

Town Planning Guide

Overview

As a resident of Portarlington, it can sometimes be hard to keep up with the status of proposed planning applications and developments never mind trying to understand the plethora of documents and policies that are produced by the local council. The PCA has produced this resource to help navigate the often convoluted world of planning.

Please note that this Guide is a draft, and is yet to be endorsed by PCA members. It will always be a dynamic document, subject to change in response to Council and State Government regulations.

It provides a quick guide of what to do in order to:

Keep informed:

Keep yourself up to date on the current planning permit applications in your area by utilising the following resources:

- Current planning permit applications (<https://www.geelongaustralia.com.au/advertisedplanning/default.aspx>)
- Sign up for automatic [notifications](https://www.planningalerts.org.au/) (<https://www.planningalerts.org.au/>)

Understand the zoning:

Portarlington is split into a number of zones and overlays as defined in the [Greater Geelong Planning Scheme](#) and in order to be better informed about your area, check your address using the following resource:

- <https://mapshare.vic.gov.au/vicplan/>

There is a short zoning overview of Portarlington provided at the end.

Note: There is a common misconception in Portarlington that there is a 7.5m height restriction, this is **not** the case, there is however a “trigger point” in a Design and Development Overlay (DDO14) to assess the reasonable sharing of views. It is important to understand this only covers areas with existing significant views (You Yangs etc) and there is no strong definition of “reasonable”.

Have your voice heard:

There are a number of ways to have your voice heard but more than likely you will want to voice concerns over an inappropriate development in your area. This is as simple as filling out an online form on the council website and stating your objection. Please remember the most important thing is to state how the proposed development will impact you, where impacts may be:

- Increased traffic
- Overlooking
- Visual bulk
- Neighbourhood character

The Manningham City Council have produced a great information sheet on writing an effective objection:

- [Making an Effective Objection Information Sheet](#)

This sheet can be transposed effectively to Portarlington and has a number of valuable points to follow.

Other planning documents:

There are a number of other documents that have been produced over the years and have been used as a basis for amendments to the planning scheme. They are worth using as references when trying to back up any arguments. However in no way do they take precedence over the planning scheme.

- [Geelong Settlement Strategy](#)
- [Bellarine Localised Planning Statement](#)
- [Portarlington Structure Plan](#)

Further Help:

Hopefully this information pack has given you a good start in understanding the often confusing area of planning and empowers you to take a deeper look.

Please feel free to contact the PCA as we have a number of members who are willing to lend a helping hand in understanding planning and how it affects both your area and Portarlington as a whole.

Residential Zones Overview

Provided as a quick overview and full descriptions are detailed in the [Greater Geelong Planning Scheme](#).

GRZ1 – General Residential Zone Schedule 1

- Covers new development areas (i.e. the Rise, Portarlington Lifestyle Village and the yet to be started “Olive Grove”)
- Height limit is 11 metres but generally also covered by DDO14.
- Restricted to 3 storeys.
- These areas are also generally covered by a Development Plan Overlay (DPO).

GRZ2 – General Residential Zone Schedule 2

- Covers the majority of Portarlington.
- Height Limit is 9 metres but generally also covered by DDO14.
- Must adhere to private open space requirements.
- Restricted to 3 storeys.

RGZ3- Residential Growth Zone Schedule 3

- Also known as the IHDA (Increased Housing Diversity Area).
- Covers majority of residential properties within 600m of the town centre.
- Building heights restricted to 10.5 metres.
- Restricted to 4 storeys.

- Requirement for a sloping scale from centre to edge in order to integrate with GRZ areas.

Requirements of Clause 54 and 55

Each of the zones give requirements of Clause 54 and 55 that relate to Residential Development Standards (**ResCode**) where:

- Clause 54 allocates standards for one dwelling on a lot.
- Clause 55 allocates standards for Two or more dwellings on a lot.

The standards set out requirements for such things as height, coverage, setbacks etc. that need to be adhered to and the following practice note from the state government gives some good practical advice in order to understand the standards and how they should be applied:

- [PPN27-Understanding-the-Residential-Development-Standards-ResCode_June-2015.pdf](#)

Overlays

DD014 – Design and Development Overlay Schedule 14

- Covers majority of GRZ1 and GRZ2 properties.
- Applicable to residential developments over 7.5m.
- In place to ensure “reasonable” sharing of “significant” views.

DD019 – Design and Development Overlay Schedule 19

- Covers the majority of residential properties on the foreshore (Esplanade and Ramblers Rd)
- Numerous clauses around built form, heights etc.

DPO18 – Development Plan Overlay Schedule 18

- Covers “the Rise”.
- Planning permit advertisement not required as to encourage development.
- Permit applications are at the discretion of the developer who is in charge of the whole development area.

DPO36 – Development Plan Overlay Schedule 36

- Covers the future development at the “Olive Grove” (Land bounded by Geelong-Portarlington Rd, Batman Rd, Allens Rd & Tower Rd)

Other Zones:

- FZ – Farming Zone, generally all properties to the south of Tower Road.
- RLZ – Rural Living Zone, some blocks to the south of Hood Rd and East of Mercer St.
- LDRZ2 – Low Density Residential Zone Schedule 2 – Land surrounding the old swimming pool.