

Our Ref: 26222/P  
66 Tahara Street, Hamlyn Heights  
EWO/rsi

15 July 2026

City of Greater Geelong Council

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Dear Council,

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**66 Tahara Street, Hamlyn Heights  
Application for Planning Permit  
Building and Works ('DDO14')**

Taylors Development Strategists act on behalf of Boutique Homes ('the Applicant') in relation to the land at 66 Tahara Street, Hamlyn Heights ('the site').

We have been engaged to prepare this report to support an application for building and works pursuant to the Design and Development Overlay – Schedule 14 ('DDO14').

To assist Council's consideration, please find herewith the following documentation in support of the application:

- Development Plans prepared by Boutique Homes
- Overshadowing Diagrams prepared by Boutique Homes
- Copy of Title

**Subject Site and Surrounds**

The site is located on the eastern side of within the established residential area of Hamlyn Heights.

The site is formally known as Lot 10 on Plan of Subdivision 054403 per the Certificate of Title Volume 08316 Folio 299 (a copy of which has been submitted with the Application).

The site is rectangular in shape with a maximum depth of 50.14 metres, and a street frontage of approximately 17.68 metres. The site maintains a total area of 886 square metres. Access is provided via an existing concrete crossover to Tahara Street along the western boundary (frontage) of the site.

The subject site is currently occupied by a single-storey brick dwelling with a pitched tiled roof. The site is largely developed with the existing dwelling, driveway and associated residential improvements. No significant vegetation is present on the site.

The character of the surrounding area is generally defined by a mixture of single and double-storey detached dwellings. Dwellings are commonly constructed using brick and rendered brick and incorporate a pitched tiled roof form. Contemporary dwellings predominantly utilise render finishes.

## Proposed Development

The proposal seeks planning approval for the construction of a double-storey dwelling and associated buildings and works at the subject site, pursuant to the Design and Development Overlay – Schedule 14 ('DDO14'). A planning permit is required as the proposed dwelling exceeds the maximum building height of 7.5 metres specified within the overlay.

## Zone Provisions

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

The use of a dwelling within the NRZ8 is 'as of right' and does not require planning permission pursuant to Clause 32.09-2 of the Planning Scheme. A planning permit is not required to construct a single dwelling pursuant to Clause 32.09-5 in this instance as the total land area exceeds 300 square metres.

The plans indicate a total garden area equating to approximately 65.63% of the site area, well exceeding the 35% requirement of Clause 32.09-4 of the Planning Scheme.

The proposed maximum building height of 8.084 metres and two (2) storeys is comfortably under the maximum height of 9 metres and two (2) storeys as prescribed at Clause 32.09-11 of the Planning Scheme.

Based on the above, we maintain that the proposal is entirely appropriate in the context of the Neighbourhood Residential Zone – Schedule 8 ('NRZ8').

## Overlay Provisions

### Design and Development Overlay - Schedule 14 ('DDO14')

The subject site is located within the Design and Development Overlay - Schedule 14 ('DDO14') pursuant to the City of Greater Geelong Planning Scheme.

Pursuant to the DDO14, a permit is not required for building and works, other than to construct a dwelling which is more than 7.5 metres above natural ground level. As the proposed dwelling indicates an overall height of 8.084 metres, a permit is therefore required under the DDO14.

Pursuant to Item 2 of the Schedule, a permit is not required to undergo building and works if the following requirement is met:

| Permit requirement                                                                                                                                                                                                                                                                                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>A permit is not required for buildings and works other than to construct a dwelling which is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue) or extend a dwelling where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue).</i> | As aforementioned, the proposed dwelling marginally exceeds the maximum building height requirement by <b>584mm</b> . Notwithstanding this minor variation, the proposal is not considered to adversely impact the character of the surrounding area. The surrounding neighbourhood contains numerous double-storey dwellings of a similar scale and form (see below), and as such, the proposed height is considered to be consistent with the prevailing built character. |

As the above permit requirement has not been met, planning permission is required for buildings and works under DDO14.

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The objective of the DDO14 is:

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

The proposal aligns with the objective of this overlay as the redevelopment provides a contemporary dwelling design, generous setbacks and landscaping opportunities that maintain a spacious garden setting. While a minor variation to the preferred building height is proposed, the dwelling incorporates an articulated built form, generous front and rear setbacks, and substantial landscaping opportunities that reduce its perceived scale and visual prominence.

In conjunction with the prevalence of similarly scaled double-storey dwellings within the surrounding area, the proposal is considered to respond appropriately to and remain respectful of the established neighbourhood character. On this note, we wish to highlight several double storey dwellings within the surrounding area that are also subject to the DDO14, conveying that this scale of development is not uncommon and is proven not to be detrimental to the character of the area. These include, but are not limited to:



Figure 1. 114 & 116 Sladen Street



Figure 2. 110 Sladen Street



Figure 3. 18 Beulah Street



Figure 4. 111 Alkenby Avenue

|                                     |              |                 |       |            |
|-------------------------------------|--------------|-----------------|-------|------------|
| <input checked="" type="checkbox"/> | Prepared By: | Ryan Simmons    | Date: | 08/07/2026 |
| <input checked="" type="checkbox"/> | Reviewed By: | Emilee Woolcock | Date: | 14/07/2026 |

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Furthermore, we provide a response against the following (relevant) decision guidelines listed at Item 6 of the DDO14, as well as the Design and Development Overlay itself.

| Decision guideline                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Design and Development Overlay – Schedule 14</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.</i> | We note that the subject site is not in proximity of any of the listed locations or within proximity of the coastline.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).</i>                                                                                                                    | As aforementioned, there are no significant views as specified in the above guideline that is within proximity of the subject site. On this basis, we submit that the proposed dwelling does not impact the views of any abutting dwellings. Furthermore, as provided in the overshadowing diagrams, the proposed dwelling will create very minimal additional overshadowing on the adjacent dwellings and will ensure that all properties will maintain sufficient areas of unshaded provided open space throughout all hours of the day. |
| <i>Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.</i>           | As illustrated within the provided development plans, the façade of the dwelling is staggered and provides the garage further setback from the main building line. Additionally, the first floor is recessed on either side of the dwelling to mitigate the appears of building bulk. The implementation of eaves and the front porch further provide an appearance of articulation that can be further complimented via tree planting in the front yard, supported by the generous setbacks.                                              |
| <i>The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.</i>                                                                                                         | As aforementioned, the subject site is not within proximity of the specified areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Design and Development Overlay</b>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</i>                                                                                           | As previously described, the proposal is considered to respond appropriately to and remain respectful of the established neighbourhood character by virtue of the several examples of double storey dwellings within the surrounding area.                                                                                                                                                                                                                                                                                                 |
| <i>Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.</i>                                                             | There are no heritage sites identified within proximity of the subject site.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking</i>                                                                                                                   | The dwelling incorporates a double garage, consistent with the character of dwellings within the surrounding area. The garage has been setback from the main building line to ensure it is not of visual dominance.                                                                                                                                                                                                                                                                                                                        |

By virtue of the above, we submit the proposed development is in accordance with the above-mentioned decision guidelines and that a permit should be granted under the Design and Development Overlay – Schedule 14 ('DDO14').

|                                     |              |                 |       |            |
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| <input checked="" type="checkbox"/> | Prepared By: | Ryan Simmons    | Date: | 08/07/2026 |
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## Local Planning Policy

The key clauses relevant to this proposal include:

- Clause 15.01-5L – Neighbourhood character

This Clause seeks to manage the impact of urban change on existing neighbourhoods, protect areas with a significant garden character, encourage development that respects the established neighbourhood character, retain existing vegetation where practicable, and discourage gated communities.

The proposal aligns with this Clause on the following basis:

- Provides a contemporary dwelling that responds appropriately to the established neighbourhood character, with several double storey dwellings located within the surrounding area.
- Incorporates articulated building design through recessed first-floor elements, a setback garage, front porch and eaves, reducing the perceived visual bulk of the dwelling.
- Provides generous front, side and rear setbacks that create opportunities for landscaping, reinforcing the site's garden setting and softening the built form.
- Ensures the garage is recessed behind the primary building line, reducing its visual prominence within the streetscape.
- Does not adversely impact any identified significant landscape views, as the site is not located within proximity of the coastal or other nominated view corridors.
- Maintains a residential built form that is compatible with the scale and appearance of surrounding development.

## Conclusion

It is considered that the proposal has a high level of compliance with the relevant planning policies and is consistent with the objectives of the Design and Development Overlay – Schedule 14 ('DDO14').

In conclusion the proposal is considered to:

- Respect the established neighbourhood character through a contemporary dwelling design that is compatible with the prevailing pattern of development, including surrounding double-storey dwellings.
- Minimise the visual bulk and perceived scale of the dwelling through articulated building form, generous setbacks, and the provision of substantial landscaping opportunities.
- Provides generous front, side and rear setbacks together with 65.63% garden area, reinforcing the spacious landscaped character sought by DDO14.

It is therefore submitted that a permit should be issued for the proposal.

**Taylors Development Strategists Pty Ltd**

July 2026

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