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VIEW IMPACT ASSESSMENT

10-12 FRANZEL AVENUE,
PORTARLINGTON





In collaboration with



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1.0 PURPOSE OF THE ASSESSMENT

Peter Haack Consulting has been engaged by [REDACTED] to prepare a View Impact Analysis (VIA) in relation to the proposed development of a new two storey duplex at 10-12 Franzel Avenue, Portarlinton (the subject site).

Specifically, this VIA was prepared to discharge item 4 of the Request for Information (RFI) issued by City of Greater Geelong on 24 April 2023 following initial assessment of the planning application. This item states that the planning application

"...must include a view impact analysis that demonstrates how your proposal achieves a reasonable sharing of views in regard to topography, siting, height and visual bulk and the extent of available views."

It also recommends that decision guidelines of Design and Development Overlays - Schedule 14 (DDO14) and Schedule 19 (DDO19) be considered in the preparation of the VIA.

This VIA has since been updated to reflect the revised design issued by Martyn Tribe Architects on 13 June 2024.



Figure 1 Broad site context and significant views

NOT TO SCALE

2.2 PLANNING CONTROLS

The development of the subject site is controlled by General Residential Zone - Schedule 2 (GRZ2) (Figure 2) and two Design and Development Overlays DDO14 and DDO19.

GRZ2

With regard to residential development, GRZ2 states that buildings must not exceed a height of 9 metres (assuming the site is no steeper than 2.5 degrees). The subject site is relatively flat and the proposed built form is a maximum of 8.35 metres high. Therefore it is compliant with the GRZ2 height limit.

DDO14

DDO14 is applicable to proposed buildings greater than 7.5 metres in height above natural ground level. This overlay:

- Applies to land where it has been recognised that there are significant views such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs,
- Recognises that dwellings greater than 7.5 metres in height have the potential to impact upon the availability of views from surrounding properties and seeks to achieve the reasonable sharing of views between properties, and
- Does not wholly protect the available views and recognises that some views may be compromised.

DDO19

DDO19 seeks to ensure that new residential developments in coastal areas are designed to complement the existing local character, and facilitate reasonable access to views of Port Phillip Bay and the coastal shoreline.

Most notably in the context of a view impact analysis, DDO19 seeks to ensure that buildings exceeding 7.5 metres in height:

- "...will not dominate the foreshore reserve, coastal edge and the streetscape, and will not impact on long distance views", and
- "...will allow for the reasonable sharing of view(s) having regard to the extent of available view(s) and the significance of the view(s) from the affected properties".



Figure 2 Planning zones applicable to the subject site and surrounds

NOT TO SCALE

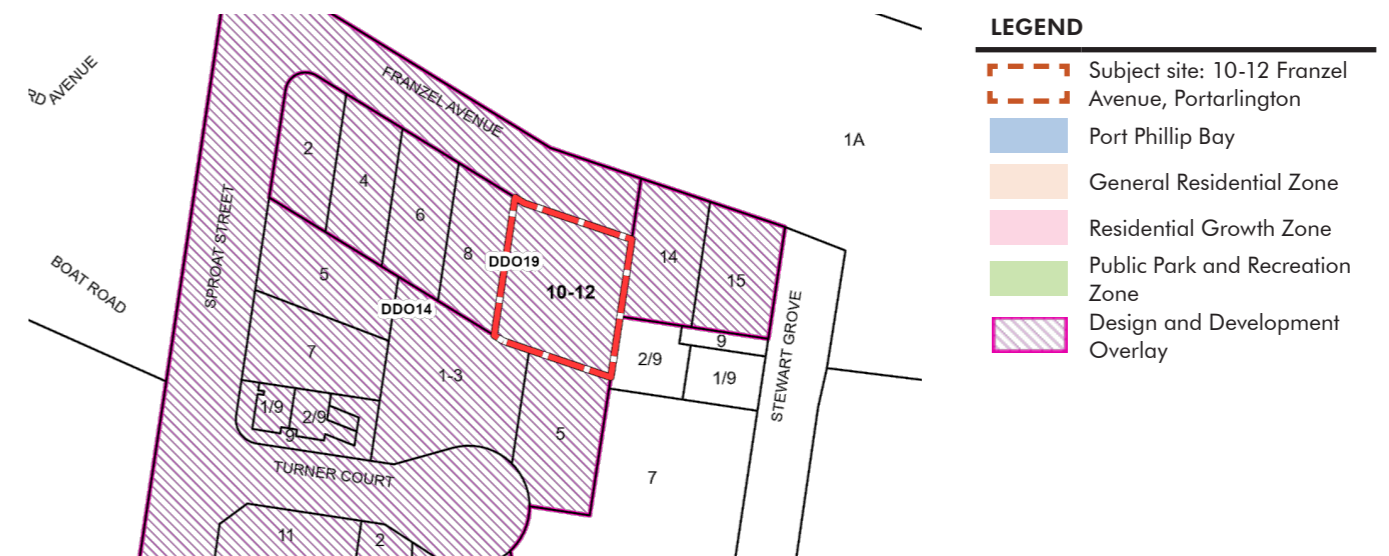


Figure 3 Design and Development Overlays applicable to the subject site and surrounds

NTS

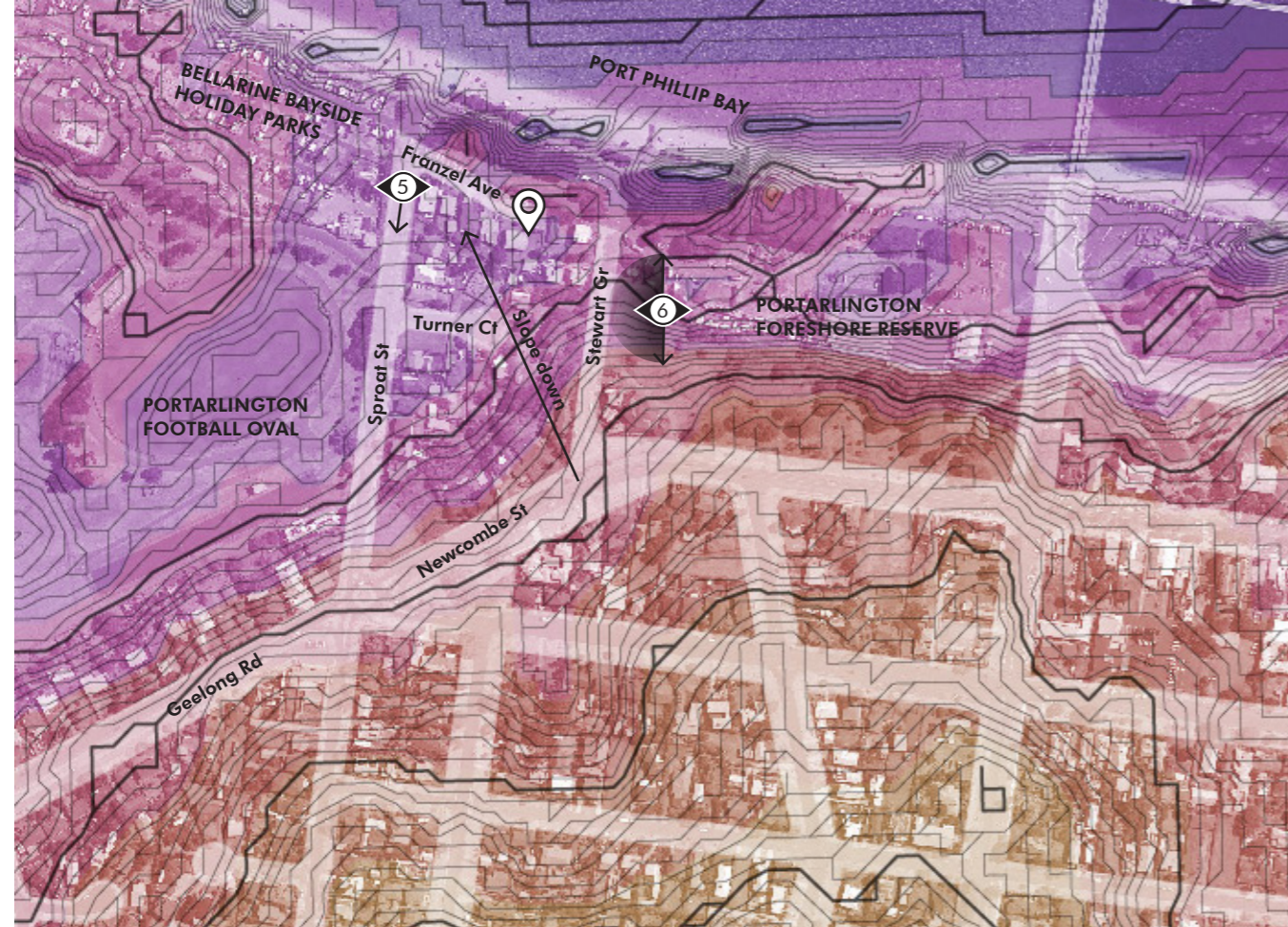


Figure 4 Local topography

2.3 TOPOGRAPHY

The subject site is located in a residential area which slopes down in a north-northwesterly direction towards Port Phillip Bay (Figure 4). The subject site itself is relatively flat, with a maximum difference in level across the site of 0.24m, and the surrounding area (up to Turner Court) has a gentle slope of approximately 1.8 degrees. Further inland, the topography becomes more steep with a slope of approximately 4.7 degrees between Turner Court and Newcombe St.

LEGEND





-  Subject site
- Major contours - 10m intervals
- Minor contours - 1m intervals
-  Higher elevation
-  Lower elevation
-  Photo locations



Figure 5 View south along Sprout Street



Figure 6 View towards Stewart Grove from Portarlington Foreshore Reserve

2.4 BUILT FORM & LANDSCAPE CHARACTER

The built form along Franzel Avenue consists of detached two storey dwellings and a single one storey dwelling all facing north towards Port Phillip Bay (Figure 7). Other buildings nearby are similarly a mix of one and two storey dwellings (Figure 8). Most dwellings in the area have fairly generous setbacks from all boundaries.

One exception is the Portarlington Mill - a historic four storey building which is currently used as a museum. It is four storeys in height and is located on a relatively large block which has a parkland character with many large mature trees.

More broadly, the residential area surrounding the subject site is bounded to the west by the Bellarine Bayside Holiday Parks and Portarlington Football Oval, and to the east by the Portarlington Foreshore Reserve. These spaces have an open landscape character with mostly scattered trees. However there are dense rows of trees along Pier Street from Portarlington Reserve up to Sproat Street. They are mostly cypresses around 15m in height with clean trunks. Closer to the foreshore is a row of smaller tea tree shrubs. The layering of cypress trees and smaller tea trees substantially screens views of Port Phillip Bay at ground level and some upper levels. There are glimpses of the water at ground level and views above the trees only occur in more elevated areas near Newcombe Street.

The residential area is largely lacking street trees, but most private yards have substantial vegetation, including some large mature trees. While the buildings are fairly loosely spaced, many of the gaps in between are filled with tree canopies.

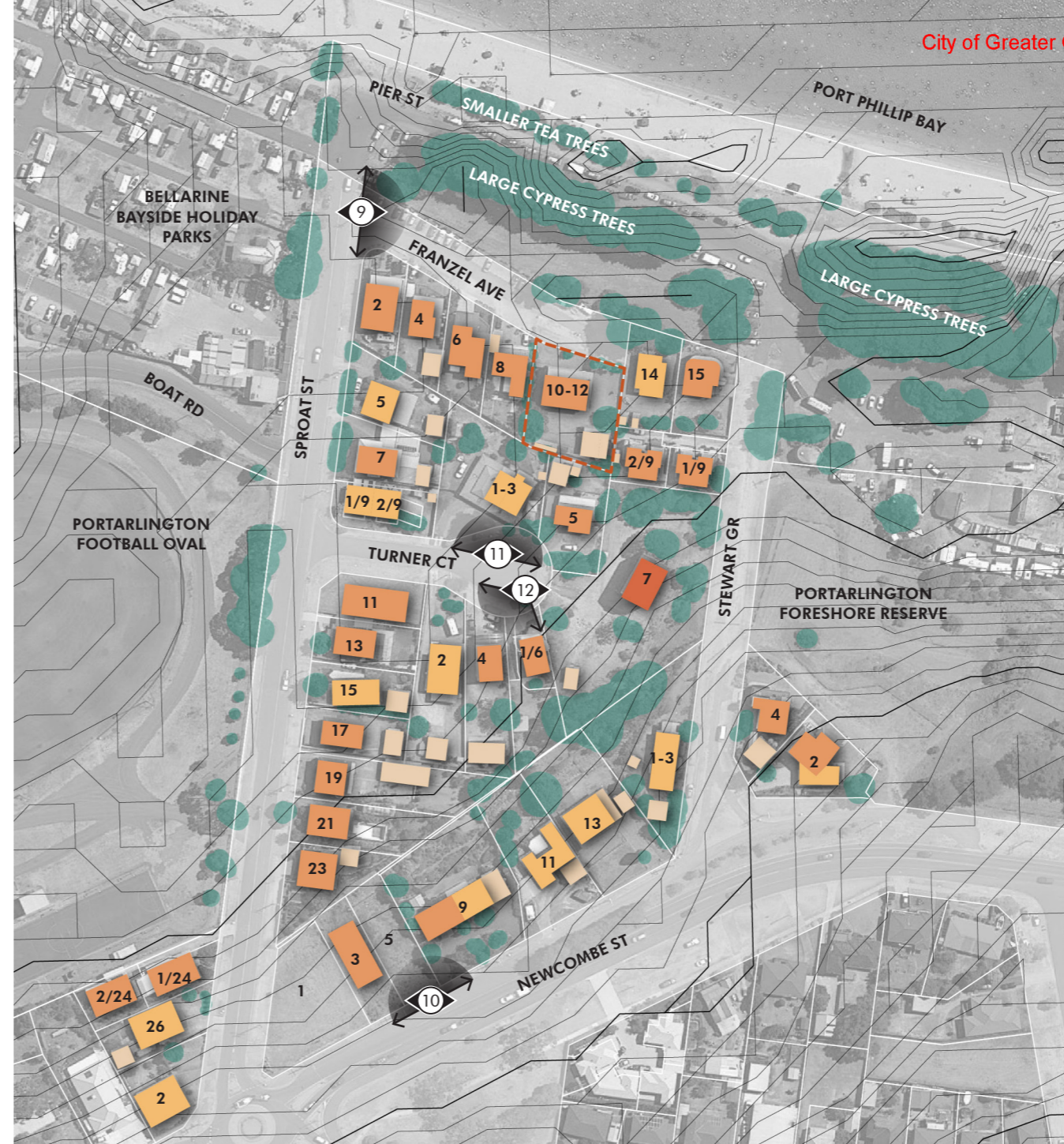


Figure 8 Immediate context plan

LEGEND

- Subject site
- Portarlington Mill - four storeys
- Two storey residences
- One storey residences
- Ancillary buildings
- Major contours - 10m intervals
- Minor contours - 1m intervals
- # Photo locations

1:2000 @ A3
0 20 40 60 80 100



Figure 7 Franzel Avenue - North elevation near subject site



Figure 9 Panoramic view from the western end of Franzel Avenue



Figure 10 Panoramic view from the front of 5 Newcombe Street



Figure 11 Panoramic view of the northern side of Turner Court



Figure 12 Panoramic view of the southern side of Turner Court

3.0 VISUAL IMPACTS

3.1 CURRENT CONDITIONS

At present, the subject site is occupied by a two-storey dwelling with a separate bungalow and shed in the southeast corner of the property (Figure 13). The spaces on either side of this dwelling contain mature trees which are of a similar height as the dwelling (approximately 7m). This means that views across the subject site are largely obscured at ground and first levels (Figure 14)

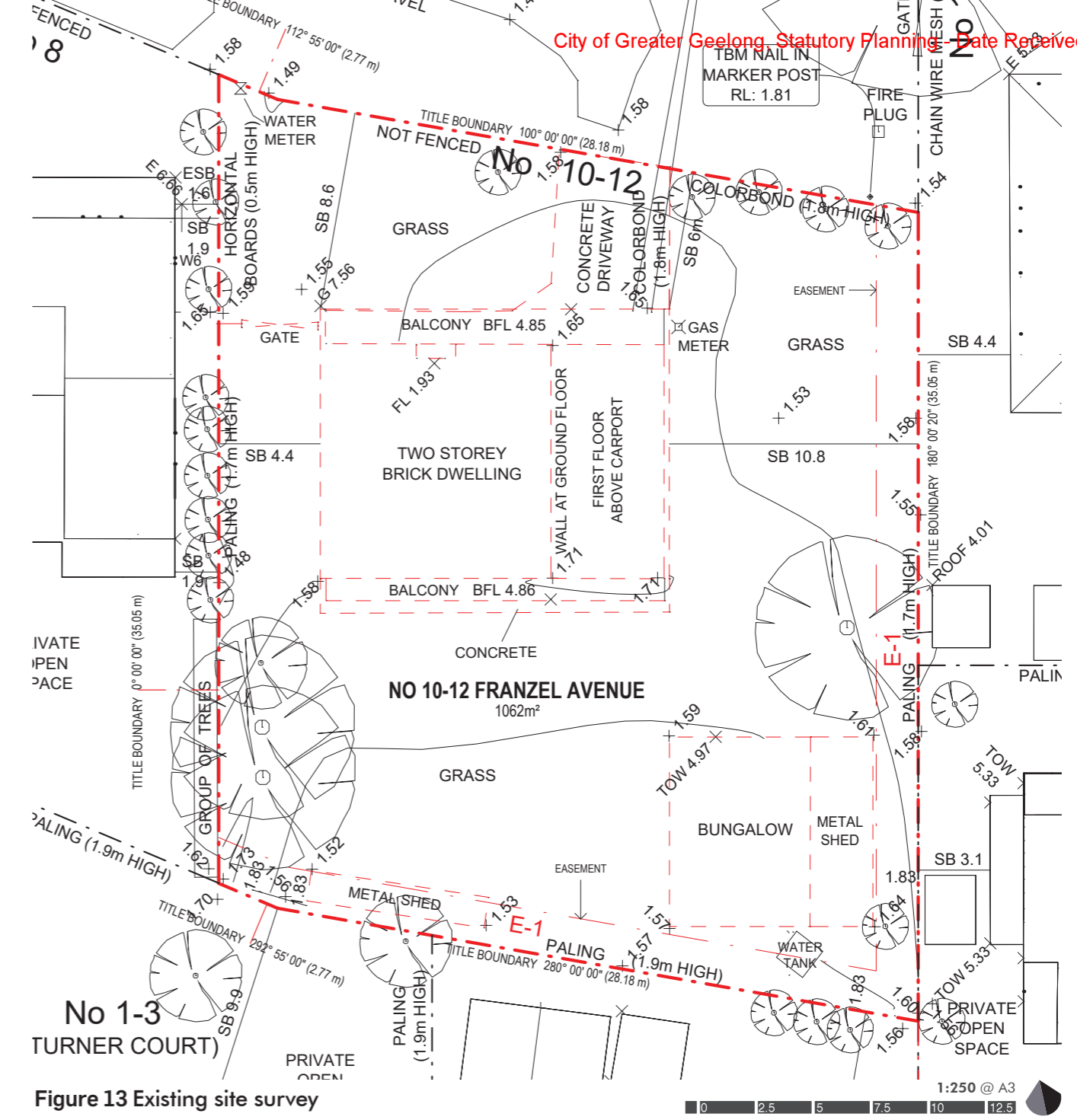


Figure 13 Existing site survey

Figure 14 Subject site - north elevation



3.2 PROPOSED DEVELOPMENT

The existing dwelling, bungalow and shed on the subject site are proposed to be demolished and replaced with a two storey duplex with a rooftop terrace level. While this new duplex will occupy a larger footprint than the current dwelling, its height and massing is appropriate for its context from a planning and design perspective.

The proposed duplex does not exceed the maximum 9m as required by Standard B7. It also does not exceed the A10 Standards for side and rear setbacks. The duplex is set back from the street edge at a similar distance to other houses along Franzel Avenue and each of the two dwellings proposed are of a comparable size to many other dwellings nearby.

Overall the proposed development is consistent with what is to be reasonably expected within the existing physical context and planning constraints.

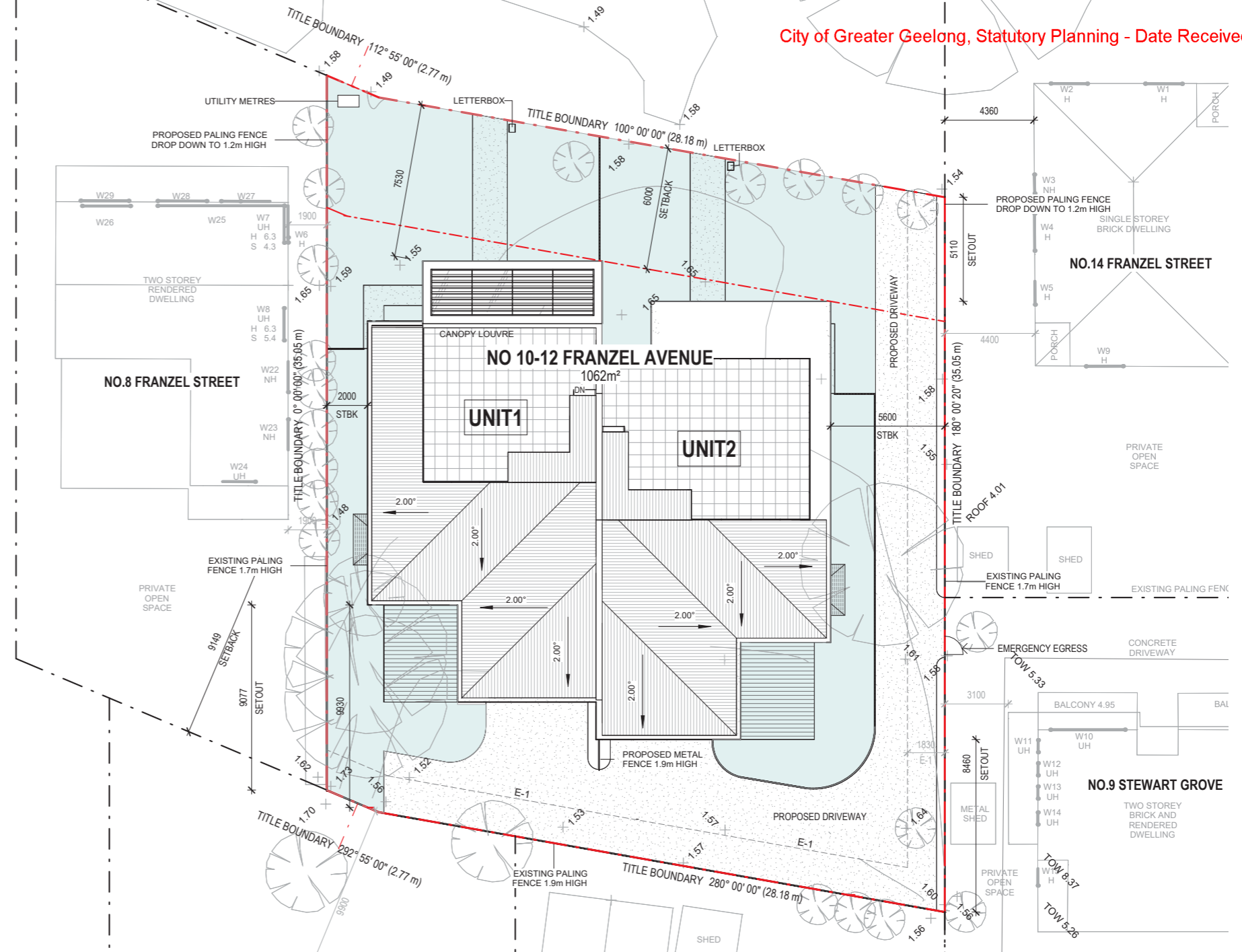


Figure 15 Site plan of proposed duplex

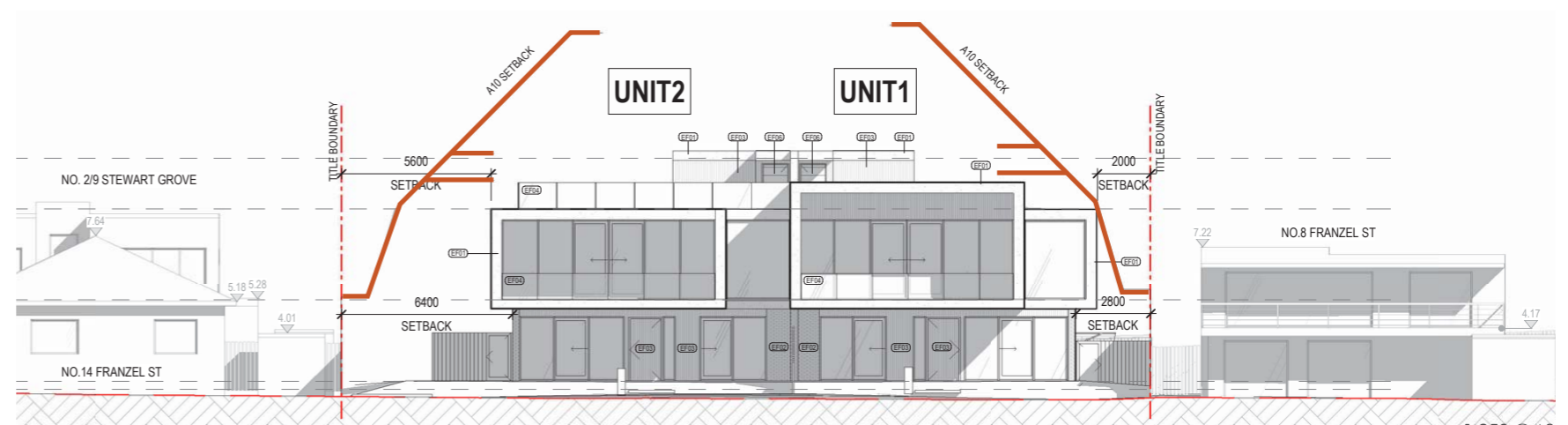


Figure 16 North elevation of proposed duplex with planning envelopes



3.3 VIEWS TO THE YOU YANGS

The You Yangs are a mountain range approximately 25km northwest of the subject site. The top of the highest point of the You Yangs (Flinders Peak) is viewed at a vertical angle of just 0.6 degrees above the horizon for a person in proximity to the subject site.

5 Turner Court
has a two storey dwelling located immediately to the rear of the subject site, at an elevation not more than ~1m higher. Approximately half of its potential view line to the You Yangs intersects the subject site, however the proposed duplex does not encroach on the view line so there are no impacts (Figure 17)

1/9 and 2/9 Stewart Grove
are immediately to the east of the subject site and each has a two storey dwelling at elevations not more than ~1m higher than the subject site. Their potential view lines to the You Yangs intersect the subject site however the views are already screened by the existing dwelling and vegetation on the subject site, with any remaining gaps screened by the row of large cypress trees along Pier Street. The proposed duplex intersects the potential view lines, however there would be negligible or no impact on actual views for both residences.

4 Stewart Grove
is located southeast of the subject site and has a two storey dwelling. Its elevation is approximately 11m higher than that of the subject site. It currently enjoys partial views to the You Yangs with some screening by large trees near the foreshore (Figure 20). Its view line is significantly higher than the existing and proposed development on the subject site (Figure 19), therefore there will be no impact on these views.



Figure 17 Assessed view lines to the You Yangs from 5 Turner Court and 2/9 Stewart Grove



Figure 18 Assessed view lines to the You Yangs from 4 and 1/9 Stewart Grove



LEGEND

- Subject site
- One storey residences
- Outline of proposed duplex
- Ancillary buildings
- Assessed view lines to the You Yangs from selected residences
- Major contours - 10m intervals
- Portarlington Mill - four storeys
- Minor contours - 1m intervals
- Two storey residences
- Photo locations

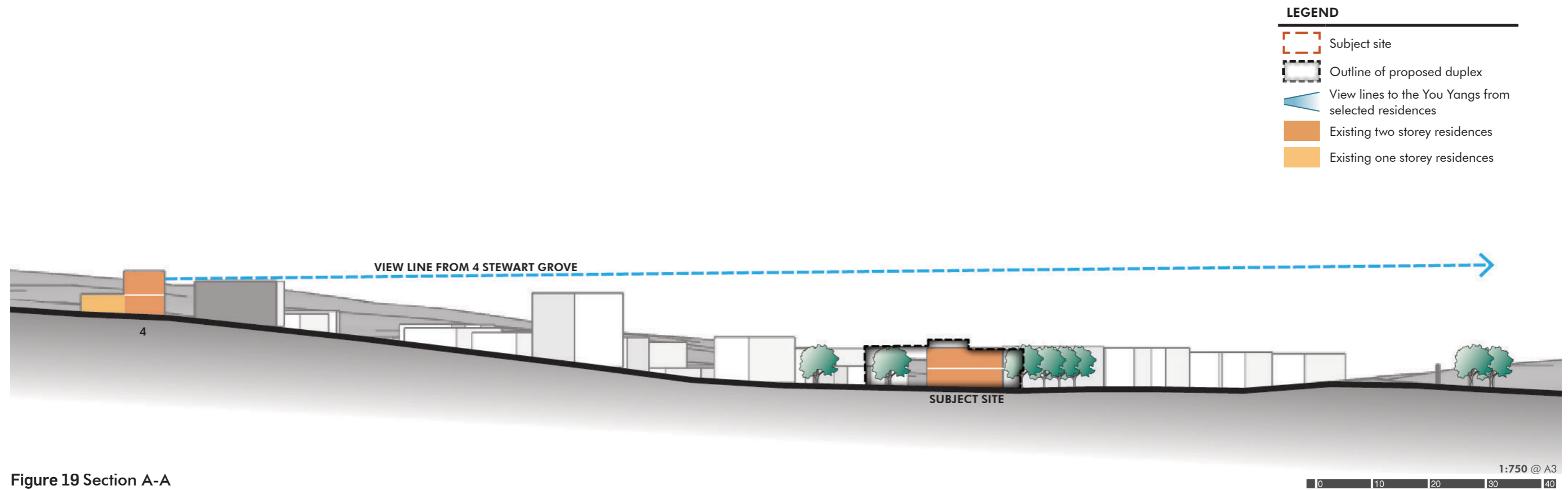


Figure 19 Section A-A



Figure 20 Panoramic view towards Port Phillip Bay and the You Yangs from 4 Stewart Grove

3.4 VIEWS TO MELBOURNE CBD

The Melbourne CBD is located approximately 43km northeast of the subject site. From this great distance, the top of the highest skyscrapers in the city are only marginally above the horizon.

Dwellings that could theoretically have views to the CBD impacted by development on the subject site are situated within a view corridor that intersects the subject site as indicated in Figure 21. However in practise it is unlikely that these dwellings will have their views significantly impacted because either:

- They do not exceed two storeys in height and are located at a similar elevation to the subject site (e.g. 17 Sproat Street). Therefore any potential views to the CBD are already screened by the existing dwelling, ancillary buildings, vegetation and fences on the subject site. The proposed development would screen the views to a similar extent.
OR
- They are situated at a substantially higher elevation (e.g. 1/24 Sproat Street), in which case any potential views to the CBD are already largely screened by the mature trees northeast of the subject site which are greater in height than the proposed development.

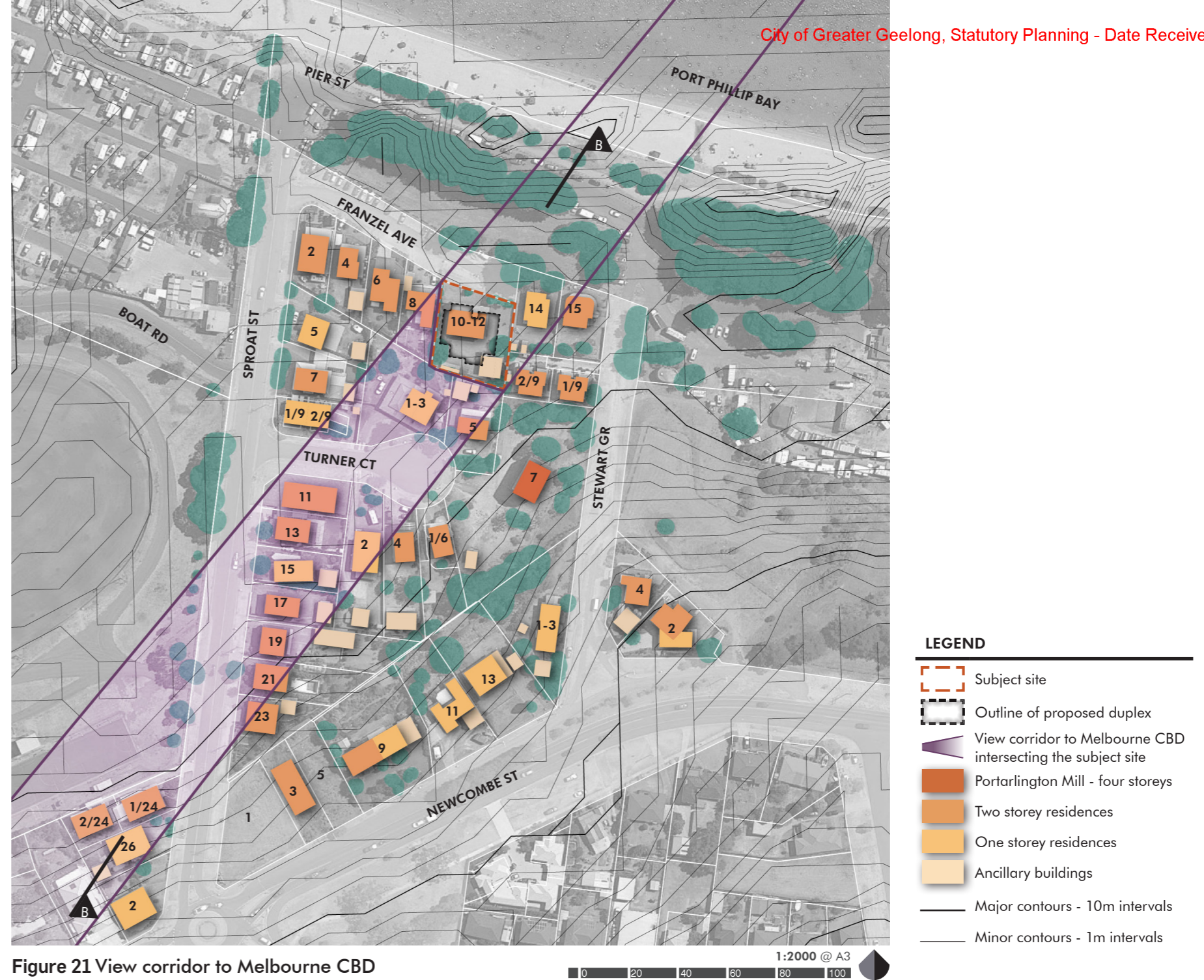


Figure 21 View corridor to Melbourne CBD intersecting with the subject site

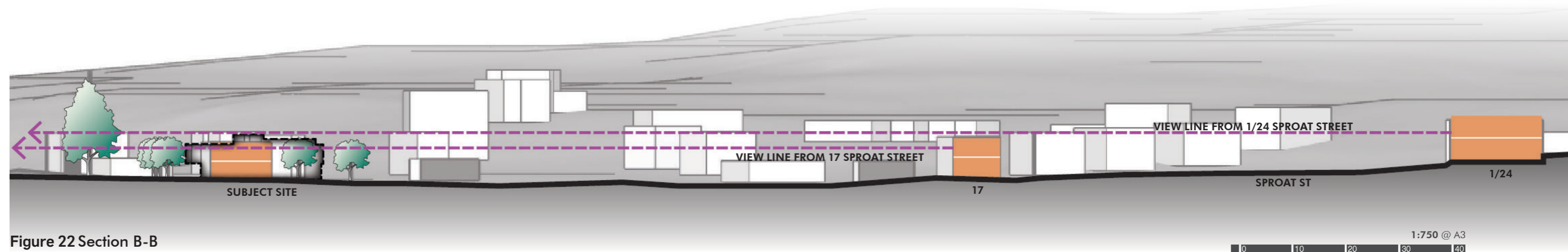


Figure 22 Section B-B

3.5 VIEWS TO PORT PHILLIP BAY

Port Phillip Bay is a significant landscape feature in close proximity to the subject site (approximately 100m).

Potential view lines to Port Phillip Bay that intersect with the subject site are either:

- Already screened by the existing dwelling, ancillary buildings, vegetation and/or fences on the subject site. This is generally the case for views from dwellings which are at elevations which are not substantially higher than that of the subject site (e.g. 4 Turner Court).
- Already screened by the large mature trees north of the subject site and/or are sufficiently high that they are not interrupted by either the existing or proposed development (e.g. 9 Newcombe Street).

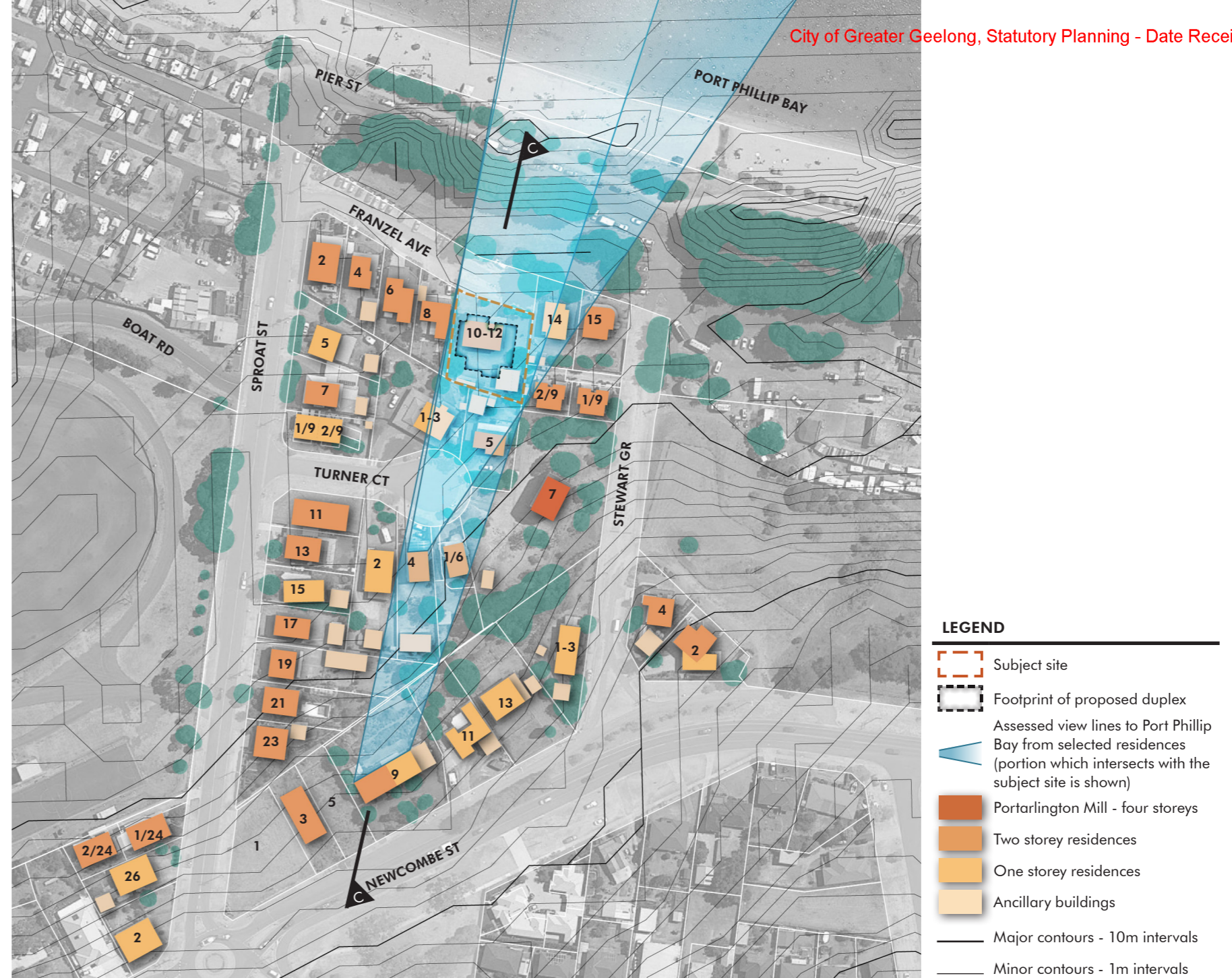


Figure 24 Views lines to Port Phillip Bay from 13 Newcombe St

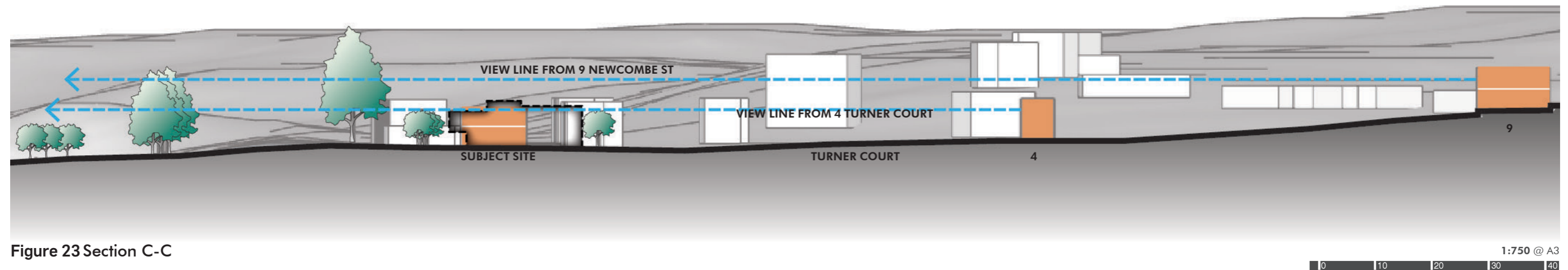


Figure 23 Section C-C

4.0 SUMMARY

The proposed development has been assessed against DDO14 and considered the relevant requirements of DDO19.

It has negligible or no impact on existing views to the relevant significant features identified in DDO14 - i.e. Melbourne CBD, the You Yangs and Port Phillip Bay - because:

- The proposed development will occupy a similar horizontal field of view to existing elements on the subject site including the existing dwelling, ancillary buildings and trees,
- The proposed development is only marginally higher than the existing elements on the subject site and well within planning constraints, and
- Many views to significant features are already fully or partially screened by the large trees located north of the subject site.

Regarding DDO19, the proposed development:

- "...will not dominate the foreshore reserve, coastal edge and the streetscape, and will not impact on long distance views", and
- "...will allow for the reasonable sharing of view(s) having regard to the extent of available view(s) and the significance of the view(s) from the affected properties".

The proposed development is consistent with what is to be reasonably expected within the existing physical context and planning constraints. It allows for the reasonable sharing of views between properties as directed by DDO14 and DDO19.



5.0 POST-LODGEMENT ADDENDUM





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20 March 2026

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Dear Martyn,

Re: RFI Response for View Impact Assessment of 10-12 Franzel Avenue, Portarlington

We write in response to the Request for Information (RFI), item 1, issued by City of Geelong on 22 December 2025 in relation to the Planning Permit Application for the proposed dwelling at 10-12 Franzel Avenue, Portarlington.

We have reviewed the most recent architectural drawings dated 23 January 2026 which are the subject of this RFI. These drawings feature a revised rooftop structure that has a larger footprint than what was shown in the previously endorsed plans which were the subject of our View Impact Assessment, issued 28 June 2024. Adjustments to the building heights are very minor.

We have determined that this revised design would not necessitate a change to the previous view impact assessment given that nearby dwellings either:

- Have their views to relevant significant features already substantially screened by the existing built elements on the subject site and/or existing trees which are greater in height than the proposed development, or
- Have viewlines to relevant significant features which are substantially higher than the proposed development.

Neither of these factors are impacted by the revised rooftop structure. Furthermore, the increased size of the rooftop structure would result in only a minor increase in the perceived visual mass of the proposed dwelling in relation to the streetscape, particularly given that a generous setback from the main building frontage is maintained.

To demonstrate this, we have produced two photosimulations (Figure A and Figure B), showing the previously endorsed design and the most recent revision of the design as viewed from the balcony of the residence at 5 Turner Court, immediately south of the project site. These photosimulations have been prepared using Revit models of the previously submitted design and the revised design. The model, including viewpoint location, are based on detailed site survey which included the floor level of the balcony at 5 Turner Court. The viewpoint is 1.5m above floor level and is located centrally within the north facing balcony.

Therefore the proposed design still has negligible or no impact on existing views to the relevant significant features identified in DDO14 - i.e. Melbourne CBD, the You Yangs and Port Phillip Bay. It also continues to satisfy DDO19 in that it "...will not dominate the foreshore reserve, coastal edge and the streetscape, and will not impact on long distance views", and "...will allow for the reasonable sharing of view(s) having regard to the extent of available view(s) and the significance of the view(s) from the affected properties".

We are satisfied with the Draft RFI response you have prepared for item 1 which states that "There is no impact of the increased footprint on the extent of views compared to the existing permitted building envelope" and this letter may be referenced.

Best regards

Peter Haack

Attached:

Figure A - Photosimulation of the previously endorsed architectural design

Figure B - Photosimulation of the revised architectural design



Figure A Photosimulation of the previously endorsed architectural design, as viewed from the balcony of the residence at 5 Turner Court.



Figure B Photosimulation of the revised architectural design dated 23 January 2026, as viewed from the balcony of the residence at 5 Turner Court.

