



1 Existing dwelling is outdated and can be removed to accommodate new development. This will assist in increasing residential density at an underutilised site in a residentially zoned, established urban area.



3 Large rear yard is well suited to infill residential development.



4 Habitable window of the adjacent dwelling at number 4 Ranger Court overlooks the side setback.



5 The existing vehicle crossings are conveniently located and are suitable for retention as part of any development application.



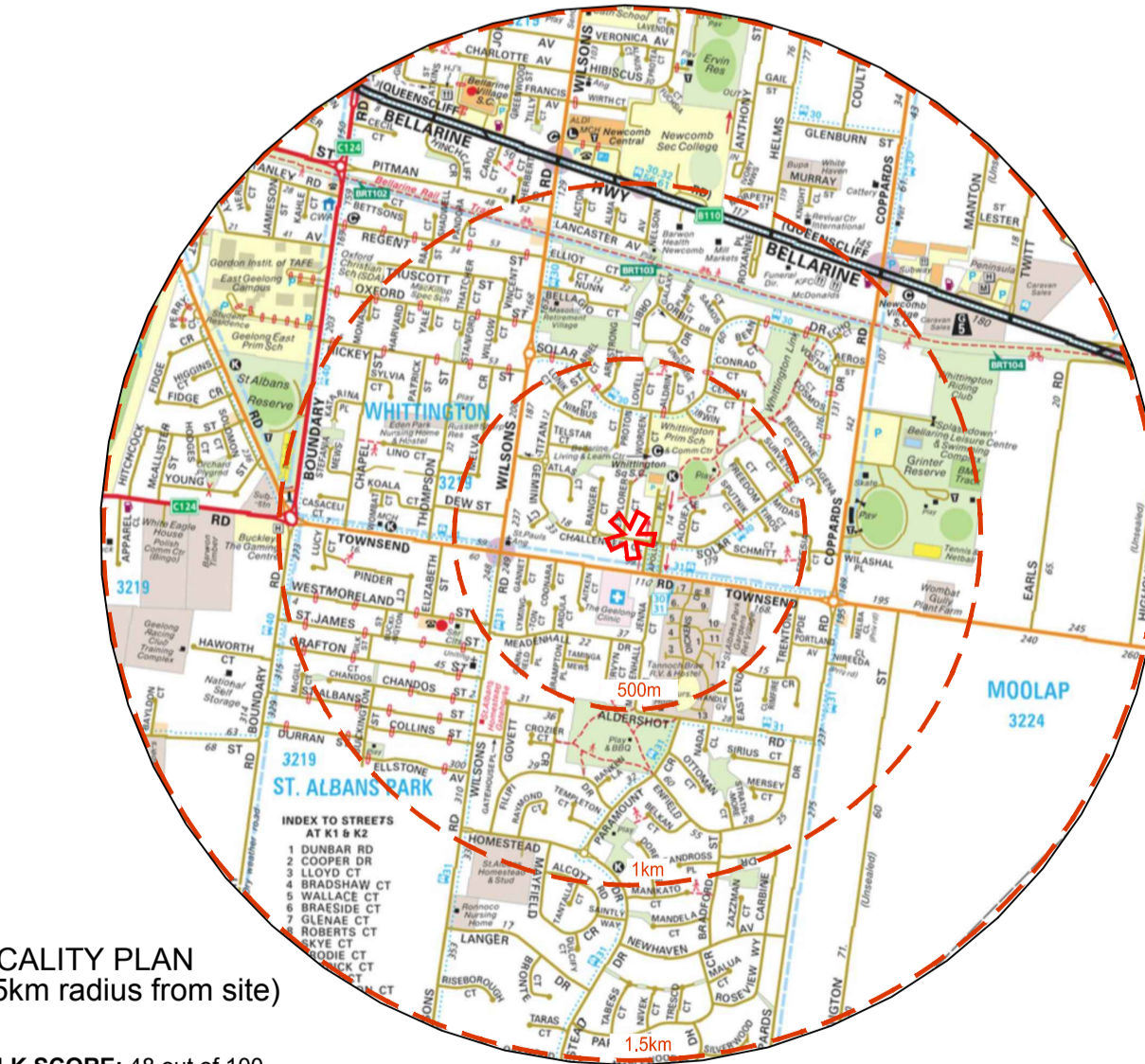
2 Mature trees located in rear yard provide a constraint to development. No other trees are significant however trees on neighbouring properties need to be considered.

NEIGHBOURHOOD CHARACTER:
Residential neighbourhood with a mix of original lot sizes with some strata titles present and an increasing amount of subdivided lots. Lot sizes vary and are generally between 650sqm to 800sqm. Roads are sealed with concrete footpaths along both sides. Front yards and road reserves contain a mix of grassed lawn and minimal vegetation, few properties feature semi-formal garden design.

VEGETATION:
The site consists of moderate garden vegetation, featuring shrubs and scattered leafy vegetation. Two insignificant mature trees are present within the rear setback of the site.

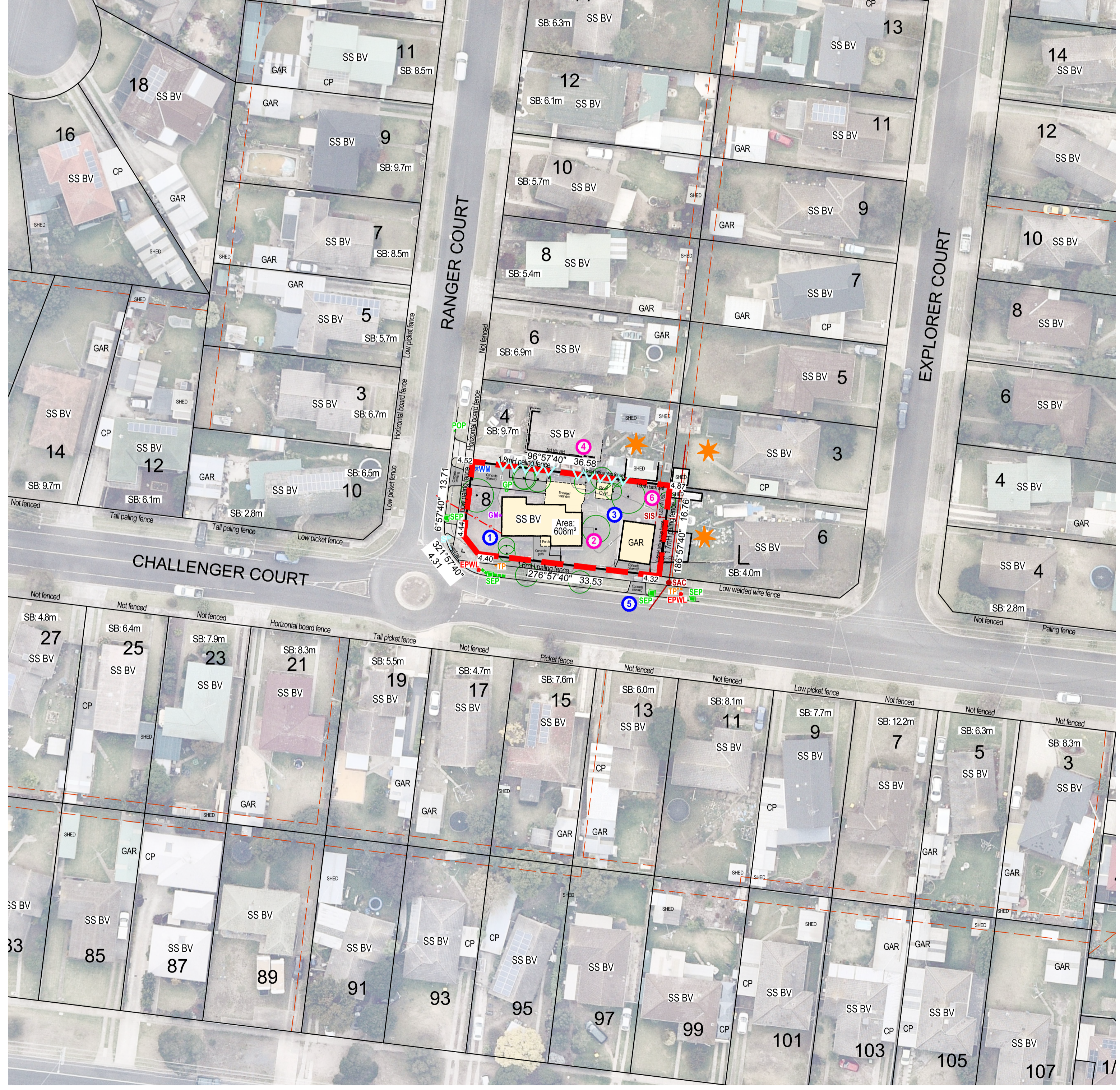
SLOPE, VIEWS & NOISE:
-Topography across the neighbourhood is flat.
-The site falls 0.47m from north east to south west.
-No known cut or fill.
-No known contaminated soil.
-There are no significant views to or from the site.
-No audible noise sources.

BUILT FORM & SCALE:
-Predominantly single storey dwellings dating from 1970's to current day
-Original dwellings are detached
-Front setbacks generally range from 2.8m to 12.2m.
-Car parking structures of garages sometimes present on one side boundary or can be located in rear yards. Some dwellings do not contain parking structures -Roofs are generally gabled with tiles
-Architecture is generally simplistic, moderate window dominance of front facade.



LOCALITY PLAN (1.5km radius from site)

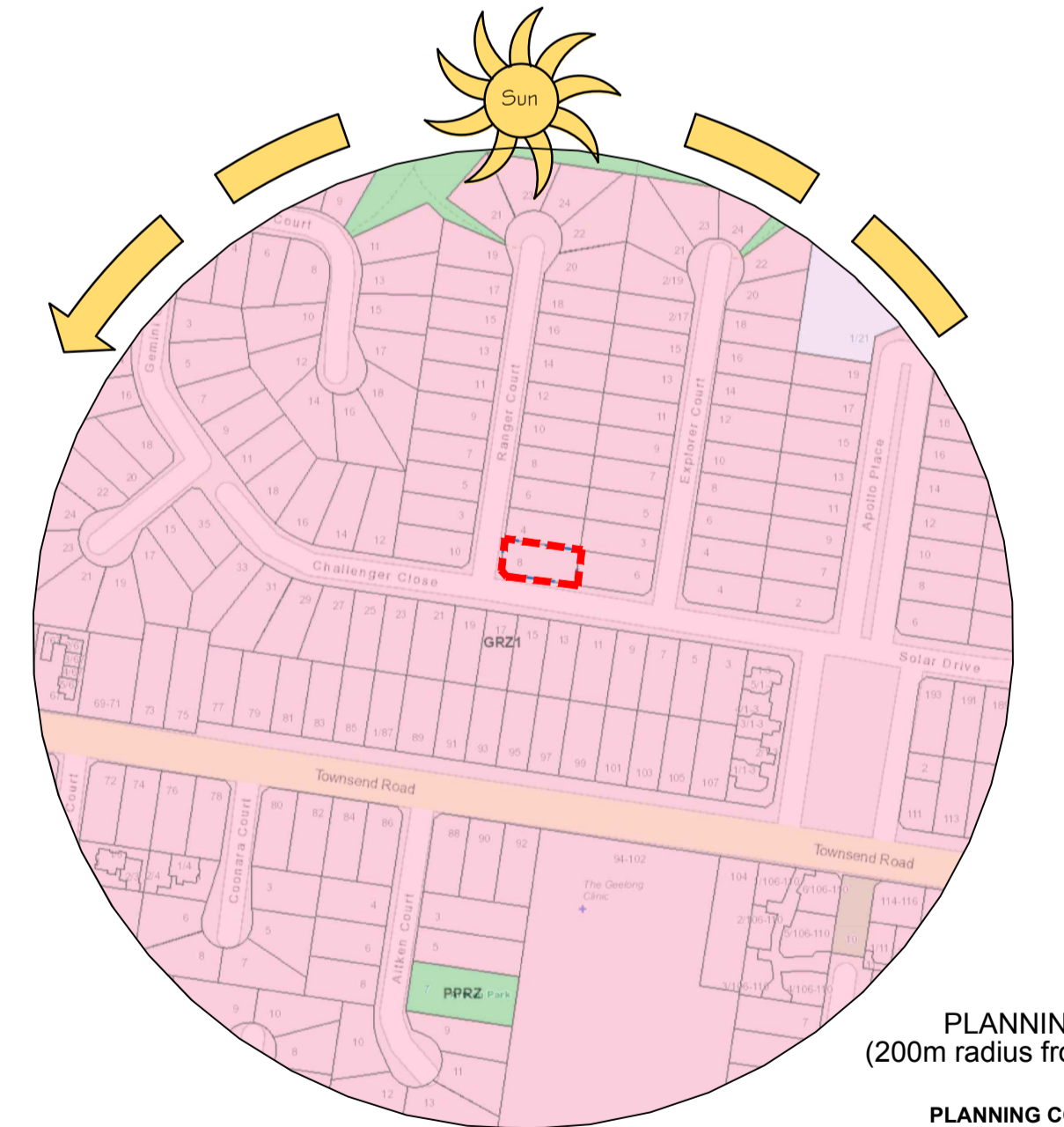
WALK SCORE: 48 out of 100
TRANSIT SCORE: 36 out of 100 (walkscore.com)



6 Location and width of drainage and sewerage easement provides a significant design constraint to future development.

LEGEND

- 1 Opportunity
- 2 Constraint
- Star Secluded private open space
- Wavy line Potential for overlooking neighbouring private open space/habitable windows
- Red line with dots Overhead electricity line, electricity pole
- Red dashed line Easement, sewer line
- Green circle Tree
- SS BV Single storey, brick veneer, approximate front setback, SB: 9m
- NH Non-habitable window (NH), habitable window, door (D), obscured window (OBS), Garage, carport, garage door, roller door
- Corner levels & contours to AHD, 0.2m intervals on site
- Service: telstra pit, side entry pit, gas meter, water meter, sewer access chamber, sign, sewer inspection shaft, property outlet point, grated pit



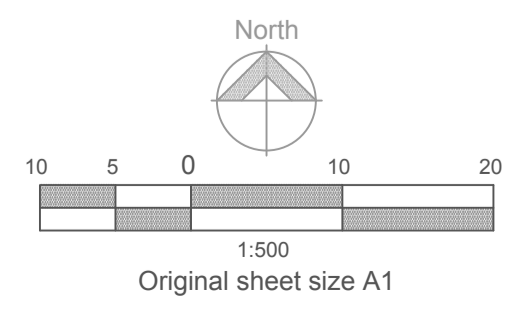
PLANNING MAP (200m radius from site)

PLANNING CONTROLS:
General Residential Zone - Schedule 1 (GRZ1)
Special Building Overlay (SBO)
Covenant K314895

Millar Merrigan
Land Development Consultants

Millar & Merrigan Pty Ltd | ACN 005 541 668
Croydon 2/126 Merrindale Drive, Croydon VIC 3136
Morwell 156 Commercial Road, Morwell VIC 3840
Yarrowonga 91 Belmore Street, Yarrowonga VIC 3730
mail@millarmerrigan.com.au | millarmerrigan.com.au
(03) 8720 9500 | SAI GLOBAL Quality ISO 9001

Civil Engineering
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Structural Engineering



SITE DESCRIPTION PLAN
PROPOSED SUBDIVISION & DEVELOPMENT
8 Challenger Close, Whittington
City of Greater Geelong
29570P1
VERSION 1.2
SHEET 1 OF 1

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FOR APPROVAL

No.	Revision Description	AHW Drawn	GM Checked	15/10/2025 Date
1	Submitted to council as part of planning application			