City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

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SINCOCK PLANNING

Construction of 4 dwellings and a 4 lot subdivision exceeding 7.5m in height in DDO14 and the removal of a boundary canopy tree.

at

92 Belle Vue Ave Highton

September 2026

sincockplanning.com.au

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

1. Introduction

Sincock Planning has been engaged to prepare a planning report for the development of four dwellings, a four lot subdivision and for works exceeding 7.5m in height in DDO14 at 92 Belle Vue Ave Highton.

The site is located to the south of Highton Village and lies within the Neighbourhood Residential Zone Schedule 8 and the Design & Development Overlay Schedule 14.

The application is lodged as a fully compliant Clause 55 development, meeting all of the deemed to comply standards. The application was prepared having regard to the pre-application meeting records of 27th March (earlier designer) and 14th August (current designer), seeking in particular to ensure access/crossovers/LPOD were all designed having regard to Council's Engineering Department advice and ensuring the development met all of the deemed to comply standards of Clause 55 and protected all of the neighbouring trees.

The application should be read in conjunction with the plan set by Charles Maccora Building Design including the landscape plan, the arborist report prepared by Tree Rapport and the Blue Factor assessment.

The proposal is of an appropriate scale and a low density, being site responsive and appropriately designed having regard to the residential setting, the Clause 55 standards and the provisions of DDO14.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

2. Proposal

This application proposes the development of four dwellings, a four lot subdivision, works exceeding 7.5m in height in DDO14 and the removal of a boundary canopy tree (Clause 52.37).

The site is to be cleared, with the exception of a boundary canopy tree in the north-west corner of the site and existing crossovers will be removed and made good.

Each dwelling will have frontage to Belle Vue Avenue and a minimum front setback of 6m. The dwellings are attached along the garage walls and have single garages with a tandem second parking space.

At the ground level each dwelling has a master bedroom with ensuite and walk in robe, laundry, powder room and open plan kitchen/dining/living room. Stair access to eth first floor is located adjacent to the dining room and the first floor has two minor bedrooms and a rumpus room. Dwellings 1 & 4 have a small study at the stair landing. Each dwelling has a balcony facing east that overlooks the street and is accessed form the rumpus rom.



Ground and first floor layout

One boundary canopy tree is proposed to be removed from the north-east corner of the site. New canopy tree planting is proposed throughout the site via 7 new Type A trees.

The dwellings have a maximum height of 8.42m and have been sited to protect the existing neighbouring trees, following the advice of the consultant arborist (Tree Rapport).

There are no buildings on boundaries, with an easement on the south boundary providing for a wider setback to that boundary.

The development has a site coverage of 52%, permeable surfaces of 29% and garden area of 37%.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Proposed subdivision areas are as follows:

Lot 1 239.4m²

Lot 2 213.6m²

Lot 3 213.6m²

Lot 4 266.9m²

Secluded open space for the dwellings is provided to the west of each dwelling.

A landscape plan is enclosed that provides for two new trees within the front setback, and 5 new trees within the rear courtyards, along with shrubs and grasses around the perimeter of the proposed dwelling.

The dwellings have a mix of light and dark finishes with gable roof forms and recessed garages as seen in the 3d image below:



City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

3. Site and surrounds

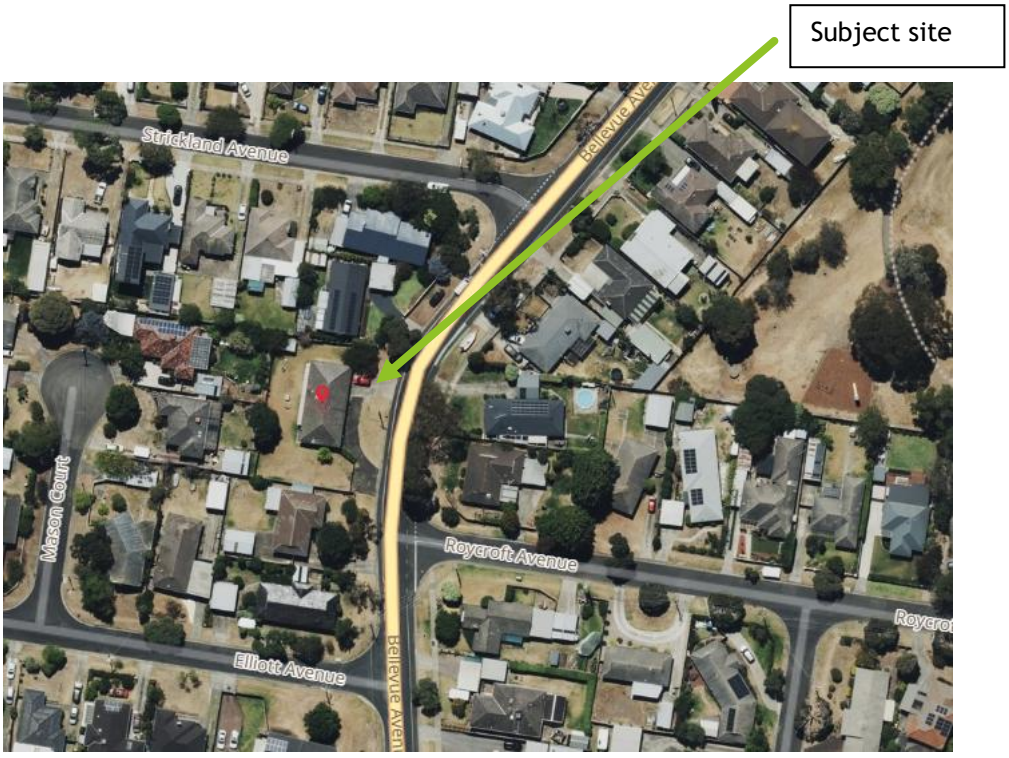
Site

The site is located on the west side of Bellevue Avenue Highton on a 933.6m² rectangular lot that is developed with a single storey brick dwelling and detached garden shed. The property has vehicular access from a circular drive, and garaging for two vehicles.

Landscaping comprises predominantly small shrubs and grass, with three small trees planted in the north-west corner of the site, north-east corner and immediately abutting the southern wall of the dwelling.

The site falls to the south-east corner with a total fall of 1.7m. A powerpole is located immediately in front of the site with power running to both adjoining dwellings across the property.

The back yard open space is located to the west and south of the dwelling, with metal fencing and double gates located at the south-east corner of the property.



City of Greater Geelong, Statutory Planning - Date Received 08.10.2026



92 Belle Vue Avenue



Looking south along the rear yard from the garden shed

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Surrounds

The site lies 1.2km south of the Highton Village and to the south-west of McDonald Reserve. Belle Vue Avenue provides two way access with speed humps along the length of the street and a standard residential speed limit of 50km/hr.

The area is well established and dominated by single storey brick dwellings. There are various fence types/styles and heights, although a large number of properties have no front fencing. Street trees are well established and comprise a mix of native and exotic species.

To the south is a single storey brick dwelling at 94 Belle Vue Avenue. The dwelling is sited behind a timber picket fence with brick piers, and has vehicle access from the southern end of the frontage.

The dwelling is setback 2.78m from the northern boundary and 7.46m from the Belle Vue Ave boundary. There are two windows in the north wall of the dwelling facing the subject site and these windows are covered by a shade cloth that is attached from the fence to the eave of the dwelling.



Dwelling at 94 Belle Vue Avenue.



Shade structure attached to the northern wall as seen from the subject site

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

To the north is a single storey brick dwelling at 90 Belle Vue Avenue. The dwelling is setback 2.436m from the southern boundary and 6.575m from Belle Vue Avenue. A group of small trees/large shrubs are planted along the southern boundary abutting the fence.

The dwelling is setback behind a high timber picket fence. A substantial street tree is located at the southern end of the frontage, and vehicle access to the site is via a crossover to the north of the tree.



90 Belle Vue Avenue

To the north is a single storey brick dwelling at 43 Seaview Avenue. The dwelling has a 4.5m front setback and is sited partially on the southern boundary (garage only). The dwelling is otherwise sited off boundaries and sits behind a tall timber picket fence with outward opening vehicle gates.



Vegetation along the southern boundary of 90 Belle Vue Avenue as seen from the subject site

To the west are two single storey briock dwellings at 2 & 4 Mason Court. These dwellings are well setback from the common boundary and both have metal garages/sheds in the rear yard. A 9m high Lilly Pilly is growing immediately abutting the common boundary, with the canopy extending into the subject site.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026



Looking toward 2 & 4 Mason Court from within the subject site with the Lilly Pilly tree visible in the centre of the image

To the east side of Belle Vue Avenue are two single storey brick dwellings at 103 & 105 Belle Vue Avenue. Both dwellings are well setback from the road, and neither property is fenced to Belle Vue Avenue. The dwelling at 105 Belle Vue Avnue obtains vehicle access from the sidestreet (roydcroft Avenue).



Looking east toward 103 & 105 Belle Vue Avenue.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

4. Planning Controls

Zoning

The subject site is zoned Neighbourhood Residential Zone, Schedule 8 and the purpose of the Neighbourhood Residential Zone as set out at Clause 32.09 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*



Zoning Map

Pursuant to the provisions of the Table of uses at Clause 32.09-2 a permit is not required to use the land for a dwelling.

A permit is required to construct two or more dwellings on the land pursuant to the provisions of Clause 32.09-6.

A permit is required to subdivide land pursuant to Clause 32.09-3.

The minimum garden area requirements are set out at Clause 32.09-4 where it states that 35% of the site must be set aside as garden area. A total of 347.2m² is set aside (37%)

Clause 32.09-11 provides a maximum building height for a dwelling and states that (inter alia):

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the building height must not exceed 9 metres and two storeys at any one point.

The maximum height of the dwellings is 8.42m and two storey which complies with the maximum height requirements.

At Clause 32.09-13 An application under clause 32.09-7 is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

The Clause 55 assessment confirms that the deemed to comply standards are met. The deemed to comply standards are highlighted in blue in the assessment.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Clause 32.09-14 sets out decision guidelines, however those relevant to Clause 55 are not applicable as the standards have been met.

Schedule 8 to the Neighbourhood Residential Zone is entitled Incremental Change Areas and provides no variations to Clause 55 standards.

Overlays

The subject site is affected by the **Design and Development Overlay Schedule 14** (DDO14).

Pursuant to the provisions of the Design and Development Overlay a planning permit is required to construct a dwelling that exceeds 7.5m in height.

The design objective of Schedule 14 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 decision guidelines are:

- *The design objectives of this schedule.*
- *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).*
- *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.*
- *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.*

Planning Policy

Policy as set out within the Planning Scheme provides strategic direction and guidance in decision making to achieve good planning outcomes. Of relevance to this proposal are the following policy provisions within the Greater Geelong Planning Scheme (only as relevant to the DDO14):

- Clause 02.03 Strategic Directions
- Clause 02.04 Strategic Framework Plans
- Clause 11 Settlement
- Clause 15 Built environment and heritage
- Clause 16 Housing

Particularly relevant objectives within these policies include:

<u>Clause 02.03-5 Built environment and sustainability</u>

Built environment

Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals.

Strategic directions

- Ensure that development enhances Geelong's sense of place and identity.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

- Support the design and provision of healthy, walkable neighbourhoods.
- Encourage environmentally sustainable design in all development.
- Encourage all development to provide high quality urban design and landscaping.

Clause 15.01-1S Urban Design

Objective

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Clause 15.01-2S Building design

Objective

- To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

- Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Improve the energy performance of buildings through siting and design measures that encourage:
    - Passive design responses that minimise the need for heating, cooling and lighting.
    - On-site renewable energy generation and storage technology.
    - Use of low embodied energy materials.
- Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.
- Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.
- Encourage water efficiency and the use of rainwater, stormwater and recycled water.
- Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.
- Encourage development to retain existing vegetation.
- Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Clause 15.01-5S Neighbourhood character

Objective

- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:
    - Pattern of local urban structure and subdivision.
    - Underlying natural landscape character and significant vegetation.
    - Neighbourhood character values and built form that reflect community identity.

Particular Provisions

The following particular and general provisions are relevant to the proposal:

- Clause 52.06 Car parking
- Clause 52.37 Canopy trees
- Clause 53.18 Stormwater Management in Urban Development
- Clause 55 Two or more dwellings on a lot and residential buildings
- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plans

Clause 52.06 Car parking

In relation to the proposed development, the provisions at Table 1 of Clause 52.06-5 require two car parking spaces to each three or more bedroom dwelling.

Clause 52.06-9 identifies design standards for car parking including accessway requirements, car parking space / garage dimensions, accessway gradients, urban design, safety and landscaping.

Clause 52.37 Canopy trees

The purpose of clause 52.37 is:

- To protect and enhance canopy tree cover to support greener and cooler residential areas.
- To maximise the retention of existing canopy tree cover where no development is proposed.
- To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.
- To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.
- To encourage canopy tree cover that is site and climate responsive and supports the local environment.

A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Clause 52.37-3 states:

The number of canopy trees on the site should meet the minimum canopy tree requirements specified in Table 1.

Clause 53.18 Stormwater Management in Urban Development

The purpose of Clause 53.18 is *'To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.'*

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works.

Clause 53.18-5 sets out the following stormwater objectives for buildings and works:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

Clause 55 Two or more dwellings on a lot and residential buildings

The provisions of Clause 55 apply to an application to construct two or more dwellings on a lot in the Neighbourhood Residential Zone. The purpose of Clause 55 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Requirements

A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- *The corresponding objective is deemed to be met;*
- *The responsible authority is not required to consider the corresponding decision guidelines.*

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- *The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.*
- *The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.*
- *The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise. If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.*

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

5. Assessment

Design and Development Overlay Schedule 14

View sharing is a matter that is typically quite contentious, particularly in coastal locations, and as a result a set of principles has been developed over time that provide direction and guidance as to how view sharing should be addressed. These are known as the Tashounides principles, and they are considered the guiding principles behind decision making about views. They state as follows:

The principles are:

(a) there is no legal right to a view;

(b) views form part of the existing amenity of a property and their loss is a relevant consideration to take into account;

(c) the availability of views must be considered in the light of what constitutes a reasonable sharing of those views;

(d) in addressing the concept of "reasonableness", it is relevant to consider

(i) the importance of the view to be lost within the overall panorama available; and

(ii) whether those objecting have taken all appropriate steps to optimise development of their own properties.

(e) added emphasis will be placed on principles (b) and (c) above if the issue of views is specifically addressed in the planning scheme.

More recently in *Wright v Greater Geelong CC [2013] VCAT 2092*, the Tribunal added a refinement to the above principles stating "*that in addressing the question of reasonableness under para c) above it is also relevant to consider the legitimate expectations of those whose view is being affected.*"

The scheme specifically calls in an assessment of views through the application of DDO14 that is generally applied to areas with access to views. In this particular setting, there are no views available to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs. Importantly the surrounding dwellings are all single storey, and in any circumstance would not have access to views over any dwelling on the subject site. As no surrounding dwelling has access to views over the subject site, the development achieves the intent of DDO14 in that no other property incurs a loss of amenity due to view impacts.

Car Parking & Vehicular Access

The proposed car parking spaces and accessways have been designed to meet the provisions of Clause 52.06 including car parking numbers, layout and vehicle access arrangements. Design and siting of the crossovers and LPOD has been the subject of discussions through the pre-application meeting and all crossovers have been modified to meet the engineers requirements following the most recent meeting on Friday 14th August.

The statutory car parking requirement of 1.2 spaces per dwelling has been achieved with the proposed dwellings all having a single space in a garage and a tandem space in the front setback.

All of the proposed parking spaces meet the minimum dimensions.

Stormwater

Consistent with the objectives and standards of Clause 53.18, the stormwater management for the site:

- Will be designed and drained in accordance with the requirements and to the satisfaction of the responsible authority to meet current best practice performance for stormwater quality as required by the IDM (Clause 53.18-4)

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

- Includes 3000L rainwater tanks and buffer strips in each lot as identified in the relevant Blue Factor report (Clause 53.18-5) and as shown on the catchment plan at TP09.
- Will include appropriate on-site management of the site prior to and during construction to address sediment loss from the site, stormwater runoff and rubbish / construction waste (Clause 53.18-6) and this can be conditioned on the permit.

Canopy trees

A permit is required to remove one boundary canopy tree, being a mature European Plum tress in the north-east corner of the site. The tree was assessed by the arborist as follows:

Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy Tree	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
2	*Prunus domestica* / European Plum	Mature	Exotic	40	4.80	45	2.37	5.5	6	Yes	Good	Good	Nil	10-20	Low	Onsite tree; multi-stem; branches over boundary; environmental weed Vic 2022.

The canopy tree requirement at Clause 52.37-3 (table 1) is as follows:

Table 1 - Minimum canopy tree requirement

Site area	Canopy tree requirement
701 sqm to 1000 sqm	6 trees

Canopy trees are required to be provided with a minimum deep soil area of 12m^2 with a minimum dimension of 2.5m.

The application proposes 7 new canopy trees along with the retention of one smaller tree in the north-west corner, whilst all 7 new canopy trees are provided with the minimum deep soil area as set out on TP04. The tree to be removed is an identified weed, so that whilst it provides tree canopy in the street and adds greenery to the site, it is an inappropriate species and its removal and replacement should be encouraged.

Further to this, an arborist report (AIA, TPS & TPP) is attached and provides an assessment and recommendations for the protection of neighbouring trees . This report should be read in full and we would expect that Council will endorse this document and enforce the recommendations.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Clause 55 - Two Or More Dwellings on A Lot

Assessment

<table>
<tr><th colspan="3">55.02 | Neighbourhood character</th></tr>
<tr><th>55.02-1 | Street setback objectives</th><th>Standard B2-1</th><th>Assessment</th></tr>
<tr><td>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.</td><td>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.
Table B2-1 Street setback
<table><tr><th>Development context</th><th>Minimum setback from front street</th><th>Minimum setback from a side street</th></tr><tr><td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>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.</td><td>Not applicable</td></tr><tr><td>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.</td><td>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.</td><td>Not applicable</td></tr><tr><td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr><tr><td>The site is on a corner.</td><td>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.</td><td>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.</td></tr></table></td><td>Complies
Each dwelling has a minimum setback of 6m which meets the standard.</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

55.02-2 | Building height objective	**Standard B2-2**	**Assessment**
To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	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 is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.	**Complies** The maximum building height of the dwellings is 8.42m which is below the 9m maximum.
55.02-3 | Side and rear setbacks objective	**Standard B2-3**	**Assessment**
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.	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 setback 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 setback 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 setback 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 setback 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.	**Complies** The side and rear setbacks all meet or exceed the requirements of B2-3.1. Setbacks of dwellings 1 & 4 are as follows: Unit 01 - 3.59m high/1.05m setback (GF north boundary) Unit 01 - 6.30m high/1.81m setback (FF north boundary) Unit 04 - 3.85m high/2.08m setback (GF south boundary) Unit 04 - 6.59m high/2.88m setback (FF south boundary) Rear setbacks comply at 3.52 - 3.97m.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><th>55.02-4 | Walls on boundaries objective</th><th>Standard B2-4</th><th>Assessment</th></tr>
<tr><td>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.</td><td>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 a 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.</td><td>Complies
No walls are proposed on existing boundaries.</td></tr>
<tr><th>55.02-5 | Site coverage objective</th><th>Standard B2-5</th><th>Assessment</th></tr>
<tr><td>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</td><td>The site area covered by buildings does not exceed:
• The maximum site coverage specified in a schedule to the zone; or
• If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.
If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.
Table B2-5 Site coverage
<table><tr><th>Zone</th><th>Area</th></tr><tr><td>Neighbourhood Residential Zone

Township Zone</td><td>60 per cent</td></tr><tr><td>General Residential Zone</td><td>65 per cent</td></tr><tr><td>Residential Growth Zone
Mixed Use Zone
Housing Choice and Transport Zone</td><td>70 per cent</td></tr></table></td><td>Complies
The site coverage Is not specified in a schedule to the zone and the proposed site coverage is 52% which is well below the 60% of the standard.</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><th>55.02-6 | Access objective</th><th>Standard B2-6</th><th>Assessment</th></tr>
<tr><td>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</td><td>The width of accessways or car spaces (other than to a rear lane) does not exceed:
• 33 per cent of the street frontage; or
• 40 per cent of the street frontage if the width of the street frontage 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.</td><td>Complies
The site currently enjoys access from two single crossovers. The application proposes removal of these crossovers and the construction of four single crossovers with a 12m combined width which meets the standard (12.07m permitted).</td></tr>
<tr><th>55.02-7 | Tree canopy objectives</th><th>Standard B2-7</th><th>Assessment</th></tr>
<tr><td>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of 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.</td><td>Provide a minimum canopy cover as specified in Table B2-7.1.
Table B2-7.1 Canopy cover
<table><tr><th>Site area</th><th>Canopy cover</th></tr><tr><td>1000 square metres or less</td><td>10% of site area</td></tr><tr><td>More than 1000 square metres</td><td>20% of site area</td></tr></table>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.
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.</td><td>Complies
Tree canopy cover exceeds the required 93.8m² with 7 type A trees proposed.

Deep soil areas far exceed the minimum areas as shown on TP04 of the drawing set.</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><td>55.02-8 | Front fences objective</td><td>Standard B2-8</td><td>Assessment</td></tr>
<tr><td>To encourage front fence design that responds to the existing or preferred neighbourhood character.</td><td>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
<table><tr><th>Street context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table></td><td>Complies
A 0.9m high picket fence is proposed and complies.</td></tr>
<tr><td colspan="3">55.03 | Liveability</td></tr>
<tr><td>55.03-1 | Dwelling diversity objective</td><td>Standard B3-1</td><td>Assessment</td></tr>
<tr><td>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</td><td>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.</td><td>Not applicable</td></tr>
<tr><td>55.03-2 | Parking location objective</td><td>Standard B3-2</td><td>Assessment</td></tr>
<tr><td>To minimise the impact of vehicular noise within developments on residents.</td><td>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.</td><td>Not applicable</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

55.03-3 | Street integration objective	**Standard B3-3**	**Assessment**
To integrate the layout of development with the street to support the safety and amenity of residents.	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.	**Complies** The proposed dwellings all have direct frontage to Belle Vue Avenue and passive surveillance is provided from the master bedroom at the ground floor and from the first floor living room, study and deck at the first floor. Lighting is provided to the proposed front access with a light shown at the entry porch that will illuminate the entry area by sensor at TP04.
55.03-4 | Entry objectives	**Standard B3-4**	**Assessment**
To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	**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: • 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.	**Complies** The proposed dwellings have a front door at ground level facing the street that is located between the garage and master bedroom. The porch area is covered by the first floor deck to the east of the garage. It has an external covered area of 5.5m^2 and minimum depth of 1.2m.
	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.	**Not applicable**

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

55.03-5 | Private open space objectives	**Standard B3-5**	**Assessment**
To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, 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 3 • metres width; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If 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. If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided.	**Complies** The private open space of the proposed dwellings is provided as follows: Unit 01 – SPOS 37.1m² (3.97m minimum dimension) Unit 02 – SPOS 33.1m² (3.97m minimum dimension) Unit 03 – SPOS 33.1m² (3.97m minimum dimension) Unit 04 – SPOS 36.7m² (3.52m minimum dimension) All dwellings exceed the minimum areas.
55.03-6 | Solar access to open space objective	**Standard B3-6**	**Assessment**
To allow solar access into the secluded private open space of new dwellings and residential buildings.	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.	**Not applicable**

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><th>55.03-7 | Functional layout objective</th><th>Standard B3-7</th><th>Assessment</th></tr>
<tr><td>To ensure dwellings provide functional areas that meet the needs of residents.</td><td>Bedrooms:
• Meet the minimum internal room dimensions specified in Table B3-7.1; and
• 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.
Table B3-7.2 Living area dimensions
<table><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr><tr><td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 metres</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 metres</td></tr></table></td><td>Complies
Master bedroom
Unit 01- 04 - Master bedroom 3.0m x 3.4m complies

Minor bedrooms
Unit 01 & 04 - Bedroom 3.0m x 3.0m complies
Unit 02 & 03 - Bedroom 3.5m x 3.0m complies

Living areas
Unit 01 - 04 - Living room 4.66m x 4.29m = 19.9m2 complies
Unit 01 & 04 - Retreat 3.99m x 4.32m = 17.2m2 complies
Unit 02 & 03 - Retreat 4.80m x 4.32m = 20.7m2 complies</td></tr>
<tr><th>55.03-8 | Room depth objective</th><th>Standard B3-8</th><th>Assessment</th></tr>
<tr><td>To allow adequate daylight into single aspect habitable rooms.</td><td>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.</td><td>Complies
The bedrooms and first floor rumpus rooms are all single aspect and have a maximum depth permitted of 6.37m, with all rooms being less than this depth.</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

55.03-9 | Daylight to new windows objective	**Standard B3-9**	**Assessment**
To allow adequate daylight into new habitable room windows.	**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.	**Complies** All habitable rooms have windows in external walls of the building. These windows all face an outdoor space that is at least 3m² and 1m clear to the sky.
	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.	**Not applicable**
55.03-10 | Natural ventilation objectives	**Standard B3-10**	**Assessment**
To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	**Dwelling (other than a dwelling in or forming part of an apartment development)** 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.	**Complies** All of the habitable room windows are openable and have a maximum breeze path of 18m and minimum of 5m to a window with a different orientation as shown on TP10 of the drawing set.
	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.	**Not applicable**

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><td></td><td>Ventilation openings with approximately the same size.
The breeze path is measured between the ventilation openings on different orientations of the dwelling.</td><td></td></tr>
<tr><td>55.03-11 | Storage objective</td><td>Standard B3-11</td><td>Assessment</td></tr>
<tr><td rowspan="2">To provide adequate storage facilities for each dwelling.</td><td>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 storage space.</td><td>Complies
The proposed dwellings all have a minimum of 6.4m^3 of external storage contained within the garage.</td></tr>
<tr><td>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.
Table 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></table></td><td>Not applicable</td></tr>
<tr><td>55.03-12 | Accessibility for apartment developments objective</td><td>Standard B3-12</td><td>Assessment</td></tr>
<tr><td>To ensure the design of dwellings meets the needs of people with limited mobility.</td><td>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>Not applicable</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

55.04 | External amenity		
55.04-1 | Daylight to existing windows objective	**Standard B4-1**	**Assessment**
To allow adequate daylight into existing habitable room windows.	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 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.	**Complies** Unit 01: 3.28m high / 3.42m setback (GF) Unit 01: 5.84m high / 4.22m setback (FF) Unit 04: 3.48m high / 4.15m setback (GF) Unit 04: 5.55m high / 4.95m setback (FF)
55.04-2 | Existing north-facing windows objective	**Standard B4-2**	**Assessment**
To allow adequate solar access to existing north-facing habitable room windows.	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 by at least 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. For new buildings that meet the Standard B2-3.2 setback, the building is setback 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 from north 20 degrees west to north 30 degrees east.	**Complies** There are two habitable room windows in the dwelling to the south and these are sited opposite Unit 04. The single storey wall height of Unit 04 is 3.48m and the two storey wall height is 5.55m. The proposed setback to the single wall is 4.86m and the proposed setback to the two storey wall is 4.955m.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Clause 55.04-3 | Overshadowing secluded open space objective	**Standard B4-3**	**Assessment**
To ensure buildings do not significantly overshadow existing secluded private open space.	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.	**Complies** There is some minor overshadowing of adjacent open space throughout the day as shown on TP11-TP14, however the extent of shadow is very small and the available open space of adjoining dwellings far exceeds the minimum 25m^2.
Clause 55.04-4 | Overlooking objective	**Standard B4-4**	**Assessment**
To limit views into existing secluded private open space and habitable room windows.	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. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window 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: • 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 the direct view, 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.	**Complies** There is no direct overlooking resulting from the proposed dwelling with the main living area located at the ground floor level and having a screen of 2.3m on the west boundary that prevents overlooking. At the first floor the rumpus room has aspect to the east and therefore overlooks the road reserve and front yards. The controls no longer consider overlooking from a bedroom and as such no assessment is provided.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

	Screens used to obscure a view are: • 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.	
Clause 55.04-5 | Internal views objective	**Standard B4-5**	**Assessment**
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	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. 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.	**Complies** There is no internal overlooking as the only habitable room at the first floor has easterly access into the front yards.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

55.05 | Sustainability		
55.05-1 | Permeability and stormwater management objective	**Standard B5-1**	**Assessment**
To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	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.	**Complies** Pervious surfaces are 29% of the site, far exceeding the 20% minimum and a Blue Factor Assessment achieves 103% via the use of rainwater tanks and buffer strips.

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><td>55.05-2 | Overshadowing domestic solar energy systems objective</td><td>Standard B5-2</td><td>Assessment</td></tr>
<tr><td>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.</td><td>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.</td><td>Complies
The only solar panels proximate to the dwelling are those at 90 Belle Vue Avenue which is to the north of the site and therefore unaffected.</td></tr>
<tr><td>55.05-3 | Rooftop solar energy objective</td><td>Standard B5-3</td><td>Assessment</td></tr>
<tr><td>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</td><td>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.
Table B5-3 Minimum rooftop solar energy generation area
<table><tr><th>Number of bedrooms</th><th>Minimum roof area</th></tr><tr><td>1 bedroom dwelling</td><td>15 square metres</td></tr><tr><td>2 or 3 bedroom dwelling</td><td>26 square metres</td></tr><tr><td>4 or more bedroom dwelling</td><td>34 square metres</td></tr></table></td><td>Complies
In excess of the required 26m³ of solar panels are provided to each dwelling as shown on TP16.</td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

<table>
<tr><td>55.05-4 | Solar protection to new north-facing windows objective</td><td>Standard B5-4</td><td>Assessment</td></tr>
<tr><td>To encourage external shading of north facing windows to minimise summer heat gain.</td><td>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.</td><td>Complies
Window shrouds are provided to all north facing windows to provide solar protection that meets the standard.</td></tr>
<tr><td>55.05-5 | Waste and energy recycling objectives</td><td>Standard B5-5</td><td>Assessment</td></tr>
<tr><td>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>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>Complies
Each dwelling has external bin store areas that exceed the required dimensions and are located to the side of each dwelling.

Internal waste and recycling storage is contained within the kitchen and minimum bin storage will be provided as noted on the floor plans and in the schedule on TP04.</td></tr>
<tr><td></td><td></td><td></td></tr>
</table>

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

	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.	**Not applicable**
55.05-6 | Noise impacts objective	**Standard B5-6**	**Assessment**
To minimise the impact of mechanical plant noise located in the development.	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 transmission of noise and the location of all relevant bedrooms.	**Complies** There is no mechanical plant or equipment located adjacent to any adjoining dwelling bedrooms.
55.05-7 | Energy efficiency for apartment developments objective	**Standard B5-7**	**Assessment**
To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	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.	**Not applicable**

City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

6. Conclusion

The proposal is consistent with the provisions of the Greater Geelong Planning Scheme and the siting of the proposed dwelling is consistent with Clause 55 and all of the deemed to comply standards are met.

The development exceeds 7.5m in height and triggers a view sharing assessment however there are no views available from the site and all adjoining lots are developed with single storey dwellings such that there will be no loss of views from adjoining / surrounding properties.

Whilst one canopy tree is proposed to be removed, the development provide for a total of 7 canopy trees within the site and therefore meets the requirements of Clause 52.37.

Given all of the above we look forward to the grant of a planning permit in due course.

SINCOCK PLANNING