City of Greater Geelong, Statutory Planning - Date Received 20/08/2026

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Land and Engineering Surveyors

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DESIGN RESPONSE (CLAUSE 56) FOR PROPOSED 3-LOT SUBDIVISION AT 48 PATULLOS ROAD LARA 3212

56.03-5 NEIGHBOURHOOD CHARACTER OBJECTIVE

The existing neighbourhood character predominantly consists of suburban allotments which contain single detached dwellings. Within this context there is a significant amount of further subdivision into smaller allotments for medium density housing. On this basis, the proposed 3 lot subdivision is consistent with the current neighbourhood character, and is able to integrate with the surrounding urban environment.
There is no significant vegetation or cultural features on the site or those adjoining.
The proposal promotes a diversity of housing types and housing growth in a location offering good access to services and transport.
The land is not located in an Environmental Audit Overlay, Neighbourhood Character Overlay or an area that is a designated bushfire prone area as determined under section 192A of the *Building Act 1993*

56.04-2 LOT AREA AND BUILDING ENVELOPES

Lot 1 has an area of 399m², and lots 2 & 3 have areas of 300m². All lots are able to contain a rectangle of 10x15m
Provision for off-street parking for 2 vehicles is provided for within lot 1. The rear of the site is encumbered by a drainage easement 1.83 wide.
There are no significant vegetation or site features. Minimum Garden area requirements have been satisfied as indicated on the site plan.

56.04-3 SOLAR ORIENTATION OF LOTS

Both lots have solar orientation over 70 percent.

56.04-5 COMMON AREA

A common driveway is proposed to give access to all lots.

56.06-8 LOT ACCESS

There is an existing vehicle crossing to from Patullos Road to the site which will serve as a vehicle crossing for common access. Patullos Road is a connector street, level 1, with allowable parking on both sides. A connector street, level 1, is able to accommodate the vehicle crossings.

56.07-1 DRINKING WATER SUPPLY OBJECTIVES

Drinking water will be supplied via the infrastructure of the relevant water authority, and provided to the lot boundary.

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56.07-2 REUSED AND RECYCLED WATER OBJECTIVE
Reused and recycled water supply systems will be designed, constructed and managed in accordance with the requirements with the relevant authorities. The systems will be provided to the allotment boundary.

56.07-3 WASTE WATER MANAGEMENT OBJECTIVE
Where required, waste-water systems will be designed, constructed and managed in accordance with the requirements of the relevant water authority and the Environment Protection Authority. The systems will be provided to the allotment boundary.

56.07-4 URBAN RUN-OFF MANAGEMENT OBJECTIVES
Urban storm-water run-off will be designed and managed in accordance with the requirements of the relevant drainage authority.

56.08-1 SITE MANAGEMENT OBJECTIVES
Drainage infrastructure will be protected as much a possible form sedimentation and contamination. The site and surrounding area will be protected as much as possible from environmental degradation and nuisance prior to and during construction of subdivision works.

56.09-1 SHARED TRENCHING OBJECTIVES
Opportunities for shared trenching will be sought, and where possible, reticulated services for water, gas, electricity and telecommunications will be provided within the shared trenching.

56.09-2 SERVICES
The provision of essential public utilities to lot 2 will be implemented.