

TOWN PLANNING APPLICATION WRITTEN DESIGN RESPONSE

APPLICATION OF A PLANNING PERMIT
CONSTRUCT A SINGLE DWELLING PURSUANT TO THE
DD014

3A Carmichael Avenue, Newtown, Geelong

10 JUNE 2026

Revision A

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1 INTRODUCTION

are the applicants and owners of 'the site' at 3A Carmichael Avenue, Newtown, Vic 3220. They wish to submit a planning application to construct a single dwelling pursuant to the DDO14. A review of State and Local Planning requirements has been undertaken.

TITLE DETAILS

Number	3A	Street	Carmichael Avenue		
Suburb/Town	Newtown			Postcode	3220
Title Ref	Vol.7466 Fol.086	Last Plan Ref	LP5728 (LOT28)		
Frontage	1.785m	Depth	49.76m	Side Street	-
Area	481m2	Easements	-	Restrictions	-

Council Reference Number: 14584

Planning Permit Reference: PP857-2019 (Expired)

SPEARS Reference Number: S150784C

Statement of Compliance Issued: 24/03/2022

2 SITE AND SURROUNDING AREA



Figure 1 - Site & Surrounding Area

The site at 3A Carmichael Avenue★, Newtown is located on the western side of Carmichael Avenue, approximately 90 metres from Autumn Street, within the established residential area of Newtown.

Nearby amenities include:

1 - Geelong College	800m	4 - Geelong Cement Works	400m
2 - Newtown Netball & Football Oval	350m	5 - Shannon Avenue main shops	1.6km
3 - Geelong Ring Road	12km	6 - Pakington Street main shops	2.8km

3 PROPOSED DEVELOPMENT

The site located at 3A Carmichael Avenue has been subdivided from parent title with a street frontage of 1.785m entry with a depth of 49.76m along the boundary. The site maintains a total area of 481 square metres. Vehicle access is provided along the rear of the site off Dudley Street. The subject site is currently vacant. Applicants.

The subdivision clauses of the original planning permit (PP857-2019 (Expired)) have been completed. There is a separate title with a Section 173 agreement on title linking the planning permit or subsequent planning permits to the land.

The proposal seeks to construct a single dwelling pursuant to the provisions of the DDO14.

3.1 Site Layout

The site is vacant and no significant tree removal is required. Demolition of an existing garden shed and relocation of a shipping container is required.

The new dwelling is proposed to be set back 25.48m from the Carmichael Avenue boundary.

A single crossover is existing for 3B Carmichael Avenue. With the new dwelling gaining vehicle access via the un-named rear lane. A planting strip is included as a buffer between the properties along with further planting to each outer side boundary. This provides significant "soft" separation between neighbours.

Access to the entry of the dwelling is provided via a landscaped walkway along the north side of the lot. The rear yard face north-west and are designed with an undercover alfresco dining and landscape area. Several retaining walls are proposed to create flat functional areas due to the natural fall of the site.

3.2 Internal Layout

Dwelling

Three bedroom-layout plus study.

Ground Floor:

Access stair entry, entrance, kitchen, pantry, lounge and dining rooms with outdoor alfresco area. Master bedroom with robe and ensuite. Powder room.

Upper Ground Floor:

Double vehicle garage, and laundry.

First Floor:

Second Lounge, two bedrooms, study, and bathroom.

3.3 Design Features

The proposed dwelling is contemporary in design whilst respectful to the scale, form and materials prevalent in the local area. Common materials include:

- Brick cladding
- Composite Wall Cladding
- Steel sheet roof

The development is double storey. The building mass is proportionate to the surrounding buildings, with the ground floor level being set to site the building relative to the slope of the land. The building is 7.970m

in height from natural ground level at the front-east façade. The Building is 5.005m from natural ground level at the rear-west façade.

3.4 Zone Provisions

See Section 4.1

3.5 Overlay Provisions

Design and Development Overlay Schedule 14 (DDO14)

The Site is located in the Design and Development Overlay – Schedule 14 pursuant to the Greater Geelong Planning Scheme.

Item 2 of the DDO14, a permit is required to construct a building or construct or carry out works for a single dwelling which is more than 7.5 metres above natural ground level (NGL). The proposal maintains a maximum building height of 7.970 metres above NGL at the East part of the site, and therefore requires planning approval under the overlay.

The design objective of the DDO14 is:

To ensure that the siting, height and visual bulk of the dwellings achieves a reasonable sharing of views between properties to significant landscape features such as 'the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.'

An assessment in relation to the DDO14 relates only to the visual impact of the proposed building where it is greater than 7.5m above natural ground level and only to the views to significant landscape features and not just any views.

In this instance, it is submitted that the siting, height and visual bulk of the proposed double storey dwelling is in keeping with the surrounding properties. We submit that the proposed height of 7.970 meters (east) and 5.005 metres (west) (a variation of 0.470 metres (east)) is acceptable and entirely in keeping with the surrounds and will not result in impacting and shared views outlined in this design objective.



Figure 1- Carmichael Avenue street view of proposed development.



Figure 2- Front Entry view of proposed development.

4 **PLANNING SCHEME PROVISIONS – ZONE PROVISIONS**

The relevant planning controls that apply to this property are:

Planning Scheme	Greater Geelong Planning Scheme
Responsible Authority	City of Greater Geelong
Planning Zone	Neighbourhood Residential Zone (NRZ) – Clause 32.09 Neighbourhood Residential Zone – Schedule 8 (NRZ8) – Incremental Change Area
Planning Overlay	Design and Development Overlay (DDO) – Clause 43.02 Design Development Overlay – Schedule 14 (DDO14) – Dwellings over 7.5m in height

4.1 **Neighbourhood Residential Zone (NRZ) including Schedule 8 (NRZ8)**

A Neighbourhood Residential Zone (NRZ) is applicable to the site. The purpose of this overlay is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8) pursuant to the Greater Geelong Planning Scheme.

The use of a dwelling within the NZR is 'as of right' and does not require planning approval permission pursuant to Clause 32.09-2 of the Planning Scheme. A planning permit is not required to construct a single dwelling pursuant to Clause 32.09-5 in this instance as the land area exceeds 300 square metres.

The plans indicate a total garden area equating to approximately 49% of the site area, well exceeding the 25% requirement of Clause 32.09-4 of the Planning Scheme.

The proposed maximum building height of 7.970m and two (2) storeys is under the maximum height of 9 metres and 2 storeys as prescribed at Clause 32.09-11 of the Planning Scheme.

On the basis of the above, we maintain that the proposal is entirely appropriate in the context of the Neighbourhood Residential Zone.

4.2 **Design Development Overlay (DDO) including Schedule 14 (DDO14)**

A Design Development Overlay (DDO) is applicable to the site. The purpose of this overlay is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

In accordance with the relevant clauses of this overlay a permit is required to:

- **construct a building or construct or carry out works for a single dwelling which is more than 7.5 metres above natural ground level (NGL).**

The Subject Site is located in the Design and Development Overlay – Schedule 14 pursuant to the Greater Geelong Planning Scheme.

The proposal maintains a maximum building height of 7.970 metres above NGL at the East part of the site, and therefore requires planning approval under the overlay.

The design objective of the DDO14 is:

To ensure that the siting, height and visual bulk of the dwellings achieves a reasonable sharing of views between properties to significant landscape features such as 'the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.'

An assessment in relation to the DDO14 relates only to the visual impact of the proposed building where it is greater than 7.5m above natural ground level and only to the views to significant landscape features and not just any views.

In this instance, it is submitted that the siting, height and visual bulk of the proposed double storey dwelling is in keeping with the surrounding properties. We submit that the proposed height of 7.970 meters (east) and 5.005 metres (west) (a variation of 0.470 metres (east)) is acceptable and entirely in keeping with the surrounds and will not result in impacting and shared views outlined in this design objective.

Refer to TP06 (Roof Plan) and TP07 (Elevations) for dwelling area over 7.5m in height. Area is highlighted in yellow and indicates dwelling height over 7.5 metres from natural ground RL57.8 to RL58.27. TP08 (View Sharing Diagram) showing directions of views.

4.2.1 Decision guidelines

The Proposal is consistent with the relevant Decision Guidelines, as provided below.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
The design objectives of the relevant schedule to this overlay.	A response has been provided above in Section 4.2 of this report
The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).	The proposed dwelling is not expected to unreasonably restrict or impact view lines from other properties. The proposed dwelling has been sited to sit within the natural slope of the land.
Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.	The proposed dwelling has been sited to sit within the natural slope of the land which has relatively flat topography to avoid the building being visually obtrusive to the neighbouring properties. The double storey dwelling is respectful to the adjoining sites and is not expected to impact any known view lines.
The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the	While the Barwon River is south of the site, the Barrabool Hills South-West to the site and the You Yangs North to the site and Corio Bay & CBD North-East to the site, the property is not expected to have

significance of the view(s) from the properties affected.	or obstruct any other properties from having views of these landmarks.
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We submit that the proposed development is in accordance with the above-mentioned decision guidelines and design objectives, and trust that a permit should be granted under the DDO.

4.3 Planning Policy Framework

The key clauses relevant to this proposal include:

Clause 15.01-5L – Neighbourhood Character

The key objectives of this clause seek to:

To manage the impact of urban change on existing neighbourhoods.

To protect areas with a significant garden character.

Design Response

The proposed dwelling provides for an increased density and diversity to the surrounds. The site also delivers an expansive garden area (49% of the site), allowing for high-quality landscaping outcomes and inclusive of future canopy trees. The proposed double storey dwelling is consistent and respects the character of the adjoining and adjacent properties, is not offensive or un-characteristic of the current neighbourhood.

The proposal has a high-level of compliance with the relevant planning policies and is consistent with the objectives of the DDO14, as outlined above.

Particular Provisions

Clause 52.37 – Canopy Trees

The key objectives of this clause seek to:

To protect and enhance canopy tree cover to support greener and cooler residential areas.

To maximise the retention of existing canopy tree cover where no development is proposed.

To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.

To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.

To encourage canopy tree cover that is site and climate responsive and supports the local environment.

Design Response

The proposed dwelling requires the removal of existing trees on site, refer TP03 (Existing & Demolition Plan).

Under the meaning of terms, Clause 52.37-1, no existing tree on site is classified as a canopy tree, the existing lemon and quince tree are less than 5m in height and have a canopy diameter of less than 4m. The ornamental pear trees have a circumference less than 0.5m, measured at 1.4 metres above ground level and a canopy diameter less than 4 metres.

No existing trees are within 6 metres of the narrowest frontage of the lot or 4.5 metres of the rear boundary of the lot.

The proposal has no triggers for a required permit under the relevant planning policies.

5 CONCLUSION

It is believed that this development is in keeping with, and of benefit to, the overall aesthetic and functional amenity of the immediate area, and the neighbourhood as a whole. Through its design and materials, it shall both complement the existing architecture of the area and develop efficient usage of land and infrastructure through urban consolidation.

Impact on neighbours will be minimal and readily compliant with relevant standards.

Given the proposed dwelling complements the neighbourhood character, is respectful to the site with respect to building height, siting and visual bulk and incorporates generous space around the dwelling to allow for high-quality landscaping outcomes, we propose that a permit be issued for the proposal.

6 ATTACHMENTS

6.1 ATTACHMENT A - Property Title

6.2 ATTACHMENT B – Plan of Subdivision

6.3 ATTACHMENT D – Architectural Drawings

7 SUPPLIED DOCUMENTS

In addition to the information supplied within this report the following documents have been provided as part of this application:

Architectural Drawings:

- 19-001 TP 00- Cover Sheet / Location Plan
- 19-001 TP 01- Proposed Perspectives
- 19-001 TP 02- Site Context Plan & Streetscape
- 19-001 TP 03- Existing & Demolition Site Plan
- 19-001 TP 04- Proposed Site / Floor Plan
- 19-001 TP 05- Proposed 1st Floor Plan
- 19-001 TP 06- Proposed Roof Plan
- 19-001 TP 07- Proposed Elevations
- 19-001 TP 08- View Sharing Diagram

END OF DOCUMENT