

Table of Contents

1.0 Introduction	2
2.0 Summary	3
3.0 Site and surrounding context	5
3.1 Subject site	5
3.2 Surrounding context	6
3.3 Public Transport	9
4.0 Proposal	10
5.0 Planning Framework- PPF and MPS	13
5.1 Planning Policy Framework	13
5.2 Response to the State Planning Policies	15
6.0 Zoning	23
6.1 Clause 32.08 General Residential Zone	23
6.2 Clause 32.08-13 Decision guidelines	25
7.0 Overlay	26
7.1 Clause 44.05 – Special Building Overlay	26
7.2 Response:	26
8.0 Particular Provision	27
8.1 Clause 52.06 – Car parking	27
8.2 Clause 52.34 – Bicycle Facilities	29
8.3 Clause 52.37 – Canopy Tree	29
9.0 Conclusion	30

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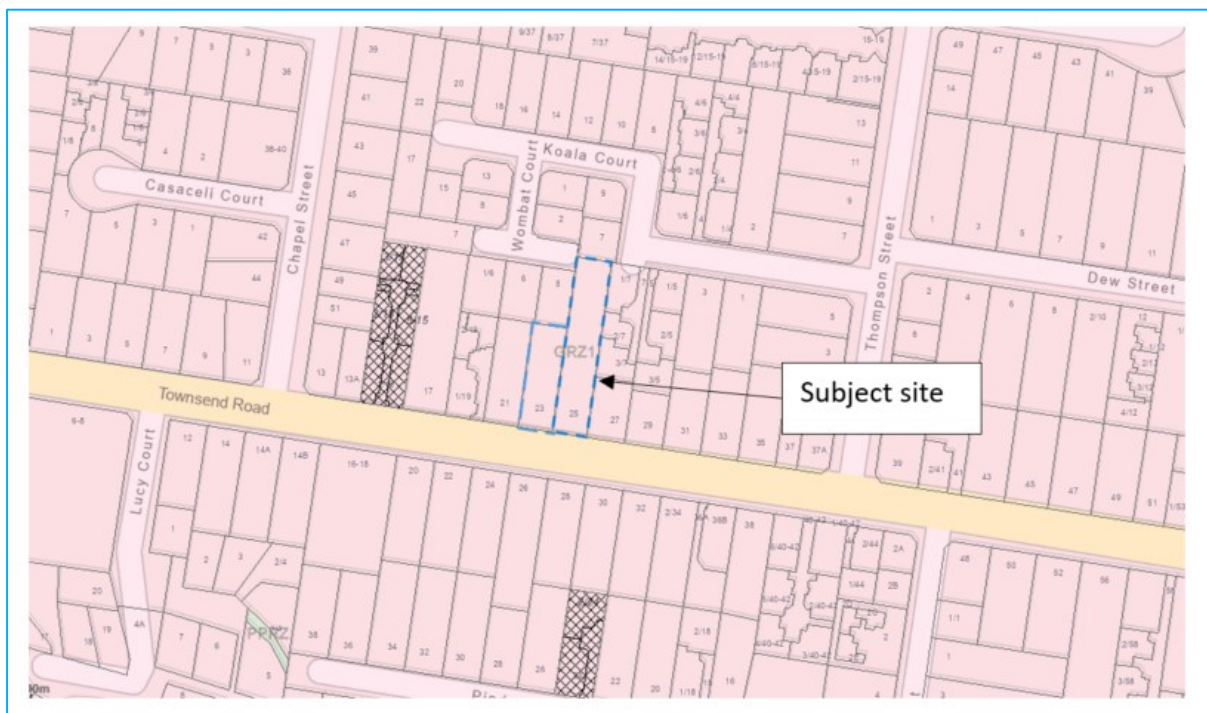
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1.0 Introduction

GD Design has engaged Aglow Town Planning Services to prepare a Town Planning Report in support of a planning permit application for the use and development of a childcare centre 23-25 Townsend Road Whittington. This report outlines the key elements of the proposed development, its planning context, and how it aligns with the relevant provisions of the Greater Geelong Planning Scheme.

Pursuant to the Greater Geelong Planning Scheme, the site is located within a General Residential Zone – Schedule 1 and is affected by Special Building Overlay (SBO). The area is currently developed and occupied by residential developments, aged care facility, and some non-residential uses such as a, schools and medical centres. Figure 1 depicts the site's location within the locality.

Figure 1 – Locality Map



Source: Vicplan

This report describes the proposed use and development of a childcare centre and provides an assessment of the site within its broader context. A detailed review of the subject site and surrounding area was undertaken to identify all relevant physical, environmental, and planning considerations. The findings of this assessment have informed the analysis and recommendations contained in this report.

This report should be read in conjunction with the plans prepared by GD Designs Consultants, Drawings 01 to 04 (inclusive).

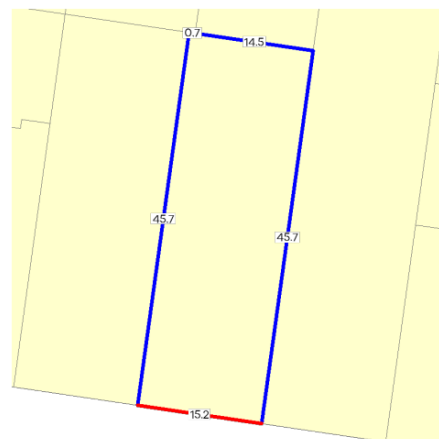
2.0 Summary**Summary****Land Address:** The land comprises two parcels including:**23 Townsend Road, Whittington:**

Lot 1 on TP889039X

Volume 08357 Folio 901

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.

**Area:** 697 sq. m**Perimeter:** 122 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

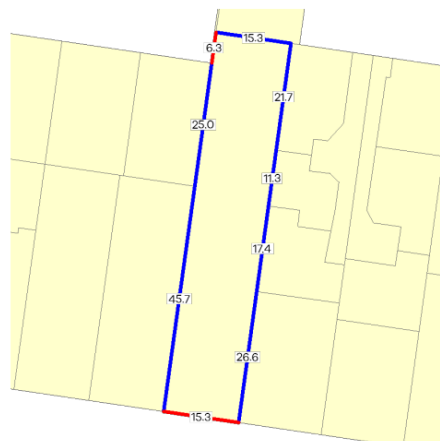
[Title and Property Certificates](#)**25 Townsend Road, Whittington:**

Lot 1 on PS7511391H

Volume 10787 Folio 984

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.

**Area:** 1174 sq. m**Perimeter:** 185 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)**Easement:** Lot 1 on PS7511391H is affected by a 2.1-metre-wide sewerage easement in favour of the Barwon Region Water Authority.**Restrictions:** The land is unburdened by any restrictive covenants.**Zone and overlay:** The land is located within a General Residential Zone and is subject to a Special Building Overlay (SBO).

Permit Trigger:	• Under Clause 32.08-2 (Table of uses), a permit is required for a childcare centre. • Under Clause 32.08-10, a permit is required to construct a building or construct or carry out works for use in Section 2 of Clause 32.08-2. • Under Clause 44.05-2, a permit is required to construct a building or to construct or carry out works.
Proposal:	Use and development of a childcare centre.
Signage	Signage is not included in this application. As a result, it does not require assessment under Clause 52.05 of the Whittlesea Planning Scheme. A separate application for signage will be submitted by the childcare centre provider once the planning permit for the facility has been issued.
Car Parking:	The development will provide 19 on-site parking spaces.
Summary	• The proposed childcare centre is appropriate within a General Residential Zone, and the location is suitable. • The proposed childcare centre is consistent with the purpose of the General Residential Zone. • The development will integrate well with the surrounding area and contribute positively to the neighbourhood's character. • The proposed development is compactable with the surrounding development and will complement the existing facilities in the area. • The centre will serve the needs of the community and create local jobs for the increasing population of Greater Geelong City Council. • Landscaping is provided along the site's frontage to soften the development and minimise the impact. • The proposed development meets the objectives and requirements of Clause 52.06, and there will be adequate onsite parking for staff and visitors. Also, provision is made for vehicles to enter and exit the site in a forward manner.

3.0 Site and surrounding context

3.1 Subject site

The subject site is located on the northern side of Townsend Road, approximately 110 metres west of Thompson Street and 102 metres east of Chapel Street. The land comprises two parcels, commonly known as 23 and 25 Townsend Road, and legally described as Lot 1 on TP889039X (Volume 08357 Folio 901) and Lot 1 on PS7511391H (Volume 10787 Folio 984).

The site is irregularly shaped, with a frontage of approximately 30.5 metres to Townsend Road and a secondary frontage of approximately 6.3 metres to Wombat Court. It has a maximum depth of approximately 77 metres and a total site area of around 1,871 square metres.

The land is currently developed with two single-storey dwellings and associated outbuildings, with one dwelling located on each parcel. Vehicle access is provided via two existing crossovers from Townsend Road, with one servicing each lot. There is no legal access to the site from Wombat Court. The photos and maps below show the existing condition of the site and surroundings.

Figure 2 –The subject site – 23-25 Townsend Road, Whittington



Source: Google Imagery Aug 2022

Figure 3 – Aerial Photo – 23-25 Townsend Road, Whittington

Source: VicPlan

3.2 Surrounding context

The subject site abuts residential developments to the west and east, with multiple developments to the north. The land is within an area characterised by a variety of non-residential uses, including sports facilities, schools, cafés, churches, and other medium-density developments.

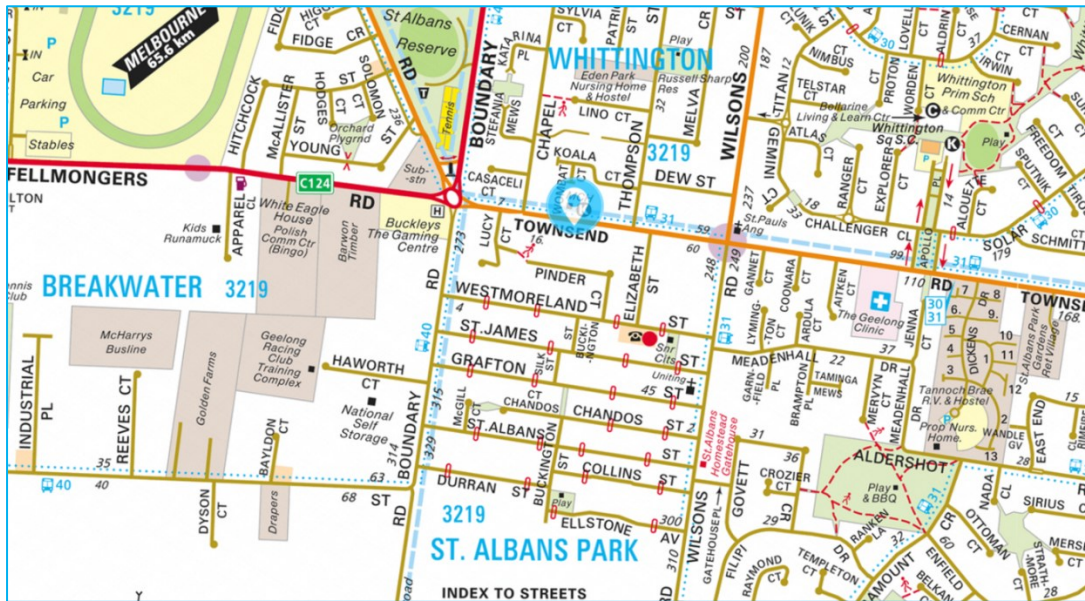
The area has diverse housing styles, comprising weatherboard dwellings, brick homes, and contemporary modern dwellings.

Furthermore, the site is conveniently located near numerous facilities, including:

- Buckley's Entertainment Centre 0.4 km
- St Albans Reserve Playground 0.65 km
- Geelong East Primary School 0.8 km
- Mackillop Education Geelong School 1.3 km
- Whittington Primary School 1.5 km
- Newcomb Central Shopping Centre 1.7 km
- Newcomb Secondary College 1.8 km
- Bellarine Village Shopping Centre 2 km
- St Margarets Primary School 2.2 km

- Belmont Village Shopping Centre 4.3km

Figure 4 – Melway Map showing the location of the subject site and existing nearby facilities



Source: Melway online

Figure 5 – Property to the east – 24 Townsend Road, Whittington



Figure 6 – Property to the south- 26 Townsend Road, Whittington



Source: Google Maps

Figure 7 – View along Townsend Road, Whittington



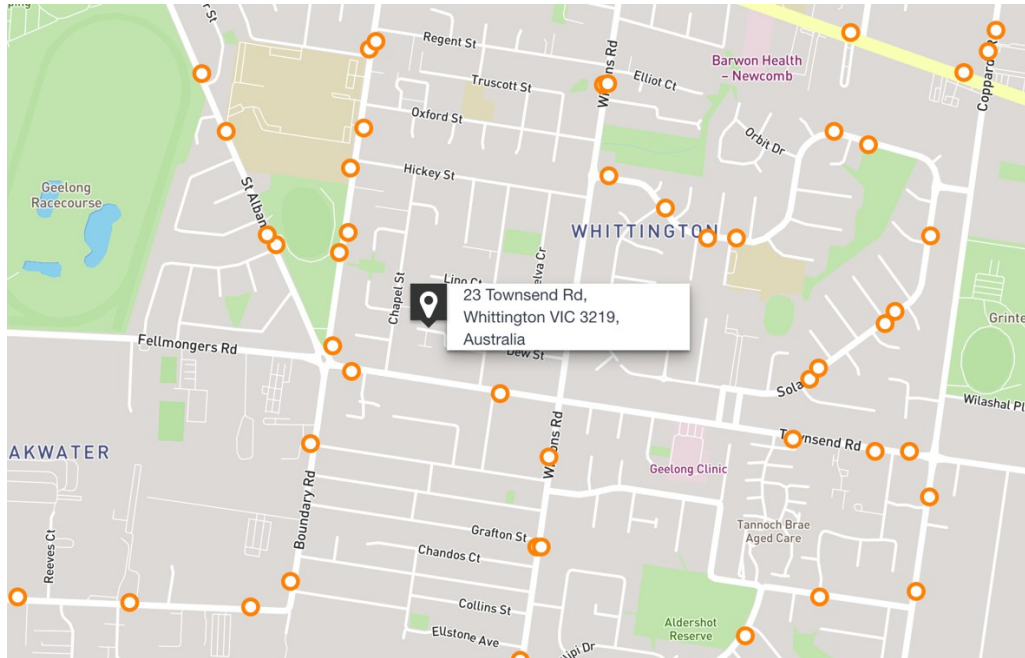
Source: Google Maps

3.3 Public Transport

The site is well located with respect to the shopping centre, public transport and recreation facilities.

The bus stops nearby are as follows:

Figure 8 – PTV Map showing access to the bus routes in the immediate surroundings



Source: PTV 2026



Elizabeth St/Townsend Rd

203 m

31



Lucy Ct/Townsend Rd

207 m

31



Townsend Rd/Boundary Rd

263 m

40



Westmoreland St/Boundary Rd

375 m

40



St Albans Reserve/Boundary Rd

389 m

40



Westmoreland St/Wilsons Rd

401 m

31



St Albans Reserve/227 Boundary Rd

418 m

40

4.0 Proposal

The application seeks approval for the use and development of land for a childcare centre, including associated car parking and landscaping at 23-25 Townsend Road, Whittington. The proposed centre is designed to accommodate 90 children and will include both indoor and outdoor activity areas.

The proposed building will have a total floor area of 652.26 square metres, resulting in a site coverage of 30.21%.

Key elements of the proposed use and development are summarised below:

Ground floor level:

- A central entry leading to a reception and waiting area, with internal access to the children's rooms, staff office, and amenities.
- The centre will comprise:
 - Reception/waiting area
 - Office
 - Kitchen
 - Laundry
 - Amenities
 - Six children's rooms designed for various age groups as follows:

Children Room 01

- | | |
|--------------------|------------|
| ○ Area | 27sqm |
| ○ Under 3-year-old | 8 children |
-

Children Room 02

- | | |
|---------------------|-------------|
| ○ Area | 39.24 sqm |
| ○ under 3 years old | 12 children |
-

Children Road 03

- | | |
|--------------------|-------------|
| ○ Area | 53.40 sqm |
| ○ Over 3 Years Old | 16 children |
-

Children Road 04

- | | |
|--------------------|-------------|
| ○ Area | 53.50 sqm |
| ○ Over 3 Years Old | 16 children |
-

Children Road 05

- Area 55.70 sqm
 - Under 3 Years Old 16 children
-

Children Road 06

- Area 75.60 sqm
 - Under 3 Years Old 22 children
-

First floor:

- Staff office
- Staff planning room
- Staff amenities
- The layout of the rooms is designed to support efficient operation of the centre while providing a safe, engaging, and developmentally appropriate environment for children. The outdoor area will provide ample space for outdoor play, in compliance with regulatory requirements
- The building is oriented towards Townsend Road with an active frontage on the Street, thereby enhancing its presentation to the public realm.
- It will be set back approximately 20 metres from the Street.
- A landscaped frontage of at least 2.6 metres in width is proposed along Townsend Road, enhancing the site's visual appeal and offering a soft, green edge to the development. Additional landscaping is provided along the boundaries of the site and within the outdoor play area.
- The development provided 19 on-site car parking spaces (including one accessible space).
- The childcare centre is proposed to operate from 6:30 am to 6:30 pm Monday to Friday, and the centre will be closed on weekends. The operation hours include 30 minutes for drop off before 7 am and 30 minutes for pick up after 6 pm.
- The centre is designed to accommodate a maximum of 90 children, supported by a team of 21 staff members
- The proposed childcare building is located in the proximity of Geelong East Primary School, Mackillop Education Geelong School, and Whittington Primary School, and is reasonably setback from the street and surrounding residential developments.
- A 1.8-metre colorbond fence will be installed around the outdoor play areas, along the western and northern boundaries to ensure privacy and noise management.

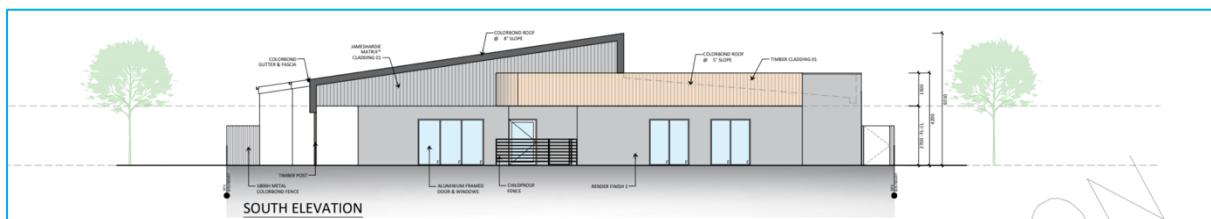
- The building exterior will feature a combination of rendered finishes, timber cladding and a Colorbond roof, providing a modern and durable architectural form.
- An outdoor verandah area with supporting posts and overhead cover will be incorporated to facilitate sheltered outdoor play.
- Windows and doors will include colorbond-framed finishes, contributing to a cohesive and contemporary built form.
- A designated outdoor waste storage area is included in the proposal. A private contractor will undertake waste collection in accordance with regulatory requirements to ensure no adverse amenity impacts.

The extracts of the layout and elevations of the proposed development are provided below:

Figure 8 – Proposed Site Layout Plan



Source: GD Design Consultants



Source: GD Design Consultants

5.0 Planning Framework- PPF and MPS

5.1 Planning Policy Framework

Policy	Objectives/Strategies
Clause 11 – Settlement	Planning seeks to respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport utility, social, community and commercial infrastructure and services.
Clause 11.02-1S – Supply of Urban Land	This policy seeks to ensure a sufficient land supply for residential, commercial, retail, industrial, recreational, institutional and other community uses.
Clause 11.02-3S - Sequencing of development	The objective of this clause is to manage the sequence of development in growth areas so that services are available early in the life of new communities.
Clause 13.04-1S – Contaminated and potentially contaminated land	The policy seeks to ensure that contaminated and potentially contaminated land is used and developed safely.
Clause 13.05-1S – Noise Abatement	This policy seeks to assist the control of noise effects on sensitive land uses by ensuring that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.
Clause 13.07-1S – Land Use Compatibility	The policy seeks to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects by ensuring the compatibility of a use or development

	as appropriate to the land use functions and character of the area by directing land uses to appropriate locations and using a range of building design, urban design, operational and land use separation measures
Clause 13.07-1L-01 non-residential uses in residential zones	The policy seeks to provide for non-residential uses that serve the needs of the local community. To support non-residential uses that are compatible with the residential character, scale and amenity of neighbourhoods.
Clause 15.01-1S - Urban design	The policy seeks to create urban environments that is safe, functional and provide good quality environments with a sense of place and cultural identity.
Clause 15.01-2S – Building design	The policy seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
Clause 15.01-2L Environmentally sustainable development.	The policy seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
Clause 15.01-5S – Neighbourhood character	The policy seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
Clause 15.01-5L Neighbourhood Character	The policy seeks to manage the impact of urban change on existing neighbourhoods and protect areas with a significant garden character.
Clause 17.01-1 - Diversified economy	The policy seeks to strengthen and diversify the economy. The strategies include facilitating growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
Clause 17.02-2S - Business	This policy supports small-scale non-residential uses that meet the needs of residents and workers in convenient locations.

Clause 19.02-2S – Education facilities	The policy seeks to assist in the integration of education and early childhood facilities with local and regional communities. The strategies for implementation include the following: Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities. Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
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5.2 Response to the State Planning Policies

The proposed development is site-responsive and aligns well with the relevant planning provisions. It is expected to have minimal impact on the amenity of adjoining residential properties and is consistent with the intent of the Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS).

The PPF encourages sustainable development that leverages existing settlement patterns and supports integrated land use and transport planning to achieve economic, social, and environmental outcomes. The subject site is located within a residential area supported by both existing and proposed infrastructure. It is within walking distance of residential communities, shops, and bus routes. This location supports reduced car dependency and aligns with the broader sustainability and accessibility objectives of the PPF.

The use of the land for a childcare centre is appropriate within the General Residential Zone. The proposal is of a scale and form that will integrate harmoniously with the surrounding neighbourhood character. The development includes on-site parking sufficient to meet staff and visitors' needs without adversely impacting local traffic or residential amenity. Landscaping along the site's frontage will soften the built form and reduce any visual impact, contributing positively to the streetscape.

The proposal complies with the requirements of Clause 52.06, including the provision of adequate on-site car parking and ensuring all vehicle movements enter and exit the site in a forward direction. The design ensures that the development will not generate traffic or parking issues for the local road network.

Clause 19.02-2S of the Greater Geelong Planning Scheme encourages the integration of educational facilities—such as childcare centres—within the community, taking into consideration demographic needs, demand, and accessibility by safe walking, cycling, and public transport routes. In response to this, the proposed site has been strategically selected based on its accessibility, connectivity, and

proximity to complementary uses, including Geelong East South primary school, shop and other community infrastructure.

Research supports a growing demand for childcare services in the area, and the proposed development directly addresses this need. The centre is appropriately located and will provide valuable community service while contributing positively to the evolving urban character of the area.

Response to Clause 13.05-1S – Noise management

Clause 13.05-1S (Noise Management) seeks to assist in managing noise effects on sensitive land uses. The proposal achieves the objective of Clause 13.05-1. The centre will generate noise associated with children, mechanical plants, equipment, and vehicle movements within the car park. The reflect a 1.8m high fence along the whole perimeter boundary of the site, which will reduce the noise impact from the childcare centre on adjoining residential properties. If any further amendments are required to the plans to meet the specification recommended, they should be requested via condition on the permit.

Response to Clause 13.07-1S Land use compatibility

Clause 13.07-1S (Land Use Compatibility) protects community amenities, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. The implementation strategies include, among others, to "ensure that use or development of land is compatible with adjoining and nearby land uses". The subject site is located within a General Residential Zone, and a childcare centre is a Section 2 use within the zone. The proposed use is compatible with the surrounding uses. It is noted that the application has considered the potential for noise impacts and the disturbance the use may cause nearby residents.

Response to Clause 13.07-1L-01 -Non-residential uses in residential zones

The proposal is consistent with Clause 13.07-1L-01 -Non-residential *uses in residential zones*. The table below responds to the requirement of Clause 13.07-1L-01.

Requirements	Response
Location strategies Locate non-residential uses on sites that have access to a road in a Transport Zone.	Complies The subject site is located along a collector road close to Geelong East Primary School, Mackillop Education Geelong School, and Whittington Primary School
Discourage non-residential uses from locating on sites in a local access street or lane.	Complies The subject site is not located along a local access street or lane.
Locate non-residential uses where they will benefit and be convenient to local residents.	Complies The site is conveniently located near schools and residential areas, making it a practical choice for families with children attending those schools.
Avoid a concentration of non-residential uses where it would: • Create a de-facto commercial area. • Isolate residential properties. • Contribute to unplanned expansion of commercial or mixed use zones into surrounding residential land.	Complies The proposal won't lead to a concentration of non-residential activities. The site is conveniently located near primary schools, and planning policies encourage education facilities to be located near existing facilities to benefit the community.

Amenity strategies Protect the amenity of the surrounding area from: Noise, light and odours emitted from the site. Disturbance associated with the hours of operation. Manage the loading and unloading of vehicles to minimise detrimental impacts on residential amenity.	Complies The childcare centre is proposed to operate from 6:30 am to 6.30 pm Monday to Friday, and the centre will be closed on weekends. The proposed hours of operation are consistent with other childcare centres within the City of Geelong and around Victoria. Noise generated by the use and associated traffic will be minimised in accordance with the relevant EPA guidelines. All air-conditioning and heating units will be enclosed. All external lighting will be suitably baffled to ensure that any illumination is contained within the site and does not cause detriment to persons in adjoining or nearby properties or spillage to any road.
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Amenity policy guidelines Consider as relevant: Encouraging non-residential uses to locate on sites where they will not unreasonably affect the amenity of the surrounding residential area due to existing conditions or locational attributes. Whether noise attenuation measures should be provided. Designing or locating all external noise sources (such as air-conditioning, heating, plant equipment etc) to minimise noise emissions to adjoining properties. Limiting loading and unloading of vehicles to between the hours of 8am and 6pm.	Complies The childcare centre has been designed to reduce noise, and loss of privacy and to enhance the appearance of the development by including landscaping to the frontage, utilising screening and fencing to minimal loss of amenity and privacy of people living in nearby dwellings. The proposed building materials will incorporate appropriate materials to integrate with the existing developments in the surrounding area and respond to the neighbourhood character. The proposed development, including car parking areas, is sympathetic to the surrounding housing and streetscape and is of a scale and architectural style compatible with the residential area. Loading and unloading will be restricted to the hours recommended in this policy. The centre manager will utilise their vehicle and undertake the childcare centre's shopping.
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Design and siting strategies Facilitate the re-use of buildings originally built for non-residential purposes. Site and design buildings to respect the siting and layout of adjacent buildings. Design development to respect the existing neighbourhood character and reflect a residential scale and appearance, particularly with regard to: Building and roof form. Building height and setback. Design detail (including façade articulation, verandahs, window and door style and placement). Building materials. Colours and finishes. Locate air-conditioning, heating and plant equipment to avoid being visible from the public realm and adjoining properties	Complies The development is similar in character, scale, setback and height to the surrounding residential developments. The development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping.
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Design and siting policy guideline Consider as relevant: Whether development is consistent with the following objectives / standards: Clause 54.02-1 Street setback objective Clause 54.02-3 Side and rear setbacks objective Clause 54.02-4 Walls on boundaries objective Clause 54.04-1 Daylight to existing windows objective Clause 54.04-2 Existing north-facing windows objective Clause 54.04-3 Overshadowing secluded open space objective	Complies The development meets the standards and objectives of Clause 54. The proposal meets the objective and standards of Clause 54 of the Planning Scheme. Details of how the proposal meets the standards are provided below: Street setback Response - Complies Side and Rear setback Response – Complies The development is setback by a minimum of 1.5m from the side and rear boundaries. Wall on boundaries Response: Not applicable No walls are proposed on the boundaries. Daylight to existing windows Response: Complies The building has been set back by a minimum of 1.5 from the boundaries abutting existing dwellings to allow adequate daylight into existing habitable room windows. North Facing Windows Response – Not applicable There are no existing north-facing habitable room windows within 3 metres of proposed development. Overshadowing open space Response – Complies
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Landscaping strategies Provide planting on site that maintains the landscape character of the area. Retain significant trees where practicable. Set aside the front setback of sites for landscaping. Provide landscape buffers between adjoining properties and areas used for access and parking on the site.	Complies There are no significant trees on the site. The development provided a minimum of 3 metres wide landscape setback along the site frontage to soften the development, screen the car parking area from the street and minimise any potential visual impact. Also, landscaping is provided along the boundaries of the site to enable buffers between adjoining properties and areas used for access and parking on the site.
Landscaping policy guideline Consider as relevant: Providing a minimum 1.5 metre landscaped buffer to separate accessways and car parking areas from adjoining residential properties.	Complies As mentioned above the development provided adequate landscaping along all front, side and rear boundaries.
Car parking and traffic strategies Locate car parking areas so they do not dominate the streetscape by locating them at the side or rear of the site. Support uses where the traffic generated by the use can be accommodated within the surrounding street network. Support uses that can accommodate parking on site and do not create significant increases in on-street parking demand.	Complies The proposal will not have any traffic impact on the local road network and surrounding residential area. The proposal achieves the objectives of Clause 52.06 and has provided adequate onsite car parking spaces to cater for the proposed use.

6.0 Zoning

6.1 Clause 32.08 General Residential Zone

The purpose of the General Residential Zone is:

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

The siting of a childcare centre within a General Residential Zone (GRZ) is considered appropriate and consistent with the intent of the zone. This interpretation aligns with established planning principles and case law, including the Victorian Civil and Administrative Tribunal (VCAT) decision in *Java Sands Pty Ltd v Frankston CC*. In that case, the Tribunal confirmed:

"...In my view, childcare centres are part and parcel of residential areas. They meet a community need directly related to residential use and development in much the same way as schools and kindergartens. As such, I consider a childcare centre located in a residential area, even a low-density residential area, to be generally in accordance with the development plan."

This position reinforces the view that childcare centres are essential community infrastructure that appropriately belongs within residential environments that are easily accessible to families.

The General Residential Zone allows for a range of non-residential uses that support residential communities, including schools, medical centres, and childcare facilities. Numerous examples of similar developments within residential zones in the City of Greater Geelong further demonstrate the appropriateness of the proposed use.

The proposal is consistent with the relevant local planning policies that support the provision of community services, including child care facilities, in accessible and residential locations. Clause 19.02-2S of the Planning Policy Framework encourages the integration of early childhood services within local communities to provide convenient access for families.

The subject site is located within an established area and benefits from excellent access via local roads and proximity to community infrastructure. The location is consistent with policy objectives that support placing child care centres in residential areas, where demand exists and where access to families is maximised.

The proposal complies with the objectives and requirements of the GRZ1, which allows for non-residential uses such as child care centres where they are appropriately located and designed to respect the residential context. The development is appropriately sited and designed to integrate with the surrounding neighbourhood:

- The building is well set back from all property boundaries and includes high-quality landscaping to soften its presentation to the street and adjoining properties.
- A generous front setback of 20 metres and the provision of deep planting areas contribute to a residential scale and character.
- The building height, form, and materials are consistent with contemporary dwellings in the area and do not dominate the streetscape.

The design of the childcare centre has been carefully considered to respect the character of the neighbourhood. The building's design incorporates residential-style elements, including a 22.5-degree Colorbond roof, rendered finishes, and articulated facades to ensure visual integration with its surroundings.

In terms of amenity:

- All outdoor play areas will be enclosed by 1.8-metre-high fencing to minimise potential noise impacts. The material for the acoustic fencing can be designed so its permeable.
- The proposed hours of operation (6:30 am to 6:30 pm, Monday to Friday) are consistent with typical childcare centre operations and do not extend into the evening or weekends, further minimising potential amenity impacts.

The proposal responds appropriately to the relevant provisions of the Greater Geelong Planning Scheme, including local policy, zone controls, and design guidelines. The development is thoughtfully designed to meet the needs of the community while respecting the residential setting.

6.2 Clause 32.08-13 Decision guidelines

Decision guideline	Response
Whether the use or development is compatible with residential use	The proposed development building is of a scale and architectural style compatible with the residential area.
Whether the use generally serves local community needs	The proposed childcare centre will serve the community of Greater Geelong. The childcare centre is strategically positioned to be accessible to the community.
The scale and intensity of the use and development	The childcare centre has been designed to reduce noise and loss of privacy and to enhance the appearance of the development by including landscaping to the frontage, utilising screening and fencing to cause minimal loss of amenity and privacy of future residents of surrounding allotments.
The design, height, setback and appearance of the proposed buildings and works	The proposed building will be constructed of materials such as render to respond to the evolving character of the area.
The proposed landscaping	A landscape setback is provided along the road frontages of the car parking area. Also, landscaping is provided along the boundaries of the site.
The provision of car and bicycle parking and associated accessways	Adequate car parking spaces have been provided onsite.
Any proposed loading and refuse collection facilities	The waste generated by the use or development will be managed appropriately as a private waste collector will collect the waste regularly. A waste collection area is nominated on the site plan and will be screened by a fence and plants to ensure that it does not impact the amenity of the surroundings.
The safety, efficiency and amenity effects of traffic to be generated by the proposal	The childcare centre is located along a road capable of carrying anticipated traffic volumes.

7.0 Overlay

7.1 Clause 44.05 – Special Building Overlay

The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

Clause 44.05-1 Flooding management objective and statement of risk

A schedule to this overlay may contain

- Flooding management objective to be achieved
- A statement of risk

7.2 Response:

There is no schedule to the Special Building Overlay pursuant to Clause 44.05 of the Geelong Planning Scheme. The proposed development has been designed to address the requirements of Clause 44.05. Council may apply conditions to reinforce this and the proposed development will be constructed in accordance with any condition that may be required on the permit

8.0 Particular Provision

8.1 Clause 52.06 – Car parking

The purpose of Clause 52.06 is:

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

Pursuant to Clause 52.06-2 Provision of car parking spaces

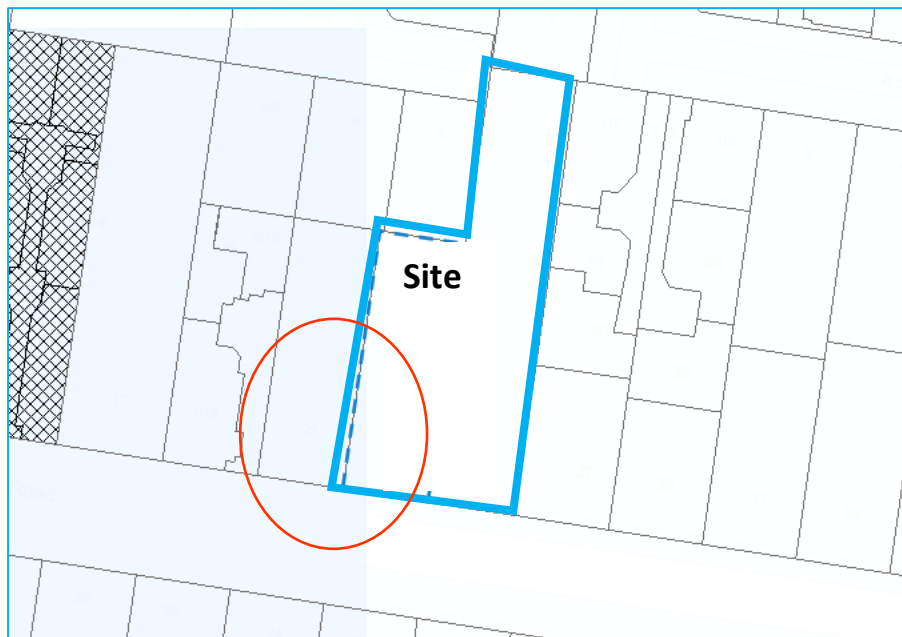
Prior to:

- A new use commencing or
- A new building being occupied or
- The floor or site area of an existing use being increased or
- The number of patrons, seats or practitioners at an existing use being increased,

The minimum car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Table 1 of Clause 52.06-5 (Car Parking Requirement Calculation) specifies the minimum and maximum car parking requirements applicable to a land use based on the category assigned to the land in the Car Parking Requirement Maps (CPR Maps) prepared by the Department of Transport and Planning (2025).

Where land is identified within two or more categories on the CPR Maps, the car parking requirements of the higher category apply to the entire site. In this instance, a portion of the subject land is located within Category 2, while the larger remaining portion is located within Category 1. Accordingly, the Category 2 car parking requirements apply to the whole site. The CPR Maps below illustrate the extent of the land within each category.

Figure 9 - Car Parking Requirement Map**Table 1 Car parking requirement**

Land use	Measure	Category 2 (Minimum Requirement)	Total employees proposed	Spaces required	Spaces provided
Childcare centre	To each employee	0.5 space	22	11	19

The proposed childcare centre will employ 22 staff members. In accordance with Clause 52.06-5, this requires 11 on-site car parking spaces, based on the Category 2 car parking requirement. The development proposes 19 car parking spaces, including one accessible parking space, thereby exceeding the statutory parking requirement and complying with Clause 52.06 of the Planning Scheme.

All proposed parking spaces and accessways have been designed in accordance with the relevant design standards contained in Clause 52.06-9. The car park layout incorporates 90-degree parking bays measuring 4.9 metres in length and 2.6 metres in width, serviced by a driveway with a minimum width of 6.4 metres. The accessible parking space has been designed in accordance with the requirements of Australian Standard AS/NZS 2890.6:2009, ensuring appropriate access and usability for people with disabilities.

The proposal is not expected to adversely impact the surrounding road network. The site can accommodate the anticipated vehicle movements associated with the childcare centre, and the provision of ample on-site parking for staff and parents will minimise the likelihood of overflow parking on surrounding streets. The internal layout allows vehicles to enter and exit the site in a forward direction, promoting safe and efficient traffic circulation.

Traffic impacts will be further managed through the staggered nature of child drop-off and pick-up activities, which typically occur over extended periods rather than at a single peak time. Designated parking areas, clear directional signage, and appropriate supervision of vehicle movements will help maintain safe and orderly site operations. Vehicle queuing on surrounding roads is not anticipated, as parent arrival and departure times are generally dispersed throughout the day, particularly given that many parents work varying shifts, unlike the concentrated arrival and departure patterns associated with primary and secondary schools.

Overall, the proposed development is considered capable of operating in a manner that is compatible with the surrounding land uses. The provision of adequate parking, efficient traffic management measures, and appropriate operational controls will ensure that amenity impacts are minimised while delivering valuable community and social benefits through childcare services.

8.2 Clause 52.34 – Bicycle Facilities

Pursuant to Clause 52.34-1 Provision of bicycle facilities, a new user must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. The proposal does not trigger any bicycle parking spaces.

8.3 Clause 52.37 – Canopy Tree

Clause 52.37 seeks to protect and enhance canopy tree cover within residential areas by encouraging the retention of existing canopy trees and the integration of new canopy planting as part of development.

A review of the subject site has confirmed that there are no existing trees that meet the definition of a “canopy tree” under Clause 52.37. Specifically, no trees on the land satisfy all three criteria relating to minimum height (greater than 5 metres), trunk circumference (greater than 0.5 metres at 1.4 metres above ground level), and canopy diameter (at least 4 metres).

As no canopy trees or boundary canopy trees are present on the site, the provisions of Clause 52.37 relating to the removal, destruction, or lopping of canopy trees are not triggered. Accordingly, a planning permit is not required for vegetation removal under this clause.

The proposal is therefore consistent with the intent of Clause 52.37, as it does not result in the loss of any protected canopy tree cover.

9.0 Conclusion

This planning application seeks permission under the Geelong Planning Scheme to use and develop the land for a childcare centre with associated car parking, landscaping and signage at 23-25 Townsend Road Whittington.

The proposed childcare centre is appropriate in this location. The proposal meets the relevant policies of both the Planning Policy and Local Planning Policy Framework and satisfies the intent of the zone.

The proposal will provide for the needs of the community and create local employment, as well as provide for a new development of high architectural merit, with modern architecture, a higher level of energy efficiency through building standards and design, a good level of landscaping and overall presentation of the site.

Adequate car parking is provided on-site as per the objectives and requirements of Clause 52.06. The proposed crossover modification will not result in any additional detrimental impact on the existing streetscape character.

Furthermore, the proposal will not cause any additional detriment by odour, noise or light spill beyond the site's boundaries. The level of noise generated by the proposal will be minimal. On this basis, it is considered that the proposal is worthy of support.

Report prepared by:

Aglow Town Planning Services

