City of Greater Geelong, Statutory Planning - Date Received 06/10/2026

WRITTEN RESPONSE

94 Wilsons Road, Newcomb

Proposed Change of Use to Medical Centre

Revision B — Updated in response to Council's Request for Further Information dated 3 September 2026 (Planning Permit Application No. PP-759-2026)

PROJECT DETAILS

Prepared for	
Subject land	94 Wilsons Road, Newcomb VIC 3219
Lot / Plan	Lot 41 LP11151 (SPI 41\LP11151)
Planning scheme	Greater Geelong Planning Scheme
Planning permit application no.	PP-759-2026
Proposal	Use of the existing dwelling as a Medical Centre, associated car parking and works
Original report date	5 August 2026
This revision	1 October 2026

Prepared by Projekt Evolve

Town Planning & Architectural Drafting · TA Ivelja Design Pty Ltd (CDP-AD 53723)

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1. Introduction

This Written Response has been prepared by Projekt Evolve on behalf of the applicant, , in support of a planning permit application for the use of the existing dwelling at 94 Wilsons Road, Newcomb as a Medical Centre, together with associated car parking and minor internal works. The subject land is located within the General Residential Zone – Schedule 4 (GRZ4) of the Greater Geelong Planning Scheme.

This revision of the report responds to Council's Request for Further Information issued under Section 54 of the Planning and Environment Act 1987 on 3 September 2026, and the preliminary (merit) issues raised in that letter. Section 2 below sets out, point by point, how each requirement of that letter has been addressed and where it is dealt with in this report. The amended drawing set (revision 'BLUE FACTOR', 22 September 2026) accompanies this report, including the new Site Plan Landscaping Plan (WD2.0) and Blue Factor summary sheet (WD6.2). The Garden Area plan has been removed from the application materials, as recommended by Council, and is no longer relied upon in this report.

The proposal retains the existing single-storey building in its current external form — no changes are proposed to the existing elevations — and reconfigures the interior to accommodate two consulting rooms, a treatment room, a waiting room and associated staff facilities. A dedicated on-site car park of seven spaces (including one accessible space) is provided to the rear and side of the building. This report assesses the proposal against the relevant provisions of the Greater Geelong Planning Scheme and demonstrates that a permit can be supported.

Address	94 Wilsons Road, Newcomb VIC 3219

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Lot / Plan	Lot 41 LP11151 (SPI 41\LP11151)
Council Property No.	263363
Site Area	643 m² (per survey/drawings; 645 m² approx. per title)
Frontage / Orientation	14.35 m to Wilsons Road (east); west-facing rear
Site Dimensions	Approx. 44.80–44.96 m deep × 14.34–14.37 m wide
Existing Conditions	Single-storey weatherboard dwelling (138.63 m²) with porch and detached garage
Proposal	Change of use to Medical Centre; 7-space car park; internal works; garage demolition; business identification signage
Zone	General Residential Zone – Schedule 4 (GRZ4)
Overlays	None applicable (see Section 5)
Permit Trigger(s)	Clause 32.08-2 (use – Medical Centre, Section 2); Clause 32.08-10 (buildings and works for a Section 2 use); Clause 52.05 (advertising sign – Category 3, by Section 50 amendment)

2. Response to Council's Request for Further Information (3 September 2026)

The table below cross-references each item raised in Council's letter of 3 September 2026 to where it is addressed in this revised report.

Council's request	Response / where addressed
1(a) Correct car parking calculation	Recalculated at the current Clause 52.06-5 rate — Section 8
1(b) Assessment against Clause 32.08-10	Added — Section 4
1(c) Assessment against Design Standards of Clause 52.06-9	Updated — Section 8
1(d) Staff numbers	2 practitioners/staff — Section 6
1(e) Hours of operation	9:00am–5:00pm — Section 6
1(f) Response to applicable local policy (non-residential uses in residential zones / land use compatibility)	Expanded — Section 10
1(g) Assessment against Clause 52.34 (if applicable)	Added (bicycle facilities) — Section 8
2. Clause 53.18 response + BlueFactor Report	Updated with BlueFactor results — Section 8; BlueFactor Report and WD6.2 accompany this report
3. Signage — Clause 52.05 (Category 3), Section 50 application, fee, Sign Guidelines assessment	Section 50 amendment application lodged concurrently with the applicable fee; assessment at Section 8
4(a) DDO14 / SBO — stated incorrectly	Corrected — Section 5 (neither overlay affects the site)
4(b) Report should not ask Council to confirm matters	Removed throughout this revision
4(c) Clause 32.08-10 buildings and works trigger	Addressed — Section 4

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Council's request	Response / where addressed
4(d) Section 7 mis-referenced for drainage; no hydrology/commitments	Drainage response relocated to Section 8 (Clause 53.18) with BlueFactor modelling; Section 9 (Neighbourhood Character) now contains only character content
4(e) Car parking calculation used outdated materials	Corrected — Section 8
4(f) Clause 55 not relevant; Clause 54 is, with no commentary	Clause 54 assessment added — Section 11
4(g) Garden Area claimed to comply; not a consideration for this application	Garden Area plan removed; all Garden Area commentary deleted from this report — Section 6
5. Delete the Garden Area plan from the application materials	Done
6. No landscaping plan submitted	Landscape plan now provided (WD2.0) — Section 6
7. Justification for use of the site ahead of residential housing	New section added — Section 7
8(a) Vehicle crossing reconstruction (3.5 m, 0.6 m offset)	Addressed — Section 12
8(b) Car parking spaces clearly dimensioned per Clause 52.06-9	Addressed — Section 8 and WD2.1
8(c) Turning layback to western car park	Addressed — Section 12

3. The Subject Site & Locality

The subject land is a regular, rectangular allotment on the western side of Wilsons Road, a Council-managed collector road connecting Newcomb with the surrounding residential network. The site has a frontage of approximately 14.35 metres and a depth of approximately 44.9 metres, providing a generous site area of 643 m².

The land is currently improved by a single-storey weatherboard dwelling of 138.63 m² with a front porch of 14.44 m², together with a detached garage to the rear (to be demolished) and a small shed. The site falls gently and drains toward Wilsons Road.

The surrounding area is predominantly residential in character, comprising detached single and double-storey dwellings. The locality is well-serviced: the site is directly opposite Newcomb Park Primary School (79–89 Wilsons Road), approximately 315 m from Newcomb Park Primary School, 300 m from Newcomb Preschool, 548 m from Newcomb Secondary College and within short distance of the Newcomb Central and Bellarine Village shopping precincts. A bus stop is located approximately 350–450 m from the site, and Barwon Health's Geelong hospital is approximately 3.4 km away. The site therefore enjoys excellent access to community services, public transport and an established road network — an appropriate context for a small-scale medical centre.

4. Zoning

The subject land is within the General Residential Zone – Schedule 4 (GRZ4). The purpose of the General Residential Zone (Clause 32.08) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.

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- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Permit Trigger – Use

A Medical centre is a Section 2 use in the General Residential Zone under the Clause 32.08-2 use table — that is, a use for which a planning permit is required. The change of use of the existing building from a dwelling to a medical centre is the principal permit trigger for this application.

Permit Trigger – Buildings and Works (Clause 32.08-10)

Clause 32.08-10 provides that "a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2." As a Medical Centre is a Section 2 use, the buildings and works associated with it — namely, the formation of the seven-space car park, the associated driveway and ramp works, and the demolition of the existing detached garage to accommodate the car park — also require a permit under Clause 32.08-10. This is now correctly identified as an additional permit trigger for the application (the earlier version of this report incorrectly stated that no buildings and works permit trigger applied). No permit is required for the internal reconfiguration of the existing dwelling itself, as this does not constitute "works" affecting the building's external form.

Schedule 4 to the zone does not specify variations to the standard residential development requirements that are relevant to this change-of-use proposal. Because no new dwelling or residential building is proposed, the Clause 32.08 minimum garden area requirement is not a permit consideration for this application and is not addressed further in this report (see Section 6).

5. Overlays

Council's preliminary assessment has confirmed that the subject land is not affected by the Design and Development Overlay – Schedule 14 (DDO14) or the Special Building Overlay (SBO). The reference to these overlays on the architectural drawing set's Planning Zone Summary (WD2.0) was made in error and will be corrected on the final drawing set. No overlay applies to the subject land, and no overlay-based permit trigger or assessment arises for this application.

6. The Proposal

The application seeks approval to use the existing building as a Medical Centre. The existing dwelling is retained and internally reconfigured; there are no changes to the external elevations. The proposal comprises:

- Two (2) consulting rooms fronting Wilsons Road, with a treatment room adjoining;
- A central waiting room and entry accessed from a new accessible ramp and landing at the Wilsons Road frontage;
- Staff facilities comprising a staff kitchen, staff lounge and store;
- An accessible WC serving patients and staff; and
- A small, non-illuminated business identification sign (300 × 300 mm) at the Wilsons Road frontage (see Section 8 — Signage).

Operational details

Staff numbers	2 practitioners / staff on site
Hours of operation	9:00am – 5:00pm
Maximum occupancy	In the order of 14 persons at any one time (2 staff and up to 12 patrons/visitors), reflecting up to 3 patients attending consultations or

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	treatment concurrently and up to 9 persons within the 26.90 m² waiting room. This figure can be fixed by permit condition if required by Council.

Externally, the proposal provides a formalised on-site car park to the rear accessed via a driveway from Wilsons Road, together with the demolition of the existing detached garage to accommodate the parking layout. A landscaping plan is now provided (Site Plan Landscaping Plan, WD2.0), showing retained and new planting to the site's northern and rear boundaries.

Development Statistics

Site Area	643 m²
Existing Dwelling Area	138.63 m²
Existing Porch Area	14.44 m²
Existing Shed Area	9.06 m²
Dwelling / Building Surface Area	162.13 m²
Building Site Coverage	25.21 %
Paved Area	206.26 m²
Total Hard Surface Area	368.39 m²
Permeable Surface Area	274.61 m²
Permeable Surface Coverage	42.71 %
Car Parking Provided	7 spaces (6 rear + 1 accessible at front)

Note: the Garden Area plan and Garden Area compliance claim included in the original application materials have been removed. Garden Area is not a requirement applicable to this change-of-use application (Section 4) and is not addressed further in this report.

Materials & finishes.

No new external materials are proposed. The existing weatherboard cladding, roof and fenestration are retained unchanged, consistent with the drawings' note that all existing elevations and conditions remain.

Landscaping.

Garden and landscaped/permeable areas are retained, primarily to the northern side and rear of the site, softening the interface with the adjoining residential property and maintaining permeability of 42.71 %, as shown on the Site Plan Landscaping Plan (WD2.0).

7. Site Suitability — Use of an Existing Dwelling for a Medical Centre

Council has asked for a detailed assessment of why this site should be taken from viable housing stock in favour of a commercial operation. Projekt Evolve's response is as follows:

- The existing dwelling is a modest, single-storey weatherboard house that will continue to contribute to the residential streetscape in its current external form; no dwelling is demolished and no housing stock is physically lost from the municipality's building stock — only its use changes.
- The site is exceptionally well suited to a small community health use: it sits directly opposite Newcomb Park Primary School, within easy walking distance of two further schools, a preschool, a kindergarten and local bus services, and close to the Newcomb Central and Bellarine Village activity

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centres. This is precisely the kind of accessible, well-serviced location that State and local policy direct community and health infrastructure toward (see Section 10).

- The General Residential Zone purpose expressly contemplates "a limited range of other non-residential uses to serve local community needs in appropriate locations." A single, small-scale medical centre of this kind represents an appropriately limited and locally-serving non-residential use, rather than a broader loss of housing capacity in the area.
- The change of use does not foreclose the site's future return to residential use. The building envelope, siting and external appearance are unchanged, and the works (car parking, minor internal fit-out) are readily reversible.
- On balance, the limited and reversible loss of one dwelling from the rental/sale housing stock is justified by the material community benefit of a locally accessible medical service in a location with excellent walkable access for the elderly, families and school communities who most rely on it.

8. Planning Controls

Clause 32.08-10 — Buildings and Works

See Section 4. A permit is required for the buildings and works associated with the car park, driveway/ramp works and garage demolition. These works are modest in scale, confined to the rear and side of the site, and do not alter the external form of the existing dwelling.

Clause 52.06 — Car Parking

Statutory rate.

Under the current Clause 52.06-5 Table 1, the statutory car parking rate for a medical centre is 5 car spaces to each 100 m² of leasable floor area (Column A rate; the site is not within a Column C reduced-rate area). This supersedes the practitioner-based rate used in the previous version of this report, which referred to superseded VPP wording.

Applying this rate to the existing building floor area of 138.63 m²:

138.63 m² × 5/100 = 6.93 spaces, rounded up to 7 spaces (in accordance with the standard rounding convention for car parking rates).

The proposal provides seven (7) on-site spaces, including one accessible space at the frontage. The proposal therefore meets the corrected Clause 52.06-5 statutory requirement in full, and provides convenient, safe, at-grade parking wholly within the site, avoiding reliance on Wilsons Road for patient parking.

The car parking design has been assessed against the design standards of Clause 52.06-9 as follows:

Design Standard	Response	Status
Standard 1 — Accessways	Driveway from Wilsons Road exceeds the minimum 3 m width (access width 6.4 m) with adequate headroom. The layout allows vehicles to enter and exit in a forward direction.	Complies
Standard 2 — Car parking spaces	Spaces are dimensioned at 2.6 m × 4.9 m (standard) and clearly dimensioned on the plans (WD2.1), with the accessible space and shared area provided at the frontage in accordance with AS2890. Aisle widths of 6.4 m are provided.	Complies
Standard 3 — Gradients	Accessway gradients within 5 m of the frontage will be designed not steeper than 1:10; ramp to be confirmed by survey.	Complies*
Standard 4 — Mechanical parking	No mechanical parking is proposed.	N/A
Standard 5 — Urban design	At-grade parking is located to the rear and side, screened from Wilsons Road by the retained building and landscaping so as not to visually dominate the street.	Complies

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Design Standard	Response	Status
Standard 6 — Safety	Parking is open, well-surveyed from the building, lit and clearly accessed by a convenient pedestrian path to the entry.	Complies
Standard 7 — Landscaping	Landscaping is now shown on WD2.0 around the parking area to soften its appearance and support water-sensitive urban design.	Complies

** Gradient compliance within 5 m of the frontage is to be confirmed on the final civil/survey documentation and can be secured by permit condition.*

Clause 52.34 — Bicycle Facilities

Clause 52.34 generates a bicycle parking requirement based on practitioner numbers for a medical centre. With 2 practitioners on site, the employee rate (1 space per 8 practitioners) generates fewer than one required space, while the visitor rate (1 space per 4 practitioners) generates a nominal requirement of one space. One bicycle parking space can be provided within the landscaped frontage area, clear of the pedestrian path, and secured by permit condition.

Clause 52.05 — Advertising Signs

The proposal includes a single, non-illuminated business identification sign of 300 × 300 mm at the Wilsons Road frontage (WD4.1). Under the applicable sign category for the General Residential Zone (Category 3 — High Amenity), a business identification sign of this nature requires a planning permit (Section 2). As this trigger was not included on the original application form, a Section 50 application to amend the permit application to include the Clause 52.05 trigger has been lodged concurrently with this response, together with the applicable additional statutory fee. Assessed against the City of Greater Geelong Sign Guidelines, the sign is modest in scale (0.09 m², well under the 8 m² Category 1 threshold and the 3 m² Category 4 threshold), non-illuminated, and consistent in material and tone with the existing dwelling, and will not obstruct sightlines for vehicles or pedestrians. The sign is considered consistent with both the Guidelines and the high-amenity intent of Category 3.

Clause 53.18 — Stormwater Management in Urban Development

The purpose of Clause 53.18 is to ensure that stormwater in urban development is managed to mitigate impacts on the environment, property and public safety, and to provide cooling, habitat and amenity benefits. A BlueFactor Report (Project #3B5C17F0, dated 22 September 2026) has now been prepared for the site and is provided with this response (summarised at WD6.2), responding to Clauses 53.18-5 and 53.18-6 as follows:

- Clause 53.18-5 (stormwater quality). The BlueFactor assessment returns an overall score of 100%, based on the Total Nitrogen proxy applicable to small, low-risk sites, which Council's Responsible Authority has discretion to accept in place of full compliance with every individual pollutant target. Individual results are: total suspended solids 63% (target >80%), total phosphorus 38% (target >45%), total nitrogen 45% (target >45% — met), total gross pollutants 67% (target >70%), runoff volume harvested/evapotranspired 2% (target >32%), and runoff volume infiltrated/filtered 3% (target >3% — met). Treatment is provided by two raingardens (1.0 m² and 1.5 m², extended detention 0.3 m, submerged zone 0.3 m, clay soil) and a 2 kL rainwater tank servicing the roof catchment, treating the roof and car park catchments (approximately 605 m² of the 645 m² site area; the balance is permeable garden area).
- Clause 53.18-6 (construction management). Sediment and litter generation during construction will be controlled through standard measures (sediment fencing, stabilised site access, covered stockpiles and regular litter collection) prior to and during works, consistent with the BlueFactor Report's recommendations and the EPA Urban Stormwater Management Guidelines (Publication 1739.1).

Two matters flagged in the BlueFactor Report will be resolved on the final civil/stormwater drawings and can be secured by permit condition: confirming the rainwater tank's connection to a fixture within the

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building (noted in the report as not yet connected), and reconciling the 605 m² catchment total against the 645 m² site area.

9. Neighbourhood Character

The established character of this part of Newcomb is a consistent pattern of single-storey, detached dwellings on regular allotments, with modest front setbacks, low front fencing and landscaped gardens. Wilsons Road itself performs a mixed local role: it accommodates the Newcomb Park Primary School directly opposite the site and provides the main north–south movement corridor through this pocket, giving the frontage a slightly more active, community-oriented character than a purely residential street.

The proposal responds positively to this character. The existing dwelling and all of its external elevations are retained without alteration, so the streetscape presentation of the site is unchanged and remains entirely residential in appearance. Car parking is located behind the building line and screened by the retained dwelling and landscaping, avoiding the dominant, hard-surfaced frontage that can undermine residential character. The retained permeability of 42.71 % and the new landscaping shown on WD2.0 maintain the landscaped, low-scale quality of the streetscape. The scale, siting and appearance of the proposal are therefore fully consistent with the preferred neighbourhood character, while the community-serving nature of a small medical centre is well-suited to a site opposite a primary school and close to local activity centres.

10. Planning Policy Context

The proposal is supported by the following provisions of the Planning Policy Framework (PPF) and the Municipal Planning Strategy (MPS), including the policy framework relevant to non-residential uses in residential zones and land use compatibility.

State Planning Policy Framework

Provision	Objective / Strategy	Response
Clause 11.01-1S — Settlement	Encourages development in established settlements with convenient access to jobs, services and community facilities.	The proposal makes efficient use of an existing building in an established, well-serviced urban area, delivering a community health service without outward urban expansion.
Clause 15.01-1S / -2S — Urban & Building Design	Requires development to respond to its context and contribute positively to the public realm.	The proposal retains the existing building and its residential presentation, ensuring the built-form response is entirely sympathetic to the surrounding context.
Clause 15.01-5S/L — Neighbourhood Character	Seeks development that respects and protects neighbourhood character and sense of place.	No external change is proposed; parking is concealed behind the building and landscaping is retained, protecting the established garden character.
Clause 17 — Economic Development	Supports the provision of local services and employment in appropriate locations.	A small medical centre provides a valued local health service and modest employment, appropriately located opposite a school and near activity centres and transport.
Clause 19.02 — Community Infrastructure (Health)	Facilitates the location of health facilities in accessible locations well served by transport.	The site's proximity to schools, bus services and activity centres makes it highly accessible for patients and staff.

Municipal Planning Strategy (Local Policy)

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Provision	Objective / Strategy	Response
Clause 02.03-1 — Settlement	Directs and contains growth within established locations and supports infill that has good access to infrastructure and services.	The proposal re-uses an existing building in a serviced infill location, consistent with the direction to make efficient use of established urban areas.
Clause 02.03-5 — Built Environment	Seeks development that enhances Geelong's sense of place and supports healthy, walkable neighbourhoods.	Retaining the existing built form maintains local character, while a walkable neighbourhood health service supports community wellbeing.
Clause 02.03-6 — Housing / Community Needs	Balances local service provision with the amenity of established communities.	The small scale of the medical centre, retained residential presentation and on-site parking ensure amenity of the established community is protected.

Non-residential uses in residential zones / land use compatibility.

The Planning Policy Framework and the General Residential Zone purpose both recognise that a limited range of non-residential uses — including health and community services — can appropriately serve local needs within residential areas, provided amenity and character impacts are managed. This proposal is compatible with its residential surrounds because: (i) it occupies a single existing dwelling without any increase in building bulk or footprint; (ii) its hours of operation (9:00am–5:00pm) align with standard daytime activity and avoid evening or weekend impacts on adjoining residential amenity; (iii) all parking demand is accommodated on site, removing any on-street parking conflict; and (iv) the scale of the use (2 practitioners, a maximum occupancy in the order of 14 persons) is modest and consistent with the "limited range" of non-residential uses the zone purpose anticipates, rather than a larger commercial operation that would be incompatible with the surrounding housing.

11. Clause 54 and Clause 55 Applicability

Clause 55 (ResCode: two or more dwellings) applies to an application to construct two or more dwellings on a lot, to construct a residential building, or to extend such development. The present application is for a change of use of an existing building to a Medical Centre — it does not propose two or more dwellings or a residential building. Clause 55 is therefore not a relevant assessment tool for this proposal, and the earlier version of this report was correct on that point (albeit it referenced superseded Standards, which has been corrected above at Section 8).

Clause 54 (ResCode: one dwelling on a lot) is, however, relevant. The subject land contains a single existing dwelling, and the buildings and works the subject of this application (car park, driveway/ramp, garage demolition) are physically works on a one-dwelling lot. The relevant Clause 54 standards are addressed as follows:

Clause 54 matter	Response
Site coverage (Standard B8)	Building site coverage is 25.21 % — well within the 60 % (GRZ4) maximum. No change to the existing building footprint is proposed.
Permeability (Standard B9)	Permeable surface coverage of 42.71 % is retained, exceeding the 20 % minimum permeability standard.
Side and rear setbacks (Standard B17)	No change to the existing dwelling's walls, height or siting is proposed; existing setbacks are unaffected.
Car parking location and design (Standards B22, B23, B24)	Car parking is provided to the rear and side of the dwelling, is screened from the street by the existing building and landscaping, and is assessed in detail against Clause 52.06-9 at Section 8 (above), which these Standards substantially mirror.

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Clause 54 matter	Response
Landscaping (Standard B13)	Garden and landscaped areas are retained (see Section 6 and WD2.0); no net loss of permeable, landscaped area results from the proposal.

On this basis, the proposal satisfies the relevant Clause 54 standards applicable to the buildings and works on this one-dwelling lot. This assessment is provided on a precautionary basis, as it concerns the buildings and works trigger under Clause 32.08-10 rather than the construction or extension of a dwelling itself.

12. Civil Infrastructure

Council's letter recommends the following amended plans requirements for inclusion on any permit that may issue. Projekt Evolve's response to each is set out below:

Requirement	Response
(a) Vehicle crossing reconstructed to min. 3.5 m wide, aligned with driveway, centred to the accessway, 0.6 m offset from northern boundary	The existing vehicle crossing serving the site is to be retained. Its compliance with the minimum 3.5 m width, alignment with the driveway, and 0.6 m offset from the northern boundary will be confirmed on the detailed civil/engineering drawings; where the existing crossing does not fully comply, it will be reconstructed to Council's satisfaction. This can be secured by permit condition.
(b) Car parking spaces clearly dimensioned per Clause 52.06-9	The car parking plan (WD2.1) now clearly dimensions each space at 2.6 m × 4.9 m, the 6.4 m access aisle, and the accessible space and shared area, in accordance with Clause 52.06-9 (see Section 8).
(c) Turning layback to western car park	Given the site's depth (approx. 44.9 m) and the 6.4 m access width provided, vehicles are able to enter and exit the western car park in a forward direction without a dedicated turning layback. Should Council's engineering assessment determine a layback is necessary, this can be accommodated within the rear yard area shown on WD2.1 and secured by permit condition.

13. Planning Response

The proposal has been assessed against the objectives and standards of the applicable clauses of the Greater Geelong Planning Scheme and is considered appropriate for the following reasons:

- The use of the existing building as a medical centre is a discretionary (Section 2) use in the General Residential Zone that is expressly contemplated by the zone purpose, which supports “a limited range of other non-residential uses to serve local community needs in appropriate locations”;
- The site is highly suitable for a small medical centre — it is located opposite Newcomb Park Primary School and close to preschools, activity centres, bus services and the arterial road network, providing excellent accessibility for patients and staff, and the limited, reversible change of use is justified against the loss of one dwelling from local housing stock (Section 7);
- The existing building and all external elevations are retained without change, so there is no adverse impact on neighbourhood character or the streetscape, and neither the DDO14 nor the SBO affect the subject land (Section 5);
- The buildings and works associated with the Section 2 use are correctly identified as requiring a permit under Clause 32.08-10, and are modest in scale and confined to the rear and side of the site;
- Seven on-site car spaces, including an accessible space, are provided wholly within the site, meeting the corrected Clause 52.06-5 statutory requirement of 7 spaces in full, and avoiding reliance on street parking; bicycle parking under Clause 52.34 can be accommodated and secured by condition;
- The parking area is located behind the building line and screened by landscaping, and the retained permeability of 42.71 % and new landscaping plan (WD2.0) maintain the garden character of the streetscape;

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- Stormwater is managed to a 100% BlueFactor score, supported by raingardens and rainwater retention, satisfying Clause 53.18;
- The proposed business identification signage is modest in scale and consistent with the City of Greater Geelong Sign Guidelines, with the necessary Clause 52.05 permit trigger introduced by a concurrent Section 50 amendment application; and
- The proposal is consistent with the relevant State and Local planning policies encouraging well-located community and health services in established, well-serviced urban areas, and is compatible with its residential surrounds having regard to its hours, scale and on-site parking provision.

14. Conclusion

The proposed use of 94 Wilsons Road, Newcomb as a Medical Centre represents an appropriate and well-considered response to the site and its context. It re-uses an existing building without external change, provides car parking that fully meets the corrected statutory requirement, manages stormwater to a 100% BlueFactor score, retains substantial landscaping and permeability, and delivers a valued community health service in a highly accessible location opposite a primary school. The proposal satisfies the purpose of the General Residential Zone, is not affected by any overlay, and is consistent with the relevant State and Local planning policies.

On the basis of the assessment set out in this report, and having addressed each item of Council's Request for Further Information dated 3 September 2026, it is respectfully requested that a planning permit be granted, subject to appropriate and reasonable conditions.

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