
2.2	Context	5
3	Proposal	7
3.1	Overview	7
3.2	Planning Permit Triggers	7
3.3	Design Response	7
3.4	Vegetation Removal	8
4	Planning Framework	9
4.1	Municipal Planning Strategy and Planning Policy Framework	9
4.2	Zone	11
4.3	Overlays	12
4.4	Particular and General Provisions	13
4.5	Strategic Planning Documents	16
4.6	Other Planning Considerations	17
5	Planning Assessment	18
6	Conclusion	24
	Appendices	25

1 Introduction

This report has been prepared by Tract Consultants Pty Ltd for Adam and Skye McCormick to accompany a planning permit application for the development of two dwellings and a corresponding two-lot subdivision at 4 Fraser Crescent, Ocean Grove (‘the **Site**’).

Specifically, a planning permit is required under the following provisions of the *Greater Geelong Planning Scheme*:

- To subdivide land under Clause 32.08-3 (**General Residential Zone**).
- To construct two or more dwellings on a lot under Clause 32.08-7 (**General Residential Zone**).
- To construct a building or construct or carry out works associated with accommodation and to subdivide the land under Clause 44.06-2 (**Bushfire Management Overlay**).

The materiality and colour palette have been carefully selected to ensure a contextually responsive outcome and the proposal achieves a high degree of compliance with Clause 55 (Two or more dwellings on a lot) and Clause 56 (Residential Subdivision).

It is submitted that the proposal will be a positive outcome for the Site and local area and should be supported by Council.

1.1 Report Structure

This report provides a review of the Site and surrounding context (Section 2), details the proposal (Section 3), identifies relevant planning policy and provisions (Section 4), and assesses the proposal against this framework (Section 5) before concluding (Section 6).

2 Site & Surrounds

2.1 Site Description

The Site is located at 4 Fraser Crescent, Ocean Grove and is formally identified as Lot 2 on Plan of Subdivision 123284. The Certificate of Title does not record any covenants or encumbering easements.

The Site is an irregular shape with an area of 715 sqm. The Site has a frontage to Fraser Crescent of 16.5 metres to the south-east. The primary pedestrian and vehicle access is provided via Fraser Crescent. The Site slopes downwards from north-west to south-east with an average slope of approximately 7.8%, resulting in a fall of approximately 4m from the north-west to southern boundaries of the Site.

The Site is currently occupied by a single storey three-bedroom dwelling located in the northwest corner. There are several trees present around the perimeter of the Site, including two canopy trees. The dwelling provides two on-site carparking facilities on the north-east boundary.



Figure 1 – Aerial site map

2.2 Context

The Site is located approximately 1.3 kilometres from the centre of Ocean Grove. Contextually, the Site is located within a residential area (reflected by the application of the General Residential Zone). Buildings are generally low in scale (one to two storeys). The surrounding area is undergoing incremental change but has retained its modest-scale, archetypal character of a coastal, residential area. The proposed development prepared by Future Architects responds

to this neighbourhood character. The Site is located in proximity to the Bus Route 55 along Thacker Street providing access to the Ocean Grove centre.

The Site has the following key interfaces:

- **North-east:** 1/ 2 Fraser Crescent, a single storey weatherboard and brick dwelling setback approximately 4m from Fraser Crescent.
- **South-east:** Fraser Crescent, a two-way road with no on street parking. No trees are located directly adjacent to the boundary of the Site.
- **South-west:** 2 and 4 Kelly Court are located to the south-west of the Site. 2 Kelly Court is a double storey weatherboard and brick dwelling setback approximately 5.4m from Fraser Crescent whilst 4 Kelly Court is a single storey brick dwelling.
- **North-west:** 138 Thacker Street, Ocean Grove, a single storey brick dwelling that fronts Thacker Street to the north-west.

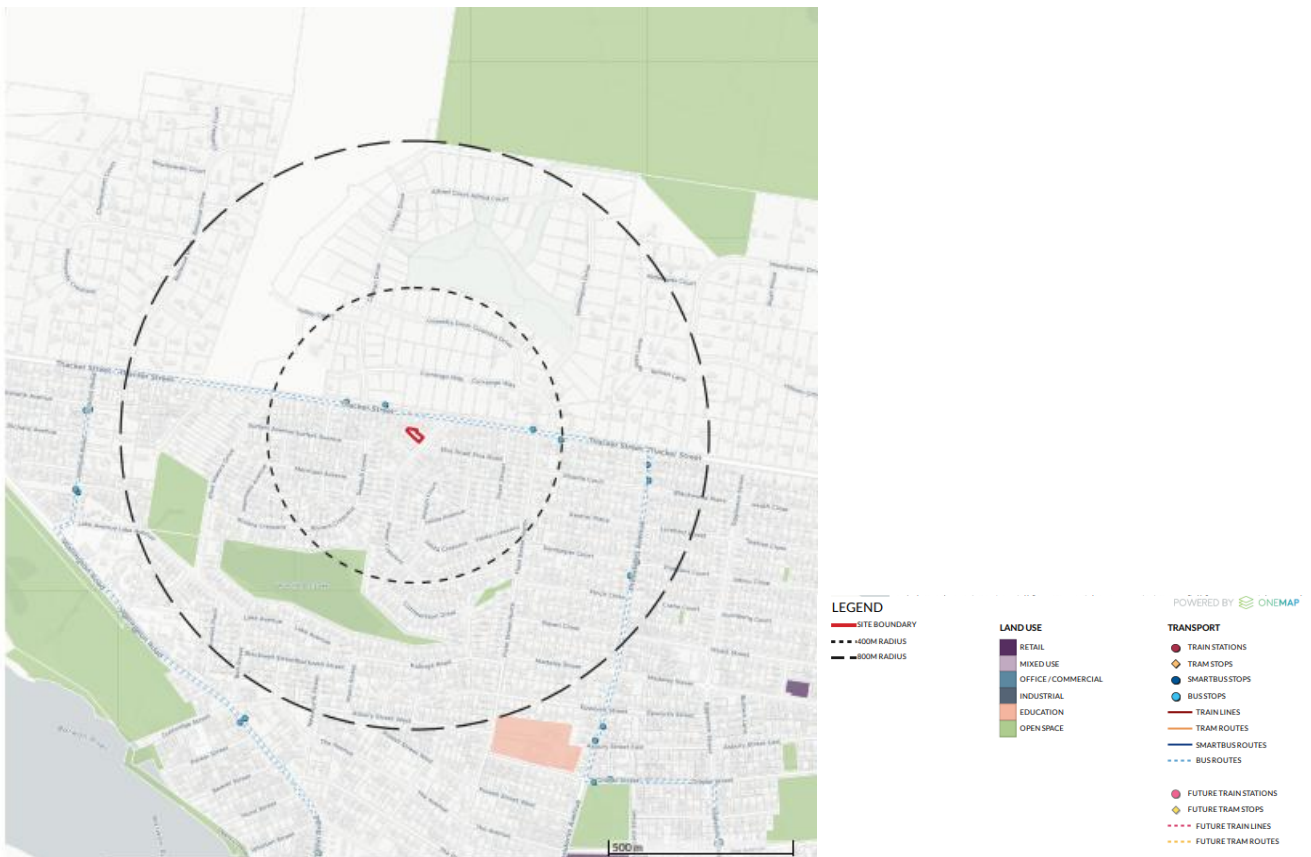


Figure 2 - Context Plan

3 Proposal

3.1 Overview

This section of the report should be read in conjunction with the plans prepared by Future Architecture.

It is proposed to develop two dwellings and a corresponding two-lot subdivision on the Site. The proposal involves demolition of the existing single storey dwelling (no permit required) and construction of two dwellings. The front dwelling will comprise of two storeys with a maximum building height of 7m. The proposed front dwelling comprises of four bedrooms, three bathrooms, open plan kitchen and living and dining areas and an attached garage with two car parking spaces. It features a ground floor courtyard and an upper-level terrace.

The proposed rear dwelling will comprise of two storeys with a maximum building height of 7.3 m. The proposed back dwelling comprises of three bedrooms and three bathrooms, a kitchen, a dining room, a living room and an attached garage with two car parking spaces.

3.2 Planning Permit Triggers

A planning permit is required under the following provisions of the Greater Geelong Planning Scheme:

- Clause 32.08 (General Residential Zone – Schedule 2) – to construct two or more dwellings on a lot and to subdivide the land.
- Clause 44.06 (Bushfire Management Overlay) – to construct a building or construct or carry out works associated with accommodation and to subdivide the land.

3.3 Design Response

In response to the existing and emerging character of the neighbourhood, the proposal seeks to introduce cohesively designed dwelling to the surrounding context. The design of the dwellings integrates a thoughtful response to the character of the predominantly residential precinct. The proposal is intended to respect the longstanding coastal character of the neighbourhood and contribute positively to its surrounding context and natural setting through its attractive architectural form and interface to Fraser Crescent.

The proposed setback of 4m provides opportunity for landscaping within the front of the dwellings. The proposed colour palette and material have been carefully selected to ensure that the development adds a contextually responsive addition to the street. Proposed materials include timber cladding, limestone, glass and white paint finish. Use of high quality and durable construction materials is proposed to ensure lower maintenance and ecological sustainability over a longer period.

The proposed dwellings are two-storeys with a maximum height of 7.3m, respecting the height of the surrounding neighbourhood.

The dwellings will not cause any unreasonable overshadowing of north-facing habitable room windows or the secluded private open space of adjoining dwellings. This is shown in the overshadowing diagrams prepared as part of the Architectural Plans package.



Figure 3 - Artistic render of proposed development

3.4 Vegetation Removal

The proposal includes the removal of two canopy trees from within the Site.

Tree 1 has been assessed as a Weeping Willow (*Salix Babylonica*). This is an environmental weed and the removal of which will not trigger a permit.

Tree 4 has been assessed as Brittle Gum (*Eucalyptus mannifera*). The tree is situated within a raised garden bed, which has likely restricted natural root development and confined the root system to a shallow, compacted growing medium. This limitation is anticipated to significantly reduce the tree’s capacity to anchor and sustain itself, increasing the risk of instability and decline over time. The proposed development will result in a major encroachment of 25.7% into the tree’s NRZ exceeding the acceptable limits specified in AS4970–2025. Due to the restricted rooting environment, structural limitations and extent of the proposed encroachment the tree is proposed to be removed.

Pursuant to Clause 52.12 (Bushfire Protection Exemption) an application is exempt from requiring a permit for vegetation removal along a fenceline if it meets all the requirements of Clause 52.12-2. As the application meets all the requirements of Clause 52.12-2, the removal of this tree is exempt from requiring a planning permit under Clause 52.37 (Canopy Trees).

Tree ID	Species / Common Name	Native to Victoria	ULE	Permit Requirement
Tree 1	<i>Salix babylonica</i> / Weeping Willow	N	>20 years	NA
Tree 4	<i>Eucalyptus mannifera</i> / Brittle Gum	Y	10 – 20 years	NA

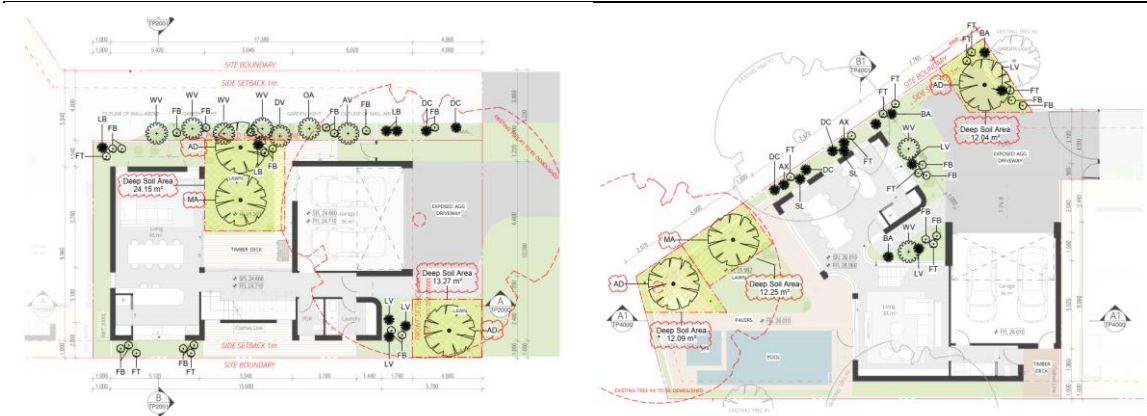


Figure 4 - Landscape Plans

4 Planning Framework

4.1 Municipal Planning Strategy and Planning Policy Framework

The below provides an overview of the relevant clauses with the MPS and PPF.

Municipal Planning Strategy

Clause 02.03.1 (Settlement) provides the following relevant context:

Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 per cent. Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high density housing to be embraced by established communities it needs to deliver high quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood.

Amongst other strategic directions, Council supports:

- Direct and contain growth within identified locations across the municipality.
- Maintaining the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula.

Clause 02.03-6 (Housing) identifies Council support for:

- Facilitating infill development to increase its housing supply contribution.
- Supporting residential development where the density, mass and scale is complementary to the location, role and character of the specific IHDA.
- Ensure housing diversity is achieved in established and growth area communities.

Planning Policy Framework

Clause 11.01-1S (Settlement) aims to facilitate sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.01-1R (Settlement – Regional Victoria) aims to deliver networks of high-quality integrated regional settlements by building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.

Clause 11.01-1L-01 (Settlement – Geelong G21) seeks to support the growth of (inter alia) Ocean Grove as district towns by building on existing and planning infrastructure and focussing growth along key road and rail networks.

Clause 11.03-5S (Distinctive areas and landscapes) seeks to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes. Relevant strategies include to:

- Recognise the unique features and special characteristics of these areas and landscapes.
- Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.
- Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Clause 11.03-6L-01 (Bellarine Peninsula) strategies relevant to Ocean Grove includes to encourage development that respects the coastal landscape setting of Ocean Grove, by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.

The Ocean Grove Structure Plan (Figure 5), identifies the Site as retaining its existing rural residential character (low density residential).

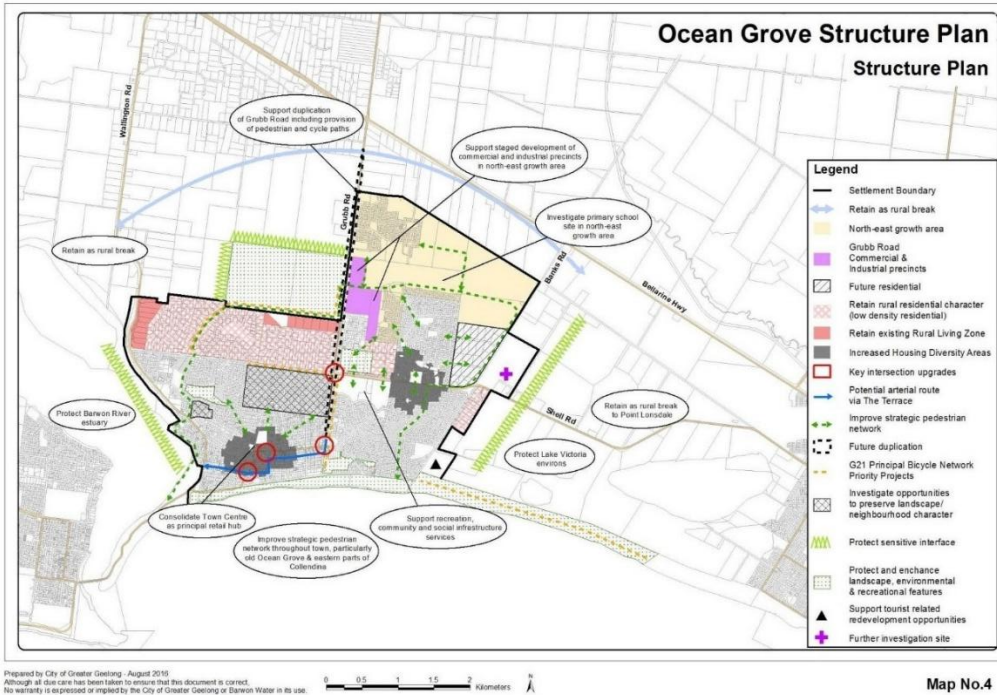


Figure 5 - Ocean Grove Structure Plan

Clause 13.02-1S (Bushfire planning) aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 15.01-2S (Building design) aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. Relevant strategies include to:

- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Encourage water efficiency and the use of rainwater, stormwater and recycled water.
- Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas

Clause 15.01-3S (Subdivision design) seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 15.01-5S (Neighbourhood character) requires that development recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-5L (Neighbourhood character) recognises, supports and protects neighbourhood character, cultural identity and sense of place.

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Clause 19.03-3S (Integrated water management) aims to manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

4.2 Zone

Clause 32.08 – General Residential Zone – Schedule 2 (GRZ2)

The Site is located within the General Residential Zone – Schedule 2 (GRZ2). The GRZ2 relates to 'Incremental Change Areas'

The purpose of the GRZ includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Land use

Clause 32.08-2 (Table of uses) includes 'dwellings' as a 'Section 1 – Permit not required' use.

Subdivision

Clause 32.08-3 (Subdivision) specifies that a permit is required to subdivide land.

Garden area

Clause 32.08-4 (Minimum garden area requirement) specifies that 35% of the Site must be provided as 'garden area'.

The proposal achieves a Garden Area of 38% and is therefore compliant with this requirement.

Development

Clause 32.08-6 (Construction and extension of two or more dwellings on a lot...) specifies that a permit is required to construct two or more dwellings on a lot.

Building height

Clause 32.08-10 (Maximum building height requirement for a dwelling or residential building) specifies that a building must not be constructed for use as a dwelling that exceeds the following:

- *The building height must not exceed 11 metres; and*
- *The building must contain no more than 3 storeys at any point.*

The proposed dwellings are a maximum of 9 metres and hence comfortably less than the maximum allowable building height.

Decision guidelines

The GRZ includes the following general decision guidelines:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

The GRZ also includes the following decision guidelines for subdivision and dwellings, small second dwellings and residential building:

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.*



Figure 6. Zone Plan

4.3 Overlays

Clause 43.02 – Design and Development Overlay – Schedule 14 (DDO14)

The Site is located with the Design and Development Overlay (DDO) – Schedule 14 (DDO14). The DDO14 relates to ‘dwellings over 7.5 metres in areas with access to views’.

The purpose of the DDO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

DDO14 seeks 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 dwelling are less than 7.5 metres in height, so there are no permit requirements for buildings and works under the DDO14.

Clause 44.06 – Bushfire Management Overlay – Schedule 1 (BMO1)

The Site is located with the Bushfire Management Overlay – Schedule 1 ('BMO1). The BMO1 relates to 'Ocean Grove, St Leonards BAL-12.5 Areas'.

The purpose of the BMO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Planning permit requirements

- A permit is required to construct a building or construct or carry out works associated with accommodation.
- A permit is required to subdivide the land.



Figure 7. Overlay Plan

4.4 Particular and General Provisions

Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Pursuant to Table 1 of Clause 52.06, a rate of 1.2 spaces to each dwelling. Four (4) on-site car parking spaces are proposed which satisfies this rate.

On this basis, a planning permit is not required under Clause 52.06-3.

Clause 52.12 – Bushfire Protection Exemption

The purpose of Clause 52.12 is to:

- *To facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire.*
- *To facilitate the construction and protection of community fire refuges and private bushfire shelters.*

Pursuant to Clause 52.12-2 (exemption for vegetation removal along a fenceline), any requirements of a planning permit, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit does not apply to the removal, destruction or lopping of any vegetation along a boundary fence between properties in different ownership if all the following requirements are met:

- *The fence must be located in an area that is designated as a bushfire prone area under the Building Act 1993.*
- *The fence must have been constructed before 10 September 2009.*
- *The clearing alongside both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence then up to 1 metre can be cleared along the other side of the fence.*

Tree 4 is positioned 1.6 m from the rear fence and is in a designated bushfire prone area. The fence was constructed before 10 September 2009, we have provided a statutory declaration signed by the owner as confirmation. Therefore, as the application meets all the requirements, removal of Tree 4 will not trigger a permit under Clause 52.37 (Canopy Trees).

Clause 52.37 – Canopy Trees

The purpose of Clause 52.37 is:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

Pursuant to Clause 52.37-2, a permit is required to remove, destroy or lop a canopy tree in (inter alia) the General Residential Zone. However, pursuant to Clause 52.12 (Bushfire Protection Exemption) any vegetation along a boundary fence can be removed if it meets all the requirements of Clause 52.12-2. As the application meets all the requirements, a planning permit is not required for the removal of Tree 4 from the subject site.

Clause 53.02 – Bushfire Planning

The purpose of Clause 53.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Clause 53.02 applies to all applications under the BMO unless the application meets all the requirements specified in a schedule to Clause 44.06.

Clause 53.18 – Stormwater Management in Urban Development

This purpose of Clause 53.18 is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

An application to construct a building or construct or carry out works:

- Must meet all the objectives of Clause 53.18-5 and 53.18-6.
- Should meet all the standards of Clause 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

The design proposal should consider the following:

- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- Whether the stormwater treatment areas can be effectively maintained.

The stormwater management system should be designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).

Clause 55 – Two or more Dwellings on a Lot and Residential Buildings

Refer to Appendix A for a comprehensive assessment of the proposal against the objectives and standards of Clause 55.

Clause 56 – Residential Subdivision

Refer to Appendix B for a comprehensive assessment of the proposal against the objectives and standards of Clause 56.

4.5 Strategic Planning Documents

Bellarine Peninsula Statement of Planning Policy (July 2023)

The Statement of Planning Policy creates a framework to guide the future use and development of land within the declared area to ensure appropriate protection and conservations of its distinctive attributes.

The Statement describes Ocean Grove’s built form as mostly one-to-two storeys and its uses materials and colour palettes that generally reflect a coastal character. The strategy describes development within the older parts of Ocean Grove, south of Thacker Street, where the Site is located as old Ocean Grove as undergoing incremental change. It will retain the longstanding, modest-scale, archetypal character of a coastal, residential area.

Future development should respond to the existing character: low scale, built form, set within well-vegetated lots with consistent boundary setbacks and using coastal/ natural materials and muted colours. The Ocean Grove settlement plan (Figure 8) identifies the Site as being suitable for incremental change.

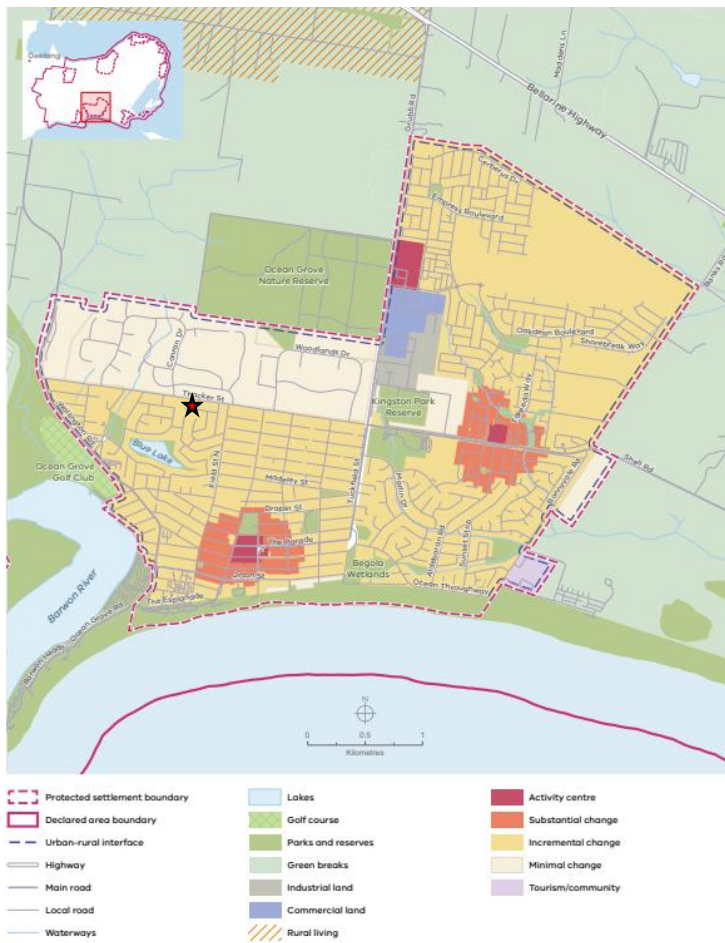


Figure 8 - Ocean Grove settlement plan

Bellarine Peninsula Localised Planning Statement (September 2015)

The Localised Planning Statement identifies the key valued attributes of areas within the Bellarine Peninsula and puts in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.

Ocean Grove is identified as one of three designated growth locations on the Bellarine Peninsula. Ocean Grove is described as experiencing strong growth as a destination for both permanent residents and tourists.

4.6 Other Planning Considerations

Bushfire Prone Areas

The Site is located within a nominated 'Bushfire Prone Area' (BPA).

Clause 13.02-1S ('Bushfire planning') requires that bushfire risk be considered when assessing planning applications for accommodation.

5 Planning Assessment

5.1 Overview

When assessing the proposal against the Greater Geelong Planning Scheme, it was determined that the key matters for consideration were:

- Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?
- Is the proposal consistent with the provisions of the General Residential Zone – Schedule 2 (GRZ2)?
- Does the proposal provide an appropriate bushfire response?
- Is the proposal consistent with the requirements of Clause 53.18 – Stormwater Management in Urban Development?
- Does the proposal meet the Standards and Objectives of Clause 55 and 56?

5.2 Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?

The proposal is consistent with the PPF and MPS as follows:

- The continued use of the land for a dwelling is a preferred use in the area and will continue to support the establishment and activity of nearby neighbourhood centres, whilst not imposing any unreasonable adverse impact to surrounding neighbours. Aligning with the objectives outlined at Clause 02.03.6 and 11.01-1L-01.
- The buildings height is consistent with the established and emerging low to medium density of the Ocean Grove region. The building massing, street setbacks and material palette respond directly to surrounding buildings in order to subtly integrate the dwelling into the existing coastal fabric. In this regard, the proposal successfully aligns with the neighbourhood character objectives outlined at Clause 15.01-2S, 15.01-5S and Clause 15.01-5L.
- Generous proportions of permeable surfaces, garden areas including the upper-level terraces provide water sensitive design responses, consistent with the integrated stormwater management and environmentally sustainable objectives of Clause 19.03-3S and Clause 53.18.
- The built form has been setback from the side boundaries and a landscape edge has been provided adjacent to the common boundaries. The proposed landscaping is expected to improve the aesthetic quality of the Site when compared to the existing condition which includes minimal planting in the frontage. Canopy trees are provided to ensure shading of buildings and private open space aligning with objectives set out at Clause 11.03-5S and Clause 15.01-5L.

5.3 Is the proposal consistent with the provisions of the GRZ2?

The proposal seeks to undertake buildings and works in the General Residential Zone – Schedule 2 (GRZ2).

The proposal is consistent with the objectives of the GRZ2, providing a low scale residential use and development that responds to its residential neighbourhood location.

The proposal has been designed to respond to the character of the surrounding area through:

- Generous door and window proportions, allowing for natural height and passive surveillance to the surrounding area;
- A building height that is generally consistent with the adjoining double storey form at 6 Fraser Crescent; and

- A generous front setback that allows for a high level of planting.

The GRZ2 stipulates a maximum building height of 9 metres, The proposal has a maximum building height of 7.3 metres above NGL and therefore sits wholly within the height limit prescribed under the GRZ.

Given the Site is approximately 714 sqm, 35% of the Site must be set aside for garden area. The proposal sets aside 273 sqm as garden area which equates to 38%. Therefore, the proposal exceeds the garden area requirement.

As set out in the table below, the proposal responds to the relevant decision guidelines for buildings and works applications detailed in the GRZ1.

Decision Guideline	Response
General	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	An assessment against the Municipal Planning Strategy and the Planning Policy Framework is provided at Section 5.1.
<i>The purpose of this zone.</i>	The proposal appropriately responds to the purpose of the GRZ given: <ul style="list-style-type: none"> - It seeks to implement the Municipal Planning Strategy and Planning Policy Framework, as detailed in Section 4.1. - The proposal respects the neighbourhood character of the area. The dwellings have been designed to appropriately respond to the existing streetscape character through the provision of a hipped roof, appropriately proportioned windows and doors, a low, visually permeable front fence and a transition between the two (2) storey dwelling located at 2 Kelly Court and the single storey dwelling located at 1/2 Fraser Crescent. - It assists with the provision of housing diversity in the local area. Whilst there are some examples of duplex developments within the area, most lots are occupied with single, detached dwellings. - The proposal provides two (2) generously sized dwellings on a lot that is currently occupied by a single dwelling.
<i>The objectives set out in a schedule to this zone.</i>	Not relevant – no objectives are set out in Schedule 2 of the General Residential Zone.
<i>Any other decision guidelines specified in a schedule to this zone.</i>	Not relevant – no decision guidelines are specified in Schedule 2 of the General Residential Zone.
<i>The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</i>	The proposal has been sited and designed to ensure that impacts to neighboring solar energy systems are limited. 1/2 Fraser Crescent does not have any rooftop solar energy systems. The proposal complies with Clause 55.05-2 (Overshadowing domestic solar energy systems) in relation to the impacts to the rooftop solar energy system located on the roof of 2 Kelly Court, ensuring these are within the allowable limits.

Dwellings, small second dwellings and residential buildings

For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.

Not applicable given two (2) dwellings are proposed.

For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.

The proposal development appropriately responds to the objectives, standards and decision guidelines of Clause 55. The proposal is highly compliant with the requirements of Clause 55.

An assessment against Clause 55 has been provided at Appendix A.

For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Not applicable given an apartment building is not proposed.

5.4 Does the proposal provide an appropriate bushfire response?

The enclosed Bushfire Management Statement Report prepared by South Coast Bushfire Consultants confirms that the development can be appropriately designed and managed to respond to the requirements of Clause 13.02, Clause 44.06 and Clause 53.02 of the Planning Scheme. The Bushfire Management Statement demonstrates how the proposal meets all the applicable bushfire mitigation measures including:

- Managing defendable space to the property boundary to achieve a BAL of 12.5.
- All construction will be compliant with a BAL of 12.5
- Each lot will provide 2,500 L of static water. The static water will be compliant with Table 4 and the Fire Authority Requirements from Clause 53.02-5.
- The access enables emergency service vehicles access to the site. The driveways are not less than 30 metres and are not required to provide access to the static water supply.

Having regard to the bushfire risk, the proposal is compliant and in accordance with the relevant bushfire mitigation and management requirements.

5.5 Is the proposal consistent with the requirements of Clause 53.18 – Stormwater Management in Urban Development?

Clause 53.18 Stormwater Management in Urban Development

The following assessment has been undertaken in response to the Stormwater management objectives for buildings and works of Clause 53.18.

Objectives

Response

<i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i>	Stormwater will be managed through a series of rainwater systems. The plans submitted with the application show a 2200L rainwater tanks. The plans also contain a notation describing the location of the vegetated filter drain.
<i>To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</i>	The combination of the detention and rainwater systems work to reduce the impact of the proposed development's stormwater discharge on the existing stormwater infrastructure. The re-use and retention of water through the on-site water tank and the filtering of stormwater by the vegetated filter drain limit the amount of sediment and waste entering the existing stormwater system.
<i>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</i>	The vegetated filter drain will present as an attractive, lush and green oasis within the development having cooling effects as well as providing an area for biodiversity to flourish. The rainwater tank will be located to the rear of the Site adjacent to the fence so will not disrupt the visual aesthetics and amenity the proposal provides.
<i>To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.</i>	The proposal will not contain the storage or use of industrial and commercial chemical pollutants and other toxicants due to the residential scale and use of the development.

Standard W2

Response

The stormwater management system should be designed to:

- | | |
|--|---|
| <ul style="list-style-type: none"> • <i>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</i> | A Stormwater Drainage Plan dated November 2025 is included in this application. The plan certifies that the development is verified as adhering to current best practice performance objectives for stormwater quality. |
| <ul style="list-style-type: none"> • <i>Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.</i> | As discussed above, the residential use and scale of the development mean chemical pollutants and other toxicants will not be used or stored on the property. |
| <ul style="list-style-type: none"> • <i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i> | As discussed above, the incorporation of the vegetated filter drain and the location of the rainwater tank results in a quality design outcome. |

Site management objectives:

Objectives	Response
<i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i>	The proposal adopts a number of storm water management measures that are inclusive of a 2200L rainwater tank for onsite retention. The proposal also includes the provision of a vegetated filter drain to accord with water quality objectives. These measures aim to reduce the level of sediment and contamination entering the existing stormwater drainage infrastructure by improving water quality and reducing the amounts of stormwater entering the system.
<i>To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.</i>	Due to the minor scale of construction proposed, the surrounding area will be negligibly impacted by the construction works. If measures are seen to be required these can be issued by way of permit condition.

Standard W3	Response
<i>An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</i>	Due to the scale of the works proposed, the detail of the construction methods is not expected to be required prior to the issuing of a permit.
<ul style="list-style-type: none"> • <i>Erosion and sediment.</i> • <i>Stormwater.</i> • <i>Litter, concrete and other construction wastes.</i> • <i>Chemical contamination.</i> 	A construction management plan is expected to be required as a condition of permit and will describe conditions of runoff and additional management protocols.

5.6 Does the proposal meet the Standards and Objectives of Clause 55 and 56?

This section of the report should be read in conjunction with the Clause 55 and Clause 56 assessments prepared by Tract which accompanies this report.

The proposed development has been designed to ensure that the amenity of surrounding properties is not unreasonably affected. The only numerical Standard which has not been met by the Design is Standard B5-4 – Solar protection to new north facing windows. There are five north facing windows associated with the living area and first floor bedroom of the rear dwelling. The first floor windows have been provided shade canopies which meet the standard, the lower level windows have not been provided canopies as the design preference is to maximise natural light to the ground floor living area. The proposal is considered to meet the overarching objective in this instance.

- Standard B5-4 -

In addition, the following compliances are noted:

- The proposal has been appropriately setback from the side and rear boundaries, the proposal is wholly compliant with the numerical requirements of Standard B2-3.
- The proposal includes the planting of six (6) new trees and meets the canopy requirements of Standard B2-7.
- The proposal has been to ensure that daylight to existing habitable room windows is not unreasonably affected, the proposal complies with the numerical requirements of Standard B4-1.

- Windows have been provided to the façade which will provide an outlook to the street and provide passive surveillance.
- The proposal complies with all relevant Standards of Clause 56.

An assessment against Clause 55 and Clause 56 has been provided at Appendix A.

6 Conclusion

This report has been prepared by Tract Consultants Pty Ltd for Adam and Skye McCormick to accompany a planning application for the development of two dwellings and a corresponding two-lot subdivision at 4 Fraser Crescent, Ocean Grove ("Site").

Specifically, a planning permit is required under the following provisions of the *Greater Geelong Planning Scheme*:

- To construct two or more dwellings on a lot under Clause 32.03-7 (**General Residential Zone**).
- To subdivide land under Clause 32.08-3 (**General Residential Zone**).
- To construct a building or construct or carry out works associated with accommodation and to subdivide the land under Clause 44.06-2 (**Bushfire Management Overlay**).

The proposal has been demonstrated to be consistent with the broader strategic objectives of the *Greater Geelong Planning Scheme* and will provide two-quality dwellings that achieve a very high level of compliance with Clause 55 and Clause 56

It is submitted that the works will make a positive contribution to the local area and should be supported by Council.

On this basis, it is respectfully requested that Council resolves to issue a planning permit for the proposed works.

Appendices

Appendix A Clause 55 Assessment

Appendix B Clause 56 Assessment

Appendix A Clause 55 Assessment

Appendix B Clause 56 Assessment
