

PLANNING REPORT

TWO TOWNHOUSE SINGLE STOREY DWELLING AT:

2-4 ARCHIMEDES AVENUE, LARA

CLIENT: TOR HOMES

COUNCIL: CIY OF GREATER GEELONG

DATE: 15/05/26

REVA: 01/06/26



SUBMITTED BY CULTURED BUILDING DESIGNS

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1. OVERVIEW

Cultured Building Designs acts on behalf of the property owners in relation to the above planning permit application to construct Two Townhouse Single Storey dwelling at No. 2-4 Archimedes Avenue, Lara. This submission is prepared in support of the application and to assist the City of Greater Geelong council consideration of this proposal.

This submission will address the physical and planning context of the site and provides an assessment of the proposal against Clause 55/VicSmart.

The proposal is supported by the following documentation:

- Completed Planning Permit Application Form
- Certificate of Title
- Cheque
- Survey Plans + Re Establishment prepared by Mackie Surveying
- Town Planning Drawings prepared by Cultured Building Designs
 - TP1 Neighbourhood Description
 - TP2 Design Response
 - TP3 Lower Floor Plan
 - TP4 Roof Plan
 - TP5 Elevations
 - TP6 Shadow Diagrams
 - TP7 Garden Open Space
- Canopy Cover Drawings prepared by Cultured Building Designs
- WSUD/Storm Report prepared by Eastern Energy Reports
- Fire Report prepared by Fast Inspect



CULTURED BUILDING DESIGNS
 57B STANLEY AVENUE, MOUNT WAVERLY
 T: 03 9570 9188
 E: enquiry@culturedhouse.com.au

2. EXISTING CONDITIONS

This section contains a summary of the existing conditions of the site and surroundings. Further Details are shown on the submitted survey documents prepared by Mackie Surveyors

2.1 The Subject Site

No.2-4 Archimedes Avenue is located on the south side of the streetscape. The site is a square shape. The site is a 1142m² block and slopes from north to south. The land is currently vacant lot.

Picture 1- Subject Site



Picture 2 - Aerial Photo of Subject Sites (Red Dot)



2.4 The Wider Area

Single and double storey dwellings and units exist in the neighbourhood. Surrounding dwellings are mainly brick, some dwellings rendered or weatherboard. Brickwork is generally in red or brown tones, or painted in a light colour and weatherboards mostly white. Roofs are mostly tiled, some colorbond and are hipped, gabled and dutch gable. Tile roof colours are brown, red, charcoal, grey, orange and burgundy and metal roof colours are light grey or charcoal.

Surrounding windows vary and are large, full height, cornered, sliding and awning, with timber or aluminium frames.

Front setbacks vary, starting from 6.8m to very large setbacks. Most front setbacks have simple to no landscaping and minimal trees. Most porches are featured, with no dominant parking.

2.4.1 Adjoining Neighbours

The sites immediate interfaces can be described as follows:

Picture 3 - 6 + 8 Archimedes



Adjoining the subject site to the east, or left of the streetscape, is a single storey brick dwelling with tiled pitched roof.

Picture 4 - 3 + 5 Archimedes



Adjoining the subject site to the north, or right of the streetscape, is a single storey + double brick dwelling with tiled pitched roof.

2.4.2 Surrounding Developments

Following photos prove that there are existing development double storey dwellings within the subject site.

The proposal will fit comfortably into the area as a number of developments within the subject site share the same 2 dwellings per lot arrangement, with similar designs and heights.

Picture 5 - Aerial Photo of double storey side-by-side developments in the area surrounding (Yellow shades).



Picture 6 – 12 Archimedes Ave



Picture 7 – 14 Archimedes Ave



Picture 8 – 18 Ducan Drive**Picture 10 – Rosanna Mews****Picture 8 – 2 Isabella St**

2.4.3 Surrounding Amenities

The Proposed Site is in a good location. It is surrounded by schools, sports grounds, reserves, shopping centres, churches, bus routes and public transport.

Below are the sites and services within 5-10minutes drive from site:

NORTH	SOUTH
• Lara Primary + Secondary School • Lara Train Station	• Lara Pound Reserve • Hovells Creek Reserve Dog Park
EAST	WEST
• Avalon Airport	• Hovells Creek and Lakelands

3. PROPOSAL

Detailed plans of the proposal have been prepared by Cultured House Design which are submitted as part of this application. Two Townhouse Single Storey dwellings is to be developed within the subject site. Both Units to be oriented towards Archimedes Ave.

The proposal has regard to existing built form and scale. The way this is achieved is by:

- The retention of contributory buildings and the incorporation into new development proposals in designated areas
- Proposals of similar style in streets and display a unified style
- Utilising similar building materials
- Designing dwellings which show high degree of articulation and detailing
- Incorporating similar roof heights and pitches to adjoining dwellings

In Summary

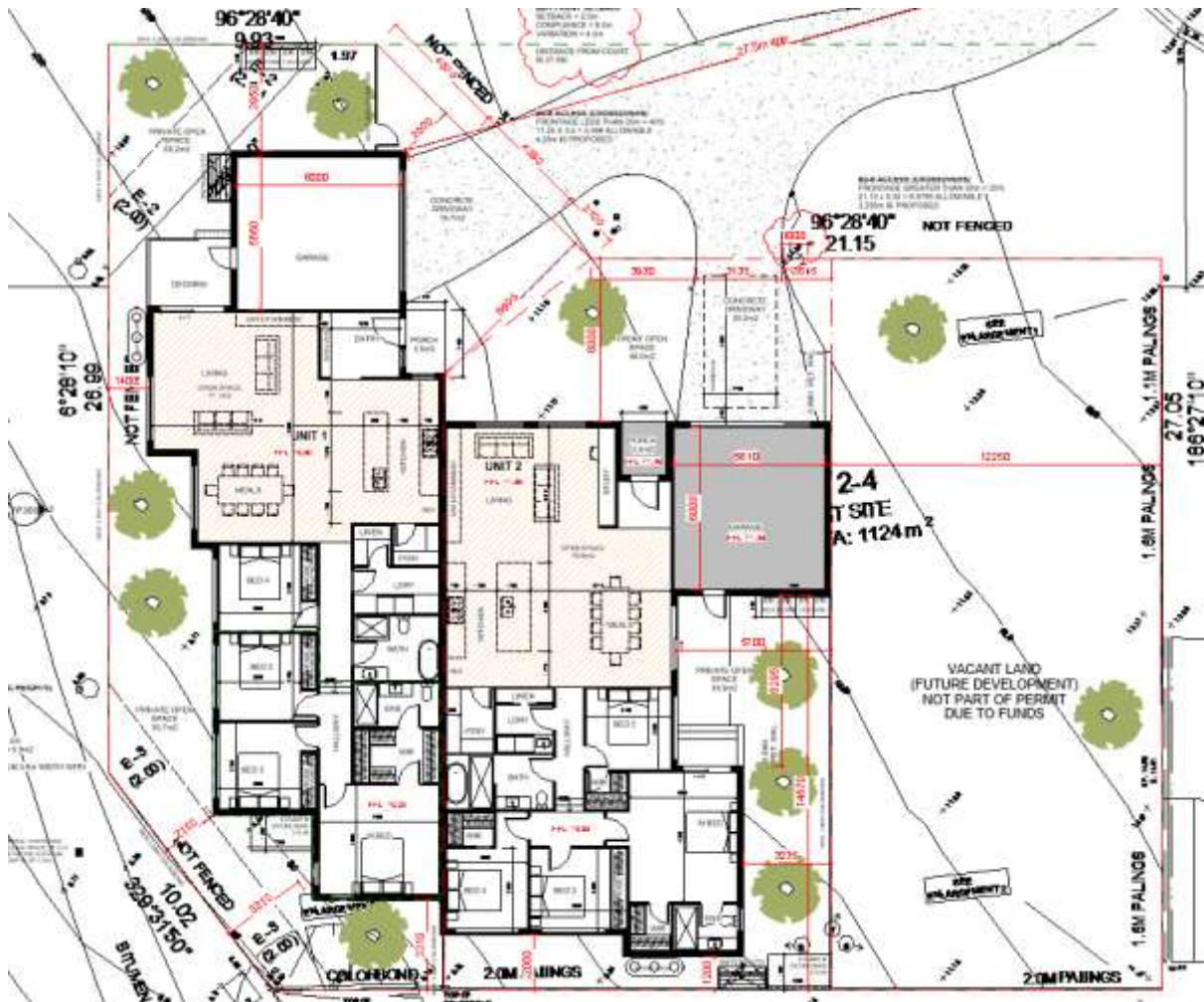
- Create common driveway towards Archimedes
- The dwellings will be single storey, each features 4 bedrooms
- Double garages to both units + tandem at front
- Open ground living area (kitchen, meals, living) that leads to the private open space
- The dwellings can accommodate canopy landscaping in the front and rear yards
- Both units to have an access via newly proposed crossover
- Car space provided within both the subject site
- External materials include brickface, coated aluminium windows and roof tiles
- Windows are generally rectangular and are small to medium sized
- The maximum height of the development is 7.8m

Development summary

The overall development is of a contemporary design with pitched roof forms, a range of high quality materials and finishes including renders. The entrance will provide a sense of address with undercover provided in the form of entry porches.

Full details of the proposal are depicted on the application plans.

3.1 Proposed Lower Floor Plans (not to scale)



4. STATE AND LOCAL POLICIES

4.1 State Planning Policy Framework

The relevant sections of the State Planning Policies to this application are:

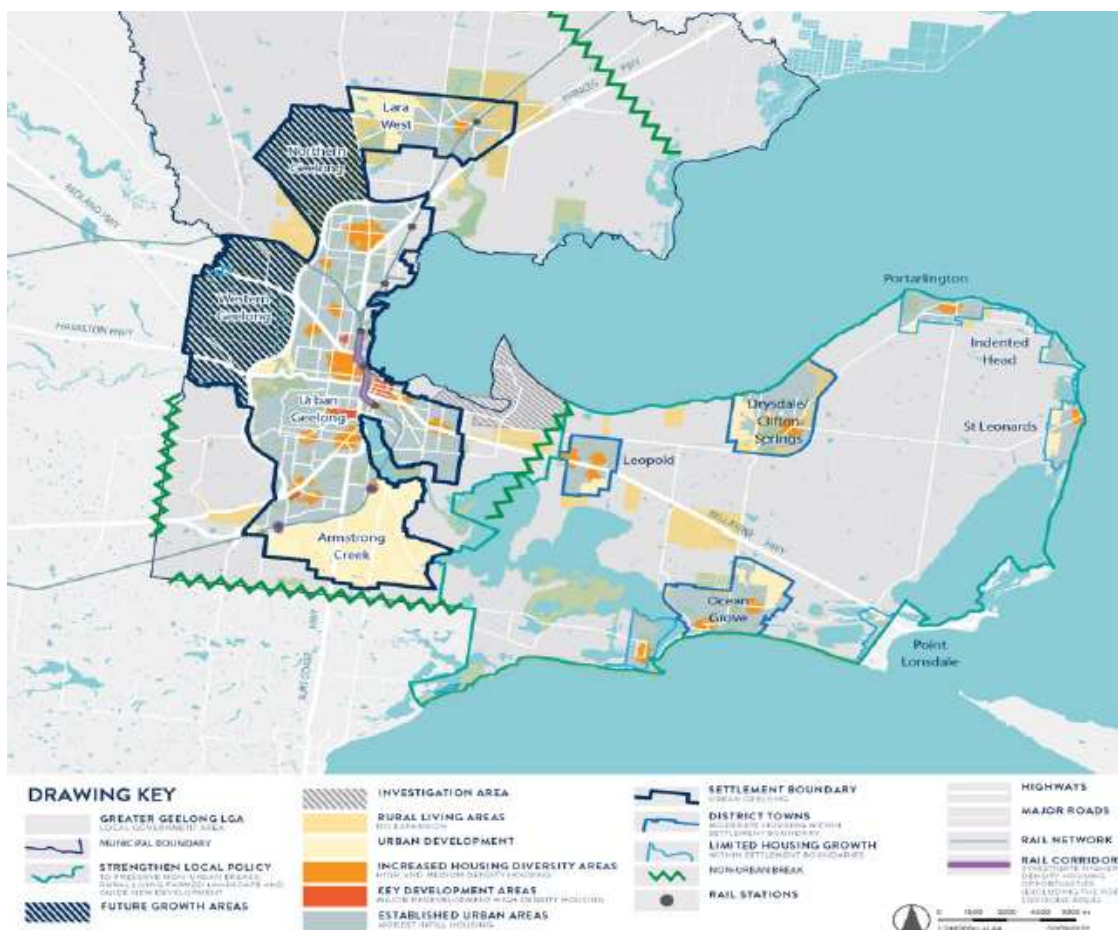
- Purpose and Vision
- Settlement
- Built Environmental and Heritage
- Housing
- Infrastructure

4.1.1 Purpose and Vision

Objectives relevant to this application are detailed below:

- Vision (Clause 02.02)
 - Geelong, coast, country and suburbs, in the best place to live through prosperity and cohesive communities in an exceptional environment
 - Sustainable development that supports populations growth and protects the natural environment
- Strategic Directions
 - Settlement Clause 02.03-1
 - Geelong is projected to grow by 152,000 people by 2036, driven by an average annual growth rate of 2.5%. This population growth will generate demand for over 73,400 additional dwellings, which can be accommodated through the city's planned growth strategies....
 - Strategic Directions
 - Direct and contain growth within identified location across the municipality
 - Minimize the economic, environmental, visual and servicing impact of residential development on rural areas
 - Preserve the unique township, landscape, tourism, farming and environmental values of Bellarine Peninsula
 - Design Urban areas to mitigate the impacts of climate change
 - Built Environment and Sustainability
 - Built Environment Clause 02.03-5
 - Geelong's sense of place and identity is highly valued by its community. The Council aims to balance growth with maintaining the municipality's identity by identifying areas for varying levels of change and balancing conservation with renewal. Medium-density housing tends to have greater impact on neighbourhood character compared to traditional detached housing. As housing density increases, it is vital that new developments positively contribute to the neighbourhood character
 - Strategic Directions
 - Ensure development enhances Geelong's sense of place and identity
 - Support the design and creation of healthy, walkable

- e neighbourhoods
 - Encourage environmentally sustainable design in all developments
 - Promote high-quality urban design and landscaping in all developments
- **Housing** Clause 02.03-6
- To accommodate its growing population, the council has identified Increased Housing Diversity Area. IHDA's are located around activity centers and transport hubs, offering significant capacity for residential growth and increased housing diversity.
Suburban detached family homes currently account for 85 per cent of city's housing stock. Increasing housing diversity over time will help meet growing trends, such as smaller households, affordable housing needs, ageing in place, low-maintenance living, and the high demand for housing in areas with high amenities.
To meet these demands, a range of housing types must be provided in both established and developing communities.
 - **Strategic Directions**
 - Facilitate infill development to increase its housing supply contribution
 - Support Residential development where the density, mass, and scale complement the location, role, and character of the specific IHDA
 - Ensure housing diversity is achieved in established and growth-area communities
 - Increase the level of affordable and housing in Greater Geelong



Housing and Settlement Framework Plan

4.1.2 Settlement [Clause 11]

Objectives relevant to this application are detailed below:

- New development should anticipate and respond to needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure
- New developments should recognise following:
 - Health and safety
 - Diversity of choice
 - Adaptation in response to changing technology
 - A high standard of urban design and amenity
 - Energy Efficiency
 - Accessibility
- New Development should prevent environmental problems created by siting incompatible land uses close together
- New Development should facilitate sustainable development which takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facility

4.1.3 Built Environmental and Heritage [Clause 15]

Objectives relevant to this application are detailed below:

- New development should respond to its landscape, vaulted built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- New development should create quality built environments which support the social, cultural, economic and environmental wellbeing of our communities, cities and towns.
- New development should achieve high quality urban design and architecture which:
 - Contributes to local urban character and place
 - Reflects particular characteristics, aspiration and cultural identity of community
 - Promotes attractiveness of towns and cities within broader strategic context

4.1.4 Housing [Clause 16]

Objectives relevant to this application are detailed below:

- New developments should provide for housing diversity, and efficient provision of supporting infrastructure
- New housing should have access to services and be planned for long term sustainability
- New developments should include the provision of affordable housing

4.1.5 Infrastructure [Clause 19]

Objectives relevant to this application are detailed below:

- New development should facilitate efficient use of existing infrastructure and human service

4.1.6 Reformed Residential Zone [Clause 32.08-4]

Objectives relevant to this application are detailed below:

- To get residential zones balance
- Green Gardens
- GZR summary
 - Max height 11m + max storeys of 3

4.3. Zones [Clause 32.09]

The site is located in the General Residential Zone - Schedule 1 (GRZ1). The relevant purposes of Neighbourhood Residential Zone include:



- To implement the State Planning Policy Framework and Local Planning Policy Framework
- To recognise areas of predominantly single and double storey residential development
- To limit opportunities for increased residential development
- To respect neighbourhood character, heritage, environmental or landscape characteristic

Following ResCode variations specified in the Schedule of Glen Eira Planning Schemes are:

- Nil

4.4 Overlay

TRZ2 although not affecting proposal.

4.5.3 Two or More Dwellings on a Lot [Clause 55]

Objectives relevant to this application are detailed below:

- To implement the State Planning Policy Framework and Local Planning Policy Framework
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character
- To encourage residential development that provides reasonable standards of amenity for existing and new residents

5. PLANNING ASSESSMENT

5.1 State Planning Policy Framework

The proposed development is respectful of the neighbourhood character through density, use of face brick, rendered finishes and flat roof. Each of the dwellings represents mindful and clever design that responds to the site and surrounds.

5.2 Local Planning Policy Framework

We believe that the proposed development on the subject site is consistent with the Frankston Council Guidelines for the following reasons:

- The site is located within a well-established residential area which is serviced by existing infrastructure
- The provision of modulated dwellings is reflective of mixed character of the area
- The opportunity for canopy trees within front and rear setbacks further softens the appearance of built form but to blend in the 'special leafy character'
- The upper floor of each dwelling has a smaller floor area than lower floor and is recessed on all sides to create interest. The recessing, finishes, eaves and articulation break up the facade of the development when viewed from different properties, thereby reducing the appearance of bulk and mass
- The varying setbacks reduce the apparent building bulk
- The proposed development responds to and compliments the existing neighbourhood character through facade combined with pitched roof, window style and vegetation
- The materials and finishes are also appropriate to the existing character
- Passive solar contributed to both dwellings
- Landscaping, including planting canopy trees, will be undertaken as apart of development within front yards and private open spaces
- Garden Open Space requirements (Clause 32.09-4)
 - $1142.1\text{m}^2 = 35\%$ (399.7m² required)
 - Overall garden space $640.9\text{m}^2 = 56.1\%$ complies
- Residential Response and Character Policy
 - The policy for development within the Neighbourhood Character Area is to encourage medium density housing on an average lot with leafy character.

5.3 Zones

The site is located in the General Residential Zone - (GRZ1) and planning approval is required for development of an additional dwelling at the rear. Development of two dwellings are required to comply with Clause 55 which has been enclosed with this application. There are no specific zone requirements.

5.4 Particular Provisions

Car Parking

Both units are provided with undercover parking space within proposed double garages. Proposed garages are well located within the layout and provide efficient vehicle movements to and from site.

6. CLAUSE 55

A complete assessment of the proposal against the requirements of Clause 55 is contained below:

55.02 Neighbourhood Character

CLAUSE	STANDARD	ASSESSMENT															
55.02-1 Street Setback Objectives	B2-1 Variation	Setback surrounding in the neighbourhood are between 5-8.0m. Unit 2 will have a front setback of 6.0m from title boundary while Unit 1 is setback 2.0m, variation needed, please note Unit 1 main setback from the court is 27.5m approximate. The design will not be bulky and is well-articulated and so the streetscape will be maintained as attractive.															
55.02-2 Building Height Objectives	B2-2 Comply	The maximum building height does not exceed the 9.0m. As per elevations max height is 6.79m2															
55.02-3 Side and Rear Setback Objections	B2-3 Comply	Height and setback of a building responds to the existing and preferred neighbourhood character and limits the impact on the surroundings. Heights are compliant as per B2-3.1 Ground <table border="1"> <thead> <tr> <th></th><th>Setback</th><th>Height</th></tr> </thead> <tbody> <tr> <td>North</td><td>3.95</td><td>2.7</td></tr> <tr> <td>South</td><td>1.2</td><td>4.2</td></tr> <tr> <td>East</td><td>12.25</td><td>1.6</td></tr> <tr> <td>West</td><td>1.4</td><td>4.16</td></tr> </tbody> </table>		Setback	Height	North	3.95	2.7	South	1.2	4.2	East	12.25	1.6	West	1.4	4.16
	Setback	Height															
North	3.95	2.7															
South	1.2	4.2															
East	12.25	1.6															
West	1.4	4.16															
55.02-4 Walls On Boundary Objectives	B2-4 N/A	No walls on boundary to be proposed															
55.02-5 Site Coverage Objectives	B2-5 Comply	GRZ = 65% Total site area is 1142.0 and max site coverage is 742.3m2. The proposal presents site coverage of 446.4 and 39.1% This will not impact the design, as garden open space over comply. Refer to the submitted application drawings for further detailed information.															
55.02-6 Access Objectives	B2-6 Comply	The number of vehicle crossovers responds to the neighbourhood character. Vehicle access to and from the development is safe, manageable and convenient. Proposed crossover to be minimum width to be 3.0m. Unit 1 Frontage $11.24 \times 0.4 = 4.496\text{m}$ is allowable Proposal = 4.26m															

		Unit 2 Frontage $21.15 \times 0.33 = 6.9795\text{m}$ is allowable Proposal = 3.255m
55.02-7 Tree Canopy Objections	B2-7 Variation	By providing adequate setback and P.O.S to each unit, this encourages habitat for plants and animals. Canopy trees and a variety of planting sizes will be provided throughout the front and rear of site, a landscape plan ensure that appropriate planting occurs on site. 20% canopy cover required, canopy cover does not comply by 2.3%. 11 trees are proposed, which are suitable species for the area, all bushfire requirements are met. Refer to Canopy Cover submitted with application. Page 11 TP600
55.02-8 Front Fence Objections	B8 N/A	Front Fence design responds to the existing and neighbourhood character. No front fence proposed

55.03 Liveability

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55.03-6 Solar Access to Open Space Objectives	B3-6 Comply	Open space for each dwelling will receive direct access to daylight for recreational needs of occupants. There will be direct access to P.O.S from main living/meal areas. The dwellings have been designed so that main living room areas connect with outdoor areas and provide a positive interface. Proposed SPOS Unit 1 located to the North Unit 2 located to the east. 2 + 0.9 x 2.7mh = 2.43m setback. Proposal shows 6.295m
55.03-7 Functional Layout Objectives	B3-7 Comply	Each Dwellings provide functional areas that meet the needs of residents. All main bedroom are minimum size of 3 x 3.4 asfore standard bedrooms to be minimum 3 x 3. Open space living are minimum 3.6m x 12m Unit 1 Open Space = 71.0m ² Unit 2 Open Space = 70.0m ²
55.03-8 Room Depth Objectives	B3-8 Comply	Throughout proposal ceiling heights are as follows to habitable areas Ground: 2.7m high to living spaces and 3.27M to rear bedrooms
55.03-9 Daylight to New Window Objectives	B3-9 Comply	All windows allow adequate daylight into new habitable room windows. All windows present minimum 3.0m ² and minimum 1.0m clear to sky
55.03-10 Natural Ventilation Objectives	B3-10 Comply	All windows have been maximize where possible to gain natural ventilation. Windows are proposed as awning. Refer to page 12 TP700 for breeze layout
55.03-11 Storage Objectives	B3-11 Comply	Storage Sheds (6 cubic metres) will be provided in the private open spaces
55.03-12 Accessibility for Apartment Development Objectives	B3-12 N/A	Not Applicable given proposal is townhouse not apartment

55.04 External Amenity

CLAUSE	STANDARD	ASSESSMENT
55.04-1 Daylight to Existing Windows Objectives	B4-1 Comply	The design ensures setbacks which allow for adequate daylight into existing habitable room windows giving minimum 3.0m ² with 1.0m setback to clear sky.
55.04-2 Existing North Facing Window Objections	B4-2 Comply	The placement of the proposed dwellings and proposed setbacks ensure that daylight to existing habitable room windows on all adjoining properties will not be compromised.
55.04-3 Overshadowing Secluded Open Space Objectives	B4-3 Comply	The scale of the development, setback and distance to the boundaries limits overshadowing of adjoining properties. Overshadowing are greater than 25m ² with minimum dimension of 3.0m from 9am – 3pm Shadow Diagrams of 9am, 12pm and 3pm have been provided and demonstrates that overshadowing is no major concern.

55.04-4 Overlooking Objectives	B4-4 Comply	All habitable room windows which have the potential for overlooking will have sills no lower than 1.7m from FFL or are to be either screened or have obscured glazing below a height of 1.7m above FFL.
55.04-5 Internal Views Objectives	B4-5 Comply	There is no issues of overlooking into P.O.S or habitable room windows within development, as windows location have been considered and will be screened/obscured or high.

55.05 Sustainability

CLAUSE	STANDARD	ASSESSMENT
55.05-1 Permeability and Stormwater Objectives	B5-1 Comply	The permeability is to be minimum 20% of lot size ALTHOUGH due to garden space it will need to be 35% of lot size. Minimum 35% = 399.7m ² Proposal shows 56.1% of 640.9m ²
55.05-2 Overshadowing Domestic Solar Energy	B5-2 N/A	Not Applicable given no solar within that area
55.05-3 Rooftop Solar Energy Generation Area Objections	B5-3 Comply	Proposal shows minimum 34m ² of solar panels facing West, North, East with minimum dimension of 1.7m Refer to Roof Plan page 5 TP202
55.05-4 Solar Protection to New North Facing Window Objectives	B5-4 Comply	External Shading presented to north facing windows. 0.6m eaves shown to Ground Floor.
55.05-5 Waste and Recycling Objectives	B5-5 Comply	Bin Storage (1.8m ² with minimum depth of 0.8m) will be provided in the private open spaces or side alleyway
55.05-6 Noise Impact Objectives	B5-6 N/A	Not Applicable given it's a townhouse and no mechanical planting area to be installed. All habitable windows to be double glazed for noise cancellation.
55.05-7 Energy Efficiency for Apartment Development Objectives	B5-7 N/A	Not Applicable given it's a townhouse. Standard 7 Star Rating to be achieved

List of variations needed:

- B2-1 Front Setback
- B2-7 Canopy Tree



SUBMITTED BY CULTURED BUILDING DESIGNS