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Planning Report

Demolition of a Dwelling, Outbuilding and Fencing and Removal of Canopy Trees, Buildings and works associated with construction of a replacement Dwelling, Carport and Fencing

3 Talbot Street, Newtown

Lot 1, PS405107A



V1

Document Control

Document Title: Planning Report**Document Author:** AS**Client:** Uniting Church in Australia (Victoria)**Job No:** 18586

Version No	Date created	Comments
1	18/11/25	
2		
3		



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1. Introduction

St Quentin has been instructed to prepare this planning report in relation to: Demolition of a Dwelling, Outbuilding and Fencing and Removal of Canopy Trees, Buildings and works associated with construction of a replacement Dwelling, Carport and Fencing at No. 3 Talbot Street, Newtown (Lot 1, PS405107A).

The purpose of this report is to detail the proposal and its context, outline its consistency with the relevant strategic framework and statutory controls, and in doing so explain why the proposal is worthy of Council's support and approval.

This report is supported by and should be read in conjunction with the following **Appendices**:

- Certificate of Title
- Development Plans (C + M Build Group)
- Arboricultural Impact Assessment (Woodland Tree Reports)



2. Key Considerations

The key considerations for Council to assess within this planning application are as follows:

Heritage Conservation

The subject site contains a former Manse (Dwelling) that forms part of a precinct based Heritage Overlay (HO1627 – *Aphrasia Street Heritage Area*) under the Greater Geelong Planning Scheme. The site is physically separated from the adjacent St. David's Newtown Uniting Church and Hall by an existing laneway.

Despite its inclusion within the Heritage Overlay Precinct, the Victorian Heritage Database Report lists 3 Talbot Street, Newtown as:

Not Significant - However is situated within Heritage Precinct

The *Aphrasia Street Heritage Area Statement of Significance*, City of Greater Geelong, June 2022 specifies those elements which distinguish the historically wealthy residential areas on the crest and slopes of Newtown Hill, including early and late Victorian, Edwardian and later residential development together with educational and religious buildings.

The retention of traditional street features and trees demonstrate the qualities inherent in relatively intact streetscapes.

The *Aphrasia Street Heritage Area Design Guidelines*, City of Greater Geelong, June 2022 provide guidance for 'Bulk, form and appearance' which seek inter alia to;

Encourage the contemporary interpretation of traditional building design within the area.

Encourage the use of traditional construction materials in the area.

As the building was identified in a Council study as having no significance, it is understood that demolition could be readily supported subject to the design of the replacement building being supported.

To this end, the replacement building and associated works (including the carport, fencing and works within road reserve) are consistent with the Heritage Area Design Guidelines, specifically through:

- Maintenance of the prevailing single storey height, regular front and side setbacks.
- Detached single storey built form;
- Complex (hipped) roof form;
- Use of pressed evenly coloured red bricks;
- Timber framed windows.

The carport is located to the side of the building and the fencing is of a similar height and style to the existing fencing.

Refer **Appendices** for Development Plans (C + M Build Group)

Despite issues associated with damage to existing storm water pipes, the existing street tree is proposed to be retained. Limited canopy tree removal is proposed, and space is available on site for new canopy tree planting to achieve the Minimum tree canopy tree cover.



Street Tree

An Arboricultural Impact Assessment (AIA) has been undertaken by Woodland Tree Reports, assessing the Camphor Tree (*Camphora officinarum*) located within the narrow nature strip in the Talbot Street Road reservation.

Whilst the tree's roots are impacting existing storm water drainage pipes resulting in damage to the existing brick fence and kerbing, the AIA notes that if the street tree is to be retained renewal of the storm water pipe/pipes to the back of kerb (LPOD) will be required.

Any moderate encroachment into the NRZ of the tree may require a non-destructive root investigation (NDRI) using minimally destructive methods along the replacement stormwater pipe to a depth required for renewal of the pipe/s.

Refer **Appendices** for Arboricultural Impact Assessment (Woodland Tree Reports)



3. Setting

Subject Site

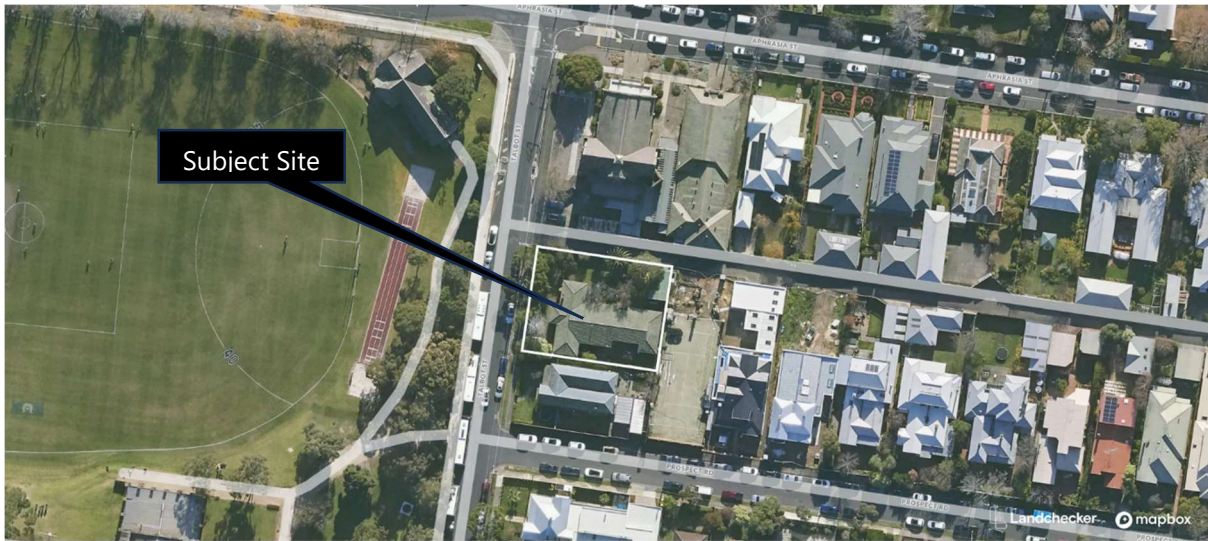


Figure 1 Subject site (Source: LandChecker: 21/06/2025)

Street Address:	No. 3 Talbot Street, Newtown
Title Details:	Lot 1, PS405107A Volume 10311 Folio 580
Restrictions/Covenants:	Not Applicable
Zone:	Neighbourhood Residential Zone - Schedule 2 (NR22) URBAN PRESERVATION AREAS
Overlays:	Heritage Overlay (HO1672) Aphrasia Street Heritage Area (Part) Special Building Overlay (SBO)
Other Regulatory Constraints:	Not Applicable
Key Site Features:	Former Manse (Dwelling) Included in HO1672 (<i>Aphrasia Street Heritage Area</i>), however Not Significant

Refer **Appendices** for Certificate of Title

Surrounding Context



North: Laneway / No. 43 Aphrasia Street, Newtown
 Neighbourhood Residential Zone – Schedule 2 (**NRZ2**)
 Laneway / St. David’s Newtown Uniting Church and Hall

East: No. 120 Prospect Road, Newtown
 Neighbourhood Residential Zone – Schedule 2 (**NRZ2**)
 Private Tennis Court

South: No. 5 Talbot Street, Newtown
 Neighbourhood Residential Zone – Schedule 2 (**NRZ2**)
 Single Dwelling

West: Talbot Street, Newtown
 Neighbourhood Residential Zone – Schedule 2 (**NRZ2**)
 Road Reserve



4. Proposal

Proposal Description

The application seeks approval for: Demolition of a Dwelling, Outbuilding and Fencing, Buildings and works associated with construction of a replacement Dwelling, Carport and Fencing.

Use

Not Applicable.

Buildings and Works

Demolition

Complete demolition of Dwelling, Outbuilding and both Western (Talbot Street) and Northern (Laneway) fences.

Replacement Dwelling and Carport

- Construction of a (replacement) Dwelling comprising:
 - Three (3) bedrooms (Bed 1 with ensuite and WIR), open plan kitchen / dining / rumpus, study, laundry, bathroom and powder rooms.

Fencing

Construction of fence along Talbot Street (West) and return section along part of Northern boundaries.

Fence will be 1500mm high brickwork with 1500mm high metal stacking auto gates (driveway) and 1500mm high metal pedestrian gates.

Crossover

Alteration to existing vehicle crossover with new works to match existing materials.

Materials and Colours

Refer 'External Materials Schedule' for details of materials and colours.

Refer **Appendices** for Development Plans (C + M Build Group)



Permit Triggers

Use	Development	Subdivision	Other
N/A	<p>Clause 43.01-1 (HO)</p> <p><i>A permit is required to:</i></p> <ul style="list-style-type: none"> • <i>Demolish or remove a building.</i> • <i>Construct a building or construct or carry out works, including:</i> <ul style="list-style-type: none"> ○ <i>A fence, if the fence is visible from a street (other than a lane) or public park.</i> ○ <i>Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.</i> <hr/> <p>Clause 44.05-2 (SBO)</p> <p><i>A permit is required to construct a building or to construct or carry out works, including:</i></p> <ul style="list-style-type: none"> • <i>A fence.</i> 	N/A	N/A



5. Strategic Context & Response

The key planning, land use and development policies relevant to the consideration and assessment of the proposal are as follows:

Municipal Planning Strategy

Clause 02.03-5 Built environment and sustainability

Heritage

Greater Geelong's rich heritage makes a significant contributions to its sense of place and identity.

The cultural heritage of the region brings economic and cultural benefits to the community. The diversity of heritage places allows for interpretation of the region's development. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

Strategic direction

- *Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.*

Planning Policy Framework

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.

Relevant Strategies

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

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

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.*

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.

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 considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Clause 15.03-1S Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Relevant Strategies

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Clause 15.03-1L Heritage conservation

Relevant Strategies

Retain and conserve significant and contributory heritage places.



Support use and development of a heritage place that enhances its significance and contributes to its longevity.

Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.

Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places.

Encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

Policy guidelines

Consider as relevant:

- *Supporting the demolition of sites that are not contributory or significant to a heritage place where planning permission for a replacement development has been granted and a bona-fide contract for the new work confirmed.*

Response to Planning Policy Framework

The proposal is consistent with relevant strategies set out within the Planning Policy Framework.

The existing dwelling is not individually significant. The form and design of the replacement Dwelling will provide a contemporary interpretation of those design elements that distinguish the Aphrasia Street Heritage Area, specifically through form and materials that are sympathetic to those existing or on neighbouring buildings, including that adjacent Church and Hall.

Whilst localised widening of the crossover is required to align with the proposed redevelopment this will be constructed of materials to match with the existing bluestone kerb and will provide for the retention of the mature street tree.

Given the above we consider support for the demolition and replacement Dwelling is an acceptable outcome.



6. Statutory Context & Response

Zone

Neighbourhood Residential Zone – Schedule 2 (NRZ2) URBAN PRESERVATION AREAS

The subject site is located within a 'Neighbourhood Residential Zone – Schedule 2' (**NRZ2**) under the Greater Geelong Planning Scheme (Planning Scheme Map No. 49).



In addition to implementing the Municipal Planning Strategy and the Planning Policy Framework the purpose of the Zone is:

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.

Clause 32.09-1 Neighbourhood character objectives

A schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.

Clause 1.0 of SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE outlines the neighbourhood character objectives to be achieved as follows:

1.0 Neighbourhood character objectives

None specified.

Clause 32.09-4 Construction or extension of a dwelling or residential building

Minimum garden area requirement



An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

Assessment:

As the lot size is above 650 sqm, the minimum percentage required of a lot set aside as garden area is 35%.

Minimum garden area proposed equates to 451m² or 51.6% of 874m² lot area.

Clause 32.09-11 Maximum building height requirement for a dwelling or residential building

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; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- *the building height must not exceed 9 metres; and*
- *the building must contain no more than 2 storeys at any point.*

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

Clause 4.0 of SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

Assessment:

The replacement Dwelling is of a single storey design and will be maintained well below the maximum building height of 9 metres.



Overlays

Heritage Overlay (HO1627) Aphrasia Street Heritage Area

The subject site is affected by 'Heritage Overlay (**HO1627**)' under the Greater Geelong Planning Scheme (Planning Scheme Map No. 49HO).



In addition to implementing the Municipal Planning Strategy and the Planning Policy Framework, the purpose of the Overlay is:

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1627	Aphrasia Street Heritage Area Aphrasia Street, Retreat Road, Pleasant Street, Prospect Road, Pakington Street, Talbot Street, Noble Street, Shannon Avenue and Claremont Street, Newtown Statement of significance: HO1627 Aphrasia Street Heritage Area Statement of Significance	No	No	No	Yes	No	No	No	No



Heritage design guidelines:
HO1627 Aphrasia Street Heritage
Area Heritage Design Guidelines





Clause 43.01-1 Permit requirement

A permit is required to:

- Demolish or remove a building
- Construct a building or construct or carry out works, including:
 - A fence, if the fence is visible from a street (other than a lane) or public park.
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.

Clause 43.01-5 Statements of significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148.

Assessment:

The *Aphrasia Street Heritage Area Statement of Significance*, City of Greater Geelong, June 2022 specifies:

What is significant?

The Aphrasia Street Heritage Area is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown Hill. This area is dominated by a mixture of early and late Victorian, Edwardian and later residential development with associated educational and religious buildings. The foci in the area is Geelong College with its buildings and open space areas and vista to Sacred Heart College. The area is characterised by predominantly large single and two-storey decorative timber and brick houses dating from the 1850s to the 1920s, representing the architectural quality of housing development in Newtown.

How is it significant?

This area is significant for its architectural diversity and quality representing a wide range of residential building styles evident in Newtown, and containing a number of individually important buildings, some of the finest in the Geelong region.

It is historically significant as an embodiment of family life during the Victorian and Edwardian periods.

Why is it significant?

Many of the houses in this area are particularly grand and represent the lifestyles and tastes of some of Geelong's wealthier families during the twentieth century and together create an area of architectural significance. Notably, some of the residential buildings in Noble Street have strong associations with the Geelong Wool Industry. The retention of traditional street features and trees demonstrates the qualities inherent in a relatively intact streetscape.

Clause 43.01-6 Heritage design guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

Assessment:



The *Aphrasia Street Heritage Area Design Guidelines*, City of Greater Geelong, June 2022 specifies:

What is significant?

The Aphrasia Street Heritage Area is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown Hill. This area is dominated by a mixture of early and late Victorian, Edwardian and later residential development with associated educational and religious buildings. The foci in the area is Geelong College with its buildings and open space areas and vista to Sacred Heart College. The area is characterised by predominantly large single and two-storey decorative timber and brick houses dating from the 1850s to the 1920s, representing the architectural quality of housing development in Newtown.

Demolition or removal

Retain intact examples of Victorian, Edwardian and interwar Bungalow style being both single and two-storey, double fronted detached houses and other buildings including educational, religious and professional buildings.

Retain nature strips, street tree planting, bluestone kerb and channel, generous building setbacks and garden settings.

Protect and enhance the visual relationship between the open areas and street tree planting within Geelong College and the adjoining residential areas, and the views to Sacred Heart Convent from Retreat Road.

Bulk, form and appearance

Protect the special character of two distinctive precincts within the area namely Pleasant Street and the Miller's Home on the corner of Claremont Street and Aphrasia Street.

Encourage the contemporary interpretation of traditional building design within the area.

Encourage the use of traditional construction materials in the area.

Design buildings to incorporate the following design characteristics:

- *Detached, single and double storey, double fronted buildings.*
- *Complex roof forms.*
- *Hipped and/or gable roof forms with a pitch between 25-35 degrees.*
- *Narrow or wide eaves.*
- *Recessed or projecting verandahs.*
- *Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).*
- *Brick chimneys.*
- *Timber detailing.*
- *Rich ornamental detail designed in a contemporary manner.*
- *Pressed, evenly coloured red brick construction.*
- *Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).*
- *Timber framed windows.*
- *Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing.*



Retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern by:

- Encouraging the existing allotment configuration to be retained.
- Discouraging buildings that are constructed boundary to boundary.
- Encouraging the separation between buildings to be equivalent to neighbouring buildings.
- Encouraging front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

Design building heights to incorporate the following:

- The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

Locate new garages or carports to the side or rear of buildings.

Encourage fences to be designed and located in a way that is sympathetic to the heritage character of the area.

Clause 43.01-7 Application requirements

An application must be accompanied by any information specified in the schedule to this overlay.

Schedule 1.0 of SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY specifies the following:

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application Requirement	Response
<p>For a major development and subdivision of a large or complex site, the preparation of a Conservation Management Plan for the whole of the heritage place. The plan should be prepared in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).</p>	<p>Not applicable.</p>
<p>For development that causes ground disturbance that may impact on a known post</p>	<p>Not Applicable.</p>



contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area. This may require an investigation of all sub-surface fabric and the recording of any in situ fabric.

Site is not a known post contact archaeological site.

Where activities are proposed that involve major ground disturbance in HO1613 McLeods Waterholes and HO1617 Rocky Point heritage areas, an archaeological survey to determine whether there are any sub-surface remains of the mineral spring complex and Aboriginal sites or other artefacts of significance.

Not applicable.



Clause 43.01-8 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework as set out in this Planning Report.
<i>The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.</i>	<p>PS Map Ref: HO1627 applies to a precinct heritage place (<i>Aphrasia Street Heritage Area</i>).</p> <p>However, the Victorian Heritage Database Report lists 3 Talbot Street, Newtown as:</p> <p><i>Not Significant - However is situated within Heritage Precinct</i></p>
<i>Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.</i>	<p><i>Aphrasia Street Heritage Area Statement of Significance</i>, City of Greater Geelong , June 2022 includes the following:</p> <p><i>What is significant?</i></p> <p><i>The Aphrasia Street Heritage Area is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown Hill. This area is dominated by a mixture of early and late Victorian, Edwardian and later residential development with associated educational and religious buildings. The foci in the area is Geelong College with its buildings and open space areas and vista to Sacred Heart College. The area is characterised by predominantly large single and two-storey decorative timber and brick houses dating from the 1850s to the 1920s, representing the architectural quality of housing development in Newtown.</i></p> <p><i>How is it significant?</i></p> <p><i>This area is significant for its architectural diversity and quality representing a wide range of residential building styles evident in Newtown, and containing a number of individually</i></p>



important buildings, some of the finest in the Geelong region.

It is historically significant as an embodiment of family life during the Victorian and Edwardian periods.

Why is it significant?

Many of the houses in this area are particularly grand and represent the lifestyles and tastes of some of Geelong's wealthier families during the twentieth century and together create an area of architectural significance. Notably, some of the residential buildings in Noble Street have strong associations with the Geelong Wool Industry. The retention of traditional street features and trees demonstrates the qualities inherent in a relatively intact streetscape.

However, the Victorian Heritage Database Report lists 3 Talbot Street, Newtown as:

Not Significant - However is situated within Heritage Precinct

Any applicable heritage design guideline specified in the schedule to this overlay.

Aphrasia Street Heritage Area Design Guidelines, City of Greater Geelong , June 2022 includes the following:

Demolition or removal

Retain intact examples of Victorian, Edwardian and interwar Bungalow style being both single and two-storey, double fronted detached houses and other buildings including educational, religious and professional buildings.

Retain nature strips, street tree planting, bluestone kerb and channel, generous building setbacks and garden settings.

Protect and enhance the visual relationship between the open areas and street tree planting within Geelong College and the adjoining residential areas, and the views to Sacred Heart Convent from Retreat Road.

Built form and appearance

Protect the special character of two distinctive precincts within the area namely Pleasant Street



and the Miller's Home on the corner of Claremont Street and Aphrasia Street.

Encourage the contemporary interpretation of traditional building design within the area.

Encourage the use of traditional construction materials in the area.

Design buildings to incorporate the following design characteristics:

- *Detached, single and double storey, double fronted buildings.*
- *Complex roof forms.*
- *Hipped and/or gable roof forms with a pitch between 25-35 degrees.*
- *Narrow or wide eaves.*
- *Recessed or projecting verandahs.*
- *Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).*
- *Brick chimneys.*
- *Timber detailing.*
- *Rich ornamental detail designed in a contemporary manner.*
- *Pressed, evenly coloured red brick construction.*
- *Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).*
- *Timber framed windows.*
- *Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing.*

Retain the uniformity of scale of the area including single storey height, regular front and side

setbacks, side or rear driveways, building separation and subdivision pattern by:

- *Encouraging the existing allotment configuration to be retained.*



- *Discouraging buildings that are constructed boundary to boundary.*
- *Encouraging the separation between buildings to be equivalent to neighbouring buildings.*
- *Encouraging front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.*

Design building heights to incorporate the following:

- *The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.*
- *The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.*
- *The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.*
- *The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.*

Locate new garages or carports to the side or rear of buildings.

Encourage fences to be designed and located in a way that is sympathetic to the heritage character of the area.

The proposal involves demolition of a 'Not significant' building, supported by replacement Dwelling and fencing. The design of the replacement building is contemporary, but



	<p>incorporates elements that are recognised as characteristic of the heritage place, including:</p> <ul style="list-style-type: none"> • Single storey with hipped roof form; • Pressed, evenly coloured red brick construction; • Colorbond custom orb roofing; • Maintaining front and side boundary separation; • Locating garage to side of Dwelling; • Fencing design sympathetic to the character of the area.
<i>Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.</i>	No adverse effects on the significance of the heritage place are expected.
<i>Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.</i>	<p>The location, bulk and form of the proposed buildings and works are in keeping with the elements that distinguish this heritage place.</p> <p>The replacement buildings and fencing are consistent with the <i>Aphrasia Street Heritage Area Design Guidelines</i>.</p>
<i>Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.</i>	<p>Demolition of the existing Dwelling, Outbuildings and Western and Northern boundary fences is proposed, however these have been deemed 'Not Significant'.</p> <p>The application includes concurrent approval for relevant replacement buildings and works, sympathetic to the Heritage place and accompanying Design guidelines.</p>
<i>Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.</i>	The proposed works will not adversely affect the significance, character or appearance of the heritage place.
<i>Whether the proposed subdivision will adversely affect the significance of the heritage place.</i>	<p>Not Applicable.</p> <p>Subdivision not proposed as part of this application.</p>
<i>Whether the proposed subdivision may result in development which will adversely affect the</i>	Not Applicable.

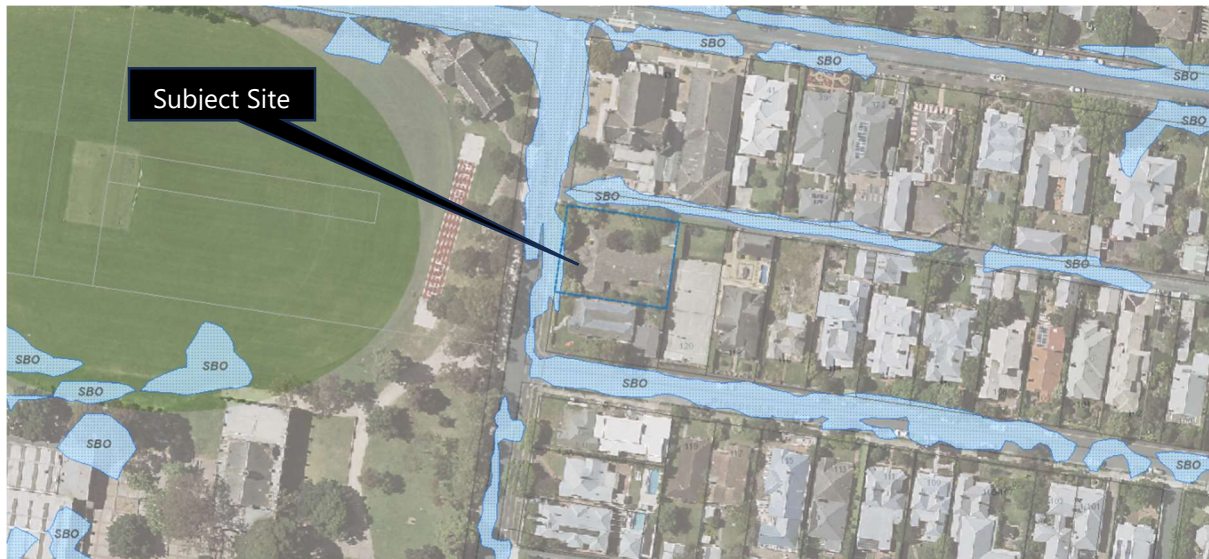


<i>significance, character or appearance of the heritage place.</i>	Subdivision not proposed as part of this application.
<i>Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.</i>	Not applicable. No signage proposed.
<i>Whether the lopping or development will adversely affect the health, appearance or significance of the tree.</i>	Not applicable. No tree controls apply.
<i>Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.</i>	Not applicable. No solar energy system proposed.



(Part) Special Building Overlay (SBO)

The subject site is partially affected by a 'Special Building Overlay' (**SBO**) under the Greater Geelong Planning Scheme (Planning Scheme Map No. 49SBO).



In addition to implementing the Municipal Planning Strategy and the Planning Policy Framework, the purpose of the Overlay is:

To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

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.

Clause 44.05-2 Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- *A fence.*

Clause 44.05-4 Application requirements

Unless otherwise agreed in writing by the relevant floodplain management authority, an application to construct a building or construct or carry out works must be accompanied by a site plan which shows, as appropriate:

- *The boundaries and dimensions of the site.*
- *Relevant existing and proposed ground levels, to Australian Height Datum, taken by or under the direction or supervision of a licensed land surveyor.*
- *The layout, size and use of existing and proposed buildings and works, including vehicle parking areas.*



- Floor levels of any existing and proposed buildings to Australian Height Datum.
- Cross sectional details of any basement entry ramps and other basement entries to Australian Height Datum, showing floor levels of entry and exit areas and drainage details.
- Any other application requirements specified in a schedule to this overlay.

Refer **Appendices** for Development Plans (C & M Build Group)

Clause 44.05-5 Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Clause 44.05-6 Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed to in writing between the responsible authority and the floodplain management authority.

Clause 44.05-7 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework as set out in this Planning Report.
Any local floodplain development plan.	Not Applicable. No local floodplain development plan applies.
Any comments from the relevant floodplain management authority.	Application will be referred to the floodplain management authority.
The existing use and development of the land.	Land is currently used as a Dwelling. An existing 700mm high brick fence is constructed over that part of the site affected by the SBO.
Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.	Boundary fence to be reconstructed over a portion of the SBO.
The susceptibility of the development to flooding and flood damage.	Design of development will limit its susceptibility to flooding and/or flood damage. Replacement fence will not exacerbate flood susceptibility.



	Permeable openings are provided along frontage to Talbot Street.
Flood risk factors to consider include: <ul style="list-style-type: none"> • 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. 	To be assessed by floodplain management authority.
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.	Development is not expected to increase flood risk factors given proposed fence replaces existing fence of similar design.
Any other matters specified in a schedule to this overlay.	<p>Not Applicable.</p> <p>No schedule to the Special Building Overlay (SBO) applies.</p>



Particular Provisions

The following Particular Provisions under Clause 50 of the Greater Geelong Planning Scheme are relevant to this application:

Clause 52.37 Canopy Trees

Purpose

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.

Clause 52.37-2 Permit requirement

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.

Clause 52.37-3 Canopy tree requirement

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

Table 1 - Minimum canopy tree requirement

Site area	Canopy tree requirement
100 square metres or less	1 tree
101 sqm to 200 sqm	2 trees
201 sqm to 500 sqm	3 trees
501 sqm to 700 sqm	4 trees
701 sqm to 1000 sqm	6 trees
Above 1001 sqm	A total canopy cover within the site that is equal to at least 20 per cent of the site area.



Assessment:

A permit is required (under Clause 52.37-2) to remove canopy trees.

The site can satisfy the Minimum canopy tree requirement (6 trees) specified under Table 1 to Clause 52.37-3.

Refer **Appendices** for Development Plans (C & M Build Group)



7. Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

Clause 65.01 Approval of an application or plan

Decision Guideline	Response
The matters set out in section 60 of the Act.	All relevant matters set out in Section 60 of the Act have been appropriately addressed.
Any significant effects the environment, including the contamination of land, may have on the use or development.	No significant effects are known or anticipated.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework as detailed in this Planning Report.
The purpose of the zone, overlay or other provision.	The proposal is consistent with the purpose of the Neighbourhood Residential Zone (NRZ), Heritage Overlay (HO) and Special Building Overlay (SBO) applying to the site (or part thereof) under the Greater Geelong Planning Scheme.
Any matter required to be considered in the zone, overlay or other provision.	All relevant matters have been considered.
The orderly planning of the area.	The proposal is compatible with the pattern of development within the Aphrasia Street Heritage Area. The proposed replacement Dwelling has been designed to accord with the Heritage design guidelines.
The effect on the environment, human health and amenity of the area.	The proposal will have minimal effect on the environment, human health, and amenity of the area.
The proximity of the land to any public land.	Moorak Park No. 111 Noble Street, Newtown) is a local community park located approx. 240 metres to the South.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Not Applicable.



	No issues that are likely to cause or contribute to land degradation, salinity or reduce water quality are known.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Stormwater runoff will be directed to a Legal Point of Discharge (LPOD) consistent with the requirements of the Drainage Authority (City of Greater Geelong).
The extent and character of native vegetation and the likelihood of its destruction.	Not Applicable.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Not Applicable.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	<p>The subject site is partly affected by a Special Building Overlay (SBO).</p> <p>No part of the building is within the SBO affected portion of the site.</p> <p>The proposed fence replaces an existing solid brick fence which is partly within the SBO.</p> <p>The subject site is <u>not</u> in a recognised erosion or fire hazard area.</p>
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not Applicable.



8. Conclusion

As this report demonstrates, the proposal constitutes an appropriate response to the physical context of the subject site and surrounds, supports and implements the applicable strategic directions of the Planning Policy Framework and meets the objectives and requirements of the key statutory controls within the Greater Geelong Planning Scheme.

No Permit is required under Clause 32.09 (**Neighbourhood Residential Zone**) of the Greater Geelong Planning Scheme to use or develop land for a **Dwelling**.

A Permit is required under Clause 43.01-1 (**Heritage Overlay**) to:

- *Demolish or remove a building.*
- *Construct a building or construct or carry out works, including:*
 - *A fence, if the fence is visible from a street (other than a lane) or public park.*
 - *Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.*

A Permit is required under Clause 44.05-2 (**Special Building Overlay**) for a portion of the proposed fence within the area encumbered by the SBO. No part of the proposed Dwelling or Carport are within the SBO.

A Permit is also required under Clause 52.37-2 (**Canopy Trees**) to remove canopy trees. Notwithstanding this, the site can meet the Minimum canopy tree requirement specified under Table 1 to Clause 53.37-3.

Demolition of the existing Dwelling, Outbuilding (Carport) and both Western (Talbot Street) and Northern (Laneway) fences are proposed.

Whilst located within Aphrasia Street Heritage Area (a precinct-based heritage place defined by: *Aphrasia Street, Retreat Road, Pleasant Street, Prospect Road, Pakington Street, Talbot Street, Noble Street, Shannon Avenue and Claremont Street, Newtown*) the Dwelling is 'Not Significant'.

Concurrent approval is sought for a replacement Dwelling, Carport and Fences, the design of which are consistent with the *Aphrasia Street Heritage Area Heritage Design Guidelines*.

The location, bulk and form of the proposed buildings and works are in keeping with the elements that distinguish this heritage place as detailed within the *Aphrasia Street Heritage Area Statement of Significance*.

For these reasons, we submit that the responsible authority would be justified in reaching a conclusion that the proposal is worthy of support and approval.



Appendices

Certificate of Title

Development Plans (C + M Build Group)

Arboricultural Impact Assessment (Woodland Tree Reports)