

Metropol Ref. 1320

4 June 2026

Sally Beers
Statutory Planner
Greater Geelong City Council

By email: statplanning@geelongcity.vic.gov.au

Dear Sally,

Planning Permit Application PP-909-2025 — Use and development of a Childcare centre and Construction of a dwelling – 297-307 Roslyn Road, Highton

We write in response to Council's request for further information dated 15 May 2026.

1.0 Further Information Requested

The following responses are provided to address each of the items of further information requested:

1. Permit application fee

We understand from discussions with Council that this item can be disregarded and that no additional fee is payable.

2. Special Building Overlay

Council's SBO Engineers require further information address the outlined points below:

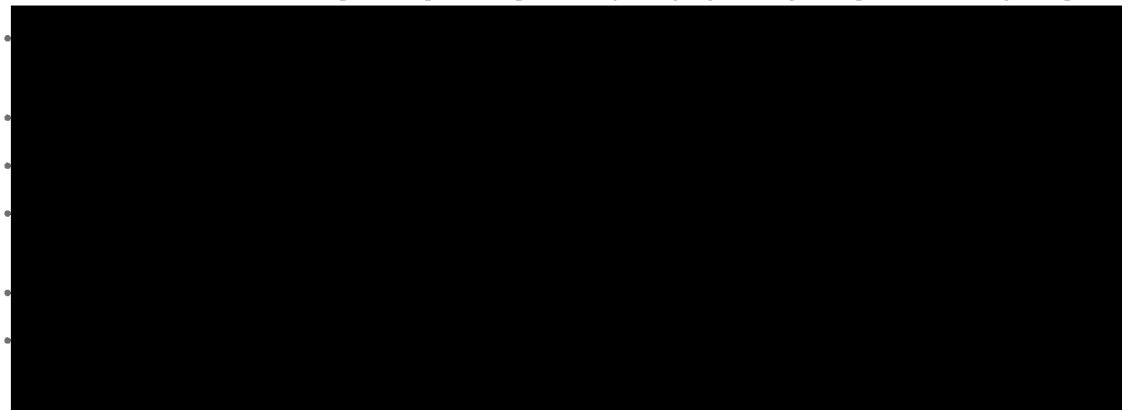
Provide design drawings of the stormwater drainage system, including detention tanks, demonstrating compliance with the 5% AEP design rainfall event (in accordance with IDM requirements) without surcharge.

As this system is located downstream of the townhouse development, the upstream townhouse drainage system must also be included to demonstrate overall performance.

Provide a peer-reviewed report presenting calculations Hydraulic Grade Line (HGL) results for the proposed drainage system for both the 5% AEP and 1% AEP events, from the first entry pit within the townhouse development to the legal point of discharge from the childcare site.

Where the 1% AEP HGL indicates surcharge, provide details of resulting flood depths across the external ground levels of the childcare site.

Please refer to the enclosed civil engineering drawings and reports prepared by Lanigan Civil, comprising:





The drawings and HGL calculation have been peer reviewed by [REDACTED], who have found that the proposed drainage design is an acceptable response to flood risk. Written confirmation of Afflux Consulting's findings will follow shortly.

2.0 Preliminary Concerns

The following responses are provided to address each of the items of concern raised:

Critical Issues

1. *It is critical that SBO issues are resolved.*

We trust that the further information provided in this response resolves any outstanding concerns of Council's SBO team.

2. *As previously advised, Environmental Health supports the application as long as an acoustic fence can be installed as per the acoustic report. If an acoustic fence cannot be achieved then environmental health does not support the application. Given that there are residential properties along the boundary of the play area where a large amount of noise will be generated, the acoustic fence is required. This fencing must also be approved under the requirements of the Special Building Overlay. At this stage it is unclear how this can be achieved.*

We understand (from the meeting between the project team and Fei Thim Yong & Kathryn Peters of Council's SBO team on 4 May 2026) that Council has in principle accepted the approached proposed within the Surface Water Management Plan issued to Council on 23 April 2026, subject to additional information which has been provided in this response.

The Surface Water Management Plan proposes retaining walls extending 200mm above ground level between each proposed lot on the subject site, to prevent overland flows moving across lot boundaries. Given this approach, there is no barrier to implementing the acoustic fences as recommended in the Acoustic Report (as no gaps are required to accommodate overland flows which would compromise the acoustic performance of the boundary fences).

Important Issues

1. *As previously advised, Environmental Health note that:*

- a. *as the details of the mechanical plant are not available at this stage of the development, a condition should be included to ensure that all mechanical plant equipment is appropriately acoustically treated, and also to allow a further acoustic report to be requested at a later date if required to ensure compliance with the stipulated environmental noise criterion.*
- b. *The AAAC guidelines suggest that implementation of a noise management plan is one of the most effective noise control measures when implemented with physical noise controls. Given the proximity residential properties, a condition should be included to ensure that this is developed prior to operation and once approved, forms part of the permit.*

As stated in our RFI response dated 20 April 2026, we can confirm our client is amenable to these requirements being reflected in permit conditions.

We also note the comments of Council's Environment Unit in the referral response dated 30 April 2026. We agree that it is preferable that permit conditions associated with Clause 52.17 are dealt with via single permit. This application has been amended (on 11 May 2026) to include all proposed removal of native vegetation on the site, and hence we request that the relevant conditions are placed on this permit.

Metropol

We trust that the enclosed information satisfies Council's request for further information and look forward to receiving advertising instructions shortly.

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Yours sincerely,

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