

TOWN PLANNING REPORT 2026

AUGUST 9

VESTA DESIGNS



1 Contents

1.	INTRODUCTION	3
2.	PERMIT APPLICATION SUMMARY	4
3.	STRATEGIC CONTEXT & POLICY FRAMEWORK.....	4
4.	SITE DESCRIPTION	5
5.	THE PROPOSAL	6
6.	ZONING	9
7.	STATUTORY TRIGGERS & EXEMPTIONS	9
8.	CLAUSE 52.17: NATIVE VEGETATION REMOVAL	13
9.	CLAUSE 52.06 (CAR PARKING)	14
10.	CLAUSE 53.02 ASSESSMENT (BUSHFIRE).....	18
11.	CLAUSE 54 ASSESSMENT	21

1. INTRODUCTION

This Planning Report has been prepared on behalf of the landowner to support a planning permit application for the construction of **one dwelling** LOT 1, 65 MINYIP ROAD LARA 3212. The application seeks approval for a well-considered residential development that responds appropriately to the site context and relevant planning controls.

The proposed development has been designed by **Vesta Designs** and represents a high-quality built form outcome that is respectful of the existing and preferred neighbourhood character. The design has been carefully developed to minimise impacts on the amenity of adjoining and nearby properties, while providing a functional and contemporary residential outcome consistent with the character of the locality.

A planning permit is required for the construction One Dwelling on a lot or a small second Dwelling on a pursuant to **Clause 35.03 (Rural Living Zone – Schedule 2)** of the Planning Scheme. The subject land is affected by one overlay that would trigger additional permit requirements which are:

1. Environmental Significance Overlay (ESO4)

This report assesses the proposal against the relevant provisions of the Planning Scheme applicable to the subject land, including the zone provisions, particular provisions, and relevant planning policies, as well as any known amendments in force at the time of preparation, to demonstrate that the proposal is appropriate and worthy of support

The application is supported by the following documentation:

- Planning Permit Application Form
- Certificate of Title and associated documents
- VicPlan Planning Property Report
- Waste Management Plan
- Arboricultural Report
- Native Vegetation
- Architectural Development Plans

2. PERMIT APPLICATION SUMMARY

Address	65 MINYIP ROAD LARA 3212
Land Description	Lot 1 on Plan of Subdivision PS543290J. VOLUME 8182 FOLIO 090
Municipality	CITY OF GREATER GEELONG
Site Area	20,351 square meters
Site Shape	Rectangular
Existing Conditions	Single Existing dwelling and existing small shed
Proposal	Construction of Single Dwelling along with the Granny flat
Zone	Rural Living Zone
Overlays	Environmental Significance Overlay (ESO4)
Permit Trigger(s)	Clause 35.03 (A permit is required for the construction of One Dwelling on a lot or a small second Dwelling on a lot)
Applicable Planning Scheme Provisions	Overlays – ESO4 Zones – Clause 35.03 (RLZ) Native Vegetation Removal -Clause 52.17 Particular Provisions – Clauses 52.06 Res-Code – Clause 54 General Provisions – Clause 65.
Encumbrances on Title	N/A

3. STRATEGIC CONTEXT & POLICY FRAMEWORK

1. Planning, Policy & Site Layout Context

Municipal Planning Strategy (MPS) & Green Wedge / Rural Living Context

Suburban Encroachment & Rural Character: The property at 65 Minyip Road, Lara (Lot 1, 2.035–2.04 ha) falls within a Rural Living Zone (RLZ) under the Greater Geelong Planning Scheme. The design maintains a single-storey dwelling to prevent visual bulk and avoid suburban sprawl tropes (such as high solid walls or grand ornamental gates).

Permeability & Setbacks: The proposal preserves over 90% open permeable land. It features a circular permeable driveway utilizing natural stone aggregates. The southern setback creates a visual and biological buffer to the neighbouring rural lot.

2. Planning Policy Framework (PPF)

Clause 12.01-1S (Protection of Biodiversity): Utilizes the southern/front section of the site for the primary building footprint. An ecology assessment confirms that the site and roadside are highly modified and completely devoid of native vegetation, with a history of being heavily cropped and de-rocked. Open-wire fencing (post and wire fence, 1.20 m height) is utilized to maintain unimpeded wildlife movement across the landscape.

Clause 12.05-2S (Landscapes): Features a recessive design response with a 22.5° roof pitch and a natural material/muted earth tone palette (e.g., Dulux Render Dune, Surfmist, Beige Royal Quarter, and Boral Tiled Monument roof). Built forms remain subordinate to the landscape and below mature tree canopy height.

3. Ecology & Tree Assessment Summary

Native Vegetation Impact: Zero removal of native vegetation. The site and road reserves contain very low conservation significance.

Environmental Significance Overlay: Covered by ESO4 (*Grasslands within the Werribee Plains Hinterland*).
Site Trees: Contains 15 assessed planted exotic and non-indigenous native trees along the site frontage (including *Melaleuca lanceolata*, *Melaleuca quinquenervia*, *Pinus radiata*, *Cupressus macrocarpa*, *Ficus carica*, and *Schinus molle*).

Fauna Recommendations: A person with management authorization under the *Wildlife Act 1975* is recommended on-site during any tree removal to salvage/relocate potential native fauna (such as possums or nesting birds).

4. Land Capability & Wastewater Assessment

Report Details: Prepared by Western Victoria Soil Testing (Report 261161, July 2026) for Vesta Designs.

Proposal Scope: Accommodates wastewater generated by the primary 4-bedroom residence and the secondary 2-bedroom dwelling.

System Requirement: Evaluated in accordance with EPA Victoria Guidelines and AS/NZS 1547:2012 to ensure secondary-treated effluent is safely retained and absorbed on-site within lot boundaries.

4. SITE DESCRIPTION

1. Basic Identifiers & Site Area

- **Address:** The subject site is located on Minyip Road.
- **Site Dimensions:** The property is a large rectangular allotment with a primary frontage to Minyip Road measuring approximately **92.40 meters**.

- **Depth:** The northern and southern boundaries of the site extend approximately **220.55 meters**, respectively.
- **Total Area:** Based on the boundary dimensions, the total site area is approximately **20,351** (approx. **2.03 hectares**).

2. Physical Characteristics

- **Existing Improvements:** The site having one existing dwelling along with the shed to the western side, appearing as a large semi-rural lot being proposed.
- **Topography:** The land features a Flat topography with a series of contours indicating a gradual fall across the site.
- **Vegetation:** The site contains scattered clusters of mature trees. A significant concentration of vegetation is located in the north-western quadrant and near the center of the lot. A dense line of smaller trees or hedging is visible along the southern boundary.

3. Access

- **Vehicle Access:** A new permeable driveway is proposed, providing access from **Minyip Road** to a circular turnaround and water feature at the front of the residence.

4. Utilities and Services

The subject site is located within an established area where essential services are available, though some are managed on-site due to the Rural Living Zone (RLZ).

- Electricity:** Power is supplied by Powercor's electricity distribution network.
- Water Supply:** *Barwon water is the designated Melbourne Water Retailer.
- Sewerage and Wastewater:**
 - There is **no reticulated gravity sewer** available to the property.
 - Wastewater must be managed via an on-site **Sub-surface pressure-compensated drip irrigation system**
- Fire Authority:** Fire protection services are provided by the **Country Fire Authority (CFA)**, as the site is in a **Designated Bushfire Prone Area**

5. THE PROPOSAL

The application proposes the construction of a single, high-quality, contemporary residential dwelling with an integrated secondary living space (granny flat) designed to harmonize with the rural living context of Lara.

1. Built Form and Scale

- **Building Type:** Single-storey detached Class 1 building.
- **Floor Area & Site Coverage:** Proposed Ground Floor Area of 450.9 m² (representing a low 2.2% site coverage on a 20,351 m² / 2.035 ha allotment). Additional proposed shed area of 360 m².
- **Siting:** The dwelling is sited to maintain substantial setbacks from all boundaries (including a southern visual and biological buffer to the neighbouring rural lot), preserving over 90% open permeable land and exceeding buffer requirements for wastewater management.

- **Height & Pitch:** Low single-storey profile ranging from ~5.4 m (Granny Flat, FFL 100.200) to ~7.5 m (Main Dwelling, FFL 100.500) with a **22.5° roof pitch** to remain below mature tree canopy height and minimize visual bulk.

2. Internal Layout & Functionality

The floor plan accommodates a multi-generational living arrangement within a single integrated structure:

- **Accommodation:** Primary 4-bedroom residence combined with a secondary 2-bedroom attached/integrated granny flat.
- **Integrated Living Zones:** Open communal spaces with main living areas, meals, alfresco, and porches serving the residence.
- **Outdoor Living:** Integrated Alfresco area providing seamless indoor-outdoor transition to the semi-rural landscape.

3. Car Parking and Access

- **Garage:** Integrated secure garage parking serving the development.
- **Driveway:** Circular permeable driveway layout providing forward-entry and forward-exit maneuvers onto **Minyip Road**.
- **Construction:** Driveway finishes utilize natural stone aggregates and Boral exposed aggregate concrete (Black & White 50/50).

4. Materials and Finishes

Muted earth-toned material palette chosen to blend with the Rural Living Zone landscape:

- **Roofing:** Boral Tiled Roof (Color: Monument) at a 22.5° pitch with Surfmist, Colorbond gutters and fascias.
- **External Walls:** Rendered Brickwork in Dulux Beige Royal Quarter (87.1% wall coverage), rendered posts in Surfmist / Dune, and Hebel panels for the granny flat.
- **Fenestration:** Muted framing with extensive glazing to enhance natural light and passive surveillance across the lot.

5. Environmental & Site Integration

- **Zoning & Overlays:** Rural Living Zone (RLZ) and Environmental Significance Overlay (ESO4 - *Grasslands within the Werribee Plains Hinterland*).
- **Vegetation Protection:** Zero removal of native vegetation; the modified site contains 15 assessed planted exotic and non-indigenous native trees along the frontage.
- **Boundary Fencing:** 1.20 m high open-wire (post and wire) fencing to maintain visual permeability and facilitate unimpeded wildlife movement.
- **Bushfire Safety:** Located in a Designated Bushfire Prone Area under CFA jurisdiction, with an evaluated **Bushfire Attack Level (BAL) of LOW**

6. Proposed On-Site Wastewater Management System & Disposal Plan

- **System Type:** Secondary Treatment System (EPA Victoria approved Aerated Wastewater Treatment System / STS).
- **Method of Disposal:** Sub-surface pressure-compensated drip irrigation system.
- **Disposal Area Size:** A minimum dedicated Effluent Disposal Area (EDA) sized in accordance with the Land Capability Assessment (LCA Report 261161) to accommodate the total hydraulic load of the 4-bedroom main residence and 2-bedroom secondary dwelling.
- **To-Scale Site Plan Requirement:** A dedicated, fully dimensioned **To-Scale Effluent Disposal & Wastewater Plan** must be attached to the application architectural set, showing:
 - Location of the treatment plant unit.
 - Defined boundaries and dimensions of the Sub-Surface Drip Irrigation Disposal Field.
 - Setback distances to property boundaries, existing/proposed structures, driveways, and surface water drainage.

7. Existing Shed Water Fixtures

- **Status:** The existing small shed on site **does NOT contain any water fixtures or plumbing connections**.
- **Impact:** It generates no hydraulic wastewater load and does not connect to the existing or proposed septic/secondary wastewater disposal system.

8. Proposed Shed Water Fixtures

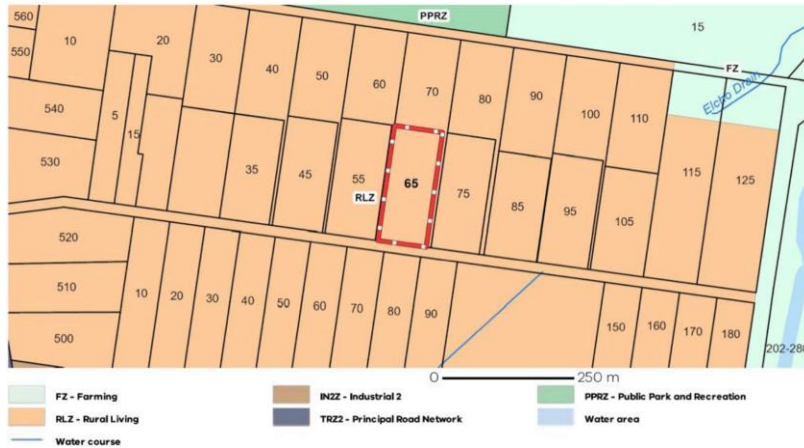
- **Status:** The proposed 360 m² shed **does NOT contain any internal water fixtures or plumbing connections** (unless explicitly requested for a basic basin/sink).
- **Impact:** All wastewater calculations established in Western Victoria Soil Testing Report 261161 apply strictly to the 4-bedroom primary residence and 2-bedroom secondary dwelling unit. No additional effluent allowance or disposal area expansion is required for the proposed shed.

9. Existing Septic System & Disposal Area Plan

- **Status:** The existing single dwelling on site utilizes a conventional primary septic tank and absorption trench field.
- **Requirement:** A dedicated plan showing the location of the existing septic tank and its associated absorption area must be provided in the plan set to demonstrate that the new building footprint, driveway, and proposed secondary irrigation field maintain statutory setback distances from the existing absorption field

6. ZONING

Under the **Greater Geelong Scheme**, the subject site at LOT 1, 65 MINYIP ROAD LARA 3212 is located within the **Rural Living Zone (RLZ)**, as shown in the zoning map below.



The proposed development has been designed in accordance with the provisions of the RLZ to ensure consistency with the zone's objectives, including the conservation of rural character and landscape values.

A Planning Permit is required for this proposal due to the following triggers:

Based strictly on the provided reports for 65 Minyip Road, Lara:

- Clause 35.03 (Rural Living Zone): A Planning Permit is required to construct a dwelling/buildings and execute associated works in the RLZ.
- Clause 52.17 (Native Vegetation): The ecological assessment confirms that the site and roadside reserves are highly modified, heavily cropped, de-rocked, and completely devoid of native vegetation. As such, there is zero native vegetation removal proposed or required for this application.
- Site Trees: There are 15 assessed planted exotic and non-indigenous native trees along the site frontage (e.g., *Melaleuca*, *Pinus radiata*, *Cupressus macrocarpa*, *Ficus carica*, *Schinus molle*).

7. STATUTORY TRIGGERS & EXEMPTIONS

1. Aboriginal Cultural Heritage

In accordance with the *Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018*, an assessment of the subject site at 65 Minyip Road, Lara has been conducted to determine if a Cultural Heritage Management Plan (CHMP) is required.

- **Assessment Pathway:** While the construction of a single dwelling is considered a "High Impact Activity", the site is located in a heavily modified semi-rural area that has been historically cropped,

de-rocked, and devoid of native vegetation. A search of the Aboriginal Heritage Planning Tool confirms the site is not mapped within an "Area of Cultural Heritage Sensitivity".

- **Conclusion:** Because the two-part statutory trigger (High Impact Activity + Area of Cultural Heritage Sensitivity) is not met, a mandatory CHMP is not required for this application.

2. Planning Permit Requirements & Exemptions

The proposal has been reviewed against the specific provisions of the Rural Living Zone (RLZ) under the Greater Geelong Planning Scheme and relevant Particular Provisions:

- **Notice and Review:** An application for a dwelling and associated outbuilding (shed) under the RLZ is not exempt from the notice requirements of Section 52(1)(a), (b), and (d) of the *Planning and Environment Act 1987*. The applicant is prepared to undertake advertising as directed by the Responsible Authority.
- **Clause 52.17 (Native Vegetation):** An ecology assessment confirms that the site and roadside reserves are devoid of native vegetation (containing only 15 planted exotic and non-indigenous native trees along the frontage). Therefore, no permit trigger or offsets are required under Clause 52.17 for native vegetation removal.
- **Small Second Dwelling Exemption:** Does not apply, as the development consists of a primary multi-generational residence (450.9 m² ground floor area) with an integrated granny flat unit, alongside a 360 m² shed.

3. Easements, Site Controls & Restrictions

- **Site Identity:** Lot 1, 65 Minyip Road, Lara (Total Area: 20,351 m² / 2.035 ha).
- **Easements & Covenants:** The proposed layout, circular permeable driveway, and buildings do not encroach upon registered easements or violate restrictive covenants.
- **Overlays:** The site is covered by Environmental Significance Overlay – Schedule 4 (ESO4), with design elements (such as open-wire 1.20 m post-and-wire fencing and low building height) specifically integrated to align with visual and ecological guidelines.



CLAUSE 35.03 (RURAL LIVING ZONE) AND DESIGN RESPONSE

Rural Living Zone Compliance

The subject site at **65 Minyip Road, Lara (Lot 1)** falls within the **Rural Living Zone (RLZ)** under the Greater Geelong Planning Scheme. The RLZ provides for residential use in a rural environment while preserving landscape character, agricultural potential, and environmental features.

Key Objectives of Clause 35.03 (Rural Living Zone):

- **Environmental & Landscape Values:** To protect and enhance natural resources, native flora and fauna, and regional landscape character.
- **Orderly Rural Residential Development:** To provide for low-density residential accommodation that maintains low site coverage and prevents visual intrusion or suburban sprawl.
- **Sustainable On-Site Infrastructure:** To ensure that development manages drainage and wastewater safely within lot boundaries without degrading soil or groundwater quality.

DESIGN RESPONSE ACCORDING TO CLAUSE 35.03 REQUIREMENTS

1. Environmental Conservation & Siting Strategy

Statutory Context (Clause 35.03-1 & 35.03-6): Development must be sited to protect natural resources, minimize site disturbance, and respect local visual buffers.

Design Response: The proposed dwelling is strategically sited on the southern portion of the 20,351 m² (2.035 ha) allotment. An ecology assessment confirms the site is highly modified, historically cropped, and de-rocked, containing zero native vegetation.

Conservation Outcome: By clustering the proposed ground floor footprint of 450.9 m² on cleared land, the development achieves a site coverage of only 2.2%, preserving over 90% of the site as open permeable land. The southern setback creates a visual and biological buffer to the neighbouring rural lot.

2. Arborist cultural & Vegetation Protection

Statutory Context (Clause 35.03-6): Buildings and works must be sited to avoid impact on significant trees and local biodiversity.

Design Response: The ecological assessment confirms zero removal of native vegetation. All 15 assessed planted exotic and non-indigenous native frontage trees (including *Melaleuca lanceolata*, *Melaleuca quin queruvia*, *Pinus radiata*, *Cupressus macrocarpa*, *Ficus carica*, and *Schinus molle*) are retained.

Permeability & Driveway Engineering: Vehicle access is provided via a circular permeable driveway utilizing natural stone aggregates and Boral exposed aggregate concrete (Black & White 50/50). The permeable construction maintains uncompacted soil, encouraging natural groundwater recharge across the frontage.

3. Hydraulic Neutrality & Drainage Integration

Statutory Context (Clause 35.03-6): Development must demonstrate effective storm water management to prevent soil erosion or runoff onto adjoining properties.

Design Response: To manage runoff from roof catchments and hardstand surfaces, a treatment train approach is implemented. A formalized concrete spoon drain is positioned along the southern setback.

Technical Justification: Concrete spoon drains capture surface sheet flow and direct it toward permeable driveway sections and absorption zones for groundwater recharge, protecting adjacent properties and preventing erosion.

4. Visual Amenity & Rural Character

Statutory Context (Clause 35.03-6): Built form must be recessive, subordinate to the landscape, and avoid suburban design tropes.

Design Response: The structure utilizes a single-storey profile with a low visual bulk (building heights between ~5.4 m and ~7.5 m) and a 22.5° roof pitch. Finished floor levels are established at 100.500 (Main Dwelling) and 100.200 (Granny Flat).

Materiality & Fencing: The external material palette utilizes earth-toned finishes, including Dulux Render Beige Royal Quarter (87.1% wall coverage), Dune/Surfmist rendered posts, Hebel panels, and a Boral Monument tiled roof. Suburban boundary walls and ornamental gates are avoided in favor of 1.20 m high open-wire (post and wire) fencing, preserving rural landscape transparency and unimpeded fauna movement.

5. Environmental Health (On-Site Wastewater Management)

Statutory Context (Clause 35.03-6): The land must be capable of absorbing and treating all domestic wastewater on-site in accordance with EPA Victoria standards.

Design Response: Evaluated under Western Victoria Soil Testing Report 261161, an on-site Secondary Treatment System is provided to treat wastewater generated by both the primary 4-bedroom dwelling and the secondary 2-bedroom granny flat.

Technical Justification: The secondary treatment system treats effluent to standard before land application within lot boundaries in compliance with EPA Victoria Guidelines and AS/NZS 1547:2012, safeguarding surrounding soil and local hydrology.

8. Clause 52.17: Native Vegetation Removal

The proposed development at **65 Minyip Road, Lara (Lot 1)** has been evaluated against the provisions of **Clause 52.17 (Native Vegetation)** under the Greater Geelong Planning Scheme, which aims to ensure no net loss to biodiversity resulting from the removal, destruction, or lopping of native vegetation.

a. Summary of Native Vegetation Impacts

- **Site Conditions:** The site assessment confirms that the 2.035 ha allotment and its roadside reserves are highly modified, having been historically cropped, de-rocked, and cleared of indigenous vegetation.
- **Direct Removal: Zero (0) native vegetation removal** is proposed or required for this development.
- **Frontage Trees:** The site features 15 assessed planted exotic and non-indigenous native trees along the site frontage (including *Melaleuca lanceolata*, *Melaleuca quinquenervia*, *Pinus radiata*, *Cupressus macrocarpa*, *Ficus carica*, and *Schinus molle*). All 15 trees are retained under the proposed layout.
- **Patches & Scattered Trees:** No patches of native vegetation or scattered indigenous trees exist on the site or will be impacted by the proposed construction.

b. Assessment Pathway

- **Applicability:** Because no native vegetation is being removed, destroyed, or lopped, an assessment pathway through the DEECA Native Vegetation Removal (NVR) tool is **not required**.
- **Planning Permit Trigger:** A permit is **not triggered** under Clause 52.17 of the Greater Geelong Planning Scheme.

c. Avoidance and Minimisation Statement

- **Strategic Siting:** The building footprint (comprising the primary residence, integrated secondary unit, and shed) is clustered within the modified southern portion of the lot, preserving over 90% open permeable land.
- **Tree Retention & Protection:** The circular permeable driveway (utilizing natural stone aggregates and Boral exposed aggregate concrete) is sited to ensure zero disturbance to existing frontage trees.
- **Fauna Safeguards:** Although no native vegetation removal is required, a qualified fauna handler will be present on-site during any minor site establishment or lopping activities to ensure potential native wildlife (such as nesting birds or possums) is safely relocated.

d. Offset Requirements

- **Offset Trigger:** As no native vegetation or indigenous trees are to be removed, **no native vegetation offsets are required** for this application

9. CLAUSE 52.06 (CAR PARKING)

Clause 52.06 applies to this proposal and requires that before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

The number of car parking spaces required for the proposed dwellings is based on Table 1 in Clause 52.06-3 (shown below) and includes rates in Column A and Column B and the applicable Car Parking measure in Column C.

Column A Applies to this dwelling.

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Dwelling	1	1	To each one or two bedroom dwelling, plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every 5 dwellings for developments of 5 or more dwellings

The subject site is not located within the PPTN as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018) and therefore Column A applies to this application.

The proposal includes the following provision relative to the requirements of the clause and a compliant number of car parking spaces is provided.

DESCRIPTION	DWELLING SIZE	CAR PARKING RATE REQUIRED	CAR PARKING RATE PROVIDED	COMPLIANCE
-------------	---------------	---------------------------	---------------------------	------------

Dwelling 1	4 Bedrooms and 2-bedroom secondary unit	2 Car Parking Spaces	3 Car Parking Spaces	Yes
------------	---	----------------------	----------------------	-----

DESIGN STANDARD 1 – ACCESSWAYS		COMPLIANCE
REQUIREMENT	DESIGN RESPONSE	
Be at least 3 m wide.	Minimum dimension of 5.0 meters	Yes
Have an internal radius of at least 4 m at changes of direction or intersection or be at least 4.2 m wide.	The edges of the permeable driveway adjacent to garages include an internal radius of at least 4.5 m or the accessway is at least 9 meters wide.	Yes
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Not Applicable	Not Applicable
Provide at least 2.1 m headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 m.	3.6m ceiling are provided to the dwelling whereas for the porch is 4.1m height with the raised facade, with 3.0m high entry doors.	Yes
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Not Applicable	Not Applicable
Provide a passing area at the entrance at least 6.1 m wide and 7 m long if the accessway serves ten or more car parking spaces and is either more than 50 m long or connects to a road in a Transport Zone 2 or Transport Zone 3.	Not Applicable	Not Applicable
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 m along the frontage road from the edge of an exit lane and 2.5 m along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Corner splays are provided at the frontage of the site on either side of the driveway. These areas are clear of visual obstructions exceeding a height of 900 mm	Yes
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 m from the road carriageway.	Not Applicable	Not Applicable
If entry to the car space is from a road, the width of the accessway may include the road.	Not Applicable.	Not Applicable

Clause 52.06-8 requires the provision of a car parking plan and this is provided within the development plans that accompany the application which show the car parking provision, driveway and site access. Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

DESIGN STANDARD 2 – CAR PARKING SPACES		COMPLIANCE
REQUIREMENT	DESIGN RESPONSE	
Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.	Not Applicable	Not Applicable

Table 2: Minimum dimensions of car parking spaces and accessways

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

Car spaces in garages or carports must be at least 6 m long and 3.5 m wide for a single space and 5.5 m wide for a double space measured inside the garage or carport.	Main Dwelling features a Double Garage with an area of 36.9 m ² . Additional parking is provided in the proposed 360 m ² shed.	Yes
Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	Tandem parking spaces are not proposed.	Not Applicable
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	All proposed car parking spaces are located within garages or enclosed sheds.	Yes
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	Class 1 residential dwelling; designated disabled car parking spaces are not required.	Not Applicable

DESIGN STANDARD 3 – GRADIENTS		COMPLIANCE													
REQUIREMENT	DESIGN RESPONSE														
Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less	The development serves fewer than three dwellings (Main Dwelling and Granny Flat) on a near-flat rural residential lot with a flat transition provided at the site crossover/frontage.	Yes													
Table 3: Ramp gradients <table> <tr> <th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr> <tr> <td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr> <tr> <td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr> <tr> <td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr> <tr> <td>longer than 20 metres</td><td>1:5 (20%)</td></tr> </table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	Single-storey ground-level residential development; no internal ramps or elevated parking structures are required or proposed.	Not Applicable
Type of car park	Length of ramp	Maximum grade													
Public car parks	20 metres or less	1:5 (20%)													
	longer than 20 metres	1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 m to prevent vehicles scraping or bottoming.	Single-storey ground-level layout; no grade changes or ramp transitions meeting this threshold exist on the site plan.	Not Applicable													
Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 m apart for clearances, to the satisfaction of the responsible authority.	No steep grade changes greater than 1:5.6 exist across the proposed accessway or driveway area.	Not Applicable													

DESIGN STANDARD 4 – MECHANICAL PARKING		COMPLIANCE
REQUIREMENT	DESIGN RESPONSE	

Mechanical parking may be used to meet the car parking requirement provided: - At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle height of at least 1.8 metres. - Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. - The design and operation is to the satisfaction of the responsible authority.	Mechanical parking systems are not proposed for this development.	Not Applicable
--	--	----------------

DESIGN STANDARD 5 – URBAN DESIGN		COMPLIANCE
REQUIREMENT	DESIGN RESPONSE	
Ground level car parking, garage doors and accessways must not visually dominate public space.	The site features a generous 20 m + setback from Minyip Road on a 20,351 m ² (~2 ha) lot. Garage doors face side/internal accessways and are set back significantly behind extensive front landscaping and tree plantings, ensuring they do not visually dominate the streetscape	Yes
Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	All vehicle parking is completely enclosed within the double garage and proposed shed, and integrated into the overall residential facade clad in face brickwork, render, and timberlook doors.	Yes
Design of car parks must take into account their use as entry points to the site.	The double garage features a direct internal access door into the main dwelling's entry hallway, providing secure direct access.	Yes
Design of new internal streets in developments must maximise on street parking opportunities.	Single-dwelling residential lot development with a secondary suite (granny flat); no new internal public or private streets are proposed.	Not Applicable

DESIGN STANDARD 6 - SAFETY		COMPLIANCE
REQUIREMENT	DESIGN RESPONSE	
Car parking must be well lit and clearly signed.	External entries, main porch, and granny flat porch feature wall-mounted light fittings with motion/sensor capabilities, and internal light points are provided throughout the double garage and shed areas	Yes
The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	Windows from the main dwelling living areas and granny flat face directly onto the exposed aggregate driveway and parking accessways, providing clear line-of-sight and natural passive surveillance.	Yes
Pedestrian access to car parking areas from the street must be convenient.	Direct pedestrian and vehicle access is provided from Minyip Road via an exposed aggregate driveway leading directly to the main entrance porch and garage.	Yes
Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	Residential Class 1 development on a low-intensity site; dedicated physical pedestrian separation markings are not required	Not Applicable

DESIGN STANDARD 7 - LANDSCAPING		COMPLIANCE
REQUIREMENT	DESIGN RESPONSE	
The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	High site permeability with overall site coverage of only 2.2% (450.9 m ² ground floor footprint on a 20,351 m ² lot). Stormwater runoff is directed via a 90 mm PVC pipe network to rainwater tanks and LPOD, complemented by expansive Buffalo Turf lawn areas and extensive perimeter plantings.	Yes

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	Comprehensive landscape plan incorporates 12 <i>Lagerstroemia</i> (Crepe Myrtle) shade trees, 157 <i>Cupressus Macrocarpa 'Wilma'</i> , and 47 <i>Yucca filamentosa</i> along the entry, driveway, and site boundaries to soften parking areas and define pathways	Yes
Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	Parking is fully enclosed within private residential structures (garage and shed); flush tree grilles within car parking bays are not applicable.	Not Applicable

10. CLAUSE 53.02 ASSESSMENT (BUSHFIRE)

Clause 53.02 of the Greater Geelong Planning Scheme applies to applications within a Bushfire Overlay or Designated Bushfire Prone Area. Its primary objective is to ensure that development implements appropriate bushfire protection measures to strengthen community resilience and prioritize the protection of human life.

1. Statutory Context & Site Applicability

Property & Existing Improvements: The subject site at 65 Minyip Road, Lara (Lot 1) is a 20,351 m² (2.035 ha) semi-rural allotment. In accordance with the site layout and context, the lot contains an existing building structure and an existing shed, with the proposal introducing a new single-storey dwelling layout, attached secondary living space, and outbuilding facilities.

Designated Bushfire Prone Area: The property is located within a Designated Bushfire Prone Area, bringing the proposal under the jurisdiction of the Country Fire Authority (CFA).

Site BAL Assessment: A site-specific Bushfire Attack Level (BAL) assessment was conducted by RESCOM + (Project: 2261704-1, Report Date: 18 May 2026) under AS 3959 guidelines.

Fire Danger Index (FDI): 100 (Victorian General).

Vegetation Classification: All directions (North, South, East, West) were assessed as Excludable vegetation.

Distance to Classified Vegetation: Exceeds 100 metres in all directions (>100 m).

Effective Slope: Flat / Upslope across all sectors.

Determined BAL Rating: BAL-LOW.

Clause 53.02 Policy Objectives & Design Response

1. Siting, Layout & Defendable Space

- **Clustered Footprint & Buffers:** The proposed dwelling is sited strategically within the southern portion of the allotment, retaining generous setbacks from all boundaries and establishing clear visual and spatial separation from the existing building and shed structures on-site.
- **Minimal Coverage:** Ground floor building coverage remains exceptionally low at 2.2% (450.9 m²), ensuring that over 90% of the site remains open, clear, and unbuilt. The vast open lawn and paddock area surrounding the main dwelling and existing structures provides continuous defendable space within the property boundaries.

2. Boundary Fencing & Landscape Transparency

- **Fencing Standard:** To avoid fuel accumulation and facilitate unimpeded wildlife movement, suburban solid timber or sheet-metal fencing is excluded. Fencing across the allotment consists of 1.20 m high open-wire (post and wire) fencing, preserving landscape transparency and minimizing localized ignition risks.

3. Access and Emergency Vehicle Egress

- **Circular Driveway Layout:** Vehicle access from Minyip Road is provided via a circular permeable driveway system utilizing natural stone aggregate and Boral exposed aggregate concrete (Black & White 50/50). The circular design allows emergency response vehicles and residents to enter and exit the property in a forward direction without complex reversing maneuvers.

4. Clause 53.02-6 sets out specific performance standards and approved measures for residential development in bushfire-prone environments:

- **Approved Measure 3.1 (Bushfire Protection Measures & Construction Standards)**

Standard: Dwellings must be designed and constructed to a standard corresponding to the assessed Bushfire Attack Level under AS 3959 (Construction of buildings in bushfire-prone areas).

Response: The site-specific BAL report confirms a rating of BAL-LOW due to the absence of classified hazardous vegetation within 100 metres. All construction materials—including rendered brickwork in Dulux Beige Royal Quarter (87.1% wall coverage), Hebel wall panels, and Boral Monument tiled roofing at a 22.5° pitch—comply with standard Building Code of Australia (BCA) specifications to mitigate potential ember exposure.

- **Approved Measure 3.2 (Defendable Space & Maintenance)**

Standard: Defendable space must be provided and maintained within the boundary of the lot to reduce radiant heat and ember attack.

Response: Due to the 2.035 ha site area, defendable space extends well beyond minimum statutory distances surrounding the proposed residence, the existing building, and the existing shed. Unbuilt ground areas will be maintained in a managed, low-fuel state throughout declared Fire Danger Periods.

- **Approved Measure 3.3 (Water Supply for Firefighting)**

Standard: A dedicated static water supply must be provided on-site where reticulated water is unserviced or insufficient.

Response: Dedicated water storage tanks fitted with standard CFA-compatible suction couplings and valves will be integrated into the site infrastructure to ensure immediate static water reserves for property defense.

- **Approved Measure 3.4 (Vehicle Access Design)**

Standard: Driveways must be designed and constructed to facilitate safe passage for firefighting and emergency service vehicles.

Response: The proposed circular driveway features a stable, load-bearing aggregate surface capable of supporting heavy emergency vehicles, maintaining continuous width, vertical clearance, and direct connection to Minyip Road.

11. CLAUSE 54 ASSESSMENT

CLAUSE 54 COMPLIANCE TABLE

Category	Standard / Objective	Site Provision & Design Response	Compliance
Street Setback	Standard A3	The proposed single-storey dwelling is set back over 20 m from Minyip Road, Lara. This generous frontage respects the rural character of the locality, accommodating an exposed aggregate/permeable driveway and protecting surrounding site vegetation	Compliant
Building Height	Standard A4	Proposed single-storey dwelling and granny flat feature pitched roofs (22.5°) with an overall height well within the 9.0 m Res-Code threshold. The building profile remains low-scale and subordinate to surrounding vegetation.	Compliant
Site Coverage	Standard A5	The total ground floor coverage is 450.9 m ² on a 20,351 m ² (~2.03 ha) lot, resulting in a site coverage of just 2.2% (far below the maximum 60% allowable threshold).	Compliant
Permeability	Standard A6	Impervious surfaces represent a negligible fraction of the site, leaving >97% of the lot as permeable soft landscaping, turf, and unpaved area.	Compliant
Solar Systems	Standard A7	The single-storey design and vast setback distances to property boundaries ensure zero overshadowing onto adjoining solar systems or neighboring recreational open space between 9:00 AM and 3:00 PM.	Compliant
Significant Trees	Standard A8	The proposal includes a comprehensive landscape plan introducing 12 Crepe Myrtle trees, 157 Goldcrest Cypress, and 47 Yuccas across the lot while avoiding interference with existing vegetation roots.	Compliant
Front Fencing	Standard A9	Maintains an open, green rural streetscape along Minyip Road with landscaped entry treatments.	Compliant
Side & Rear Setbacks	Standard A10	The building is centrally position on the ~2.03 ha lot, providing extensive multi-meter setbacks on all side and rear boundaries that significantly exceed standard requirements.	Compliant

Category	Standard / Objective	Site Provision & Design Response	Compliance
Walls on Boundaries	Standard A11	No walls are proposed on any boundary. All structures maintain generous setbacks across the 20,351 m ² (~2.03 ha) lot, supporting low-density rural landscape character.	Compliant
Daylight to Windows	Standard A12	Adjoining properties are situated well beyond any clearance zones. Broad boundary separation ensures existing neighboring windows retain unobstructed daylight access.	Compliant
North-facing Windows	Standard A13	No neighboring north-facing habitable room windows exist within 3 m of the site boundaries. Substantial boundary setbacks prevent any obstruction of solar access to surrounding properties.	Compliant
Overshadowing Open Space	Standard A14	Single-storey building height and vast site area result in zero shadow impact on neighboring private open space. Neighboring outdoor spaces remain completely unshaded between 9:00 AM and 3:00 PM on Sept 22.	Compliant
Overlooking	Standard A15	Proposed single-storey design and boundary fencing prevent direct line-of-sight overlooking into adjoining secluded private open spaces.	Compliant
Daylight to New Windows	Standard A16	All primary habitable rooms (Bedrooms, Living, Meals, Lounge, Theatre) feature direct outdoor windows opening to unshaded lawn and court areas, maximizing natural ventilation and daylight.	Compliant
Private Open Space	Standard A17	Provides extensive secluded private open space including an Alfresco (23.6 m ²), Porches, and broad lawn areas far exceeding the 25 m ² standard requirement.	Compliant
Solar Access to POS	Standard A18	The main outdoor living/alfresco area and surrounding lawns are positioned to receive optimal northern solar orientation, completely unshaded by rooflines throughout the day. throughout the day, remaining entirely unshaded by the dwelling's own roofline.	Compliant

Category	Standard / Objective	Site Provision & Design Response	Compliance
Detailed Design	Standard A19	Features high-quality non-reflective finishes (Dulux Render, Boral Roof Tiles in Monument, Colorbond in Surfmist, Face Brickwork) with articulated facades and a low-scale profile that integrates naturally into the rural landscape.	Compliant
Rooftop Solar Area	Standard A20	Unobstructed north-facing roof planes at a 22.5° pitch provide ample rooftop area for future solar photovoltaic panel installation.	Compliant

CLAUSE 65

Decision Guidelines & Site Assessment Table

Planning Criterion	Site - Specific Response & Compliance
Environmental Effects & Land Contamination	Land Capability Assessment (LCCR 5 rating) confirms site suitability. Gypsum application and an onsite wastewater treatment system are specified to manage dispersive subsoils and nutrient loadings.
Zone & Overlay Purpose	Supports low-density rural residential character. Built footprint (450.9 m ²) occupies only 2.2% of the site area, ensuring landscaping and open spaces dominate.
Effect on Human Health & Amenity	Single-storey built form with extensive boundary buffers protects neighboring daylight, privacy, and solar access.
Land Degradation & Water Quality	Surface flow diversion measures and a dedicated stormwater drainage network prevent overland flow from entering the designated effluent disposal area or adjoining properties.
Stormwater Management	Stormwater is managed via a 90 mm PVC pipe drainage network set to a minimum 1:100 fall, directing runoff to designated rainwater tank connections and the Legal Point of Discharge (LPOD). High site permeability (over 97% pervious lawn and garden areas) ensures natural infiltration, preventing untreated run-off from impacting

	adjacent properties or the designated effluent disposal area. from entering effluent disposal fields or neighboring properties.
Native Vegetation & Protection	Landscaping plan preserves site character while introducing extensive new plantings, including 12 Crepe Myrtle trees, 157 Goldcrest Cypress, and 47 Yuccas across the lot to enhance biodiversity and soft landscaping.
Fire Hazard (Bushfire)	Construction will comply with applicable Bushfire Attack Level (BAL) standards under the National Construction Code (NCC), incorporating defendable space buffers to safeguard life and property.
Traffic Flow & Road Safety	Dedicated crossover and exposed aggregate driveway off Minyip Road provide ample internal turning area, allowing vehicles to enter and exit the property safely in a forward direction.
Flora and Fauna Habitat	Low site coverage (2.2%) ensures over 97% of the 20,351 m ² (~2.03 ha) lot remains open, permeable land, preserving natural habitat corridors and wildlife movement across the property.
Orderly Planning	Represents orderly development of a rural-residential lot (Class 1 Dwelling with Granny Flat and Shed), balancing modern residential accommodation with environmental management mandates