

Advisory — Advocacy — Approval



Planning Report

Child care centre and single dwelling
297-307 Roslyn Road Highton

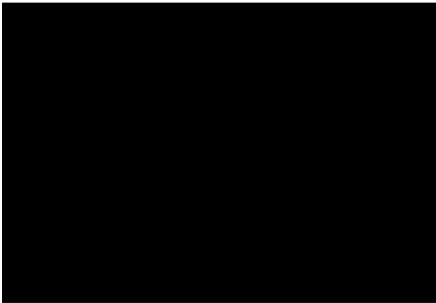
6 July 2026

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Prepared for



Project No
1320



Revision History

Revision	Date	Details	Author / Position	Authorised	
				Name / Position	Signature
A	28 October 2025	Draft Report			Authorised
B	30 October 2025	Final Report			Authorised
C	2 February 2026	RFI Updates			Authorised
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1.0 Introduction

This report supports an application to construct a Child care centre for 116 children at 297-307 Roslyn Road Highton (the subject site). A single dwelling is also proposed facing the Remony Avenue frontage to the rear of the site.

This application represents the first stage of the development of the wider site, with the remainder of the subject site slated for future residential development.

It is also proposed (under a separate planning permit granted by Council on 9 January 2026, Council Ref: PP-825-2025) to realign the boundary of the two lots comprising the subject site and to remove a redundant easement. The boundary realignment would create a large lot comprising the site of the proposed childcare centre and dwelling and a vacant lot that is not proposed to be developed as part of this application. A copy of the proposed Plan of Subdivision (PS930686Y) is enclosed by way of background.

The subject site is currently occupied by a large single storey cream brick (circa 1960s) dwelling located centrally on the site with the balance of the site mostly cleared of vegetation with a small number of scattered mature trees.

The design response demonstrates a site responsive approach with well resolved architectural drawings prepared by [REDACTED] which demonstrate a high quality architectural outcome. The proposed Child care centre building is well set back from neighbouring residential properties and will contribute positively to the Roslyn Road streetscape.

The proposed Child care centre is limited to a single storey in height and features a ground level car parking area in the front setback to Roslyn Road. Extensive outdoor play areas are located adjacent to the side and rear of the building.

Vehicle access to the Child care centre would be via a single crossover to Roslyn Road, and a pathway and zebra crossing across the car park provides for safe pedestrian movements to the street.

A single two-storey dwelling is proposed to the rear of the site, which would be accessible by Remony Avenue. The dwelling features a double garage. A large area of ground level secluded private open space is provided to the rear of the dwelling, ensuring excellent amenity for future residents.

The Planning Policy Framework of the Greater Geelong Planning Scheme provides considerable support for the proposed development as set out in this report.

We submit that the proposal is in keeping with the planning policies and controls of the Greater Geelong Planning Scheme and is therefore worthy of planning permission.

The following architectural drawings, prepared by Malcolm Elliot Architects, form part of the application:

Table 1: Architectural Drawings		
Plan No.	Title	Comments
TP001	Existing Condition Overall Site Plan	Plan showing existing conditions, highlighting portion of site subject to this application
TP001A	Cut & Fill Plan	Site plan showing proposed ground levels and extent of all site cut and fill
TP002	Subject Site Plan & ESD Commitments	Site Plan indicating proposed conditions and interfaces with nearby sites and detailing the environmentally sustainable design commitments for the proposed Child care centre
TP003	Subject Site Plan – Shadow Diagram at 9am	Site plan showing proposed shadows at 9am on 21 September
TP004	Subject Site Plan – Shadow Diagram at 12pm	Site plan showing proposed shadows at 12pm on 21 September
TP005	Subject Site Plan – Shadow Diagram at 1pm	Site plan showing proposed shadows at 1pm on 21 September
TP006	Subject Site Plan – Shadow Diagram at 3pm	Site plan showing proposed shadows at 3pm on 21 September
TP100	Proposed Childcare Ground Floor Plan	Ground floor plan of the child care portion of the subject site, showing key elements of the design response
TP101	Proposed Childcare Roof Plan	Roof plan of the proposed childcare building
TP102	Proposed Dwelling Ground Floor Plan	Ground floor plan of the dwelling portion of the subject site
TP103	Proposed Dwelling First Floor Plan	First floor plan of the dwelling portion of the subject site
TP104	Proposed Dwelling Roof Plan	Roof floor plan of the dwelling portion of the subject site
TP200	Proposed Childcare Sections	Sectional diagrams of proposed child care building
TP300	Proposed Childcare Elevations	North, south, east and west elevations of the proposed Child care centre building, including proposed materials
TP301	Proposed Dwelling Elevations	South and north elevations of the proposed dwelling, including proposed materials
TP302	Proposed Dwelling Elevations	East and west elevations of the proposed dwelling, including proposed materials

This report and the architectural drawings should also be read in conjunction with the following supporting reports and drawings:

- Sustainable Design Assessment prepared by T [REDACTED]
- Arborist Report prepared by [REDACTED]
- Stormwater Management Plan prepared by [REDACTED]
- Vehicle Crossover Clearance Check prepared by [REDACTED]
- Landscape Plan prepared by [REDACTED]
- Waste Management Plan prepared by [REDACTED]
- Acoustic Report prepared by [REDACTED]
- Feature and Level Survey prepared [REDACTED]
- Child care centre 3D Visualisation (for information purposes only)

2.0 Proposal

It is proposed to demolish the existing single storey dwelling that occupies the two lots that constitute the subject site, remove a single tree and construct a single storey Child care centre and a single two storey dwelling.

The design response provides a large outdoor play area for children at the ground level which will provide the ample opportunity for outdoor activities. The outdoor play area wraps around the proposed Child centre on three sides (south, east and west) and provides for extensive landscaping opportunities and a generous setback to the adjoining residential properties to the east.

The design response developed by [REDACTED] sits comfortably within the residential setting. The materials and finishes chosen by the project architect feature weatherboard-look cladding to the front and side elevations with accents of split face blockwork and timber-look cladding on architectural elements facing the street. A pitched roof form with light metal cladding is proposed. Figure 1 shows a preliminary 3D visualisation of the proposed Child care centre building, as viewed from Roslyn Road.

Figure 1: 3D Visualisation of the proposed Child care centre (for information purposes only)



The proposed Child care centre will accommodate 116 children and will operate between the hours of 6:30am and 6:30pm during weekdays.

An 1.8 metre high acoustic fence of standard design has been provided on the boundaries of the outdoor play area where they interface with existing and future residential properties.

A total of 25 car parking spaces are provided within the setback to Roslyn Road. Six spaces are provided within a tandem arrangement, with the three inboard spaces allocated exclusively for staff use. The remaining 22 spaces (including one DDA space) will be available for both staff use and for the pick up and dropping off of children.

The car parking is accessed via a proposed crossover to the northeastern corner of the subject site via Roslyn Road. The existing crossover to Roslyn Road is proposed to be removed.

On ground floor level the proposed building is set back 20.85 metres at its closest point to the Roslyn Road front boundary and 10.59 metres from the eastern side boundary. The building is set back a minimum of 7.37 metres from the proposed rear (southern boundary) and 2.08 metres from the proposed western boundary.

Extensive play areas and perimeter planting beds provide the site with ample opportunity for landscaping. Landscaping will be used to effectively screen the car park from Roslyn Road along the front boundary.

Sustainability features comprise a solar PV system, rainwater tanks for water harvesting and reuse, water efficient fixtures and an energy efficient building envelope.

The proposed dwelling would be constructed to the rear of the Child care centre with a frontage to Remony Avenue. The two-storey Dwelling would feature a large open plan living area opening onto a generously proportioned area of secluded private open space to the north. The dwelling is provided with three bedrooms on the upper level, with an additional study (potential bedroom) provided on the ground floor level. A two car garage is provided, accessed via a new crossover to Remony Avenue.

The dwelling has minimum front setback to Remony Avenue of 6.08 metres, with the eastern wall of the garage constructed to the site boundary. A minimum setback of 11.38 metres is provided to the proposed Childcare centre site to the north, and a minimum setback of 1.08 metres to the proposed boundary to the west.

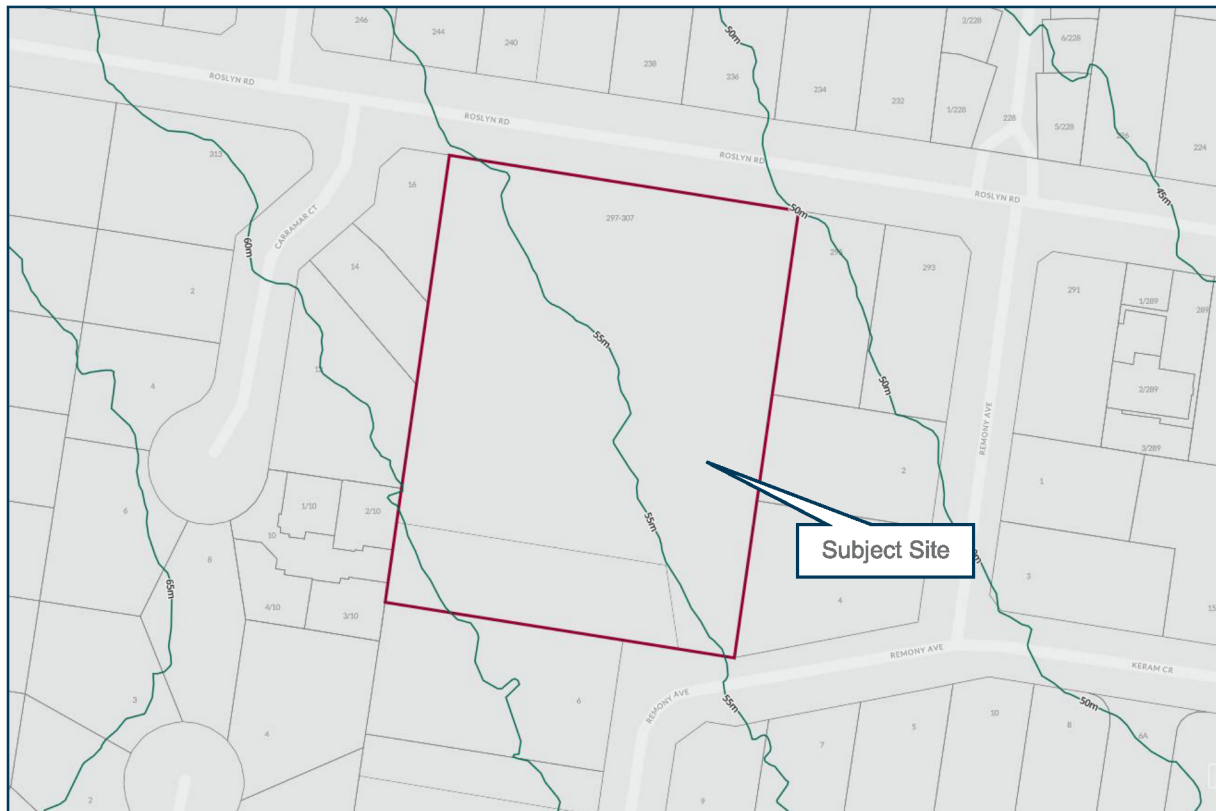
The development proposed in this application represents the first stage of a multi-stage development of the wider site. A separate application seeks to realign the boundary between the two lots comprising the subject site. One of the proposed lots would comprise the Child care centre and the proposed Dwelling and vacant land to the west of the child care. The remainder of the site is earmarked for future residential development.

3.0 Subject Site and Surrounds

3.1 Subject Site

The subject site comprises land identified as Lots 1 and 2 on Plan of Subdivision 95274 with the address 297-307 Roslyn Road, Highton. Refer to Figure 2.

Figure 2: Cadastral Map



Source: Landchecker

The total area of the landholding is approximately 8239.8 square metres and is rectangular in shape, with the northern frontage to Roslyn Road and rear (southern) boundary of approximately 80.3 metres in length. An approximately 25 metre length of the rear boundary is a frontage to Remony Avenue.

The site has east and west boundaries of approximately 102.6 metres in length

There is an approximate fall of approximately 11 metres across the site from southeast to northwest.

A recent search of the Certificates of Title (copies provided) has confirmed that the subject site is not affected by any restriction or covenant. A 3.7 metre wide drainage easement runs along the north-south boundary between Lots 1 and 2 from the Remony Avenue frontage, as depicted on the enclosed Title Plan. It is proposed to remove this easement as part of the subdivision (boundary realignment) planning permit recently approved by Council (as referred to earlier in this report).

The subject site is located within the locality of Highton within the municipality of the City of Greater Geelong. Refer Figure 3.

The subject site is located approximately 800 metres to the west of the Highton Neighbourhood Activity Centre which comprises a mix of shops and services. The surrounding area features numerous amenities within walking distance of the subject site.

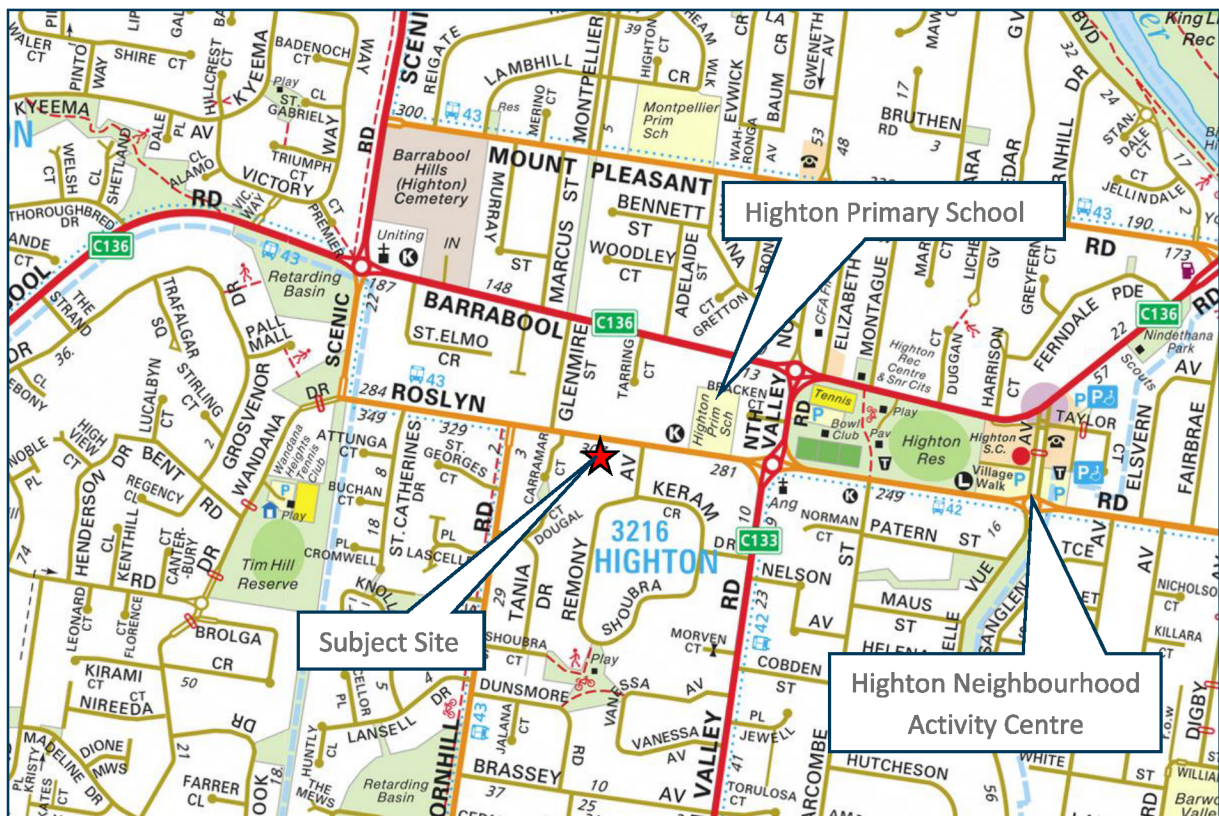
There are excellent passive and active recreational facilities within proximity of the subject site, the closest and most significant being the Highton Reserve approximately 540 metres to the east.

The subject site is located within proximity of existing educational facilities, with the Highton Primary School and Bellvue Preschool Centre within 200 metres of the subject site on Highton Road.

The subject site is located on Roslyn Road, a major road local road providing excellent access to the wider road network. Barrabool Road (approximately 200 metres to the north) is the main east-west route from Highton towards the inner suburbs of Geelong.

The site has access to public transport options with bus services within walking distance. Bus Route 42 stops on Roslyn Road, approximately 400 metres east of the subject site, and provides access to central Geelong and Waurn Ponds Railway Station. Bus Route 43 stops on Roslyn Road, approximately 190 metres west of the subject site, and provides access to Deakin University and an alternative route to central Geelong.

Figure 3: Site Locality Plan



Source: online.melway.com.au

The following two figures provide aerial photographs of the site and its surrounds at different scales and provide an indication of the existing conditions, including buildings, roads and vegetation.

Figure 4 illustrates the site and its immediate surrounds. The subject site is currently occupied by a large single storey building previously used as a Residential aged care facility.

Directly abutting the site to the south is 6 Remony Avenue, occupied by a large single storey dwelling with secluded private open space abutting the shared boundary. Six habitable room windows face the subject site, though we note that three of these windows are well set back (approximately 21 metres) from the common boundary.

To the east, the following properties are directly adjacent to the subject site:

- 295 Roslyn Road, occupied by a single storey dwelling and associated outbuildings. Secluded private open space abuts the shared boundary. Two habitable room windows face the subject site.
- 2 Remony Avenue, occupied by a single storey dwelling and associated outbuildings. Secluded private open space abuts the shared boundary.
- 4 Remony Avenue, occupied by a single storey dwelling. Secluded private open space abuts the shared boundary. No habitable room windows face the subject site.

Directly to the west of the subject site are the following properties (which we note are well separated from the development proposed as part of this application):

- 16 Carramar Court, occupied by a single storey dwelling with secluded private open space abutting the common boundary. A single habitable room window faces the subject site.
- 14 Carramar Court, occupied by a single storey dwelling with secluded private open space abutting the common boundary. A single habitable room window faces the subject site.
- 12 Carramar Court, occupied by a single storey dwelling. The vehicle accessway and a carport are directly adjacent to the common boundary. Four habitable room windows face the subject site, though we note the carport and garden shed on this property sit between these windows and the common boundary.
- 2/10 Carramar Court, occupied by a double storey dwelling with secluded private open space abutting the shared boundary. A single habitable room window faces the subject site at the second storey level.
- 3/10 Carramar Court, occupied by a double storey dwelling with secluded private open space abutting the shared boundary. A single habitable room window faces the subject site at the ground floor level, with two habitable room windows facing the subject site at the second floor level.

Figure 4: Subject site and immediate surrounds



Source: Landchecker Image Date 21 October 2024

Figure 5 shows the site within a wider context and the development pattern of the surrounding area.

The subject site is unusually large in contrast to the more typical residential lots in the immediate surrounds. Further to the east of the subject site is an area of commercial within the Highton Neighbourhood Activity Centre.

Figure 5: Subject site and broader surrounds



Source: Landchecker – Image date 15 October 2024

4.0 Planning History

A recent search of Council's planning permit register shows that planning permit PP-780-2017 applies to the subject site. This planning permit was granted by Greater Geelong City Council (at the direction of VCAT) on 21 February 2019 and allowed for the development of a Residential aged care facility on the site.

Planning permit PP-1181-2020, issued 2 March 2021, also applies to the subject site and allowed for the use of land as a Restriction recreational facility.

We understand that neither of these planning permits were acted on.

Planning permit PP-825-2025 was recently granted (on 9 December 2026) and allows for a re-subdivision (boundary realignment of the subject site and to remove an easement).

4.1 Nearby Approvals

Planning permit PP-769-2022 applies to the land at 240 Roslyn Road Highton (directly opposite the subject site). The permit was issued on 14 November 2023 and allows for the use and development of a Child care centre. We understand construction has commenced on this site.

The approved Child care centre has a capacity of 90 children, and two-storey built form. The approved development features a large outdoor play area to the rear of the building, and a 19 space car park within the front setback to Roslyn Road.

The approved design is of a contemporary architectural style, with timber batten cladding and rendered brickwork.

We note that this site is zoned Neighbourhood Residential Zone (Schedule 8) and this site has direct residential neighbours to the north, east and west.

We have reviewed the Council delegate's report pertaining to this decision. Council found that a Child care centre of this scale, suitably design to avoid unreasonable amenity impacts, was an appropriate land use within the zone. The proposed scale and intensity of the development was found to be an acceptable response to the existing context in this part of Roslyn Road.

We further note that this site is affected by the Special Building Overlay and that Council (as floodplain manager) was satisfied that flood risk could be appropriately managed by specified finished floor levels and with adequate drainage design.

5.0 Planning Policy

5.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) outlines Council's vision for a prosperous and cohesive community, where population growth is supported by inclusive access to social and educational services.

Clause 02.03-3 notes that non-residential uses within residential areas can have detrimental effects on local amenity. Non-residential uses should be well located and designed in order to minimise impacts from traffic and noise. Impacts on residential amenity should be balanced with the community need for services.

Clause 02.03-9 encourages the timely provision of infrastructure, including social infrastructure. Safe and equal access to community infrastructure is encouraged for all members of the community.

Response

The proposal would provide for a much needed community facility (Child care centre) within the Highton locality in proximity to other nearby educational centres.

The large landholding offers a great deal of flexibility in design, ensuring the proposal minimises amenity impacts by providing generous setbacks to neighbouring properties. The single storey built form of the proposed Child care centre will ensure that the building sits comfortably in the low scale residential setting, without resulting in any unreasonable impacts from visual bulk nor overshadowing.

An Acoustic Report has been prepared by [REDACTED] and forms part of this application. The report finds that the provision of an acoustic fence (or retaining wall) is sufficient to ensure that noise from children playing and vehicle movements does not have an adverse impact on residential neighbours.

The subject site's location in close proximity to an arterial road, and the adequate provision of on-site car parking, ensures that any amenity impacts due to vehicle traffic will be limited.

Recently developed residential areas to the west of the subject site indicate a growing community need for child care services in the local area.

5.1 Planning Policy Framework

The Planning Policy Framework (PPF) sets out the State Planning Policies which apply to all land in Victoria as well as local planning policies applying to the City of Greater Geelong. The PPF is structured around nine themes, the themes that are of most relevance to this proposal as discussed in this section of the report.

The PPF recognises the need for integrated decision making which recognises and responds to the needs and expectations of the community relating to land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. These needs are to be met through land use planning by addressing those aspects of economic, environmental and social wellbeing that are affected by

land use and development. Conflicting objectives are to be balanced in favour of net community benefit and sustainable development for the benefit of present and future generations.

5.1.1 Clause 13 – Environmental Risks and Amenity

Clause 13 of the PPF addresses the theme of Environmental Risks and Amenity. The PPF seeks to ensure communities are resilient and safe by adopting best practice environmental management and risk management. Planning should minimise risk to the environment, human health and amenity by ensuring that neighbouring land use and development is compatible.

Clause 13.03-1S, titled *Floodplain management* seeks to protect life, property and infrastructure from flood hazards (including overland flows). Community facilities (including Child care centres) should be located outside 1 in 100 year flood event floodplains.

Clause 13.03-1L, titled *Floodplain Management* discourages the use and development of land in floodplains where flood function may be impaired.

Response

The subject site has been modelled to be affected by overland flows during 1 in 100 year flood events, as evidenced by the Special Building Overlay (SBO) affecting the site.

The project civil engineer, [REDACTED], has reviewed the extent of the SBO as it applies to the site against the existing contours of the site and have serious doubts that the SBO correctly indicates the likely overland flows over the site.

The enclosed Stormwater Management Plan prepared by [REDACTED] demonstrates that expected overland flows can be appropriately managed with site drainage towards Roslyn Road and on-site detention of water (determined at the time of individual planning applications of each stage of development of the subject site).

The measures identified in the Stormwater Management Strategy will ensure that the proposed Child care centre is not vulnerable to flood hazards and that the proposed development does not impede overland flows.

The Architectural Plans show that 15,000 litres of on-site detention capacity is provided within the Child care centre site.

Clause 13.07-1L-01 is the City of Greater Geelong's local policy relating to *non-residential uses in residential zones*. The policy applies to use or development of land of a Section 2 use within the Neighbourhood Residential Zone. The clause seeks to provide non-residential uses that serve a local community need and to ensure that non-residential uses are compatible with the surrounding neighbourhood character and local amenity.

The following strategies are of relevance to the proposal:

Location Strategies

- *Locate non-residential uses on sites that have access to a road in a Transport Zone.*
- *Discourage non-residential uses from locating on sites in a local access street or lane*
- *Locate non-residential uses where they will benefit and be convenient to local residents.*
- *Avoid a concentration of non-residential uses where it would:*

- *Create a de-facto commercial area.*
- *Isolate residential properties.*
- *Contribute to unplanned expansion of commercial or mixed use zones into surrounding residential land.*

Response

While the subject site does not have access to a road within a Transport Zone, Roslyn Road is a major local connector road serving a similar purpose to other local roads within the Transport Zone 3 (noting that Roslyn Road itself is within the Transport Zone 3 just 300 metres to the east of the subject site). The proposed Child care centre would not have direct access to local streets

The proposed location would be highly beneficial and convenient for local residents, being located in proximity to other nearby educational facilities. Families with children of range of ages would benefit from the co-location of educational facilities serving different age groups.

The proposal would not result in the commercialisation of this section of Roslyn Road, which will remain overwhelmingly residential in character.

Amenity Strategies

- *Protect the amenity of surrounding strategies from:*
 - *Noise, light and odours emitted from the site*
 - *Disturbance associated with the hours of operation*

Response

Being located on a major local road, the amenity impacts resulting from the proposed Child care centre will not be unreasonable having regard to the existing conditions of the site.

The Child care centre would not operate at times which have the potential to cause unreasonable impacts due to light and noise.

An Acoustic Report has been prepared by [REDACTED] and forms part of this application. The report finds that the provision of an acoustic fence (or retaining wall) is sufficient to ensure that noise from children playing and vehicle movements does not have an adverse impact on residential neighbours.

A Waste Management Plan has been prepared by [REDACTED] and forms part of this application. The measures outlined within the Waste Management Plan will ensure that there are no unreasonable amenity impacts resulting from odour.

Design and Siting Strategies

- *Site and design buildings to respect the siting and layout of adjacent buildings.*
- *Design development to respect the existing neighbourhood character and reflect a residential*



scale and appearance, particularly with regard to:

- *Building and roof form.*
 - *Building height and setback.*
 - *Design detail (including façade articulation, verandahs, window and door style and placement).*
 - *Building materials.*
 - *Colours and finishes.*
- *Locate air-conditioning, heating and plant equipment to avoid being visible from the public realm and adjoining properties.*

Design and siting policy guideline

- *Whether development is consistent with the following objectives / standards:*
 - *Clause 54.03-1 Street setback.*
 - *Clause 54.04-1 Side and rear setbacks.*
 - *Clause 54.04-2 Walls on boundaries.*
 - *Clause 54.04-3 Daylight to existing windows.*
 - *Clause 54.04-4 North facing windows.*
 - *Clause 54.04-5 Overshadowing open space.*

Response

The proposed Child care centre building is well setback (by a minimum of 10.59 metres) from neighbouring properties to the east. The single storey built form will sit comfortably in the residential setting.

The design response features a pitched roof, building form and material selection that reflects the character of residential development along Roslyn Road.

Building services are located within a fenced service yard to the west of the Child care centre building and would not be visible from the public realm nor adjoining properties.

An assessment of the proposed Child care centre against the relevant standards of Clause 54 (all of which are met comfortably) is provided in Section 9.0 of this report.

Landscaping strategies

- *Provide planting on site that maintains the landscape character of the area.*
- *Retain significant trees where practicable.*
- *Set aside the front setback of sites for landscaping.*
- *Provide landscape buffers between adjoining properties and areas used for access and parking on the site.*

Response

As demonstrated in the Landscape Plan prepared by Z [REDACTED], the extensive outdoor play areas which wrap around the proposed Child care centre provide ample opportunity for landscaping.

Landscaping is also be provided within the front setback of the Child care centre site, partially screening the car parking area from the public realm.

A large existing canopy tree will be retained within the eastern setback, with new trees also provided.



Car Parking Strategies

- *Locate car parking areas so they do not dominate the streetscape by locating them at the side or rear of the site.*
- *Support uses where the traffic generated by the use can be accommodated within the surrounding street network.*
- *Support uses that can accommodate parking on site and do not create significant increases in on-street parking demand.*

Response

Car parking has been provided within the front setback of the subject site in order to make the most efficient use of the subject site and to provide landscaped setbacks to neighbouring properties (and avoiding placing vehicle accessways on boundaries with residential properties).

Plantings along the Roslyn Road frontage will soften the presentation of the car park from the public realm.

Vehicle access is provided from Roslyn Road, a local arterial road which will comfortably be able to absorb any traffic generated by the development.

Car parking for the Child care centre is provided in accordance with the requirements of Clause 52.06, ensuring that car parking is more than adequate for the parking demand generated by the development.

5.1.2 Clause 15 – Built Environment and Heritage

The Built Environment and Heritage theme is addressed in Clause 15 of the PPF. This Clause identifies that planning should ensure that new land use and development appropriately responds to its context and recognises that quality built environments support the social, cultural, economic and environmental wellbeing of our communities. Planning should achieve high quality urban design and architecture that contributes to the local urban character and sense of place and reflects the characteristics and aspirations of the community. New development is to enhance liveability, diversity and amenity and safety of the public realm and make places more attractive.

Clause 15.01-2L, titled Environmentally Sustainable Development, seeks to achieve best practice sustainable development at the design stage of new buildings. Objectives are provided to encourage development that minimises environmental impacts through the themes of Energy Performance, Integrated Water Management, Indoor Environment Quality, Transport, Waste Management and Urban Ecology.

Response

The proposed Child care centre has been designed to contribute positively to the character along Roslyn Road, which features predominantly single or double storey detached dwellings. The design response achieves an acceptable urban design outcome in a manner that responds to the context of the area in which it is located.

The Sustainable Design Assessment prepared by [REDACTED] demonstrates that the proposal will include measures to achieve best practice environmentally sustainable design, including though reducing energy consumption and providing for rainwater harvesting and reuse.

5.1.3 Clause 19 – Infrastructure

The need to facilitate the planning of social and physical infrastructure to meet community needs is identified in Clause 19 of the PPF. Planning should recognise social needs by ensuring that the community has access to education, cultural, health and community support facilities.

Clause 19.02-2S seeks to integrate education and early childhood education facilities within local communities. Planning should consider existing and future demand for education facilities.

Response

The subject site is well serviced by the existing arterial road network, and is in close proximity to shops and services within the Highton Neighbourhood Activity Centre. The site is also well connected to existing educational centres, such as the Highton Primary School.

The proposed Child care centre will contribute to the provision of an important service to the growing community in this part of Greater Geelong

6.0 Planning Scheme Controls

6.1 Permit Triggers

The subject site is affected by the following planning controls:

- Clause 32.09 – Neighbourhood Residential Zone – Schedule 8
- Clause 43.02 – Design and Development Overlay – Schedule 14
- Clause 44.05 – Special Building Overlay (in part)

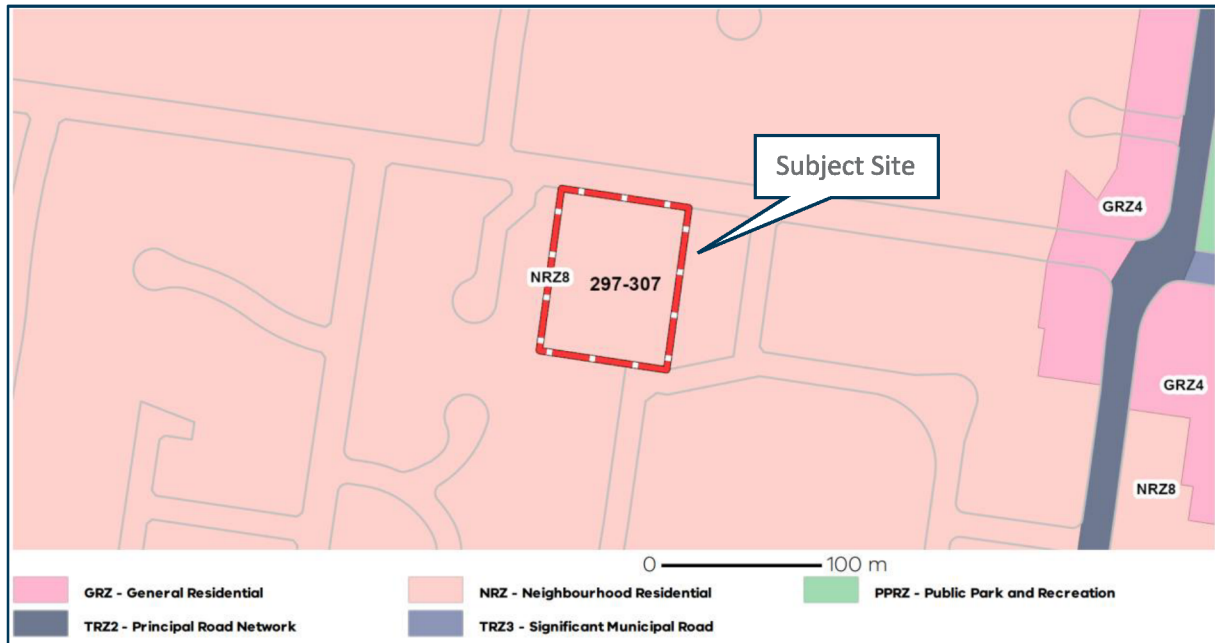
We have identified the following planning permit triggers for the proposed development:

Table 2: Permissions Table

Planning Scheme Clause	Matter for which a permit is required
32.09-2	To use land for a Child care centre
32.09-10	To construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2
44.05-2	To construct a building or construct or carry out works

6.2 Zoning

The subject site is placed within the Neighbourhood Residential Zone – Schedule 8, which has been broadly applied to this part of Highton. Residential areas on the periphery of the Highton Neighbourhood Activity Centre to the east have been zoned General Residential Zone. Refer Figure 6.

Figure 6: Greater Geelong Planning Scheme – Zones

Source: VicPlan 2025

Schedule 8 to the zone identifies the site as falling within an incremental change area.

The purpose of the Neighbourhood Residential Zone includes:

- *To manage and ensure that development is responsive to 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.*

A permit is required for the use of land for a Child care centre (Clause 32.09-2) and for buildings and works associated with this use (Clause 32.09-10).

We note that no permit is required for the use nor development of the single dwelling fronting Remony Avenue under the zone.

Decision guidelines of relevance to the proposal are found at Clause 32.09-14 and include the following:

- *In the local neighbourhood context:*
 - *Whether the use or development is compatible with residential use.*
 - *Whether the use generally serves local community needs.*
 - *The scale and intensity of the use and development.*
 - *The design, height, setback and appearance of the proposed buildings and works.*
 - *The proposed landscaping.*
 - *The provision of car and bicycle parking and associated accessways.*
 - *Any proposed loading and refuse collection facilities.*
 - *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

Response

The proposal is consistent with the purpose of the Neighbourhood Residential Zone which provides for non-residential uses that serve local community needs. The proposed Child care centre will provide an important service to the growing local community

The proposed dwelling is entirely in keeping with the preferred neighbourhood character, noting that no permit is required for the construction of this dwelling under the zone.

The proposed intensity of the Child care centre is well within that supported in the Neighbourhood Residential Zone and is limited to a building of a single storey in height, in an area where development of up to two storeys is expressly provided for.

The use of land for a Child care centre is clearly compatible with the use of surrounding land for residential purposes and will not result in unreasonable amenity impacts by way of noise or other off-site amenity impacts.

The design of the proposed Child care centre will contribute positively to the streetscape and is of a high architectural standard.

Ample on-site car parking is provided for the proposed use and will ensure there are no off-site impacts. Two horizontal bicycle spaces are provided at the front of the site for the use of visitors to the subject site.

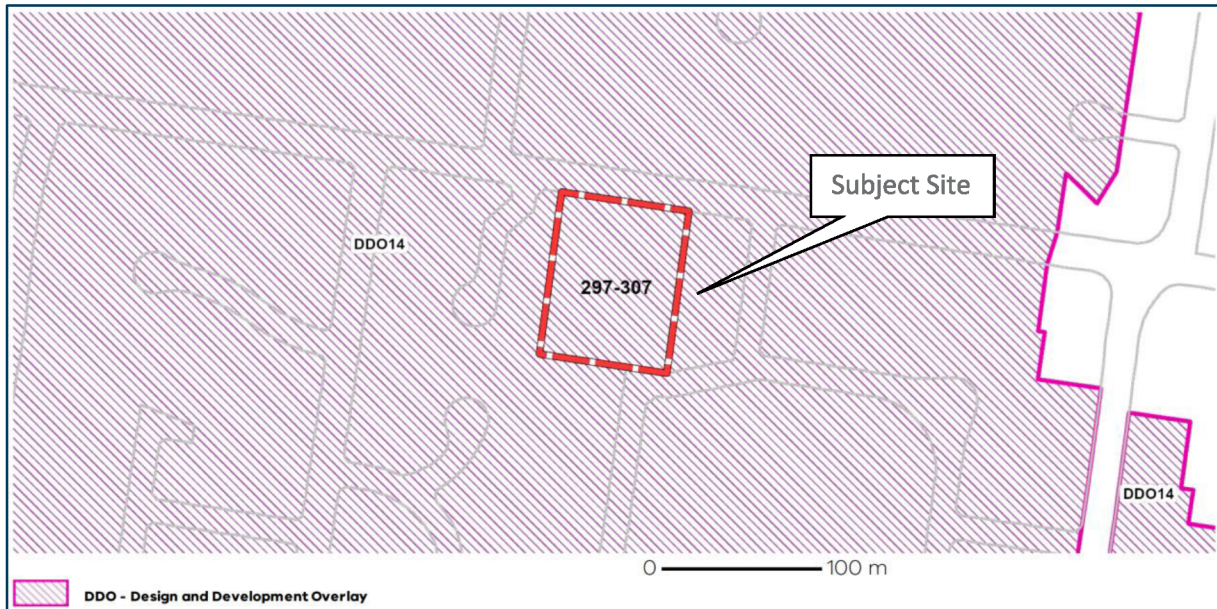
Waste will be stored in a fenced service yard, well removed from neighbouring properties and screened from the public realm. A Waste Management Plan has been prepared by T [REDACTED] to demonstrate that the proposed waste storage areas are adequate and to detail waste collection procedures.

6.3 Overlays

6.3.1 Design and Development Overlay – Schedule 14

The site is affected by Schedule 14 to the Design and Development Overlay, titled *Dwellings over 7.5 metres in areas with access to views*. Refer Figure 7.

Figure 7: Greater Geelong Planning Scheme – Design and Development Overlay – Schedule 14



Source: VicPlan 2025

Schedule 14 to the overlay provides that a permit is not required for buildings and works other than to construct a dwelling which is more than 7.5 metres above natural ground level.

Design objectives to be met under Schedule 14 include:

- *To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of view 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.*

Response

No permit is required for the development of a Child care centre under the Design and Development Overlay Schedule 14.

The proposed dwelling has a maximum building height of 7.384 metres (refer Drawing TP302 west elevation). A permit is therefore not required for the construction of the dwelling under the Design and Development Overlay Schedule 14.

6.3.2 Special Building Overlay

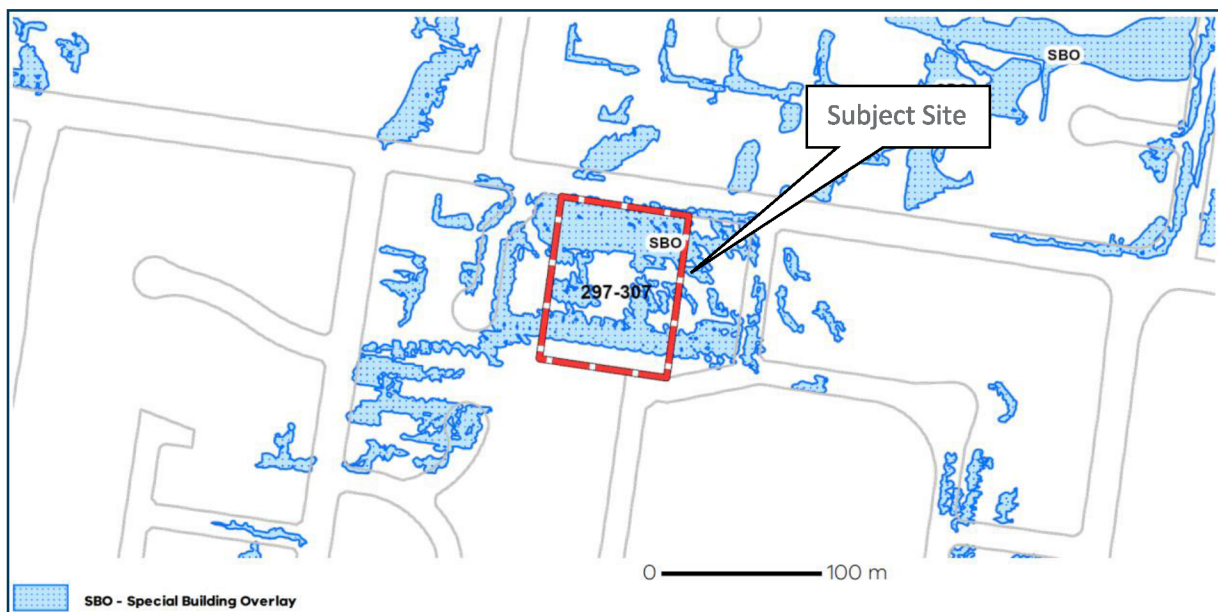
The purpose of the Special Building Overlay includes:

- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

A permit is required under this overlay to construct a building and carry out works (Clause 44.05-2) and to subdivide land (Clause 44.05-3).

The Special Building Overlay applies to an irregular area of the subject site as shown in Figure 8.

Figure 8: Greater Geelong Planning Scheme – Special Building Overlay



Source: Viplan

An application under Clause 44.05 must be referred to the relevant floodplain management authority (we understand that Greater Geelong City Council provides consents under the Special Building Overlay on behalf of the Corangamite Catchment Management Authority).

Relevant decision guidelines contained within Clause 44.05-7 are as follows:

- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
 - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.

Response

The project civil engineer, [REDACTED], has reviewed the extent of the SBO as it applies to the site against the existing contours of the site and have serious doubts that the SBO correctly indicates the likely overland flow paths across the site.

The enclosed Stormwater Management Plan prepared by [REDACTED] demonstrates that expected overland flows can be appropriately managed with site drainage towards Roslyn Road and on-site detention of water (determined at the time of individual planning applications of each stage of development of the subject site).

The measures identified in the Stormwater Management Strategy will ensure that the proposed Child care centre is not vulnerable to flood hazards and that the proposed development does not impede overland flows.

The architectural drawings show that 15,000 litres of on-site detention capacity is provided within the Child care centre site.

7.0 Particular Provisions

7.1 Clause 52.06 - Car Parking

The purpose of Clause 52.06 is to ensure that sufficient and appropriately designed car parking facilities are provided for new developments commensurate with the demand generated by the intended use of the site, having regard to the nature of the locality.

Clause 52.06 also aims to ensure that car parking is appropriately designed and located so that it does not impact upon the amenity of the locality, including existing residents or pedestrians and other road users and achieves a high standard of urban design. Car parking areas should be designed so that they are safe and easy and efficient to use.

This Clause also requires the preparation of a plan showing the location and dimensions of car parking spaces, access lanes, driveways and associated works and landscaping. These details have been provided in the architectural drawings prepared by Malcolm Elliot Architects.

The Clause specifies the rate at which car parking is to be provided according to the proposed use of the site. A summary of the requirements of this clause in so far as they relate to this application is provided in the following table.

Table 3: Car Parking rates specified in Clause 52.06				
Use	Proposal	Planning Scheme Rate	Car Spaces Required	Car Parking Proposed
Child care centre	116 children	0.22 spaces to each child	25	25
Dwelling	3 bedroom	2 spaces to each three or more bedroom dwelling	2	2
TOTAL			27 Spaces	27 Spaces

Response

The proposed development has a planning scheme car parking requirement of 27 on-site car parking spaces. As 27 car parking spaces are proposed to be provided on-site, the planning scheme requirement is satisfied.

A total of 25 car parking spaces are provided for the Child care centre within the front setback to Roslyn Road. Six spaces are provided in a tandem arrangement, with the three inboard spaces allocated exclusively for staff use. The remaining 22 spaces (including one DDA space) will be available for pick up and drop of children.

Two car parking spaces are provided for the proposed dwelling in a double garage.

The proposed car parking areas comply with all of the design standards set out in Clause 52.06-9.

7.2 Clause 52.37 – Canopy Trees

The purpose of Clause 52.37 is to protect and enhance canopy tree cover in residential areas. Canopy trees contribute to urban greening and represent a climate responsive approach to urban heat effects. Development should be designed to avoid the removal of canopy trees where possible, support the long-term health of existing trees, and include the planting of new trees to contribute to an increase in canopy tree cover.

A permit is required to remove, destroy or lop a canopy tree in the Neighbourhood Residential Zone, pursuant to Clause 52.37-2.

The Arboricultural Report prepared by Glenn Waters confirms that no tree proposed for removal requires a permit under the clause.

8.0 Clause 54 Assessment

While not a requirement of the Neighbourhood Residential Zone, Clause 13.07-1L-01 of the PPF encourages non-residential development in residential zones to meet certain objectives of Clause 54.

We note that the gazettal of Amendment VC282 to the Greater Geelong Planning Scheme has resulted in the rearrangement of objectives within Clause 54 such that the clause references detailed in Clause 13.07-1L-01 no longer accord with the same objectives. The below assessment considers the intended objectives (rather than the outdated clause references).

We further note that the proposed single dwelling has not been included in the assessment below, as siting and layout requirements will be assessed at the building permit stage for this component of the development.

54.02-1 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 A2-1	Comments
Walls of buildings are set back from streets: - At least the distance specified in the schedule to the zone if the distance is less than the distance specified in Table A2-1, or - If no distance is specified in the schedule to the zone, the distance specified in Table A2-1. 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.	Complies The dwelling on the property abutting the subject site to the east (295 Roslyn Road) is setback approximately 10.5 metres from the street. The dwelling on the property abutting the subject site to the west does not face Roslyn Road. Table A2-1 therefore requires a minimum street setback of 6 metres. The proposed Child care centre is set back 20.85 metres, complying with the standard

Objectives Met/Not Met: Met.

54.02-3 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 A2-3	Comments
A new building not on or within 200mm of a boundary is set back from side or rear boundaries 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. Sunblinds, verandahs, porches, eaves, fascias, 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 setbacks. Landings having 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 childcare centre is well setback from existing and proposed residential sites, as detailed below. Western Elevation Maximum height above NGL: Approx. 2.95 metres Required setback: 1 metre Proposed Setback: 2.08 metres (from proposed west boundary) Eastern Elevation Maximum height above NGL: Approx. 4.04 metres Required setback: 1.32 metres Proposed Setback: 10.59 metres Southern Elevation Maximum height above NGL: Approx. 2.72 metres Required setback: 1 metre Proposed Setback: 7.37 metres (from proposed rear boundary)
Objectives Met/Not Met: Met. Deemed to comply.	

54.02-4 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 or small second dwellings.

Standard A2-4	Comments
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 of more than: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of the 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.	Complies No wall on boundary is proposed.

Objectives Met/Not Met: Met. Deemed to Comply.

54.04-1 Daylight to Existing Windows Objective

To allow adequate daylight into existing habitable room windows.

Standard A4-1	Comments
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 The nearest habitable room window to the proposed childcare centre is at the dwelling at 295 Roslyn Road (to the east). This window is separated from the proposed Child care centre building by approximately 16.3 metres.

Objectives Met/Not Met: Met. Deemed-to-comply

54.04-2 North-Facing Windows Objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B4-2	Comments
Where a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a new building is setback 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. 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.	Complies There are no existing north facing windows to the south of the Child care centre building. We note that the proposed north facing windows of the dwelling forming part of this application are set back approximately 22.8 meters from the child care building.

Objectives Met/Not Met: Met. Deemed-to-comply.

54.04-3 Overshadowing Open Space Objective**To ensure buildings do not significantly overshadow existing secluded private open space**

Standard A4-3	Comments
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 The proposal is for a single storey childcare building, which is well set back from existing residential properties. The nearest area of secluded private open space is located 10.58 metres to the east of the proposed building. The architectural plans include shadow diagrams that demonstrate that no new overshadowing of neighbouring properties will result from the construction of the Child care centre at the equinox.

Objectives Met/Not Met: Met. Deemed-to-comply

9.0 Conclusion

The proposal demonstrates an appropriate response to the existing and emerging character of lots fronting Roslyn Road.

A growing local population will place increased demand on services such as local Child care centres and the proposed use will support the growing local resident population.

The main road location of the site lends support for the proposed use.

The subject site is underutilised and represents a significant infill development opportunity given that it comprises a large consolidated landholding in a well-served location in close proximity to residents, shops and services. The Planning Policy Framework of the Greater Geelong Planning Scheme provide considerable support for the redevelopment of such sites.

The project architect [REDACTED] Architects have prepared a design response which responds appropriately to the physical and strategic context of the site as set out in this report.

The materials and finishes chosen by the project architect provides visual interest to the streetscape and to the adjoining properties. The architectural appearance is contemporary, while drawing on traditional roof forms and materials used in nearby dwellings and will contribute positively to the streetscape.

The proposal has been sensitively designed so as to not result in any unreasonable amenity impacts, both for existing residential properties and for remaining areas of the subject site earmarked for future residential development.

For the reasons outlined in this report it is considered that the proposed Child care centre is consistent with the outcomes sought of this site in the Greater Geelong Planning Scheme and therefore is worthy of planning permission.

Appendix A – Photographic Study

Photo 1: Looking south at the subject site from Roslyn Road (image source: Google Streetview – October 2024)



Photo 2: Looking south at 295 Roslyn Road on the left and the subject site on the right (image source: Google Streetview – October 2024)

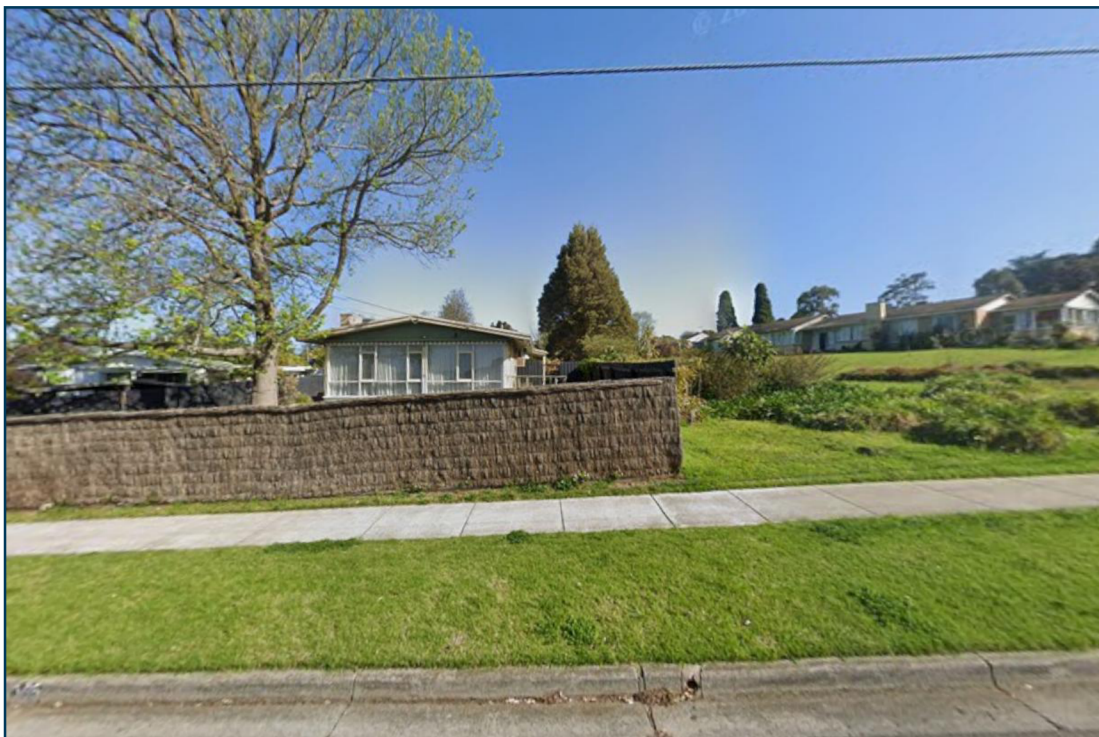


Photo 3: Looking south at 242 Roslyn Road (right) and the subject site (left) (image source: Google Streetview – October 2024)



Photo 4: Looking north at the subject site from the Remony Avenue frontage (image source: Google Streetview – May 2023)



Photo 5: Looking northeast at the subject site from the Remony Avenue frontage, showing the interface with properties to the east (image source: Google Streetview –May 2023)



Photo 6: Looking west at 6 Remony Avenue which abuts the subject site to the north (image source: Google Streetview –May 2023)

