

9 REABY STREET PORTARLINGTON 2 LOT SUBDIVISION

SECTION 72 AMENDMENT APPLICATION FOR AMENDMENT TO PLANNING PERMIT PP-656-2021

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

The document must not be used for any purpose which may breach copyright legislation

DAWN ARCHITECTURE

Dawn Architecture
Timothy Birnie
ABN 69892710030
Shop 3 / 2 Stuart Avenue
Jan Juc VIC 3228
0409 010 049
info@dawnarchitecture.com.au

21st July 2026

To:
Planning Officer
City of Greater Geelong
1 Merrijig Drive (PO Box 350) Torquay Vic 3228

**RE: 9 REABY STREET PORTARLINGTON 2 LOT SUBDIVISION
SECTION 72 AMENDMENT APPLICATION FOR AMENDMENT TO PLANNING PERMIT PP-656-2021
RESPONSE TO FURTHER INFORMATION REQUEST**

Dear Planning Officer,

As agent of and on behalf of the property owner , please find enclosed and attached response further information request including updated written statement of support and amended drawings for Section 72 Amendment application for Planning Permit PP-656-2021 at 9 Reaby Street Portarlington.

The proposed amendment involves relocation of the driveway and carport to existing Unit 1 dwelling, and alterations to the existing Unit 1 dwelling.

No amendments are being sought for the Planning Permit approved Unit 2 development.

This letter contains a project outline, neighbourhood character assessment and review of the proposed works against Clause 55 requirements set out in the Planning Scheme.

Please contact me if you have any queries or if any aspect of the enclosed requires clarification.

Yours sincerely,



Tim Birnie

Director / Registered Architect ARBV 20737
Dawn Architecture

OVERVIEW

Planning Permit PP 656-2021 for the construction of a second dwelling and a two-lot subdivision at 9 Reaby Street, Portarlington, was issued on 27 February 2022 and subsequently extended, subject to the condition that the development commence by 16 March 2028 and be completed by 16 March 2030. Pursuant to Conditions 1 and 3 of the permit, amended plans were endorsed on 1 September 2022.

The planning permit allows for the construction of an additional unit (Unit 2) at the rear of the lot to be accessed via the current driveway located on the south-west corner of the land. The planning permit allows for a two lot subdivision of the land, with a separate driveway and carport to the north-west corner of the property to provide access and parking to Unit 1 existing dwelling.

PROPOSED AMENDMENT TO PLANNING PERMIT PP 656-2021

This application seeks Section 72 Amendment approval to amend Planning Permit PP 656-2021 to allow for:

- Removal of the separate carport and driveway to existing Unit 1 dwelling at the north-west corner of the property
- Proposed garage under the existing Unit 1 dwelling accessed by a separate driveway and new crossover at the south-west corner of the property
- Alterations to the existing Unit 1 dwelling

No amendments are being sought for the Planning Permit approved Unit 2 development.

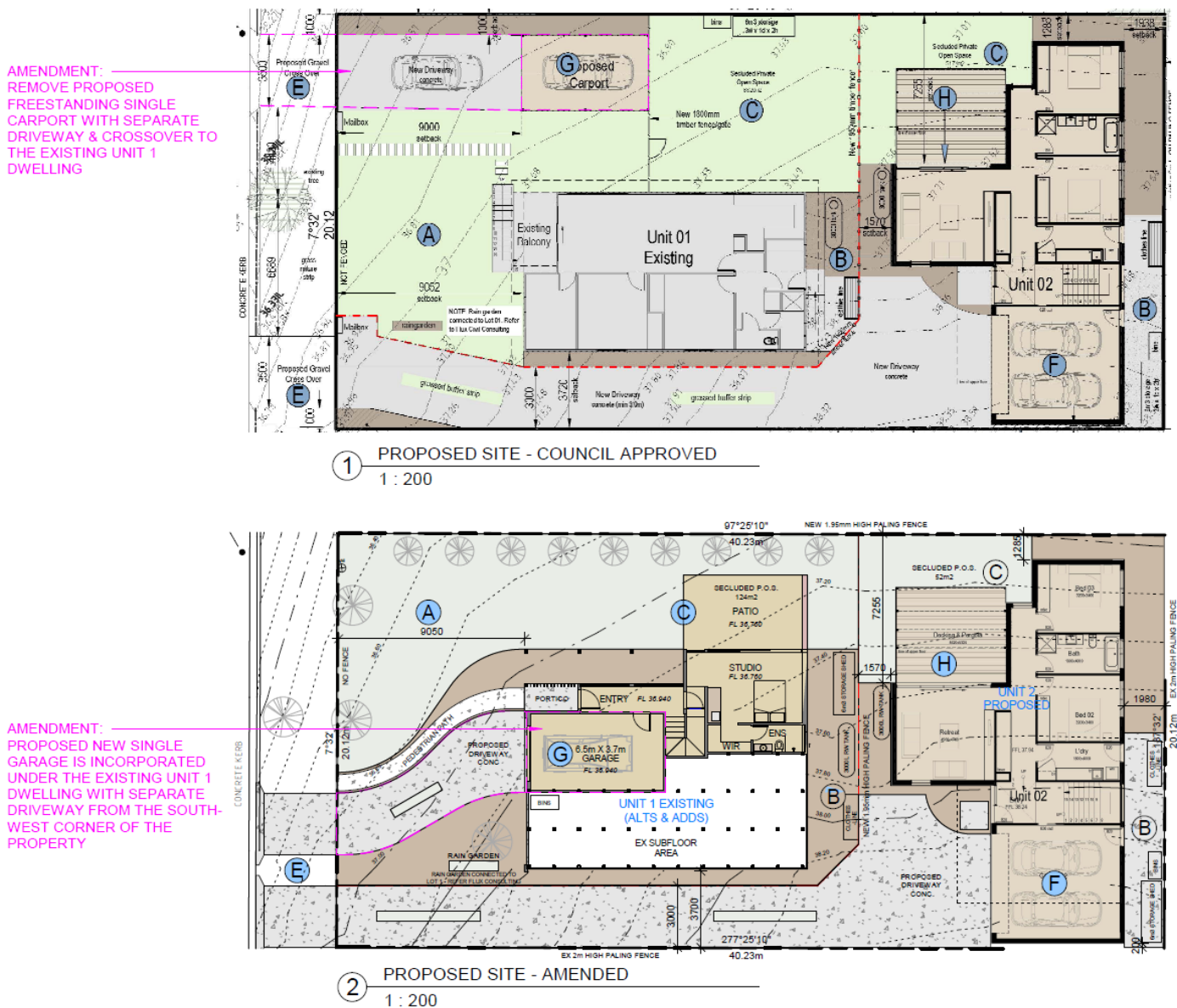


Figure 1 - 9 Reaby Street Proposed amendments

IMPACTS OF PROPOSED DRIVEWAY AND CAR PARKING AMENDMENT

A comparison and impacts of the current council approved design and proposed amendment to Planning Permit PP 656-2021 are outlined below:

1. Current council approved design as per Planning Permit PP 656-2021

Proposal

A proposed freestanding single carport with separate driveway and crossover to the existing dwelling was required for the 2 lot subdivision council approval, located at the north-west corner of the property.

Impacts

A proposed freestanding single carport with separate driveway and crossover to the existing dwelling is disadvantageous in this location as it would:

- Occupy prime north facing secluded private open space of the existing Unit 1 property
- Require relocation of the existing Unit 1 Barwon Water meter and main
- Increase visual bulk and have a negative impact on streetscape appearance and on adjoining properties
- Reduces scope for planting and soft landscaping

2. Proposed amendment to Planning Permit PP 656-2021

Proposal

A new single garage is incorporated under the existing Unit 1 dwelling with separate driveway from a new crossover at the south-west corner of the property.

Impacts

The proposed Unit 1 driveway and garage arrangement has the following advantages:

- Maximises prime north facing secluded private open space for existing Unit 1
- Eliminates any overshadowing of Unit 1 secluded private open space with relocation of carport
- Does not require relocation of the existing Unit 1 Barwon Water meter and main
- Minimises visual bulk and a positive impact on streetscape appearance and on adjoining properties
- Increased scope for planting and soft landscaping

The impacts of alterations of the existing Unit 1 dwelling are assessed against Clause 55 overleaf.

DESIGN RESPONSE ASSESSMENT AGAINST CLAUSE 55 (TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS)

The proposed amendment has been assessed against the objectives and standards of Clause 55 of the Greater Geelong Planning Scheme. The amendment is limited to alterations to the existing Unit 1 dwelling together with the relocation of vehicle access and parking. No changes are proposed to the approved Unit 2 dwelling or the approved subdivision layout.

The amended design maintains the orderly development of the site while improving the functionality and amenity of the existing dwelling. The proposal responds positively to neighbourhood character and achieves the objectives of Clause 55 as outlined below.

Please note: As the application is for an amendment of a permit that was issued prior to the approval date of Amendment VC267 (2025), the application is assessed as per council instruction against the previous version of ResCode and Clause 55.

55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

55.01-1 Neighbourhood and site description

Site Description

9 Reaby Street Portarlington is located within the suburb of Portarlington, approximately 30 kilometres east of Geelong. The property is situated on the east side of Reaby Street, and consists of a single allotment, formally described as Lot33 on LP2560, 9 Reaby Street, Portarlington.

The lot is rectangular in shape and runs long ways on an east-west axis, with the site sloping gradually uphill from north to south. Side and rear boundaries are fenced, with an open unfenced and treed front boundary. The site is accessed by an existing crossover and driveway at the south west corner of the site.

The existing Unit 1 dwelling is a modest elevated single-storey weatherboard clad dwelling with sheet metal roof, with 9.1m front setback and overall height of 5.8m.

The property is zoned General Residential (GRZ-Schedule 2).

The site does not have any easements, or restrictive covenants registered on the title.

The site is connected to mains power, water, and drainage.

Site Surrounds

9 Reaby Street Portarlington is closely connected to a range of nearby services and facilities in Portarlington, including local parks and open reserves, public transport, a primary school and retail shops. The property is situated within an established residential area of Portarlington with a mixture of new and older dwellings consisting of modern dwellings and older fibro and timber clad houses. Established trees and gardens are a valuable character attribute of the area.

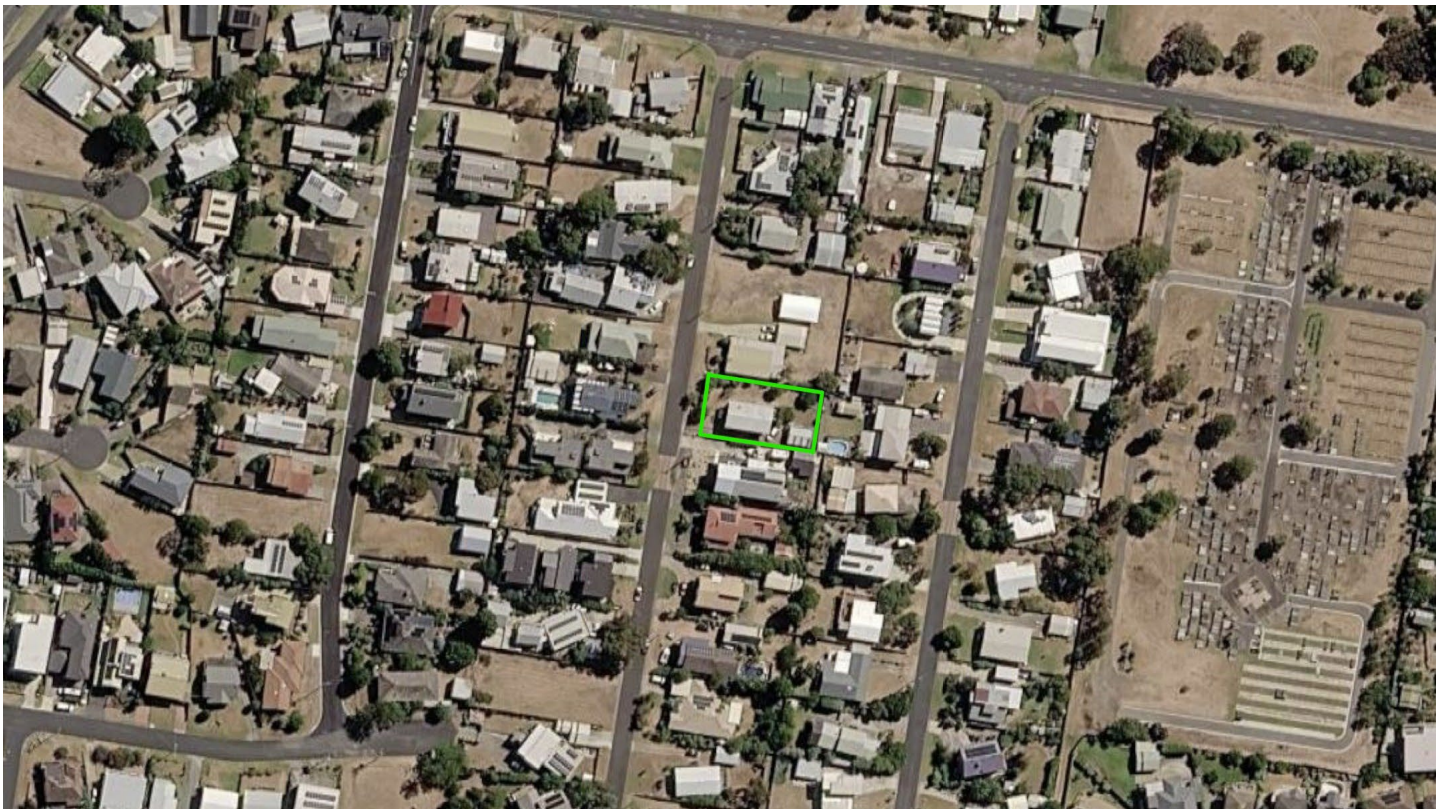


Figure 2 – Aerial photo of site and surrounds



Figure 3 – Streetview of 9 Reaby Street Portarlington



Figure 4 – Surrounding unit development at 14 Reaby Street Portarlington



Figure 5 – Surrounding unit development at 18 Reaby Street Portarlinton

55.01-2 Design Response

The proposed amendments consisting of relocation of the carport, crossover and driveway to Unit 1, and alterations to the existing dwelling Unit 1, maintains the established setback, scale and presentation of the existing dwelling to Reaby Street. The existing roof form and overall building height remain unchanged, ensuring the dwelling continues to sit comfortably within the prevailing coastal residential character.

The relocation of the driveway and garage removes the previously approved freestanding carport from the prominent north-west corner of the site. This results in a more open streetscape, increased landscaping opportunities and improved presentation of the property.

The amendment therefore responds positively to the preferred neighbourhood character and reinforces the low-scale residential character of the surrounding area.

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

55.02-1 Neighbourhood Character Objectives

The proposed alterations to the existing Unit 1 dwelling are consistent with housing typologies found in the area. The dwelling modifications maintain the existing gable roof form and overall building height and respect the existing and preferred neighbourhood character of the area.

55.02-2 Residential Policy Objectives

The proposed amendment involves relocation of the driveway and carport to existing Unit 1 dwelling, and alterations to the existing Unit 1 dwelling. No amendments are being sought for the Planning Permit approved Unit 2 development, which has been reviewed against and is in accordance with the Municipal Planning Strategy and the Planning Policy Framework for housing with two or more dwellings on a lot and residential buildings.

The proposed amendment involves relocation of the driveway and carport to existing Unit 1 dwelling, and alterations to the existing Unit 1 dwelling are consistent with respecting the existing neighbourhood character set out in the Municipal Planning Strategy and the Planning Policy Framework.

55.02-3 Dwelling Diversity Objective

The proposed alterations to (or renovation of) the existing Unit 1 dwelling is consistent with providing mixed housing typologies both old and new that make up the existing neighbourhood character of 9 Reaby Street Portarlinton.

55.02-4 Infrastructure Objectives

The existing Unit 1 dwelling at 9 Reaby Street Portarlinton is connected and has access to reticulated sewerage, mains water, electricity and stormwater drainage.

The relocated crossover and driveway to Unit 1 avoids relocation of existing Barwon Water infrastructure, as previously required under the approved permit.

55.02-5 Integration with the Street Objective

The proposed amendment with relocation of the crossover and driveway, and carport to existing Unit 1 dwelling, provides good clear vehicular access to Unit 1 from a new crossover and driveway located in southwest corner of the property, slightly north of the proposed crossover and driveway to the approved Unit 2 lot. No trees or vegetation require removal with this arrangement.

The proposed relocation of the carport under the existing Unit 1 dwelling reduces the built footprint of Unit 1, and maximises the street frontage for landscaping and open space. A proposed footpath besides the driveway provides pedestrian access to Unit 1.

55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 Street Setback Objective

The proposed alterations to the existing Unit 1 dwelling maintain the existing street front setback of 9.1m. This setback respects the existing neighbourhood character and maintains an average setback distance between the two adjoining houses at 7 and 11 Reaby Street Portarlington.

55.03-2 Building Height Objective

The proposed alterations to the existing Unit 1 dwelling maintain the building height of 5.8m, well below the limit of 7.5m. This building height respects the existing neighbourhood character.

55.03-3 Site Coverage Objective

The proposed amendment involving relocation of the driveway and carport to existing Unit 1 dwelling, and alterations to the existing Unit 1 dwelling, represent only a minor increase in building footprint. Overall site coverage remains approximately 34 percent, comfortably below the maximum requirement set by Clause 55.

55.03-4 Permeability and Stormwater Management Objectives

Site permeability is maintained over 40% with the proposed carport relocation and alterations to the existing Unit 1 dwelling, ensuring stormwater run-off is minimised.

A stormwater management system is also proposed for capture, retention and reuse of stormwater runoff with the proposed 2 lot development, minimising additional runoff and reducing the pressure on the existing local stormwater network.

55.03-5 Energy Efficiency Objectives

The proposed alterations to the existing Unit 1 dwelling position living areas and private open space to the north of the site, maximising passive solar gain and natural lighting, and reducing energy demand. Eaves are designed to shade in the warmer summer months and let sun in during the cooler winter months.

The existing dwelling roof is orientated on an east-west axis, providing a long north facing roof ideal for solar panels.

55.03-6 Open Space Objective

The proposed amendment with relocation of the crossover and driveway, and carport to existing Unit 1 dwelling, as well as alterations to the existing Unit 1 dwelling, does not hinder access to neighbourhood public or communal open space. The absence of a front fence offers a connection with the streetscape.

55.03-7 Safety Objective

The proposed relocation of the crossover, driveway, and carport and alterations to the existing Unit 1 dwelling provides for the safety and security of residents and property. Good visibility is maintained between the property and the street. A pedestrian path provides access to the Unit 1 dwelling. With the carport is designed as a lock up garage for security.

55.03-8 Landscaping Objectives

The relocation of the garage enables significantly greater landscape opportunities than the previously approved design. The removal of the detached carport preserves valuable north-facing open space and allows additional garden beds and indigenous planting throughout the site. The proposal therefore strengthens the landscape setting of the existing dwelling and enhances the garden character of the streetscape.

55.03-9 Access Objective

A single vehicular crossover is proposed for Unit 1, consistent the approved planning permit, as is a single vehicular crossover to the approved Unit 2 development.

55.03-10 Parking Location Objectives

The proposed carport located under the existing Unit 1 dwelling provides a safe, secure and convenient location for vehicle parking

The amended access arrangement provides a safer and more efficient outcome.

The new garage located beneath the existing dwelling:

- Reduces visual clutter within the front setback
- Consolidates vehicle access at the south-western portion of the site
- Improves maneuverability
- Avoids relocation of existing Barwon Water infrastructure
- Provides compliant on-site parking for the existing dwelling.
- No changes are proposed to the approved access arrangements for Unit 2.

The proposal represents only a minor increase in building footprint associated with alterations beneath the existing dwelling.

Overall site coverage remains approximately 34 percent, comfortably below the maximum contemplated by Clause 55.

The amended layout substantially improves the functionality of the site by:

- Maximising north-facing secluded private open space
- Reducing built form within the front setback area
- Increasing opportunities for landscaping
- Providing a more efficient vehicle access arrangement.

The proposal therefore satisfies the objectives relating to site layout and building massing.

55.04 AMENITY IMPACTS**55.04-1 Side and Rear Setbacks Objective**

The proposed Unit 1 alterations do not result in the south or west setbacks being altered, with the north side setback being pushed forward only slightly. The proposed alterations to the existing Unit 1 dwelling are well within side and rear setback requirements and respect the existing neighbourhood character.

55.04-2 Walls on Boundaries Objective

There are no walls on boundaries for the proposed altered existing Unit 1 dwelling.

55.04-3 Daylight to Existing Windows Objective

The proposed altered existing Unit 1 dwelling does not reduce daylight to the existing windows of adjoining properties.

55.04-4 North-Facing Windows Objective

The proposed altered existing Unit 1 dwelling does not impact on sunlight to north facing windows of adjoining properties.

55.04-5 Overshadowing Open Space Objective

The proposed altered existing Unit 1 dwelling does not adversely overshadow adjoining private open spaces. Refer overshadowing plans.

55.04-6 Overlooking Objective

The proposed altered existing Unit 1 dwelling does not overlook adjoining properties. Refer overlooking plan.

55.04-7 Internal Views Objective

The proposed altered existing Unit 1 dwelling minimises views into the secluded private open space and habitable room windows of the Unit 2 dwelling and adjoining dwelling.

55.04-8 Noise Impacts Objectives

Sufficient separation is maintained between the existing Unit 1 dwelling and proposed Unit 2 dwelling, and other adjoining properties, to limit external noise and manage public amenity.

The amended development respects the amenity impacts of adjoining properties. Specifically:

- Existing daylight access to neighbouring properties is maintained
- Sunlight to adjoining north-facing habitable room windows is unaffected
- Overshadowing of adjoining secluded private open space is not materially increased
- Overlooking complies with the relevant overlooking provisions

In comparison with the approved permit, the amendment improves amenity outcomes by removing the detached carport that would otherwise overshadow the existing Unit 1 private open space.

55.05 ON-SITE AMENITY AND FACILITIES**55.05-1 Accessibility Objective**

The proposed relocation of the crossover, driveway, and carport and alterations to the existing Unit 1 dwelling provides improved access from vehicular parking to the dwelling, compared with the previous approved design for a separate freestanding carport.

A pedestrian path provides access to the Unit 1 dwelling. With the carport is designed as a lock up garage for security.

55.05-2 Dwelling Entry Objective

Separate crossover and driveways, along with individual house styles provide each dwelling or residential building with its own sense of identity.

55.05-3 Daylight to New Windows Objective

Adequate daylight is provided into new habitable room windows of the proposed altered existing Unit 1 dwelling.

55.05-4 Private Open Space Objective

The proposed relocation of the carport under existing Unit 1 dwelling provides improved private open space for the inhabitants.

55.05-5 Solar Access to Open Space Objective

The proposed alterations to the existing Unit 1 dwelling maximise solar access into the secluded private open space and internal areas of the house.

55.05-6 Storage Objective

Adequate storage is provided to the altered Unit 1 dwelling with expansive storage options next to the carport.

55.06 DETAILED DESIGN

55.06-1 Design Detail Objective

The proposed relocation of the crossover, driveway, and carport and alterations to the existing Unit 1 dwelling have been designed to respect the existing house and neighbourhood character of Reaby Street.

Windows have been designed to maximise passive solar gain, take advantage of views across the Port Phillip Bay and beyond, whilst ensuring privacy for inhabitants and those of adjoining properties. The alterations include a gable roof form and pitch that mimics the existing Unit 1 roof. The proposed carport/garage is concealed under the existing dwelling to reduce visual bulk and improve accessibility for inhabitants.

55.06-2 Front Fences Objective

No front fence is proposed to Unit 1 creating an open and welcoming landscaped streetscape frontage to Unit 1, consistent with the existing or preferred neighbourhood character.

55.06-3 Common Property Objectives

Separate crossovers and driveways to Units 1 and 2 negate any communal car parking and access issues and ensures site facilities are easily maintained.

55.06-4 Site Services Objectives

Site services can be easily installed and maintained to Units 1 and 3 at 9 Reaby Street with access to the full gamut of services (electricity, water, sewer, stormwater, telecommunications).

MUNICIPAL PLANNING STRATEGY AND THE PLANNING POLICY FRAMEWORK

The proposed amendments consisting of relocation of the carport, crossover and driveway to Unit 1, and alterations to the existing dwelling Unit 1, are consistent with the vision for housing as set out in the Municipal Planning Strategy and the Planning Policy Framework.

Municipal Planning Strategy (MPS)

The proposed amendments are consistent with the Municipal Planning Strategy for Portarlington, which seeks to ensure development respects the township's coastal landscape, established character and valued residential environment.

As the proposal involves the renovation and improvement of an existing dwelling within the established urban area, it does not facilitate urban expansion or alter the settlement pattern envisaged by the Portarlington Structure Plan. The works represent an appropriate investment in the existing housing stock while maintaining the established residential character of the locality.

The renovation is contained entirely within an existing residential allotment and will have no adverse impact on areas of recognised environmental, landscape or recreational significance, including the nearby coastal environs and natural assets that contribute to Portarlington's identity.

The proposal supports the ongoing renewal of housing within the township in a manner that respects the coastal character and reinforces the established urban form, consistent with the strategic directions of the Municipal Planning Strategy. It therefore aligns with the MPS objective of accommodating development that enhances the liveability and identity of Portarlington while protecting its valued environmental and landscape attributes.

Planning Policy Framework (PPF)

The proposed amendments are consistent with the relevant provisions of the Planning Policy Framework (Clauses 11–19), which seek to support well-designed development within established urban areas while protecting the character and environmental qualities of coastal townships such as Portarlington.

Settlement (Clause 11)

The proposal comprises the renovation and improvement of an existing dwelling within the established residential area of Portarlington. As it involves no subdivision or expansion of the urban area, the proposal is consistent with the settlement objectives of directing development to existing urban areas and making efficient use of existing residential land and infrastructure.

Bellarine Peninsula

The proposal responds appropriately to the strategic objectives for the Bellarine Peninsula by reinforcing the established character of the neighbourhood and supporting the ongoing renewal of existing housing stock. The renovation is respectful of the surrounding built form and is consistent with the vision and objectives of the Portarlington Structure Plan and Urban Design Framework, which encourage development that maintains the township's distinctive coastal identity and residential character.

Built Environment and Heritage

The proposed renovations to the existing Unit 1 dwelling are designed to complement the scale, form and character of the existing dwelling and surrounding residential development. The works will not adversely affect the visual character of the streetscape or broader coastal setting and remain consistent with the applicable built form objectives for Portarlington. The proposal maintains an appropriate building scale and presentation, ensuring it integrates sensitively with the established neighbourhood character while contributing positively to the ongoing enhancement of the residential environment.

Overall, the proposal represents an appropriate and well-considered renovation of an existing dwelling that aligns with the objectives of the Planning Policy Framework by supporting housing renewal within the existing settlement, respecting Portarlington's coastal character, and achieving a high-quality built form outcome.

SUMMARY

The proposed Section 72 amendment consisting of relocation of the carport, crossover and driveway to Unit 1, and alterations to the existing dwelling Unit 1, represent a modest refinement to the previously approved development. The amendment improves the functionality and amenity of the existing dwelling while maintaining compliance with the objectives of Clause 55. The revised design delivers:

- Improved neighbourhood character outcomes
- Increased landscaped open space
- Reduced visual bulk
- Improved private open space
- No unreasonable amenity impacts on adjoining properties
- Improved vehicle access and parking arrangements.

Accordingly, the proposal continues to achieve the purposes and objectives of Clause 55 and represents an appropriate planning outcome.