City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

CLAUSE 55 WRITTEN STATEMENT – TOWNHOUSE AND LOW-RISE CODE (UP TO 3 STOREYS)

Date of Plans Assessed: 5/7/26
Application Address: 41 Clifton Springs Rd Drysdale 3222

APPLICATION REQUIREMENTS

SITE DESRIPTION

The proposed site is an overall L shaped site that has been subdivided in the past leaving a single storey residence with an iron roof set back 19.9m from the street, The residence that is proposed is 65.3m from the front street at the rear of the site. The surrounding neighbourhood has a mixture of single storey residences and units. The site is not far from the Drysdale shopping centre

CLAUSE 55 ASSESSMENT

The following objectives and standards are current up to and including Amendment VC267 on 6/3/2025 and Amendment VC276 2/4/2025.

55.02 Neighbourhood character

55.02-1 Street setback objective To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	**Standard B2-1** Walls of buildings are set back from streets: • At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	**Deemed to Comply** *The proposed residence is at the rear.*	**Plan Reference** **PP-2**	**Right of Appeal** No, standard met

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City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

Table B2-1 Street setback

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

55.02-2 Building height objective To ensure that the height of buildings responds the existing or preferred neighbourhood character.	**Standard B2-2** The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building	**Deemed to Comply** *The maximum height specified is 9m. the Max height of the townhouse is 4.963m*	**Plan Reference** **PP-6**	**Right of Appeal** No, standard met

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	s 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.			
55.02-3 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	**Standard B2-3** A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: • B2-3.1: The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.	**Deemed to Comply** The required setbacks have been achieved for the development and all side and rear setbacks comply with the B2-3.1/B2-3.2 formula contained in the Standard	**Plan Reference** **PP-6**	**Right of Appeal** No standard met

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

Diagram B2-3.1 Side and rear setbacks

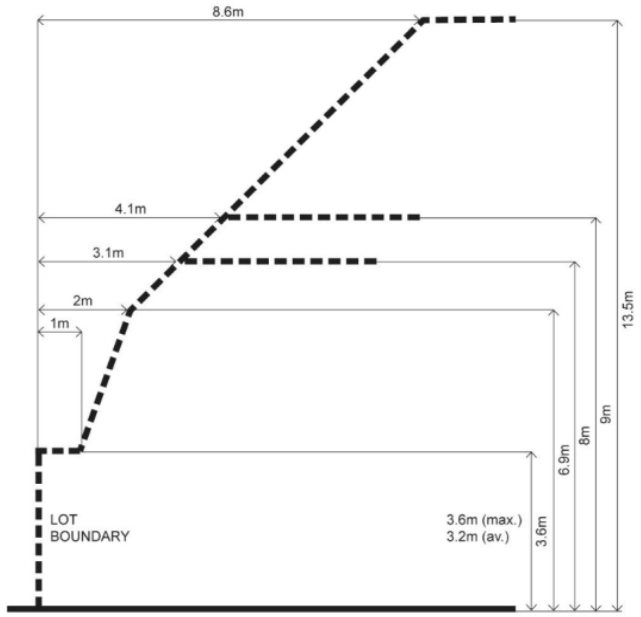
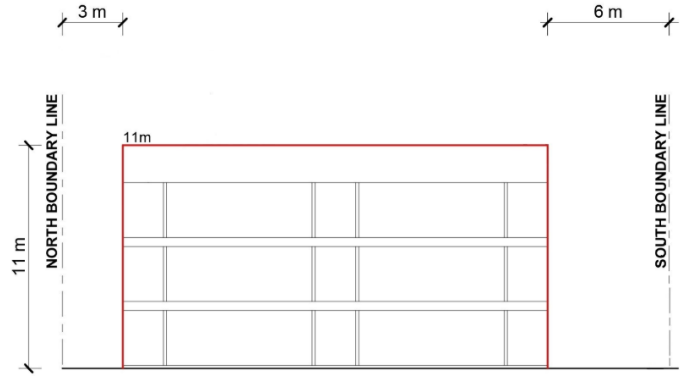


Diagram B2-3.2 Side and rear setbacks



City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

55.02-4 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.	**Standard B2-4** A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	**Deemed to Comply** The proposed wall on the North boundary extends for a length of 10.222 metres, has an average height of 3.14 metres, and a maximum height of 3.15 metres. The proposed residence complies	**Plan Reference** **PP-6**	**Right of Appeal** No, standard met
55.02-5 Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and	**Standard B2-5** The site area covered by buildings does not exceed : • The maximum site coverage specified in a schedule to a zone; or • If no maximum site coverage specified in a schedule to a zone, the percentage specified in Table B2-5:	**Deemed to Comply** The maximum site coverage specified for this site is 70 percent as per the schedule to the zone/Table B2-5. The proposed site coverage of buildings is 41.45 percent of the site, which meets the standard	**Plan Reference** **PP-2**	**Right of Appeal** No, standard met

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

esponds to the eatures of the site.	**Table B2-5 Site coverage** **Zone** / **Area** Neighbourhood Residential Zone — 60 per cent Township Zone General Residential Zone — 65 per cent Residential Growth Zone — 70 per cent Mixed Use Zone Housing Choice and Transport Zone			
55.02-6 Access objective To ensure the number and design of vehicle crossovers esponds to the neighbourhood character.	**Standard B2-6** The width of accessways or car spaces (other than to a rear ane) does not exceed: • 33 per cent of the street frontage, or • 40 per cent of the street frontage if the width of the street rontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.	**Deemed to Comply** The accessway is the existing driveway so complies	**Plan Reference** **PP-3**	**Right of Appeal** No
55.02-7 Tree canopy objective To provide tree canopy that esponds to the neighbourhood character of the area and reduces the visual impact of	**Standard B2-7** Provide a minimum canopy cover as specified in Table B2-7.1. **Table B2-7.1 Canopy cover** **Site area** / **Canopy cover** 1000 square metres or less — 10% of site area	**Deemed to Comply** The site is 2069m² which nominates 20% canopy cover. The canopy site coverage is 20.5% An appropriate landscaping plan has been submitted for assessment.	**Plan Reference** **PP-8**	**Right of Appeal** **Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat

More than 1000 square metres	20% of site area

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres,
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.

Existing trees that are retained can be used in calculating canopy cover.

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metre

Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

	• An area of deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2. Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.			
55.02-8 Front Fences To encourage front fence design that responds the existing or preferred neighbourhood character.	**Standard B2-8** A front fence within 3 metres of a street is: • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. **Table B2-8 Maximum front fence height** Street context: Maximum front fence height Streets in a Transport Zone 2: 2 metres Other streets: 1.5 metres	**Deemed to Comply** **Not Applicable** No front fence is proposed as part of this permit application.	**Plan Reference**	**Right of Appeal** No, standard met

55.03 Liveability

55.03-1 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	**Standard B3-1** Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings	**Deemed to Comply** **Not Applicable** Fewer than ten dwellings are proposed.	**Plan Reference**	**Right of Appeal** No
55.03-2 Parking location objective	**Standard B3-2**	**Deemed to Comply** Accessways and car parks are located at least 1 metre from the windows of habitable rooms	**Plan Reference** **PP-6**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

To minimise the impact of vehicle noise within developments on residents	Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.			
55.03-3 Street integration objective To integrate the layout of development with the street to support the safety and amenity of residents	**Standard B3-3** Where a development fronts a street, a vehicle accessway or abuts public open space: • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. • The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.	**Deemed to Comply** Bollard lighting is to be provided to the driveway /accessway Mailboxes are provided for each dwelling and are communally located where applicable.	**Plan Reference** **PP-3**	**Right of Appeal** No
55.03-4 Entry objective To provide each dwelling, apartment development or	**Standard B3-4** **Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings** Each dwelling and each residential building has a ground level entry door that:	**Deemed to Comply** Each residence complies with entries direct to access ways and on GF All entries have a min of 1.4m canopy cover with min dimension of 1.2m	**Plan Reference** **PP-4**	**Right of Appeal** No

esidential building with its own sense of dentity. To provide entries with weather protection, safe design, natural light and ventilation.	• Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. **Apartment development and residential building with a shared entry** An apartment development and each residential building has: • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation.			
55.03-5 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	**Standard B3-5** A dwelling or residential building has private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building has private open space with direct access from a living room, dining area or kitchen consisting of: • An area of 25 square metres of secluded private open space with a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres with a minimum dimension of 3m width; or • An area on a roof of at least 10 square metres with a minimum width of 2 metres.	**Deemed to Comply** There is plenty of secluded private open space	**Plan Reference** **PP-4**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

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<td>f the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone:

• The area and dimensions specified in the schedule must be 25 square metres or less; and
• The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.

f a cooling or heating unit is located in the secluded private open space or private open space the required area is ncreased by 1.5 square metres.
Where ground level private open space is provided, an area for clothes drying is provided.

Table B3-5 Private open space for a balcony
<table>
<tr><th>Orientation of dwelling</th><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></tr>
<tr><td>North (between north 20 degrees west to north 30 degrees east)</td><td>All</td><td>8 square metres</td><td>1.7 metres</td></tr>
<tr><td>South (between south 30 degrees west to south 20 degrees east)</td><td>All</td><td>8 square metres</td><td>1.2 metres</td></tr>
<tr><td>Any other orientation</td><td>Studio or 1 bedroom dwelling</td><td>8 square metres</td><td>1.8 metres</td></tr>
<tr><td></td><td>2 bedroom dwelling</td><td>8 square metres</td><td>2 metres</td></tr>
<tr><td></td><td>3 bedroom dwelling</td><td>12 square metres</td><td>2.4 metres</td></tr>
</table>
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<tr>
<td>55.03-6 Solar access to open space objective
To allow solar access nto the secluded private open space of new dwellings and residential buildings.</td>
<td>Standard B3-6
The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2+0.9h) metres, where ‘h’ is the height of the wall.</td>
<td>Deemed to Comply

There are no close walls to the North of SPOS
All proposed secluded private open space receives adequate solar access.</td>
<td>Plan Reference
PP-4</td>
<td>Right of Appeal
No</td>
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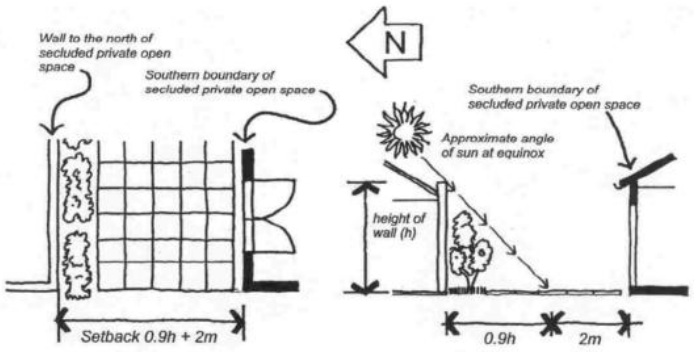
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<td>Diagram B3-6 Solar access to open space

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<tr>
<td>55.03-7 Functional layout objective
To ensure dwellings provide functional areas that meet the needs of residents.</td>
<td>Standard B3-7
Bedrooms:
• Meet the minimum internal room dimensions specified in Table B3-7.1.
• Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Table B3-7.1 Bedroom dimensions
<table>
<tr><th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr>
<tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr>
<tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr>
</table>
Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</td>
<td>Deemed to Comply

All bedrooms equal or exceed the minimum dimensions specified in table B 3-7.1

An additional minimum area of 0.8 square metres has been provided to accommodate a wardrobe.</td>
<td>Plan Reference
PP-5</td>
<td>Right of Appeal
No</td>
</tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	Table B3-7.2 Living area dimensions **Dwelling type** / **Minimum width** / **Minimum area** Studio and 1 bedroom dwelling / 3.3 metres / 10 sqm 2 or more bedroom dwelling / 3.6 metres / 12 sqm			
55.03-8 Room depth objective To allow adequate daylight into single aspect habitable rooms.	**Standard B3-8** The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 55.03-8, a single aspect habitable room is a habitable room with windows on only one wall	**Deemed to Comply** The minimum proposed single aspect habitable room ceiling height is 2.7 metres requiring a maximum room depth of not more than 6.75 metres. The only single aspect habitable rooms are the bedrooms The maximum room depth is 4.1 metres.	**Plan Reference** **PP-A5**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

55.03-9 Daylight to new windows objective To allow adequate daylight into new habitable room windows.	**Standard B3-9** **Dwelling (other than a dwelling in or forming part of an apartment development)** A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. **Dwelling in or forming part of an apartment development** A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to the sky	**Deemed to Comply** All habitable room windows are located on an external wall. All habitable room windows face: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or	**Plan Reference** **PP-4**	**Right of Appeal** No
55.03-10 Natural ventilation objective	**Standard B3-10** **Dwelling (other than a dwelling in or forming part of an apartment development)**	**Deemed to Comply**	**Plan Reference** **PP-5**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling. **Dwelling in or forming part of an apartment development** At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Each dwelling has openable windows, doors or other ventilation devices in external walls of the building that provides for: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. It all complies		
55.03-11 Storage objective To provide adequate storage facilities for each dwelling.	**Standard B3-11** **Dwelling (other than a dwelling in or forming part of an apartment development)** Each dwelling has exclusive access to at least 6 cubic metres of externally accessible, secure storage space. **Dwelling in or forming part of an apartment development** Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.	**Deemed to Comply** The dwelling has been provided with access to min of 6 cubic metres of externally accessible, secure storage shown at each dwelling	**Plan Reference** **PP-5**	**Right of Appeal** No

<table>
<tr>
<td></td>
<td>able B3-11 Storage
<table>
<tr><th>Dwelling type</th><th>Total minimum storage volume</th><th>Minimum storage volume within the dwelling</th></tr>
<tr><td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr>
<tr><td>1 bedroom dwelling</td><td>10 cubic metres</td><td>6 cubic metres</td></tr>
<tr><td>2 bedroom dwelling</td><td>14 cubic metres</td><td>9 cubic metres</td></tr>
<tr><td>3 or more bedroom dwelling</td><td>18 cubic metres</td><td>12 cubic metres</td></tr>
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<td>55.03-12 Accessibility for apartment developments objective
To ensure the design of dwellings meets the needs of people with limited mobility</td>
<td>Standard B3-12
At least 50 per cent of dwellings in or forming part of an apartment development have:
• A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
• A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
• A main bedroom with access to an adaptable bathroom.
• At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.</td>
<td>N/A
No apartments are proposed.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
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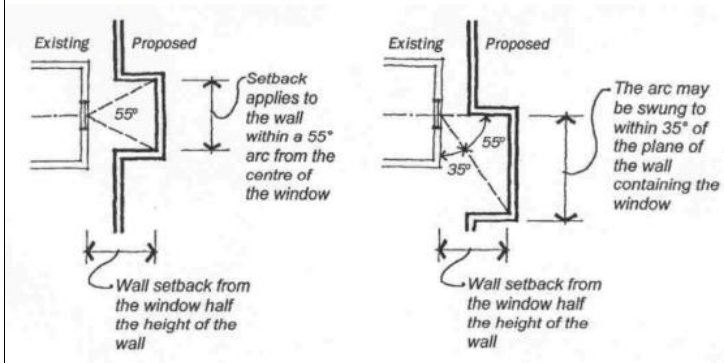
City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	Table B3-12 Bathroom design **Design option A** / **Design option B** Door opening: A clear 850mm wide door opening. / A clear 820mm wide door opening located opposite the shower. Door design: Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. / Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges. Circulation area: A clear circulation area that is: ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap. / A clear circulation area that is: ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area. Path to circulation area: A clear path with a minimum width of 900mm from the door opening to the circulation area. / Not applicable. Shower: A hobless (step-free) shower. / A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening. Toilet: A toilet located in the corner of the room. / A toilet located closest to the door opening and clear of the circulation area.			

55.04 External Amenity

55.04-1 Daylight to existing windows objective To allow adequate daylight into existing	**Standard B4-1** Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre	**Deemed to Comply** There are no existing windows affected by the proposed development	**Plan Reference** **PP-3**	**Right of Appeal** No, standard met

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

habitable room windows.	clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window. **Diagram B4-1 Daylight to existing windows**  			
55.04-2 Existing north facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	**Standard B4-2** Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: • A new building is to be set back from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.	**Deemed to Comply** There is no North facing windows close to the proposed dwelling	**Plan Reference** **PP-3**	**Right of Appeal** No, standard met

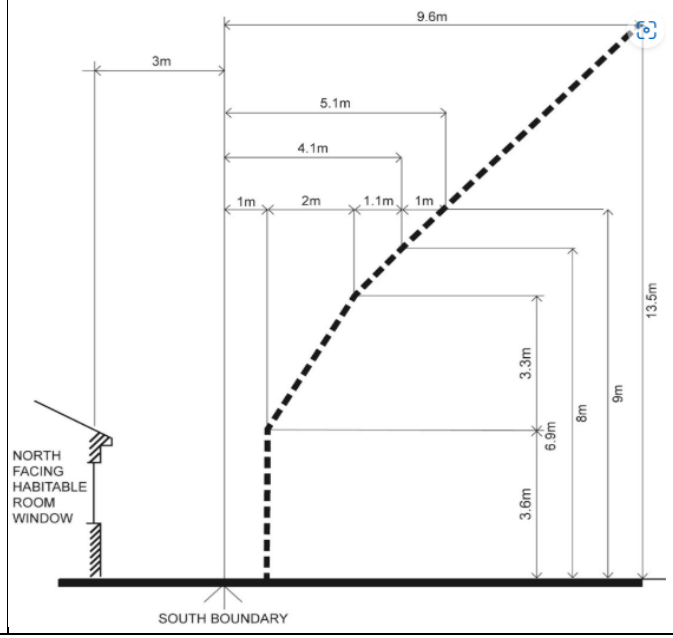
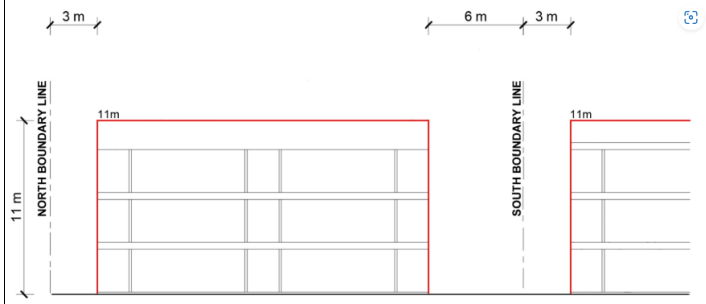
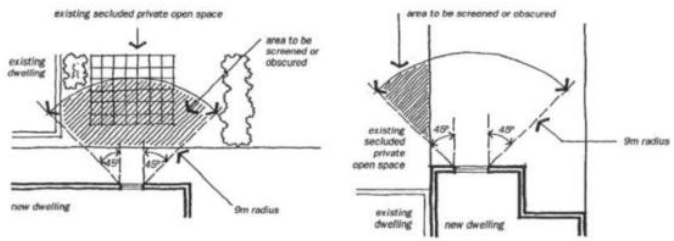
	• For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard, a north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east. **Diagram B4-2.1 North-facing windows**  			

	Diagram B4-2.2 North-facing windows 			
55.04-3 Overshadowing secluded open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	**Standard B4-3** The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced	**Deemed to Comply** There are no existing secluded private spaces that are overshadowed	**Plan Reference** **PP-10&11**	**Right of Appeal** No, standard met
55.04-4 Overlooking objective To limit views into existing secluded private open space and habitable room windows.	**Standard B4-4** In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.	**Deemed to Comply** The proposed residence is single storey There are 1.8m high fences around the property There are no habitable room windows overlooking existing secluded private open space.	**Plan Reference** **PP -4**	**Right of Appeal** No, standard met

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent direct views, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.			

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	Diagram B4-4 Overlooking 			
55.04-5 Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	**Standard B4-5** In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction.	**Deemed to Comply** **Not Applicable** There is no proposed internal overlooking that require consideration.	**Plan Reference** **PP-5**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard			

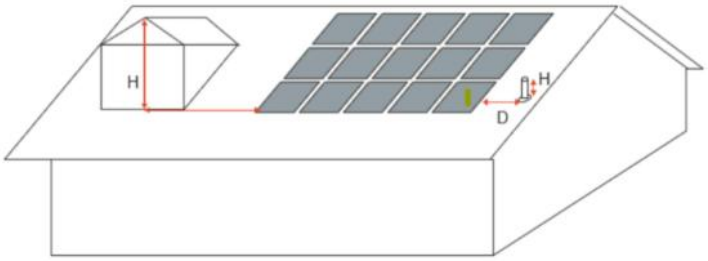
55.05 Sustainability

55.05-1 Permeability and stormwater management objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling	**Standard B5-1** The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: – Suspended solids 80% reduction in mean annual load. – Total phosphorus and Total Nitrogen 45% reduction in mean annual load. – Litter 70% reduction of mean annual load. Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	**Deemed to Comply** The site retains 37.31 per cent permeability, assisting in on site stormwater filtration. Report has been provided which corresponds with the assessment plans which show suitably sized rainwater tanks and/or raingardens to meet best practice to meet EPA Publication 1739.1, 2021 with stormwater directed to flow into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge	**Plan Reference** **Engineering drgs**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

55.05-2 Overshadowing domestic solar energy systems To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings	**Standard B5-2** Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2, domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	**Deemed to Comply** **N/A** There are no existing domestic solar energy systems on adjoining buildings that are near the proposed development	**Plan Reference** **PP-2**	**Right of Appeal** No, standard met
55.05-3 Rooftop solar energy generation area objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	**Standard B5-3** In Clause 55.05-3, rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.	**Deemed to Comply** The submitted plans show the existing residence already has solar panels and the proposed residence has roof areas suitable for solar panels well in excess of the minimum	**Plan Reference** **PP-9**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

	Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area  Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements. **Table B5-3 Minimum rooftop solar energy generation area** **Number of bedrooms** / **Minimum roof area** 1 bedroom dwelling — 15 square metres 2 or 3 bedroom dwelling — 26 square metres **Number of bedrooms** / **Minimum roof area** 4 or more bedroom dwelling — 34 square metres This standard does not apply to apartments and residential buildings.			
55.05-4 Solar protection to new north facing windows objective To encourage external shading of north facing windows to minimise summer heat gain	**Standard B5-4** North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.	**Deemed to Comply** North facing upper windows are shaded by eaves, with a minimum horizontal depth of 0.6 metres which complies with the standard of .25 x height of sill to eaves. Bed 1 North window is shaded by a window shroud which complies with the dimensions	**Plan Reference** **PP-6**	**Right of Appeal** No

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

<table>
<tr>
<td>55.05-5 Waste and recycling objective
To ensure dwellings are designed to facilitate waste recycling.
To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</td>
<td>Standard B5-5
Dwelling (other than a dwelling in or forming part of an apartment development)
The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.
Table B5-5.1 Bin storage
<table>
<tr><th>Type of bin storage area</th><th>Minimum area</th><th>Minimum depth</th><th>Minimum height</th></tr>
<tr><td>Individual bin storage area for a dwelling.</td><td>1.8 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr>
<tr><td>Shared bin storage area for 3 dwellings or less.</td><td>5.4 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr>
<tr><td>Shared bin storage area for 4 or more dwellings.</td><td>1 square metre per dwelling plus 4 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr>
</table>
If the development includes a shared bin storage area:

• The shared bin storage area:
– Is located within 40 metres of a kerbside collection point.
– Includes a tap for bin washing.
• There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</td>
<td>Deemed to Comply

The dwelling has a waste area on the west area.</td>
<td>Plan Reference
PP-4</td>
<td>Right of Appeal
No</td>
</tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

<table>
<tr>
<td></td>
<td>Dwelling in or forming part of an apartment development
The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.
Table B5-5.2 Apartment bin storage
<table>
<tr><th>Number of dwellings</th><th>Minimum area</th><th>Minimum depth</th><th>Minimum height</th></tr>
<tr><td>15 or less dwellings</td><td>0.7 square metres per dwelling in a shared waste storage area</td><td>0.8 metres</td><td>2.7 metres</td></tr>
<tr><td>16 to 55 dwellings</td><td>0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.</td><td>1 metre</td><td>2.7 metres</td></tr>
<tr><td>56 or more dwellings</td><td>0.5 square metres per dwelling in a shared waste storage area.</td><td>1 metre</td><td>2.7 metres</td></tr>
</table>
Enclosed bin storage areas are ventilated by:

• Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
• A mechanical exhaust ventilation system.

A tap and drain is provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55.05-6 Noise impacts objective
To minimise the impact of mechanical</td>
<td>Standard B5-6
Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to</td>
<td>Deemed to Comply
Not Applicable
There are no external noise sources that require consideration as part of this application.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

<table>
<tr>
<td>plant noise located in the development</td>
<td>transmission of noise and the location of all relevant bedrooms.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55.05-7 Energy efficiency for apartment dwellings
To achieve energy efficient dwellings and buildings.
To ensure dwellings achieve adequate thermal efficiency.</td>
<td>Standard B5-7
Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.
<table>
<tr><th>NatHERS climate zone</th><th>NatHERS maximum cooling load
MJ/M² per annum</th></tr>
<tr><td>Climate zone 21 Melbourne</td><td>30</td></tr>
<tr><td>Climate zone 22 East Sale</td><td>22</td></tr>
<tr><td>Climate zone 27 Mildura</td><td>69</td></tr>
<tr><td>Climate zone 60 Tullamarine</td><td>22</td></tr>
<tr><td>Climate zone 62 Moorabbin</td><td>21</td></tr>
<tr><td>Climate zone 63 Warrnambool</td><td>21</td></tr>
<tr><td>Climate zone 64 Cape Otway</td><td>19</td></tr>
<tr><td>Climate zone 66 Ballarat</td><td>23</td></tr>
</table>
Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</td>
<td>Deemed to Comply

N/A
This is not an apartment development.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 31/8/2026

WRITTEN STATEMENT

The proposed planning permit design responds to and passes all the Townhouse and Low Rise Standards of Clause 55