City of Greater Geelong, Statutory Planning - Date Received 23/06/2026

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23 June 2026

Statutory Planning Department
City of Greater Geelong
Address

Sent via email statplanning@geelongcity.vic.gov.au

Dear Statutory Planning Department,

1 INTRODUCTION

Mesh, on behalf of VillaRange Pty Ltd, submits this planning permit application to vary a Restriction of Title on lots in Stage 35C and 35D of Villawood's Armstrong Estate pursuant to Clause 52.02 of the Greater Geelong Planning Scheme. These stages recently received Statement of Compliance and their Titles have Registered.

The purpose of this application to vary a Restriction that applies Small Lot Housing Code (SLHC) Type B to all lots within Stage 35C and 35D with a Restriction that applies the SLHC Type C to eight lots and retains Type B for the remainder of the lots.

In support of this application, please find attached:

> **Attachment 1**: Planning Permit Application Form; and

> **Attachment 2:** Certificates of Title.

2 SUBJECT SITE

The land subject of this application is:

> Lots 3572, 3573, 3582 and 3583 in Stage 35C; and

> Lots 3592, 3593, 35103 and 35104 in Stage 35D.

Figure 1. Subject Site shown in context of endorsed Armstrong Estate Staging Plan (PP496/2012)



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The lots within the subject site are corner lots between 122sqm and 128sqm that have been created with SLHC Type C in mind, ensuring a diversity of housing is designed and delivered in areas of high amenity and access to services, such as this location across the road from a Neighbourhood Activity Centre.

3 PROPOSED RESTRICTION

The proposal is to vary Restriction 73A, 74A and 75A on PS709524N by rewording it to provide for lots 3572, 3573, 3583, 3582 and lots 3592, 3593, 35104, 35103 to be assessed as SLHC Type C.

The proposed variation to the Restriction is represented below by the green insertion:

PROPOSED RESTRICTION

DESCRIPTION OF RESTRICTION 73A, 74A, 75A

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF

(i) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS, EXCEPT LOTS 3572, 3573, 3583, 3582 AND LOTS 3592, 3593, 35104, 35103 WHICH ARE TO BE ASSESSED AS TYPE C, UNLESS OTHERWISE APPROVED BY A PLANNING PERMIT ISSUED BY THE CITY OF GREATER GEELONG

(ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneed.com.au

4 CONCLUSION

I trust that the above information is satisfactory to enable a swift assessment. If you have any questions or require further information, please contact me on +61 3 9070 1166 or at michael@meshplanning.com.au.

Kind Regards,

[redacted]