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Town Planning Report

14A Donnelly Avenue, Norlane, VIC 3214 , Australia

Proposed Construction of Two (2) Dwellings, Three (3) Lot Subdivision and Associated Vehicle Crossovers



SUMMARY OF DEVELOPMENT	
PROPERTY DETAILS	14A Donnelly Avenue, Norlane, VIC 3214 , Australia
	Lot 358 LP11342
LOCAL GOVERNMENT AREA	Greater Geelong Council
PREPARED FOR	██████████
PERMIT APPLICATION	PP-466-2026
DATE	29 June 2026
PROJECT NUMBER	PL_Hayward_DonnellyAve

OVERVIEW

This Town Planning Report has been prepared to support a Planning Permit Application lodged with the Greater Geelong City Council (the Responsible Authority) for land at 14A Donnelly Avenue, Norlane VIC 3214 (the Site). The Report describes the Site and its surrounds, outlines the Proposal in detail, identifies the relevant permit triggers under the Greater Geelong Planning Scheme, and assesses the Proposal against the applicable State and Local Planning Policies, zone provisions, particular provisions and residential code standards.

The Proposal comprises the retention of the existing three-bedroom dwelling on proposed Lot B, the construction of two new single-storey three-bedroom dwellings on proposed Lots A and C, a three-lot subdivision of the parent title, and three new vehicle crossovers (two to Donnelly Avenue, with 3.3 m serving Lot A and 3.3 m serving Lot B, and one to Plume Street serving Lot C at 4.745 m). A 1.2 m timber paling front fence is proposed to the Donnelly Avenue and Plume Street frontages.

The Site is zoned General Residential Zone, Schedule 1 (GRZ1) under the Greater Geelong Planning Scheme. No overlays apply to the Site, and it is not within a Designated Bushfire Prone Area. A planning permit is required under Clause 32.08-3 to subdivide land and under Clause 32.08-7 to construct two or more dwellings on a lot and to construct a dwelling where there is at least one dwelling existing on the lot. The Proposal exceeds the minimum car parking requirement under Table 1 to Clause 52.06-5 (Category 1) and no permit is required under Clause 52.06. The tree canopy cover requirement under Clause 52.37 is met, and no other particular or general provisions are triggered.

The Proposal has been assessed against the Planning and Environment Act 1987, the Victoria Planning Provisions, and the Greater Geelong Planning Scheme, including the Municipal Planning Strategy and Planning Policy Framework, Clause 32.08 (General Residential Zone, Schedule 1), Clause 55 (Two or More Dwellings on a Lot and Residential Buildings), Clause 56 (Residential Subdivision), Clause 52.06 (Car Parking), Clause 52.37 (Tree Canopy in Residential Areas) and Clause 65 (Decision Guidelines).

Several minor variations are openly acknowledged and reconciled against the corresponding decision guidelines: a front setback variation under Standard B2-1, a clear-to-sky variation at Lot A Bedroom 3 under Standard B3-9, an externally accessible storage variation under Standard B3-11 (no dedicated external or equivalent internal storage of 6 cu.m is provided), and two variations to Design Standard 2 of Clause 52.06-9 covering the Lot A and Lot C garage dimensions. The side and rear setbacks under Standard B2-3 comply when measured from the existing title boundaries.

SITE & LOCALITY ANALYSIS

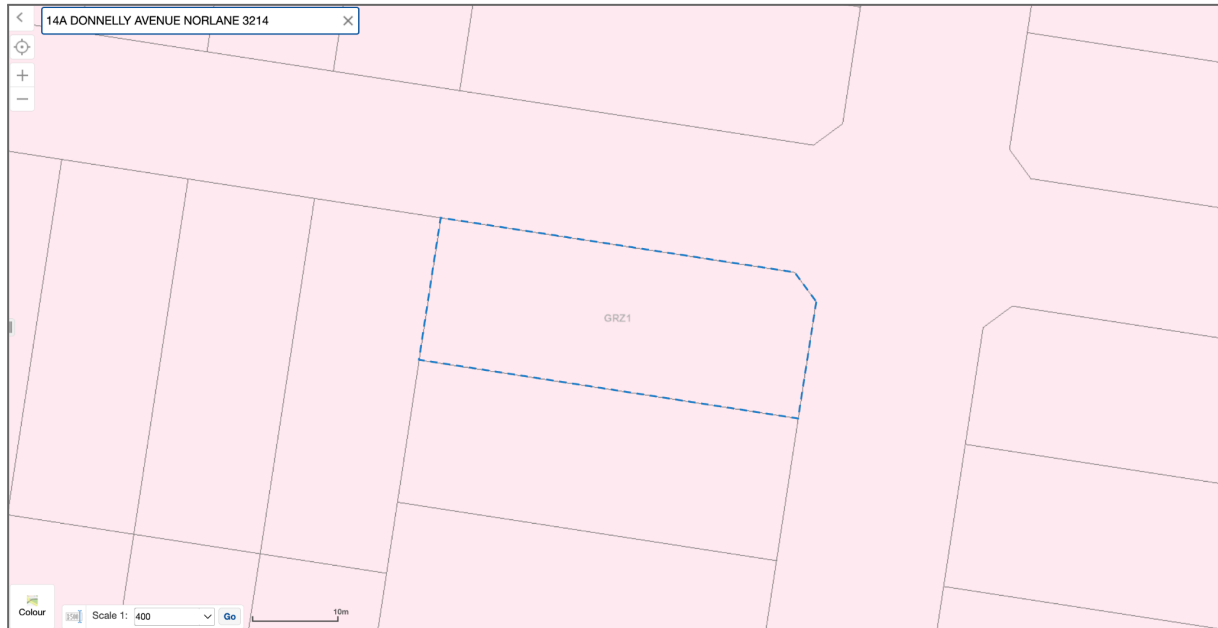


Figure 1: VicPlan map identifying the Site within its local zoning and cadastral context.

The Site comprises Lot 358 on LP11342 (SPI 358\LP11342), a regular-shaped corner allotment of 775.73 sqm at the intersection of Donnelly Avenue (north) and Plume Street (east), with primary frontage to Donnelly Avenue and secondary frontage to Plume Street. It is flat, with no slope constraining development, and is encumbered by a 1.83 m wide drainage easement along the western boundary, which is accommodated within the proposed lot configuration.

The Site supports an existing detached single-storey dwelling located centrally within the allotment, with ancillary outbuildings, an undercover paved area and established vegetation across the central and eastern portions. It is presently used for a single dwelling, accessed via an existing crossover to Donnelly Avenue. Fencing is conventional paling to the side and rear boundaries, with an open low-scale presentation to both frontages. Stormwater is directed via the Council drainage network to the legal point of discharge, and the Site is fully serviced by reticulated water, sewer, electricity, gas and telecommunications. The existing dwelling is retained and will form the dwelling on proposed Lot B.

The Site is flat, regular and unencumbered by overlays, flooding, bushfire, contamination or heritage constraints, providing a straightforward development envelope. The corner condition allows vehicle access to Lot C from Plume Street, minimising crossovers to Donnelly Avenue and reducing disruption to the primary street. Good northern solar access supports the orientation of habitable rooms and secluded private open space to the rear (south) and side (west) of each dwelling. The single-storey scale and modest 4.375 m height of the new dwellings avoid unreasonable overshadowing or overlooking. Retention of the existing dwelling reduces demolition waste and preserves established built form.

- North: Donnelly Avenue road reserve, beyond which are residential properties of similar single-storey scale.

- South: 13 Plume Street and other dwellings forming the rear interface, with established 1.8 m paling fencing consistent with the Standard B4-4 exemption.
- East: Plume Street road reserve and the corner condition, beyond which are further single-storey detached dwellings.
- West: 14 Donnelly Avenue, an established single-storey dwelling with conventional setback to Donnelly Avenue.

The existing Donnelly Avenue crossover will be removed and replaced by three new crossovers: Lot A 3.3 m and Lot B 3.3 m to Donnelly Avenue, and Lot C to Plume Street. On-street parking is available on both streets. Water and sewer are supplied by Barwon Water, electricity by Powercor and telecommunications by the National Broadband Network, with each lot served by individual connections and no service upgrades anticipated.



Figure 2: Aerial view of the Site and its surrounding locality.

The locality is an established post-war residential neighbourhood dominated by detached single-storey dwellings in face brick, weatherboard and rendered finishes, with pitched tiled or Colorbond roofs, consistent front setbacks and modest side and rear separations. Front fencing is low and open and landscaping is modest, with limited canopy cover. The Donnelly Avenue and Plume Street streetscapes have regular allotment widths, low fencing and intermittent street trees, contributing to a quiet, visually consistent setting. Surrounding uses are overwhelmingly residential, with neighbourhood-scale commercial uses, schools, parks and community facilities across the broader Norlane area and no incompatible uses nearby that would introduce amenity impacts.

Donnelly Avenue and Plume Street are local residential streets connecting to the wider Norlane network, with Bell Post Hill Road and the Princes Highway (Melbourne Road) providing regional connectivity a short drive away. Public bus services operate along nearby collector roads, and North



Geelong and Corio Railway Stations serve the broader catchment with V/Line and metropolitan services. The area is supported by a conventional footpath network and on-street cycling routes.

Norlane Primary School, Northern Bay College and other educational facilities are within walking and cycling distance. The Norlane Shopping Centre and Corio Village provide neighbourhood-scale retail, supermarket and personal services, and local reserves including Norlane West Reserve are distributed throughout the locality. Medical and allied health services, libraries and recreation venues serving northern Geelong are within convenient reach.

The Site sits within an established residential area identified for moderate residential change under the Greater Geelong housing strategy, where the General Residential Zone signals an ongoing role in accommodating diverse housing consistent with the established character. The Proposal consolidates residential land within serviced urban Geelong and aligns with the G21 Regional Growth Plan and the City of Greater Geelong Settlement Strategy 2020, both of which promote housing diversification in well-serviced established neighbourhoods.

DEVELOPMENT PROPOSAL

The Proposal involves the construction of two new single-storey dwellings on proposed Lots A and C, the retention of the existing single-storey dwelling on proposed Lot B, a three-lot subdivision of the parent title, and the construction of three new vehicle crossovers. In planning terms, the use is for the purpose of a 'dwelling' as defined under Clause 73.03 of the Greater Geelong Planning Scheme. The Proposal delivers three detached, single-storey dwellings, each comprising three bedrooms with individual on-site car accommodation, secluded private open space and direct street address.

Element	Lot A	Lot B (existing, retained)	Lot C
Storeys	Single-storey	Single-storey	Single-storey
Building height	4.375 m	Consistent with existing	4.375 m
Wall height above NGL	2.75 m	Existing	2.75m
Lot area	256.97 sqm	254.54 sqm	264.22 sqm
Building footprint	122.63 sqm	114.42 sqm	143.88 sqm
Site coverage	47.72%	44.95%	54.45%
Front setback (front street)	4.50 m	4.519 m (Donnelly Ave, existing)	3.0 m (Plume St)
Side street setback	Not applicable	Not applicable	2.0 m (Donnelly Ave)

Total Site area is 775.73 sqm and overall site coverage is 49.11%. Side and rear setbacks generally range between 1.0 m and 3.704 m, varying with the configuration of each dwelling.

Other built form details:

- **Number of Dwellings:** Three (3) in total, comprising one retained existing dwelling on Lot B and two new dwellings on Lots A and C.
- **Internal Layout:** Each new dwelling comprises three bedrooms (master bedroom and two further bedrooms), an open-plan living, dining and kitchen area, a bathroom and ensuite (Lot C), laundry, walk-in robe and associated service areas, opening directly onto the secluded private open space.
- **Architectural Character:** Contemporary single-storey built form with hipped pitched roof forms, articulated facades, and a muted residential palette.
- **Materials and Finishes:** Face brick, lightweight weatherboard cladding, Colorbond Surfmist roofing, aluminium-framed double-glazed windows, sectional garage doors and conventional residential entry doors.

Access, Car Parking and Traffic

- **Vehicle Access Points:** Three new vehicle crossovers are proposed, with the existing Donnelly Avenue crossover to be removed and the kerb, channel and footpath reinstated.

- Lot A: new crossover to Donnelly Avenue (3.3 m wide).
- Lot B: new crossover to Donnelly Avenue (3.3 m wide)
- Lot C: new crossover to Plume Street (4.745 m wide).
- **Internal Circulation and Manoeuvring:** Each dwelling is served by its own driveway, with vehicles entering and exiting each lot directly to the respective street.
- **On-site Car Parking Allocation:**
 - Lot A: 1 space within a single garage.
 - Lot B: 1 space provided in the open on the driveway.
 - Lot C: 2 spaces within a double garage.
 - Total: 4 on-site car parking spaces.
- **Visibility Splays:** A 2.0 m by 2.5 m visibility splay is provided on both sides of each vehicle access point, demonstrated on Drawing A22 Visibility Splay Plan.

Landscaping and Open Space

The Proposal incorporates new landscaping across each lot, with front and rear setback planting zones accommodating new canopy trees. A total of six new canopy trees are proposed (three *Pyrus calleryana* 'Chanticleer' in front setbacks and three *Bauhinia variegata* in rear setbacks), supplemented by two existing canopy trees retained on the Plume Street and Donnelly Avenue verges adjacent to Lot C. Total canopy cover across the Site is 80.52 sqm, representing 10.38% of the total Site area. Deep soil areas are provided to accommodate each new canopy tree.

Each dwelling is provided with a secluded private open space area accessed directly from a living area of the respective dwelling: Lot A 33.30 sqm, Lot B 28.60 sqm, and Lot C 25.00 sqm. The Site achieves an overall permeable surface area of 43.62%, with permeability ranging from 37.86% on Lot C to 48.32% on Lot B.

Front Fences: A 1.2 m timber paling fence is proposed along the Donnelly Avenue and Plume Street frontages, defining the private open space curtilage to each dwelling while maintaining an open low-scale streetscape presentation.

Internal Boundary Fences: New 1.2 m timber paling fences are proposed along the new internal subdivision boundaries between Lots A, B and C, providing seclusion to each secluded private open space.

Waste and Recycling: Each dwelling is provided with a dedicated 1.8 sqm screened bin storage area, of minimum dimensions 0.8 m by 1.8 m, located within the side or rear setback. Bins are presented kerbside on Donnelly Avenue for Lots A and B and on Plume Street for Lot C for Council collection.

Rooftop Solar Generation Area: A rooftop solar generation area is provided on each new dwelling within the top two thirds of the pitched roof. The indicative array on each new dwelling comprises 14 panels at 1.7 m × 1.1 m each (approximately 26.18 sqm), oriented to the north, east and west-facing planes of the hipped roof. Lot A has a 15 degree roof pitch and Lot C a 19 degree pitch.

Environmental Sustainability (ESD)

The Proposal incorporates a suite of environmentally sustainable design measures, including:



- North-oriented habitable rooms and secluded private open space areas to optimise solar access.
- Openable windows on opposing elevations to support cross-ventilation.
- Eaves and external shading to north-facing windows.
- Rooftop solar energy generation areas preserved on each dwelling's hipped roof.
- 2,500 litre rainwater tanks on each dwelling connected to toilet flushing and laundry use.
- Aluminium-framed double-glazed windows to all habitable rooms.
- Stormwater management designed to meet best practice quantitative performance objectives for stormwater quality, with treatment via rainwater tanks and raingardens on each lot, confirmed by an accompanying Blue Factor report.
- Water-efficient fixtures and fittings consistent with the National Construction Code.
- Durable and low-maintenance external materials selected for longevity.

Stormwater is directed to the legal point of discharge via an on-site drainage system designed in accordance with the Responsible Authority's engineering requirements. Reticulated water and sewer services are supplied to each lot by Barwon Water. Electricity is supplied by Powercor, and telecommunications are connected via the National Broadband Network. No on-site detention is anticipated beyond the standard drainage design, and no infrastructure upgrades have been identified as necessary.

PLANNING ASSESSMENT

This assessment has been prepared in accordance with the Planning and Environment Act 1987, the Victoria Planning Provisions (VPPs) and the Greater Geelong Planning Scheme. The assessment addresses all relevant State and Local Planning Policies, the purpose and decision guidelines of the applicable zone, and the particular and general provisions that apply to the Proposal.

RELEVANT PLANNING INSTRUMENTS

1. Planning and Environment Act 1987 (Victoria)
2. Victoria Planning Provisions (VPPs)
3. Greater Geelong Planning Scheme

RELEVANT PLANNING PROVISIONS

Planning Policy Framework:

- Clause 11 – Settlement
- Clause 12 – Environmental and Landscape Values
- Clause 12.06-1S – Sustainable Environment – Urban Forests
- Clause 13.01-3S – Urban Heat
- Clause 15 – Built Environment and Heritage
- Clause 15.01 – Built Environment
- Clause 15.01-2S – Building Design
- Clause 15.01-3S – Subdivision Design
- Clause 15.01-5S – Neighbourhood Character
- Clause 16 – Housing

Local Planning Policy Framework:

- Clause 15.01-5L – Preferred Neighbourhood Character
- Clause 15.01-5L-01 – Tree Conservation
- Clause 16.01-1L – Housing Change

Zoning:

- Clause 32.08 – General Residential Zone
- Schedule 1 to Clause 32.08 (GRZ1)

Overlay:

- None applicable.

Particular and General Provisions:

- Clause 52.06 – Car Parking
- Clause 52.37 – Canopy Trees
- Clause 55 – Two or More Dwellings on a Lot and Residential Buildings
- Clause 56 – Residential Subdivision
- Clause 65 – Decision Guidelines





Figure 3: Zoning Map Showing the Subject Site

2. Strategic Policy Context (MPS & PPF)

Clause 11 - Settlement: The Proposal supports consolidation of residential land within an established serviced urban area in northern Geelong, promoting efficient use of existing infrastructure and services consistent with the regional settlement hierarchy.

Clause 15.01-2S - Building Design: The Proposal delivers a high-quality built form response, with appropriate scale, articulation, materials and landscape integration. The single-storey form respects the existing built environment.

Clause 15.01-3S - Subdivision Design: The Proposal delivers a logical three-lot layout responsive to the Site's corner condition. Each lot fronts a public street, with appropriate dimensions and orientation to support functional dwellings, northern solar access to secluded private open space, on-site parking and canopy tree planting in deep soil. The 1.83 m drainage easement is preserved, and each lot is fully serviced. The subdivision design is consistent with the objectives of the policy.

Clause 15.01-5S - Neighbourhood Character and Clause 15.01-5L - Preferred Neighbourhood Character: The Proposal respects the established neighbourhood character through single-storey massing, conventional setbacks, muted materials and a streetscape presentation that complements adjoining development. The corner siting of Lot C is appropriately resolved, with vehicle access taken from Plume Street to minimise streetscape disruption to Donnelly Avenue.

Clauses 12.06-1S - Urban Forests, 13.01-3S - Urban Heat and 15.01-5L-01 - Tree Conservation: The Proposal retains two established canopy trees on the Plume Street and Donnelly Avenue verges,



introduces six new canopy trees that exceed the minimum requirement under Standard B2-7, and incorporates deep soil planting areas and permeable surfaces (43.62% of the Site) that mitigate urban heat impacts.

Clauses 16 - Housing and 16.01-1L - Housing Change: The Proposal delivers two additional dwellings within an established residential area with good access to services, transport and community infrastructure. This is consistent with the broader housing objectives of providing a diversified and well-located housing stock.

3. Zone Assessment – Clause 32.08 General Residential Zone (GRZ1)

The purpose of the General Residential Zone includes encouraging development that is responsive to the neighbourhood character of the area, and a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The Proposal aligns with this intent by delivering two additional dwellings of a scale and character that responds sensitively to the established residential neighbourhood, while retaining the existing dwelling on Lot B and contributing to incremental housing supply in northern Geelong.

Statutory Position

Matter	Assessment
Zone	General Residential Zone
Schedule	Schedule 1 (GRZ1)
Defined Land Use	Dwelling (Clause 73.03)
Use Status	Section 1 (permit not required for use)
Permit Required for Use	No
Permit Required for Buildings and Works	Yes - under Clause 32.08-7, to construct a dwelling where there is at least one dwelling existing on the lot, and to construct two or more dwellings on a lot
Permit Required for Subdivision	Yes - under Clause 32.08-3, to subdivide land
Maximum Building Height (Clause 32.08-11)	11 m and 3 storeys (default); the Proposal is 4.375 m and single-storey - Complies
Minimum Garden Area (Clause 32.08-4)	The garden area requirement does not apply to lots less than 400 sqm where created in accordance with a permit for development. As the dwellings are being approved concurrently with the subdivision, the exemption applies
Schedule Variations	None identified. Schedule 1 does not specify modified standards under Clause 55

Strategic Alignment and Decision Guidelines

The Proposal aligns with the intent of the General Residential Zone by:

- Delivering a residential use that is as-of-right under the zone table of uses
- Presenting a built form response that is proportionate to the Site and the established neighbourhood character
- Avoiding unreasonable amenity impacts on adjoining land through compliance with the applicable Standards of Clause 55
- Contributing to incremental housing growth in a location with good access to services, public transport and community infrastructure

4. Particular and General Provisions

Clause	Assessment
Clause 52.06 – Car Parking	Category and statutory rate The Site falls within Category 1 of the Car Parking Requirement Maps. Table 1 to Clause 52.06-5 sets the minimum rate at 1.2 spaces per dwelling. Statutory requirement 3 spaces (1.2 spaces × 3 dwellings = 3.6, rounded down under Clause 52.06-5). Provision 4 on-site spaces: 1 garage space on Lot A, 1 open car space on the Lot B driveway, 2 garage spaces on Lot C. The Proposal exceeds the statutory minimum by 1 space. Permit requirement No permit is required for a reduction under Clause 52.06-3, as the statutory minimum is exceeded. Design - Design Standard 1 (Visibility splays) Complies. A 2.0 m by 2.5 m visibility splay is maintained at each vehicle access point, demonstrated on Drawing A22. Design - Design Standard 2 (Car parking spaces) Complies with two minor variations addressed under the decision guidelines: - Lot A single garage: 3.0 m wide by 6.0 m long (against 3.5 m by 6.0 m minimum). 0.5 m shortfall in width, offset by full length compliance and adequate door clearance for a standard passenger vehicle. - Lot C double garage: 5.8 m wide by 5.55 m long (against the 5.5 m wide by 6.0 m long minimum for two side-by-side spaces). The 0.45 m shortfall in length is within ordinary furniture and circulation tolerances for a standard passenger vehicle and does not affect the safety or functionality of the parking provision. - The Lot B car space is provided in the open on the driveway at 3.0 m × 5.7 m, exceeding the 2.6 m × 4.9 m minimum for a space not located within a garage or carport under Design Standard 2. It complies.

	Design - accessways and crossovers Each new space is served by a dedicated crossover designed in accordance with Council Design Note 4: Lot A 3.3 m to Donnelly Avenue, Lot B 3.3 m to Donnelly Avenue, and Lot C 4.745 m to Plume Street. Decision guideline response (Clause 52.06-10) The two Design Standard 2 variations are minor, do not affect the safety, accessibility or functionality of the parking provision, and do not produce any external streetscape or amenity impact. The dwellings are serviced by dedicated, compliant crossovers and accessways with full visibility splay provision. Design objective The design objective of Clause 52.06 - to provide convenient, safe and efficient on-site car parking that minimises adverse impacts on the streetscape and neighbourhood character - is met.
Clause 52.37 - Canopy Trees	The Site is 775.73 sqm, sitting within the less than 1,000 sqm threshold under Table 1 to Clause 52.37. The minimum tree canopy cover requirement is 10 % of the Site area, equating to 77.57 sqm. The Proposal delivers 80.52 sqm of canopy cover (10.38 %), comprising three new Type A canopy trees (Pyrus calleryana 'Chanticleer') in the front setbacks, three new Type A canopy trees (Bauhinia variegata) in the rear setbacks, and two existing canopy trees retained on the Plume Street and Donnelly Avenue verges adjacent to Lot C. Each new canopy tree is located in a deep soil area of at least 12 sqm with a minimum 2.5 m plan dimension in accordance with Table B2-7.2. The objective of Clause 52.37 is met.
Clause 65 – Decision Guidelines	Considered in the overall assessment. The Proposal achieves an acceptable outcome having regard to the orderly planning of the area, the proper and orderly use of land, and the matters specified in section 60 of the Act.

5. Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

Clause 55 applies to the construction of two new dwellings on the Site, as triggered under Clause 32.08-7. A full objective-by-objective assessment is provided at the end of this Report. A summary of the compliance position with each applicable standard is set out below.

Standard	Complies	Comment
B2-1 Street setback	Variation	Front benchmark 6 m (Table B2-1). Lot A 4.5 m (1.5 m variation); Lot B 4.519 m (existing retained); Lot C fronts Plume Street at 3.0 m (3.0 m variation), with 2.0 m to the Donnelly Avenue side street.
B2-2 Building height (default 9 m)	Yes	4.375 m on Lots A and C. Single-storey throughout.
B2-3 Side and rear setbacks	Yes	Measured from existing title boundaries; internal boundaries do not engage the Standard. At the 2.75 m wall height the B2-3.1 minimum is 1.0 m. Lot A rear (1.004 m) and Lot C side (1.0 m) to 13 Plume Street each meet it, with the 15 degree roof staying within the



		envelope to the 4.375 m ridge. Lot A side to 14 Donnelly Avenue (3.024 m) complies.
B2-4 Walls on boundaries	Yes	No walls on boundaries.
B2-5 Site coverage (65% max)	Yes	Overall 49.11 %. Lot A 47.72 %, Lot B 44.95 %, Lot C 54.45 %.
B2-6 Access (40% max where frontage less than 20 m)	Yes	Lot A 3.3 m (22.0 % of 14.993 m); Lot B 3.3 m (22.1 % of 14.927 m); Lot C 4.745 m (33.85 % of the 14.02 m Plume Street frontage measured excluding the corner splay)
B2-7 Tree canopy	Yes	80.52 sqm proposed (10.38 %), with deep soil planting in front and rear setbacks of each lot.
B2-8 Front fences	Yes	1.2 m timber paling front fence to Donnelly Avenue and Plume Street, below the 1.5 m maximum.
B3-2 Parking location	Yes	Lot A master bedroom window 1.5 m from accessway (meets baseline), with double-glazing annotated as additional acoustic mitigation. Lots B and C accessways exclusive to the dwelling.
B3-3 Street integration	Yes	Passive surveillance via habitable room windows. Individual mailboxes per dwelling.
B3-4 Entry	Yes	Lot A porch 1.75 sqm (1.5 m dimension). Lot C porch 3.23 sqm (1.32 m dimension). Both exceed the 1.44 sqm and 1.2 m minimums.
B3-5 Private open space	Yes	Lot A 33.30 sqm; Lot B 28.60 sqm; Lot C 25.00 sqm. Each accessed directly from a living area.
B3-6 Solar access to open space	Yes	Southern boundary of each SPOS set back at least (2 + 0.9h) m from any wall to the north.
B3-7 Functional layout	Yes	All bedrooms meet Table B3-7.1. Lot A: Master 3.4 by 4.8 m, Bedroom 1 3.4 by 3.06 m, Bedroom 3 3.515 by 3.0 m. Lot C: Master 4.15 by 3.555 m, Bedroom 1 3.145 by 3.88 m, Bedroom 2 3.0 by 3.88 m. Open-plan living 42 sqm (Lot A) and 35 sqm (Lot C).
B3-8 Room depth	Yes	All single-aspect habitable rooms within the 6.5 m maximum (2.5 by 2.6 m ceiling).
B3-9 Daylight to new windows	Variation	All habitable room windows meet the 3 sqm / 1 m clear-to-sky requirement, except Lot A Bedroom 3, where a locally reduced eave (500 mm to 250 mm) provides 750 mm.
B3-10 Natural ventilation	Yes	Openable windows on opposing orientations support breeze paths between 5 m and 18 m.

B3-11 Storage	Variation	Variation. No dedicated externally accessible storage of 6 cu.m is provided per dwelling. Reconciled against the decision guidelines.
B4-1 Daylight to existing windows	Yes	Single-storey scale, no walls on boundaries.
B4-2 Existing north-facing windows	Yes	No engaged north-facing habitable room windows on adjoining lots within 3 m of the boundary.
B4-3 Overshadowing secluded open space	Yes	22 September equinox shadow diagrams demonstrate no overshadowing of adjoining SPOS beyond the permissible threshold between 9 am and 3 pm.
B4-4 Overlooking	Yes	1.8 m paling fences on side and rear boundaries combined with finished floor levels of 150 mm satisfy the visual barrier exemption.
B4-5 Internal views	Yes	1.8 m fencing between Lots A, B and C provides visual separation.
B5-1 Permeability and stormwater	Yes	Overall 43.62 % permeable surface, comfortably exceeding the 20 % minimum. A Blue Factor report accompanying the application confirms the best practice stormwater quality objectives are met (82% TSS, 78% TP, 75% TN, 98% gross pollutants).
B5-2 Overshadowing domestic solar energy systems	Yes	Single-storey form. No reduction in sunlight to existing rooftop solar systems on adjoining lots between 9 am and 4 pm on 22 September.
B5-3 Rooftop solar generation area	Yes	14 panels at 1.7 m by 1.1 m per dwelling (approximately 26.18 sqm), located on the top two thirds of the pitched roof, north, east and west-facing planes.
B5-4 Solar protection to new north-facing windows	Yes	Eaves provided with depth of at least 0.25 by window height.
B5-5 Waste and recycling	Yes	Dedicated 1.8 sqm screened bin storage (0.8 m by 1.8 m) per dwelling, marked on the site plan. Internal kitchen and laundry waste storage of at least 0.07 cubic m with a 250 mm depth.
B5-6 Noise impacts	Yes	No mechanical plant adjacent to bedrooms.

B2-1 Street Setback - variation and decision guideline response. The front setbacks to the front street sit short of the 6 m Table B2-1 benchmark. On Lot A the setback to Donnelly Avenue is 4.5 m, a variation of 1.5 m. Lot B retains its existing 4.519 m setback to Donnelly Avenue. Lot C is a corner allotment fronting Plume Street as its front street, with a front setback of 3.0 m, a variation of 3.0 m, and a setback of 2.0 m to the Donnelly Avenue side street. The variations are addressed against the relevant decision guidelines as follows.



The applicable benchmark under Table B2-1 for the corner allotment is 6 m, measured from the front wall setback of the existing building on the abutting allotment at 14 Donnelly Avenue. The Lot A setback of 4.5 m is therefore a variation of 1.5 m, and the variation is sought and justified against the decision guidelines rather than on the basis of the benchmark. The reduced setback maintains a generous landscaped front setback that accommodates the canopy tree planting required in deep soil under Standard B2-7. The prevailing setbacks of established post-war dwellings on the abutting and nearby lots are in the order of 4 to 5 m, and the proposed 4.5 m setback sits comfortably within that established streetscape rhythm.

The Lot C front setback of 3.0 m to Plume Street reflects the constraints of the corner allotment, where the dwelling must address two street frontages while accommodating on-site parking, secluded private open space and canopy planting in deep soil. The reduced Plume Street setback is consistent with the low-scale, single-storey form of the dwelling, which presents a wall height of 2.75 m and a maximum building height of 4.375 m to the street. A 1.2 m timber paling front fence and landscaped setback maintain an open, low-scale streetscape presentation to Plume Street, and the 2.0 m setback to the Donnelly Avenue side street preserves separation and passive surveillance at the corner.

The single-storey form, hipped pitched roof and muted residential palette ensure the dwellings present sensitively to each street, and the landscaped buffers support the established neighbourhood character. The objective of Standard B2-1 is met.

B3-9 Daylight to New Windows - variation and decision guideline response. The Bedroom 3 window on Lot A is shaded by an eave that has been locally reduced from 500 mm to 250 mm. The clear-to-sky dimension from the window is 750 mm, against the 1 m minimum under Standard B3-9. The variation is addressed against the relevant decision guidelines as follows.

The eave reduction is the minimum response necessary to maintain compliant solar protection elsewhere on the elevation while improving daylight to Bedroom 3. The window faces an open outdoor space exceeding 3 sqm and retains sky exposure across most of its width. Bedroom 3 retains acceptable daylight levels for its function as a secondary bedroom, the room dimensions exceed the minimum width and depth under Table B3-7.1, and the window achieves the requirements of Standard B3-10 for natural ventilation. The variation is minor, internal to the dwelling, and produces no external amenity impact. The objective of Standard B3-9 is met.

B3-11 Storage - variation and decision guideline response. Standard B3-11 seeks 6 cubic m of externally accessible storage per dwelling. Neither a dedicated externally accessible storage area of this volume, nor equivalent dedicated internal storage, is provided to each new dwelling, and a variation is therefore sought and addressed against the relevant decision guidelines as follows.

Each new dwelling is a detached single-storey dwelling with a private garage, a secluded private open space and direct access to its own rear yard. The low-density, single-lot form provides future occupants with the flexibility to accommodate the day-to-day storage of household items, bins, garden equipment and similar goods within the garage, yard and dwelling as required. The shortfall is internal in effect, is confined to each lot, and produces no external amenity or streetscape impact on adjoining land or the public realm. Having regard to the form, scale and configuration of each

dwelling, the objective of Standard B3-11, to provide adequate, accessible and secure storage space, is met.

Clause 56 – Residential Subdivision (3 to 15 Lots)

The subdivision is assessed against the applicable provisions of Clause 56 as required by the GRZ for a subdivision of three to fifteen lots. A summary is set out below.

Standard	Complies
C7 Lot diversity and distribution	Yes
C8 Lot area and building envelopes	Yes - concurrent dwelling approval demonstrates compliant envelopes for all three lots
C9 Solar orientation of lots	Yes
C10 Street orientation	Yes
C12 Integrated urban landscape	Yes
C22 Drinking water supply	Yes - reticulated supply by Barwon Water
C23 Reused and recycled water	Yes – 2,500 litre rainwater tanks on each dwelling
C24 Waste water management	Yes - reticulated sewer
C26 Site management	Yes - to be addressed by permit condition
C27 Shared trenching	Yes
C28 Electricity, telecommunications and gas	Yes
C29 Fire hydrants	Yes
C30 Public lighting	Yes

The subdivision achieves compliance with the applicable objectives and standards of Clause 56. Lot sizes are consistent with the demonstrated building envelopes approved concurrently, solar orientation is appropriate for each lot, and full servicing is available. No variations are required.

6. Summary of Permit Triggers

Control	Clause	Permit Required	Triggered For
Zone	Clause 32.08-3	Yes	Subdivision (three-lot subdivision)
Zone	Clause 32.08-7	Yes	Buildings and works (construct two or more dwellings on a lot, and construct a dwelling where there is at least one dwelling existing on the lot)



Particular Provision	Clause 52.06	No	Statutory minimum car parking is exceeded; no permit required for a reduction
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VicSmart. VicSmart does not apply. The available VicSmart classes under Clauses 32.08-3 and 32.08-7 do not capture a three-lot subdivision, nor the construction of two new dwellings on a lot already containing an existing dwelling. The application proceeds under the standard permit pathway.

Notice and review exemption. The Clause 32.08-13 exemption from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 requires all applicable standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 to be met. As a minor variation to Standard B2-1 (within Clause 55.02) is acknowledged and reconciled against the corresponding decision guidelines, the exemption is not relied upon. The application proceeds under the standard permit pathway, with notice and review to be addressed in accordance with the usual requirements of the Act for both the dwelling and subdivision components.

CONCLUSION

The Proposal achieves an acceptable planning outcome under the Greater Geelong Planning Scheme and warrants approval by the Responsible Authority. It meets the purpose of the General Residential Zone, Schedule 1, delivering measured housing change within an established and well-serviced area while retaining the existing dwelling on Lot B.

The Proposal complies with the applicable objectives of Clause 55. Site coverage (49.11%), canopy cover (10.38%) and permeability (43.62%) all sit comfortably within the relevant thresholds, and each dwelling is provided with compliant secluded private open space, daylight, natural ventilation and rooftop solar generation. The single-storey 4.375 m scale ensures no unreasonable amenity impact on adjoining land. The side and rear setbacks under Standard B2-3, measured from the existing title boundaries to the pitched roof form, comply with the applicable envelope.

Three minor variations are openly acknowledged and reconciled against the corresponding decision guidelines: the front setbacks under Standard B2-1 (Lot A at 4.5 m and Lot C at 3.0 m, with Lot B retaining its existing 4.519 m setback), which respond to the prevailing streetscape pattern and the demands of a corner allotment; the 0.25 m clear-to-sky shortfall at Lot A Bedroom 3 under Standard B3-9, which is internal in effect; and the externally accessible storage requirement under Standard B3-11, where no dedicated external or equivalent internal store of 6 cu.m is provided, is reconciled against the decision guidelines. The objectives of Standards B2-1, B3-9 and B3-11 and Clause 52.06 are met in each case. Two further variations under Design Standard 2 of Clause 52.06-9 are addressed under the Clause 52.06-10 decision guidelines, covering the Lot A garage width and the Lot C double garage length.

The subdivision satisfies the applicable objectives and standards of Clause 56 for a three to fifteen lot subdivision, with appropriate lot dimensions, preserved solar orientation, full reticulated servicing and concurrent dwelling approval demonstrating a compliant dwelling on each lot. The Proposal meets the car parking requirement under Table 1 to Clause 52.06-5 (Category 1), and no permit is required for a reduction.

The Proposal delivers tangible net community benefits: increased housing supply consistent with the Planning Policy Framework and the Greater Geelong Settlement Strategy 2020; housing diversity appropriate to the established neighbourhood; efficient use of a well-serviced allotment; a canopy outcome exceeding the Standard B2-7 minimum; retention of the existing dwelling; and a considered corner response drawing Lot C access from Plume Street.

The Proposal represents an orderly and appropriate use and development of the Site. It responds sensitively to the established neighbourhood character, aligns with the relevant State and Local Planning Policies, the zone purpose, Clause 55, Clause 56 and Clause 52.06, and warrants the issue of a planning permit.

Greater Geelong Planning Scheme

Clause 32.08 General Residential Zone

Section	Description	Compliance/Justification						
32.08 30/03/2025 VC267	Purpose. Implements the MPS and PPF; encourages development responsive to neighbourhood character; encourages housing diversity and growth near services and transport; allows limited non-residential uses serving local needs.	Complies. The Proposal aligns with each limb of the zone purpose. It implements the Municipal Planning Strategy and Planning Policy Framework by delivering measured residential infill within an established serviced suburb of northern Geelong. The development responds to the established neighbourhood character through single-storey scale, conventional setbacks, hipped roof forms and a muted residential palette consistent with adjoining dwellings. By delivering two additional three-bedroom dwellings alongside the retained dwelling on Lot B, the Proposal contributes to housing diversity and growth in a location well served by local schools, neighbourhood retail, public transport and community infrastructure.						
32.08-1 26/03/2017 VC110	Neighbourhood character objectives A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.	Not applicable. Schedule 1 to Clause 32.08 specifies <i>none</i> specified for neighbourhood character objectives. Notwithstanding, the Proposal achieves a built form outcome consistent with the prevailing post-war single-storey residential character of the locality.						
32.08-2 13/01/2025 VC237	Table of uses Section 1 - Permit not required <table><tr><th>Use</th><th>Condition</th></tr><tr><td>Dwelling (other than Bed and breakfast)</td><td></td></tr><tr><td></td><td></td></tr></table>	Use	Condition	Dwelling (other than Bed and breakfast)				Complies. The land use is a <i>dwelling</i> under Clause 73.03, which is a Section 1 use under Clause 32.08-2. No permit is required for use. The Proposal does not involve any prohibited use under Section 3.
Use	Condition							
Dwelling (other than Bed and breakfast)								
32.08-3 15/10/2025 VC288	Subdivision. A permit is required to subdivide land. Vacant lots under 400 sqm must provide 25% garden area unless created under a permit for development (or equivalent	Complies. A planning permit is required to subdivide land.						



	<i>strategic plan). Subdivision must meet the applicable Clause 56 objectives and standards for the relevant lot class.</i>	The Proposal involves a three-lot subdivision creating Lots A (256.97 sqm), B (254.54 sqm) and C (264.22 sqm), each less than 400 sqm. Although a vacant lot under 400 sqm would ordinarily be required to provide 25% garden area, the exemption applies because each new lot is created in accordance with a permit for development (the dwellings are approved concurrently). The Proposal therefore meets the minimum garden area requirement under Clause 32.08-3. The subdivision is in the 3 to 15 lots class under Clause 56, requiring compliance with all objectives and standards except 56.02-1, 56.03-1 to 56.03-4, 56.03-5 (no Neighbourhood Character Overlay applies), 56.05-2, 56.06-1, 56.06-3 and 56.06-6. • Lot A: 256.97 sqm • Lot B: 254.54 sqm • Lot C: 264.22 sqm • Total: 775.73 sqm
32.08-4 13/12/2023 VC253	Minimum garden area (construction). <i>Lots of 400 sqm or more must set aside a minimum garden area (25% to 35% by lot size), subject to specified exemptions.</i>	Not applicable. The garden area requirement under Clause 32.08-4 applies only to lots of 400 sqm or greater. Each proposed lot is below this threshold and the requirement is therefore not engaged. Schedule 1 confirms that the development is not exempt from the minimum garden area requirement, but as the lot sizes fall below 400 sqm, no garden area %age is prescribed for the construction component.
32.08-7 15/10/2025 VC288	Two or more dwellings, etc. <i>A permit is required to construct a dwelling where one exists, or two or more dwellings on a lot. Development of three storeys or less must meet Clause 55 (Clause 57/58 apply to four-plus storeys and apartments). Sets out the VicSmart classes and transitional provisions.</i>	Complies. A planning permit is required: • To construct a dwelling where there is at least one dwelling existing on the lot, and • To construct two or more dwellings on a lot.



		The Proposal involves the construction of two new single-storey dwellings on Lots A and C, with the existing dwelling retained on Lot B. The development is three storeys or less (single-storey throughout) and therefore must meet the requirements of Clause 55. Clauses 57 and 58 do not apply (no four-storey or apartment development is proposed). A full Clause 55 assessment is provided at the end of this Report, demonstrating compliance with the applicable objectives and standards. VicSmart does not apply. The available VicSmart class under Clause 32.08-7 covers only the construction of one dwelling, the extension of a dwelling on a lot containing two dwellings, or the construction of two dwellings on a lot. The Proposal involves two new dwellings on a lot already containing one existing dwelling (resulting in three dwellings on the parent lot at the time of assessment) and falls outside the available VicSmart class. The application proceeds under the standard permit pathway.
32.08-8 07/09/2025 VC282	Requirements of Clause 54 and Clause 55. A schedule may vary Standards B2-1, B2-5, B2-8 and B3-5 (and the Clause 54 equivalents). Where not varied, the default standard applies.	Complies. Schedule 1 to Clause 32.08 specifies <i>none specified</i> for each of the variable Clause 55 standards (B2-1, B2-5, B2-8 and B3-5). The default Clause 55 standards therefore apply in full and have been demonstrated through the Clause 55 assessment.
32.08-11 13/12/2023 VC253	Maximum building height. Where a schedule specifies none, the default is 11 m and 3 storeys, with limited exceptions for slope, replacement and abutting buildings. Different rules apply where land is subject to inundation.	Complies. Schedule 1 does not specify a modified maximum height, and the default of 11 m and 3 storeys therefore applies. Each new dwelling is single-storey with a maximum height well below the threshold. • Lot A maximum height: 4.375 m (single-storey) • Lot B: existing dwelling retained • Lot C maximum height: 4.375 m (single-storey) • Default maximum: 11 m / 3 storeys



		• Variation from maximum: 6.625 m below the threshold The Site is not within a Special Building Overlay or Land Subject to Inundation Overlay, and the inundation provisions do not apply.
32.08-12 07/09/2025 VC282	Application requirements. Sets out the information to accompany an application (Clause 55 site description and design response for the dwellings, Clause 56 for the subdivision, scaled and dimensioned plans, effects on adjoining land, and any schedule requirements).	Complies. The application is accompanied by: • A site description and design response prepared in accordance with Clause 55 (for the development of two or more dwellings) • A site and context description and design response prepared in accordance with Clause 56 (for the subdivision) • Architectural plans drawn to scale and dimensioned, showing site shape, dimensions and orientation, the siting of existing and proposed buildings, adjacent buildings and uses, building form and scale, setbacks to property boundaries, and the likely effects on adjoining land (solar access, overlooking, traffic generation) • A landscape concept plan supporting the Clause 55 tree canopy assessment • Shadow diagrams demonstrating overshadowing outcomes • A schedule of materials and finishes No additional application requirements are specified in Schedule 1 to the zone. The application package satisfies the requirements of Clause 32.08-12.
32.08-13 07/09/2025 VC282	Exemption from notice and review. Provides exemptions for subdivision into lots each containing an existing dwelling or car space, and for dwelling construction where all the specified Clause 54/55 standards are met.	Not relied upon. The application proceeds with notice and review. The Proposal demonstrates compliance with most applicable standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2. As a variation to Standard B2-1 (street setback, within



		Clause 55.02) is acknowledged and reconciled against the corresponding objective and decision guidelines, the Clause 32.08-13 exemption from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act is not relied upon. The application therefore proceeds under the standard permit pathway, with notice given in accordance with the usual requirements of the Act for both the dwelling and subdivision components. The subdivision component does not enliven the corresponding Clause 32.08-13 subdivision exemption in any event, as that exemption applies only to subdivisions into lots each containing an existing dwelling or car parking space.
32.08-14 30/03/2025 VC267	Decision guidelines. <i>In addition to Clause 65, the responsible authority must consider the MPS and PPF, the zone purpose, overshadowing of existing rooftop solar, the pattern of subdivision and Clause 56, and the applicable Clause 54/55/57/58 guidelines, plus design, landscaping, parking, loading and traffic matters.</i>	Complies. The Proposal has been assessed against each applicable decision guideline, including the Municipal Planning Strategy and Planning Policy Framework, the purpose of the zone, the impact of overshadowing on existing rooftop solar energy systems on adjoining lots (no impact, given the single-storey scale and demonstrated solar access compliance under Standard B5-2), the pattern of subdivision and its effect on the spacing of buildings, the objectives and standards of Clause 56 for the subdivision, and the objectives, standards and decision guidelines of Clause 55 for the dwelling component.

Schedule 1 to Clause 32.08 General Residential Zone

Section	Description	Compliance/Justification
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1.0 07/12/2020 C396ggee	Neighbourhood character objectives <i>None specified.</i>	Complies. Schedule 1 to Clause 32.08 specifies none specified against each variable matter, including neighbourhood character objectives, the variable Clause 55 standards (B2-1 street setback, B2-5 site coverage, B3-5 private open space and B2-8 front fence height), maximum building height, application requirements and decision guidelines. The default provisions of Clause 32.08 and Clause 55 therefore apply in full and are met by the Proposal, with site coverage at 49.11% overall against the 65% default maximum, each dwelling provided with secluded private open space exceeding 25 sqm with a minimum 3 m dimension, a 1.2 m front fence proposed against the 1.5 m default maximum under Standard B2-8, and a maximum building height of 4.375 m against the default 11 m threshold under Clause 32.08-11. While Schedule 1 confirms that the development is not exempt from the minimum garden area requirement, Clause 32.08-4 applies only to lots of 400 sqm or greater, and each proposed lot is below this threshold; the subdivision component is captured by the permit for development exemption under Clause 32.08-3.
2.0 26/04/2024 VC252	Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement? No	
3.0 08/09/2025 VC282	Requirements of Clause 54 and Clause 55. <i>Street setback, site coverage, private open space and front fence height standards: none specified.</i>	
4.0 26/04/2024 VC252	Maximum building height requirement for a dwelling, small second dwelling or residential building <i>None specified.</i>	
5.0 26/04/2024 VC252	Application requirements <i>None specified.</i>	
6.0 26/04/2024 VC252	Decision guidelines <i>None specified.</i>	



Clause 55 - Two or More Dwellings on a Lot			
Clause	Standard	Summary of Requirement	Compliance
55.02 - Neighbourhood Character			
55.02-1	B2-1 Street Setback	Set back walls in accordance with Table B2-1 based on context (existing abutting buildings or corner site). Porches, pergolas, verandahs <3.6 m and eaves may encroach up to 2.5 m.	Complies (with minor variation reconciled against the decision guidelines). The Site is a corner allotment under Table B2-1. The abutting building at 14 Donnelly Avenue is set back further than 6 m from the Donnelly Avenue frontage. The applicable benchmark front setback is therefore 6 m. The proposed front setbacks are: • Lot A front (Donnelly Avenue): 4.5 m (variation of 1.5 m) • Lot B front (Donnelly Avenue): 4.519 m (existing dwelling retained) • Lot C front (Plume Street, being the front street of the corner allotment): 3.0 m (variation of 3.0 m) • Lot C side street (Donnelly Avenue): 2.0 m The variation responds to the prevailing setback pattern of the Donnelly Avenue streetscape, where established post-war single-storey dwellings on nearby lots are set back in the order of 4 to 5 m. The single-storey form, generous landscaped front setback and consistent streetscape presentation ensure the objective of Standard B2-1 is met. The variation is reconciled in full under the decision guidelines and is supported. The Lot C front setback of 3.0 m to Plume Street reflects the constraints of the corner allotment, where the dwelling must address two street frontages while accommodating on-site parking, secluded private open space and canopy planting in deep soil. The



			reduced Plume Street setback is consistent with the low-scale, single-storey form of the dwelling, which presents a wall height of 2.75 m and a maximum building height of 4.375 m to the street. A 1.2 m timber paling front fence and landscaped setback maintain an open, low-scale streetscape presentation to Plume Street, and the 2.0 m setback to the Donnelly Avenue side street preserves separation and passive surveillance at the corner. The objective of Standard B2-1, to ensure setbacks respond to neighbourhood character and make efficient use of the site, is met.
55.02-2	B2-2 Building Height	Maximum 9 m default (or 10 m where slope $\geq 2.5^\circ$), unless modified by zone/schedule/overlay.	Complies. • Lot A: 4.375 m • Lot B: existing dwelling retained • Lot C: 4.375 m • Default maximum: 9 m The single-storey scale is well below the default maximum and is consistent with the established neighbourhood character.
55.02-3	B2-3 Side and Rear Setbacks	Comply with either B2-3.1 (1 m + 0.3 m per m over 3.6 m up to 6.9 m, plus 1 m per m over 6.9 m) or B2-3.2 (3 m up to 11 m, 4.5 m above; 6 m up to 11 m, 9 m above where boundary is to the south).	Complies. Standard B2-3 applies to the existing title boundaries of the parent lot. The boundaries between the proposed lots are internal subdivision boundaries and do not engage the Standard. The existing title boundaries and the proposed subdivision boundaries are clearly distinguished on Drawings A10 to A13. Standard B2-3.1 requires a minimum setback of 1 m, plus 0.3 m for every m of building height over 3.6 m up to 6.9 m, with the envelope measured to the roof form. Each new dwelling presents a wall height of 2.75 m to the boundary, below the 3.6 m threshold, so the applicable minimum setback at the wall is 1.0 m.



			• Lot A side to 14 Donnelly Avenue: 3.024 m, complies. • Lot A rear to 13 Plume Street: 1.004 m, meets the 1.0 m minimum. • Lot C side to 13 Plume Street: 1.0 m, meets the 1.0 m minimum. Above the 2.75 m eave line the 15 degree pitched roof steps progressively away from the boundary and remains within the B2-3.1 envelope at every height to the 4.375 m ridge, as demonstrated by the setback envelope overlay on Drawings A10 and A12. No walls are constructed on or within 200 mm of any boundary. The objective of Standard B2-3 is met.
55.02-4	B2-4 Walls on Boundaries	Maximum length 10 m + 25% of remaining boundary; maximum average height 3.2 m and maximum height 3.6 m.	Complies. No walls on boundaries are proposed.
55.02-5	B2-5 Site Coverage	NRZ/Township 60%; GRZ 65%; RGZ/Mixed Use/HCTZ 70%.	Complies. The default maximum for the General Residential Zone is 65%. • Lot A: 47.72% (122.63 sqm) • Lot B: 44.95% (114.42 sqm) • Lot C: 54.45% (143.88 sqm) • Overall Site: 49.11% Site coverage is well below the maximum and consistent with the established neighbourhood character.



55.02-6	B2-6 Access	Accessway/car spaces $\leq 33\%$ of frontage (or $\leq 40\%$ where frontage < 20 m). No additional access points to a Transport Zone 2 or 3. Crossover not to encroach $> 10\%$ into TPZ of a retained street tree.	Complies. Each crossover is well within the 40% maximum applicable to frontages under 20 m. <table border="1"> <thead> <tr> <th>Lot</th><th>Frontage</th><th>40% Max</th><th>Proposed Crossover</th></tr> </thead> <tbody> <tr> <td>Lot A (Donnelly Ave)</td><td>14.993 m</td><td>5.997 m</td><td>3.3m (22.0%)</td></tr> <tr> <td>Lot B (Donnelly Ave)</td><td>14.927 m</td><td>5.971 m</td><td>3.3 m (22.1%)</td></tr> <tr> <td>Lot C (Plume St)</td><td>14.02 m</td><td>5.626 m</td><td>4.745 m (33.85%)</td></tr> </tbody> </table> The Lot C frontage is measured to Plume Street excluding the corner splay, consistent with the Council Section 54 advice. All accessway widths sit comfortably below the 40 % maximum applicable to frontages under 20 m, with the Lot C crossover reduced from 5.6 m to 4.745 m in the latest revision.	Lot	Frontage	40% Max	Proposed Crossover	Lot A (Donnelly Ave)	14.993 m	5.997 m	3.3m (22.0%)	Lot B (Donnelly Ave)	14.927 m	5.971 m	3.3 m (22.1%)	Lot C (Plume St)	14.02 m	5.626 m	4.745 m (33.85%)
Lot	Frontage	40% Max	Proposed Crossover																
Lot A (Donnelly Ave)	14.993 m	5.997 m	3.3m (22.0%)																
Lot B (Donnelly Ave)	14.927 m	5.971 m	3.3 m (22.1%)																
Lot C (Plume St)	14.02 m	5.626 m	4.745 m (33.85%)																
55.02-7	B2-7 Tree Canopy	Minimum 10% canopy cover for sites $\leq 1,000$ sqm; 20% for sites $> 1,000$ sqm. At least one new or retained tree in front and rear setback. Trees in deep soil or planter per Table B2-7.2.	Complies. - Site area: 775.73 sqm ($\leq 1,000$ sqm threshold) - Required canopy cover: 10% = 77.57 sqm - Proposed canopy cover: 80.52 sqm = 10.38% The Proposal includes: 3 $\times$ Pyrus calleryana 'Chanticleer' (Type A) in front setbacks 3 $\times$ Bauhinia variegata (Type A) in rear setbacks 2 $\times$ existing canopy trees retained on the Plume Street and Donnelly Avenue verges adjacent to Lot C At least one new or retained canopy tree is provided in the front setback and the rear setback of each lot, located in deep soil areas																



			of at least 12 sqm with the required 2.5 m minimum plan dimension under Table B2-7.2.
55.02-8	B2-8 Front Fences	<i>Within 3 m of street: 2 m max in TZ2; 1.5 m max in other streets.</i>	Complies. A 1.2 m high timber paling front fence is proposed to the Donnelly Avenue and Plume Street frontages, well below the 1.5 m maximum for non-Transport Zone 2 streets under Standard B2-8.
55.03 - Liveability			
55.03-1	B3-1 Dwelling Diversity	<i>Applies only to 10+ dwellings. Not applicable to the Proposal.</i>	Not applicable.
55.03-2	B3-2 Parking Location	<i>Habitable room windows with sill heights <3 m setback ≥1.5 m from accessways/car parks (or 1 m with a 1.5 m solid fence, or 1 m where sills ≥1.5 m). Standard met if accessway is exclusive to the resident.</i>	Complies. The Lot A master bedroom window is located 1.5 m from the accessway, meeting the baseline minimum setback under Standard B3-2. The window is annotated on the architectural drawings as double-glazed to provide additional acoustic mitigation. Accessways on Lots B and C are used exclusively by the resident of each dwelling and the standard is therefore deemed met.
55.03-3	B3-3 Street Integration	<i>Provide passive surveillance to streets/accessways/POS; site services ≤20% of frontage and screened; lighting to accessways/paths; mailboxes per dwelling.</i>	Complies. Each dwelling provides: • Passive surveillance via habitable room windows and porches addressing the street (Lots A, B and C) • Site services located within the building footprint or screened, taking up less than 20% of frontage • Lighting to external accessways and entries • Individual mailboxes for each dwelling



55.03-4	B3-4 Entry	Each dwelling has a ground-level entry door with direct line of sight from street/accessway, not accessed through a garage, with covered area ≥ 1.44 sqm and minimum dimension ≥ 1.2 m.	Complies. Each new dwelling has a ground-level entry door with a direct line of sight from the street and is not accessed through a garage. - Lot A: porch 1.75 sqm with 1.5 m minimum dimension - Lot C: porch 3.23 sqm with 1.32 m minimum dimension - Required: 1.44 sqm with 1.2 m minimum dimension												
55.03-5	B3-5 Private Open Space	25 sqm SPOS with 3 m minimum dimension (default), with direct access from a living/dining/kitchen area. Alternatives for balconies, podiums and roof areas under Table B3-5. Clothes drying area required where ground level.	Complies. Each dwelling has direct access to SPOS from a living/dining/kitchen area. - Lot A: 33.30 sqm (3 m+ minimum dimension) - Lot B: 28.60 sqm (3 m+ minimum dimension, screened by 1.8 m fencing for seclusion) - Lot C: 25.00 sqm (3 m+ minimum dimension) - Required: 25 sqm with 3 m minimum dimension A clothes drying area is provided to each dwelling.												
55.03-6	B3-6 Solar Access to Open Space	Southern boundary of SPOS setback $\geq (2 + 0.9h)$ m from any wall to the north, where h = wall height.	Complies. The southern boundary of each SPOS is set back from any wall to the north by at least the $(2 + 0.9h)$ m formula, where h is the wall height. Given the modest 2.75 m wall height, the required minimum setback is approximately 4.48 m, which is satisfied by the proposed SPOS configuration.												
55.03-7	B3-7 Functional Layout	Main bedroom $\geq 3.0 \times 3.4$ m; other bedrooms $\geq 3.0 \times 3.0$ m; +0.8 sqm wardrobe. Living area (excl. dining/kitchen): ≥ 3.3 m $\times$ 10 sqm (studio/1 BR) or ≥ 3.6 m $\times$ 12 sqm (2+ BR).	Complies. <table border="1"> <thead> <tr> <th>Room</th><th>Req'd (W $\times$ D)</th><th>Lot A</th><th>Lot C</th></tr> </thead> <tbody> <tr> <td>Main Bedroom</td><td>3.0 $\times$ 3.4 m</td><td>3.4 $\times$ 4.8 m</td><td>4.15 $\times$ 3.555 m</td></tr> <tr> <td>Other Bedroom 1</td><td>3.0 $\times$ 3.0 m</td><td>3.4 $\times$ 3.06 m</td><td>3.145 $\times$ 3.88 m</td></tr> </tbody> </table>	Room	Req'd (W $\times$ D)	Lot A	Lot C	Main Bedroom	3.0 $\times$ 3.4 m	3.4 $\times$ 4.8 m	4.15 $\times$ 3.555 m	Other Bedroom 1	3.0 $\times$ 3.0 m	3.4 $\times$ 3.06 m	3.145 $\times$ 3.88 m
Room	Req'd (W $\times$ D)	Lot A	Lot C												
Main Bedroom	3.0 $\times$ 3.4 m	3.4 $\times$ 4.8 m	4.15 $\times$ 3.555 m												
Other Bedroom 1	3.0 $\times$ 3.0 m	3.4 $\times$ 3.06 m	3.145 $\times$ 3.88 m												



			<table> <tr> <td>Other Bedroom 2</td><td>3.0 × 3.0 m</td><td>3.515 × 3.0 m</td><td>3.0 × 3.88 m</td></tr> <tr> <td>Living Area</td><td>3.6 m / 12 sqm</td><td>Open plan 42 sqm</td><td>Open plan 35 sqm</td></tr> </table> All bedrooms on Lots A and C meet the minimum width and depth requirements under Table B3-7.1. The open-plan living, dining and kitchen areas exceed the 3.6 m minimum dimension and 12 sqm minimum area for a 2 or more bedroom dwelling. Each bedroom accommodates a queen-sized bed, bedside furniture, free circulation and a built-in robe of at least 0.8 sqm. The standard is met.	Other Bedroom 2	3.0 × 3.0 m	3.515 × 3.0 m	3.0 × 3.88 m	Living Area	3.6 m / 12 sqm	Open plan 42 sqm	Open plan 35 sqm
Other Bedroom 2	3.0 × 3.0 m	3.515 × 3.0 m	3.0 × 3.88 m								
Living Area	3.6 m / 12 sqm	Open plan 42 sqm	Open plan 35 sqm								
55.03-8	B3-8 Room Depth	Single-aspect habitable room depth $\leq 2.5 \times$ ceiling height. May be increased to 9 m for open-plan kitchen/living/dining where ceiling ≥ 2.7 m and overhang ≤ 2 m.	Complies. Ceiling heights are 2.6 m, allowing single-aspect habitable rooms up to 6.5 m deep (2.5×2.6). The open-plan extended depth allowance does not apply (requires 2.7 m ceiling). All single-aspect habitable rooms are within the 6.5 m maximum.								
55.03-9	B3-9 Daylight to New Windows	Window in external wall to all habitable rooms, facing outdoor space ≥ 3 sqm with ≥ 1 m dimension clear to sky, or open verandah/carport.	Complies with minor variation reconciled against the decision guidelines. Each habitable room has a window in an external wall facing an outdoor space exceeding 3 sqm, with a clear-to-sky dimension of at least 1 m, with the exception of the Bedroom 3 window on Lot A. The eave to that window has been locally reduced from 500 mm to 250 mm, providing a 750 mm clear-to-sky dimension. The 0.25 m variation is minor, retains acceptable daylight to the secondary bedroom.								
55.03-10	B3-10 Natural Ventilation	Openable windows on different orientations providing breeze path between 5 m and 18 m, with similar-sized ventilation openings.	Complies. Each new dwelling has openable windows on opposing orientations providing breeze paths between 5 m and 18 m, with similar-sized ventilation openings supporting cross-ventilation.								



55.03-11	B3-11 Storage	6 cubic m of externally accessible storage per dwelling (non-apartment).	Variation reconciled against the decision guidelines. Standard B3-11 seeks 6 cu.m of externally accessible storage per dwelling. No dedicated externally accessible storage, and no equivalent dedicated internal storage, is provided to each new dwelling, so a variation is sought and addressed against the decision guideline. Each new dwelling is a detached single-storey dwelling with a private garage, a secluded private open space and direct access to its own rear yard. The single-lot, low-density configuration allows future occupants to accommodate day-to-day storage of household items, bins and garden equipment within the garage, yard and dwelling as required, without reliance on a separate dedicated store. The shortfall is internal in effect, is confined to each lot, and produces no external amenity or streetscape impact on adjoining land or the public realm. Having regard to the form, scale and configuration of each dwelling, the variation is supported and the objective of Standard B3-11 is satisfied notwithstanding the departure from the numerical standard.
55.03-12	B3-12 Accessibility	Applies only to apartment developments. Not applicable to the Proposal.	Not applicable.
55.04 - External Amenity			
55.04-1	B4-1 Daylight to Existing Windows	Light court ≥ 3 sqm with ≥ 1 m dimension clear to sky opposite existing windows. Walls > 3 m high opposite existing window setback $\geq 50\%$ of wall height within a 55° arc.	Complies. The Proposal is single-storey at 4.375 m. No walls on boundaries are proposed, and adequate light court provision is maintained to all existing habitable room windows on adjoining properties.

55.04-2	B4-2 Existing North-Facing Windows	Where neighbouring north-facing window is within 3 m of boundary: setback 1 m + 0.6 m per m over 3.6 m up to 6.9 m, plus 1 m per m over 6.9 m, for ≥ 3 m beyond each side of the window.	Complies. The setbacks to the southern boundary of Lot A (1.004 m) and Lot C (1.0m) achieve the B4-2 objective in the absence of any north-facing habitable room window of 13 Plume Street within 3 m of the boundary that would engage the standard. The single-storey scale at 4.375 m maintains reasonable solar access to neighbouring dwellings.
55.04-3	B4-3 Overshadowing SPOS	At 22 September, the lesser of >50% of SPOS or 25 sqm with 3 m dimension is not overshadowed for ≥ 5 hours between 9 am and 3 pm.	Complies. Shadow diagrams have been prepared for 22 September (equinox) at 9 am, 12 pm and 3 pm, with the scope widened to include the abutting lots. The diagrams demonstrate that no part of the secluded private open space of any adjoining dwelling is overshadowed beyond the 50 % (or 25 sqm) threshold for the required five-hour period between 9 am and 3 pm. Solstice diagrams have been retained for completeness on Drawings A20 (summer) and A21 (winter).
55.04-4	B4-4 Overlooking	Avoid direct views into existing SPOS or habitable room windows within 9 m. Mitigated by 1.5 m offset, 1.7 m sill, obscure glazing or screens. Not applicable where 1.8 m visual barrier and FFL < 0.8 m above boundary GL.	Complies. All habitable room windows of the new dwellings face boundaries with 1.8 m paling fences , and the finished floor level is 150 mm above ground level (less than 0.8 m above ground level at the boundary). The B4-4 visual barrier exemption applies, and direct overlooking into adjoining SPOS or habitable room windows within 9 m is avoided.
55.04-5	B4-5 Internal Views	Within the development, avoid direct views into another dwelling's SPOS - same mitigation options as B4-4.	Complies. Fencing of at least 1.8 m height is provided between Lots A, B and C, preventing direct internal views into the SPOS of adjoining dwellings within the development.
55.05 - Sustainability			



55.05-1	B5-1 Permeability and Stormwater	Pervious surfaces $\geq 20\%$ of site; stormwater system meeting best practice quality objectives (80% TSS, 45% TP/TN, 70% litter reductions). STORM/MUSIC report typically required.	Complies. - Required pervious area: 20% minimum - Permeable areas: Lot A 44.90% (115.37 sqm); Lot B 48.32% (123 sqm); Lot C 37.86% (100.04 sqm) - Overall Site permeability: 43.62% A Blue Factor stormwater report prepared by a suitably qualified consultant accompanies the application and confirms that the Proposal meets the EPA best practice quantitative performance objectives for stormwater quality. The modelled reductions in mean annual load are 82% for total suspended solids (against the 80% target), 78% for total phosphorus and 75% for total nitrogen (against the 45% targets), and 98% for gross pollutants (against the 70% litter target), in accordance with the Urban Stormwater Management Guidance (EPA Publication 1739.1, 2021). Treatment is achieved through rainwater tanks and raingardens on each lot. The objective of Standard B5-1 is met.
55.05-2	B5-2 Overshadowing Solar Energy Systems	Where new building reduces sunlight to existing solar PV between 9 am–4 pm on 22 Sept: setback ≥ 1 m at 3.6 m height, +0.3 m per m to 6.9 m, +1 m per m over 6.9 m.	Complies. The single-storey 4.375 m scale and the demonstrated setbacks ensure that no part of any new building reduces sunlight to existing rooftop solar energy systems on adjoining lots between 9 am and 4 pm on 22 September.
55.05-3	B5-3 Rooftop Solar Generation Area	Roof area ≥ 1.7 m dimension; ≥ 26 sqm for 2–3 BR dwellings (15 sqm for 1 BR, 34 sqm for 4+ BR); oriented N/W/E; on top two-thirds of pitched roof; obstruction-free.	Complies. Each new dwelling is a 3-bedroom dwelling, requiring 26 sqm of rooftop solar generation area. The hipped roof forms (15° on Lot A; 19° on Lot C) provide ample compliant area on the north, east and west-facing planes within the top two thirds of the pitched roof, free of obstructions and with the minimum 1.7 m dimension.



55.05-4	B5-4 Solar Protection to N-Facing Windows	North-facing windows shaded by eaves/awnings with horizontal depth $\geq 0.25 \times$ window height.	Complies. All north-facing habitable room windows are shaded by eaves with a horizontal depth of at least 0.25 × window height , providing summer heat gain protection while preserving winter solar access.
55.05-5	B5-5 Waste and Recycling	Individual bin storage $\geq 1.8 \text{ sqm} \times 0.8 \text{ m} \times 1.8 \text{ m}$ per dwelling (or shared 5.4 sqm for ≤ 3 dwellings). Internal waste storage ≥ 0.07 cubic m with 250 mm depth.	Complies. Each dwelling is provided with a dedicated 1.8 sqm screened bin storage area of minimum dimensions 0.8 m by 1.8 m, located within the side or rear setback and marked on the updated site plan (Drawing A05). Internal kitchen and laundry waste storage of at least 0.07 cubic m with a 250 mm depth is provided per dwelling. Bins are presented kerbside on Donnelly Avenue for Lots A and B and on Plume Street for Lot C for Council collection.
55.05-6	B5-6 Noise Impacts	Mechanical plant not located adjacent to bedrooms unless a solid noise barrier is in place.	Complies. No mechanical plant is proposed adjacent to bedrooms of new or existing dwellings. Air-conditioning condenser units, where provided, are located away from bedroom windows.
55.05-7	B5-7 Energy Efficiency	Applies only to apartment developments. Not applicable to the Proposal.	Not applicable.



Clause 56 Residential Subdivision 3-15 Lots			
Clause	Standard	Summary of Requirement	Compliance
56.04 - Lot Design			
56.04-2	C8 Lot Area and Building Envelopes	<i>Lots <300 sqm must demonstrate either consistency with an approved development under the scheme, or that a dwelling can be constructed on each lot in accordance with the scheme. Lot dimensions and envelopes should protect solar access, easements, and any significant vegetation/site features.</i>	Complies. Each proposed lot is less than 300 sqm. As required, the application demonstrates that a dwelling may be constructed on each lot in accordance with the requirements of the planning scheme by virtue of the concurrent dwelling approval documented in the Clause 55 assessment. Each lot accommodates a compliant dwelling with adequate solar access, secluded private open space, vehicle access, parking and stormwater management. The 1.83 m drainage easement on the western boundary of Lot A is preserved and not encroached.
56.04-3	C9 Solar Orientation of Lots	<i>Unless constrained, at least 70% of lots should have appropriate solar orientation (long axis within N20°W to N30°E, or E20°N to E30°S). Lot dimensions adequate to protect solar access.</i>	Complies. The lots are oriented with their long axes broadly running north-south, providing each lot with a northern aspect to the street (Donnelly Avenue) or a northern aspect to private open space. The dimensions of each lot are adequate to accommodate the proposed dwellings while protecting solar access to habitable rooms and secluded private open space, as demonstrated in the Clause 55 assessment.
56.04-4	C10 Street Orientation	<i>Lots front roads and streets, with sides/rears not oriented to connector or arterial roads. Lots ≤300 sqm and multi-dwelling lots located near activity centres and POS. Streets and houses to look onto public open space.</i>	Complies. Each lot fronts a public road: • Lot A and Lot B front Donnelly Avenue • Lot C is the corner lot fronting both Donnelly Avenue and Plume Street



			No lot is oriented with its side or rear to a connector or arterial road. Each dwelling provides passive surveillance to the street through habitable room windows and entries, contributing to community safety and property security.
56.04-5	C11 Common Area	<i>If common land is created, accompany application with plan and report identifying the common area, reasons for shared holding, participating lots and management arrangements.</i>	Not applicable.
56.05 - Urban Landscape			
56.05-1	C12 Integrated Urban Landscape	<i>Where new streets or POS are created, provide a landscape design implementing relevant streetscape/landscape policy, retaining significant vegetation, supporting integrated water management, using drought-tolerant species and supporting surveillance. Include a maintenance plan.</i>	Not applicable in the conventional sense. The Proposal does not create new streets or public open space. Notwithstanding, the Site is treated as part of an integrated landscape outcome, with new canopy trees and understorey planting delivered within each lot consistent with the Landscape Plan (Drawings A18 and A19), and existing canopy trees retained on the Plume Street and Donnelly Avenue verges.
56.06 - Access and Mobility Management			
56.06-2	C15 Walking and Cycling Network	<i>Walking/cycling networks designed to link existing networks, provide safe walkable distances to activity centres/community facilities/PT/POS, ensure surveillance and support accessibility for people with disabilities.</i>	Complies. The Site is served by an existing footpath network on both Donnelly Avenue and Plume Street, providing direct pedestrian access to local schools, the Norlane Shopping Centre, neighbourhood reserves and bus services within standard walking distances. No new walking or cycling infrastructure is required as part of this in-fill subdivision.
56.06-4	C17 Neighbourhood Street Network	<i>Street network must integrate with existing arterial/connector network, provide clear</i>	Complies. The Proposal does not create new streets. Donnelly Avenue and Plume Street form part of the established local



		<i>distinctions between street types, comply with road authority access management policies and provide safe and efficient access for pedestrians, cyclists, public transport, service and emergency vehicles.</i>	street network, providing direct, safe and easy movement through the neighbourhood. Vehicle access to each lot is taken from the existing public street network in a manner that preserves the function and amenity of the street.
56.06-5	<i>C18 Walking and Cycling Network Detail</i>	<i>Footpaths/shared paths/cycle paths designed for continuity, accommodate user volumes, meet Table C1 requirements, provide durable construction with ≥20-year life span, and accessibility for people with disabilities.</i>	Not applicable.
56.06-7	<i>C20 Neighbourhood Street Network Detail</i>	<i>Streets designed to meet Table C1, provide low-speed environment, safe geometry, durable pavements, integrated water management, ≥20-year life span and corner splays (5×5 m at arterials, 3×3 m elsewhere).</i>	Not applicable.
56.07 - Integrated Water Management			
56.07-1	<i>C22 Drinking Water Supply</i>	<i>Reticulated drinking water provided to the boundary of every lot, designed and constructed to the satisfaction of the relevant water authority.</i>	Complies. Reticulated drinking water is available from Barwon Water and will be provided to the boundary of each new lot, designed and constructed to the satisfaction of the relevant water authority. The standard servicing arrangements will form a condition of the planning permit and will be addressed at the Statement of Compliance stage.
56.07-2	<i>C23 Reused and Recycled Water</i>	<i>Where required by the water authority, reused/recycled water systems provided to the boundary of every lot, designed in</i>	Complies. The Proposal incorporates 2,500 litre rainwater tanks on each dwelling connected to toilet flushing and laundry use, providing on-site reuse of water for non-drinking purposes.

		<i>accordance with EPA, water authority and Health Department requirements.</i>	Where required by Barwon Water, reticulated reused or recycled water supply will be provided to the boundary of each lot.
56.07-3	C24 Waste Water Management	<i>Reticulated sewer provided to the boundary of every lot where required, designed to the satisfaction of the water authority and EPA, and consistent with any local domestic wastewater management plan.</i>	Complies. Reticulated sewer is available from Barwon Water and will be provided to the boundary of each new lot. The waste water system will be designed and constructed to the satisfaction of the relevant water authority and the Environment Protection Authority, and is consistent with the Greater Geelong City Council's Domestic Wastewater Management Plan.
56.08 - Site Management			
56.08-1	C26 Site Management	<i>Application must describe how the site will be managed during construction, addressing erosion, sediment, dust, run-off, litter, chemical contamination and vegetation retention. Use of recycled materials encouraged.</i>	Complies. Site management during construction will address erosion and sediment control, dust suppression, run-off management, litter and construction waste, and the protection of vegetation proposed for retention. A Site Environmental Management Plan or equivalent will be prepared at the construction stage in accordance with the relevant EPA guidelines and Council requirements, typically secured as a condition of permit. Recycled materials will be used in the construction of any new infrastructure where practicable.
56.09 - Utilities			
56.09-1	C27 Shared Trenching	<i>Reticulated water, gas, electricity and telecommunications to be provided in shared trenching where practicable, to minimise costs and landscape constraints.</i>	Complies. Reticulated water, gas, electricity and telecommunications will be provided in shared trenching where practicable, minimising construction cost, land allocation and disruption to landscaping within the street reserve.
56.09-2	C28 Electricity and Telecommunications	<i>Electricity and telecommunications systems designed to the relevant authority's requirements and provided to the boundary</i>	Complies. Electricity is supplied by Powercor and will be designed and provided to the boundary of each new lot in accordance with the relevant electricity authority's requirements.



		<i>of every lot. Renewable energy generation/use encouraged.</i>	Telecommunications are connected via the National Broadband Network and will be provided to the boundary of each lot in accordance with the requirements of the relevant servicing authority. The Proposal supports the future use of renewable energy through the preservation of compliant rooftop solar generation areas under Standard B5-3.
56.09-3	C29 Fire Hydrants	<i>Fire hydrants located ≤ 120 m from rear of each lot and ≤ 200 m apart, compatible with relevant fire authority equipment.</i>	Complies. Existing fire hydrants on Donnelly Avenue and Plume Street are located within the maximum 120 m from the rear of each new lot and within 200 m of one another, consistent with Standard C29. The hydrants are compatible with Country Fire Authority equipment, and any further provision required will be addressed to the satisfaction of the relevant fire authority during the Statement of Compliance process.
56.09-4	C30 Public Lighting	<i>Public lighting provided to streets, footpaths, public transport stops and major pedestrian/cycle routes, designed to relevant Australian Standards and supporting renewable energy/energy efficient fittings.</i>	Complies. Donnelly Avenue and Plume Street are each provided with existing public lighting consistent with the relevant Australian Standards, ensuring safe passage for pedestrians, cyclists and vehicles. No additional public lighting is required as part of the Proposal.

