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Written Response 178 Autumn Street Geelong West Renovation and Extension to Existing Dwelling in a Heritage Overlay

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01 Introduction

This application seeks approval for alterations and additions to an existing dwelling at **178 Autumn Street, Geelong West**, comprising internal reconfiguration and substantial rear extensions to improve the functionality of the dwelling while retaining its heritage significance.

The site is located within the **Neighbourhood Residential Zone – Schedule 3 (NRZ3)** and is affected by the **Heritage Overlay HO1960 (Geelong West Heritage Area)**.

The proposal has been developed through a **heritage-led design approach**, with a clear focus on retaining contributory elements of the existing dwelling, maintaining its streetscape presence, and ensuring that new built form is clearly subordinate and recessive.

02 Site & Existing Conditions

The subject site has an area of approximately **908m²** with a frontage of approximately **20.4 metres** to Autumn Street .

The existing dwelling is a **single-storey weatherboard residence**, representative of the established character of the Geelong West Heritage Area. The dwelling exhibits:

- A low-scale, single-storey built form
- Traditional roof forms and pitch
- Lightweight weatherboard cladding
- A consistent setback aligned with adjoining heritage dwellings

The dwelling is identified as **contributory** within the HO1960 heritage precinct, making its retention and sensitive adaptation a key consideration.

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03 Proposal

The proposal comprises the renovation and extension of an existing **single-storey Victorian-era weatherboard dwelling** at **87 Weller Street, Geelong West**, located within the **Milton Heritage Precinct**.

The existing dwelling is characterised by a symmetrical front façade, hipped corrugated iron roof, decorative verandah with iron lacework, and timber-framed double-hung windows. These elements are typical of the period and contribute positively to the heritage streetscape.

The proposed works include:

- **Internal reconfiguration** of the existing dwelling to improve functionality and amenity while retaining the original layout and primary rooms to the front of the house
- **Removal of non-original and altered fabric** at the rear of the dwelling
- **Construction of a rear extension** containing a new open-plan living, kitchen and dining area, walk-in pantry, bathroom, laundry, WC and master bedroom
- **All additions are single storey** and located well behind the primary heritage form
- **No works are proposed forward of the existing front building line**, ensuring the streetscape presentation remains unchanged
- The extension is arranged along the **southern and northern boundaries**, with a minor setback variation required to the southern boundary due to the narrow lot width
- **An open pergola and private drying area** are proposed along the western boundary to provide functional outdoor space
- Materials are selected to be **sympathetic to the existing dwelling**, including vertical weatherboard cladding and a roof pitch consistent with the original form

The proposed additions are clearly subordinate in scale and presentation, ensuring the original dwelling remains the dominant heritage element when viewed from the public realm.

These works are clearly articulated in the submitted plans and elevations.

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04 Planning Controls

02.03 Strategic Directions

02.03-1 Settlement

Geelong is projected to grow by 152,000 people by 2036, driven by an average annual growth rate of 2.5%. This population growth will generate demand for over 73,400 additional dwellings, which can be accommodated through the city's planned growth strategies. While proximity to Melbourne offers growth opportunities, it is crucial to the community that Geelong's unique identity and character are preserved.

A mix of greenfield and infill development will support this housing demand, with an increasing emphasis on infill over time. Greenfield developments will primarily occur in urban Geelong, notably in the master-planned communities of Armstrong Creek, Northern Geelong, and Western Geelong Growth Areas. New residential communities should incorporate sustainable living principles and provide infrastructure to meet community needs.

Targeted infill development is encouraged in areas with good access to infrastructure, goods, and services. For medium and high-density housing to be accepted by established communities, it must feature high-quality design and provide excellent amenity for residents while fitting the site and neighborhood context.

The Bellarine Peninsula has contributed around 27 percent of the City's new housing supply in recent years. Continuing this level of development would harm the character and values of the area.

Rural living areas offer an appealing lifestyle choice in the housing market, but they are often inefficient to service. They generally contradict the goal of maintaining a rural landscape and supporting agriculture in those areas. Rural landscapes are vital non-urban breaks and contribute to the region's settlement strategy, tourism, and lifestyle.

Strategic directions:

- *Direct and contain growth within identified locations across the municipality.*
- *Minimize the economic, environmental, visual, and servicing impacts of residential development on rural areas.*
- *Preserve the unique township, landscape, tourism, farming, and environmental values of the Bellarine Peninsula.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Design urban areas to mitigate the impacts of climate change.*
- *Limit rural living developments to existing zoned land in designated areas, including Lara, Drysdale/Clifton Springs, Wallington, Waurin Ponds, Lovely Banks, Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlington, and Ocean Grove.*

Central Geelong

Central Geelong serves as the hub for commerce, arts and culture, hospitality, entertainment, education, health, and institutional activities in the City of Greater Geelong. It encompasses Eastern

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Park, the Western Wedge, the Waterfront, the city's retail and commercial core, and surrounding transitional areas.

Attracting new investment and promoting urban renewal while preserving conservation and heritage values are crucial for Central Geelong, which is a Key Development Area for meeting future housing demand.

Strategic directions:

- *Support the development of Central Geelong as an international waterfront city with world-class facilities and a highly desirable living environment.*
- *Create an inner city area linking the commercial center, waterfront, and transport hub to connect educational, cultural, and business assets.*
- *Encourage buildings that maximize Central Geelong's overall intensity while respecting heritage areas and protecting public space amenities.*
- *Promote high-density housing development within Central Geelong.*
- *Preserve key shared views of Corio Bay from within Central Geelong and external vantage points.*
- *Maintain and enhance public access to the waterfront.*

02.03-5 Built Environment and Sustainability

Built Environment

Geelong's sense of place and identity is highly valued by its community. The Council aims to balance growth with maintaining the municipality's identity by identifying areas for varying levels of change and balancing conservation with renewal. Medium-density housing tends to have a greater impact on neighborhood character compared to traditional detached housing. As housing density increases, it is vital that new developments positively contribute to the neighborhood's character. The Council's built environment goals focus on protecting amenity and encouraging environmentally sustainable and healthy development to improve the quality of life for the community.

Strategic Directions:

- *Ensure development enhances Geelong's sense of place and identity.*
- *Support the design and creation of healthy, walkable neighborhoods.*
- *Encourage environmentally sustainable design in all developments.*
- *Promote high-quality urban design and landscaping in all developments.*

Heritage

Greater Geelong's rich heritage significantly contributes to its sense of place and identity. The cultural heritage of the region provides both economic and cultural benefits to the community. The diversity of heritage places offers insight into the region's development, from its foundations in wool sales and gold discovery to its industrial and manufacturing expansions. Heritage also offers an appreciation for individual house designs and neighborhoods, contributing to the character, image, and sense of place in each of Geelong's heritage areas.

Strategic Direction:

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

02.03-6 Housing

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To accommodate its growing population, the Council has identified Increased Housing Diversity Areas (IHDA). IHDA's are located around activity centers and transport hubs, offering significant capacity for residential growth and increased housing diversity. These areas provide access to local shopping and public transport, encouraging walking while discouraging reliance on cars for all trips. Development intensity will be highest around the core of activity centers and lower at the edges of IHDA's.

In areas of heritage significance, new development should balance the preservation and restoration of heritage places with housing opportunities.

Suburban detached family homes currently account for 85 per cent of the city's housing stock. Increasing housing diversity over time will help meet growing trends, such as smaller households, affordable housing needs, ageing in place, low-maintenance living, and the high demand for housing in areas with high amenities.

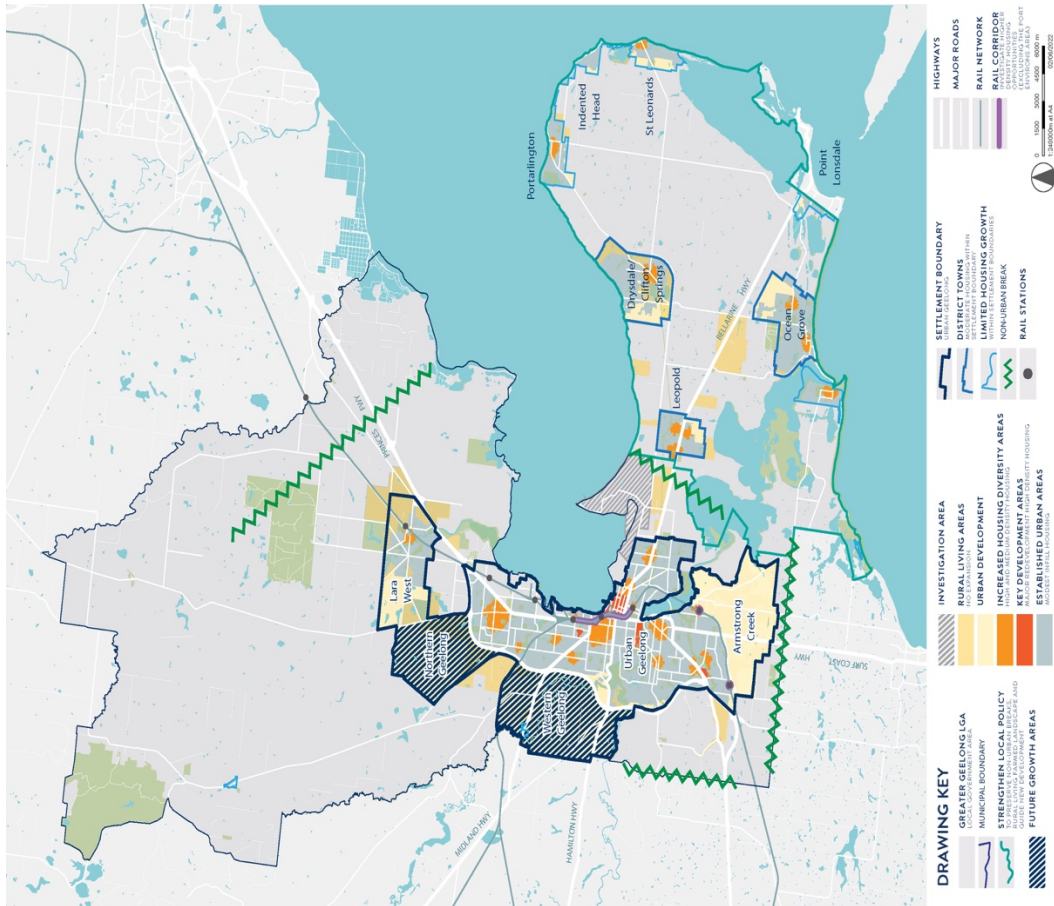
To meet these demands, a range of housing types must be provided in both established and developing communities.

Strategic Directions:

- Facilitate infill development to increase its housing supply contribution.*
- Support residential development where the density, mass, and scale complement the location, role, and character of the specific IHDA.*
- Ensure housing diversity is achieved in established and growth-area communities.*
- Increase the level of affordable and social housing in Greater Geelong.*

02.04-3 Housing and settlement framework plan

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11. Settlement Planning

Planning aims to proactively meet the needs of both current and future communities by ensuring zoned and serviced land is available for:

- Housing
- Employment
- Recreation and open space
- Commercial and community facilities
- Infrastructure

Key Objectives of Planning:

1. *Health, wellbeing, and safety: Promoting community health and safety through thoughtful planning.*
2. *Diversity of choice: Encouraging a variety of housing, employment, and lifestyle options.*
3. *Adaptation to changing technology: Supporting development that can evolve with technological advancements.*
4. *Economic viability: Ensuring sustainable economic growth through efficient land use.*
5. *High standards of environmental sustainability and urban design: Prioritizing environmental sustainability, aesthetics, and community amenity.*
6. *Climate change adaptation and mitigation: Integrating measures to address and mitigate climate change impacts.*
7. *Prevention of pollution: Avoiding land, water, air, and noise pollution through strategic planning.*

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8. *Biodiversity and natural resource conservation: Protecting and enhancing biodiversity, waterways, and other natural resources.*
9. *Accessibility: Promoting access to services and facilities for all community members.*
10. *Integration of land use and transport: Aligning land use with efficient transport systems for better connectivity.*
11. *Waste minimisation and resource recovery: Reducing waste generation and encouraging recycling and reuse.*

Sustainable and Compatible Development:

- *Preventing conflicts by avoiding incompatible land uses in close proximity.*
- *Facilitating sustainable growth by leveraging existing settlement patterns and infrastructure investments.*

This holistic approach ensures balanced and future-ready community development that aligns with environmental, social, and economic goals.

11.01-1S Settlement

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure, and community facilities.*
- *Focus investment and growth in places of state significance in Metropolitan Melbourne and major regional cities like Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool, and Wodonga.*
- *Support sustainable development of regional centres such as Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin, and Wonthaggi.*
- *Ensure regions and their settlements are planned in accordance with their relevant regional growth plans.*
- *Guide the structure, functioning, and character of each settlement considering municipal and regional contexts and frameworks.*
- *Create and reinforce settlement boundaries.*
- *Provide for population growth and the development of facilities and services across a regional or sub-regional network.*
- *Plan for development and investment opportunities along existing and planned transport infrastructure.*
- *Promote transport, communications, and economic linkages between settlements by identifying servicing priorities in regional land use plans.*
- *Strengthen transport links on national networks for commodity movement.*
- *Deliver networks of high-quality integrated settlements with a strong identity and sense of place that are prosperous and sustainable by:*
 - *Building on the strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.*

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- *Developing settlements that support resilient communities with the ability to adapt and change.*
- *Balancing strategic objectives to achieve improved land use and development outcomes at regional, catchment, and local levels.*
- *Preserving and protecting rural land features and natural resources to enhance their contribution to settlements and landscapes.*
- *Encouraging an integrated planning response between settlements within regions and in adjoining regions and states, aligned with the relevant regional growth plans.*
- *Providing appropriately located supplies of residential, commercial, and industrial land across regions to meet community needs as per the relevant regional growth plan.*
- *Improving transport network connections within and between regional cities, towns, and Melbourne.*
- *Integrating the management of water resources into urban environments to support water security, public health, environmental, and amenity outcomes.*
- *Minimising exposure to natural hazards, including increased risks due to climate change.*
- *Contributing to net-zero greenhouse gas emissions through renewable energy infrastructure and energy-efficient urban layouts and design.*
- *Encouraging settlement forms and densities that support healthy, active, and sustainable transport.*
- *Limiting urban sprawl and directing growth into existing settlements.*
- *Promoting and capitalising on opportunities for urban renewal and infill redevelopment.*
- *Developing compact urban areas around existing or planned activity centres to maximise access to facilities and services.*
- *Ensuring retail, office-based employment, community facilities, and services are concentrated in central locations.*
- *Protecting land that may be required for future urban expansion.*
 - *Supporting metropolitan and regional climate change adaptation and mitigation measures.*

15. Built Environment and Heritage

Planning must recognize the roles of urban design, building design, heritage, and energy/resource efficiency in creating liveable and sustainable cities, towns, and neighborhoods. Development must respond appropriately to its landscape, character, and cultural context, while also protecting places of significant heritage and environmental value. Culturally significant heritage sites in climate-vulnerable locations should be protected.

Planning aims to support functional, accessible, safe, and diverse communities through the strategic location of developments and high-quality urban design. It should promote excellence in the built environment to create places that:

- *Are enjoyable, engaging, and comfortable.*
- *Support human health and community wellbeing.*
- *Accommodate people of all abilities, ages, and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity, and safety of the public realm.*

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Planning should promote development that is environmentally sustainable, minimizing detrimental impacts on the built and natural environments. Development should be resilient to climate-related hazards, support the transition to net-zero emissions, minimize waste, conserve water, and promote low-emission transport. It must also protect natural values and minimize off-site impacts on people and the environment.

15.01 Built Environment

15.01-1S Urban Design

Objective:

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

Strategies:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape, and climate.*
- *Ensure development contributes to community and cultural life by improving living and working environments, accessibility, and inclusiveness.*

- *Ensure the interface between private and public spaces enhances safety and public realm amenity.*
- *Ensure development supports safe access to walking, cycling, and public transport.*
- *Promote good urban design along transport corridors.*

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 is the basis for design, considering height, scale, massing, and energy performance.*
- *Minimize the impact of development on neighboring properties and the environment.*
- *Improve energy performance through passive design, renewable energy, and efficient materials.*
- *Encourage water efficiency, waste reduction, and recycling in development.*
- *Ensure development enhances public realm function and safety.*
- *Support personal safety, perceptions of safety, and property security through design.*

15.01-4S Healthy Neighborhoods

Objective:

To create neighborhoods that foster healthy and active living and community wellbeing.

Strategies:

- *Design neighborhoods that encourage community interaction and physical activity through safe and attractive walking and cycling networks.*
- *Ensure streets provide direct access to key destinations.*

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- Provide public spaces for active recreation and leisure, accessible year-round.

15.01-5S Neighbourhood Character

Objective:

To recognize, support, and protect neighborhood character, cultural identity, and sense of place.

Strategies:

- Support development that respects or enhances neighborhood character.*
- Ensure development in areas designated for higher density housing reflects the preferred neighborhood character.*
- Development should respect local urban patterns, landscape features, and neighborhood values.*

15.01-5L Neighbourhood Character

Objectives:

To manage urban change in established neighborhoods and protect areas with significant garden character.

Strategies:

- Support medium-density housing that respects existing neighborhood character in General Residential Zone areas.*
- Ensure developments near Residential Growth Zones respect the character of adjacent residential areas.*
- Retain significant vegetation to maintain the area's tree canopy.*
- Avoid gated communities.*

16. Housing

Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. It should promote the long-term sustainability of new housing by ensuring access to essential services, walkability to activity centres, proximity to public transport, schools, and open space. Planning should also prioritize the provision of land for affordable housing.

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16.01-1S Housing Supply

Objective

To facilitate well-located, integrated, and diverse housing that meets community needs.

Strategies

- Ensure an appropriate quantity, quality, and type of housing is provided, including aged care facilities, housing for older people, supported accommodation for people with disabilities, rooming houses, student accommodation, and social housing.*
- Increase the proportion of housing in designated locations within established urban areas, including under-utilized land, while reducing reliance on new dwellings in greenfield, fringe, and dispersed development areas.*
- Encourage higher density housing development on sites well located in relation to jobs, services, and public transport.*
- Identify opportunities for increased residential densities to help consolidate urban areas.*
- Facilitate diverse housing that offers choice and meets changing household needs by promoting a mix of housing types.*
- Encourage the development of well-designed housing that:*
 - Provides a high level of internal and external amenity.*
 - Incorporates universal design and adaptable internal dwelling layouts.*
- Support opportunities for a range of income groups to access housing in well-serviced locations.*
- Plan for growth areas that offer a mix of housing types through various lot sizes, with higher densities in and around activity centres.*

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22. Milton Heritage Area (HO1960)

*The Milton Heritage Area is significant for its residential, and to a lesser extent, commercial and cultural development from the **Victorian, Late Victorian, Federation, interwar, and postwar eras**. This area reflects over a century of growth, from the **1850s to the 1950s**, primarily within **Geelong West**, between **Pakington Street** and **Shannon Avenue**, and **Autumn**, **Waratah**, and **Ann Streets**. The area is characterized by its modestly scaled, **single-storey, detached residential buildings**, which include a range of architectural styles such as **Victorian, Edwardian, Federation, interwar Bungalow, Californian Bungalow**, and **postwar Old English styles**.*

Key Characteristics:

- Grid layout of allotments.
- Principal streets aligned on an east-west axis.
- Diverse architectural styles, creating varied streetscapes due to multiple subdivisions and the evolution of building development.

Objectives:

- *Preservation of Streetscape Qualities: Retain early features such as the grid subdivision layout, asphalt footpaths, bluestone kerbs, and concrete channels in certain streets, as well as asphalt paving with bluestone spoon drains in lanes.*
- *Diversity of Architectural Styles: Maintain the variety of Victorian, Edwardian, Federation, and interwar styles, as identified in the Ashby Heritage Review.*
- *Commercial and Religious Buildings: Preserve significant Victorian, Edwardian, and interwar commercial buildings and former places of worship, such as the Salvation Army Citadel.*
- *Public Recreation Reserves: Retain Sparrow Park and Baker's Oval as key landmarks.*
- *Setbacks Maintain front setbacks and narrow side setbacks that are characteristic of the area's streets.*
- *Building Scale: Preserve the single-storey height and separation of buildings, ensuring the uniform scale of the area.*
- *Architectural Detail: Encourage the reconstruction of missing architectural details where photographic or physical evidence exists.*
- *Additions: Ensure that additions to significant dwellings are located at the rear.*
- *Contemporary Interpretation: Support contemporary interpretations of traditional designs, with elements such as hipped or gable roofs, verandahs, and eaves.*
- *Construction Materials: Promote the use of traditional materials, including horizontal timber weatherboards, timber-framed windows, and non-reflective corrugated metal roofing.*
- *Fencing: Encourage the use of appropriate fence designs with a maximum height of 1300mm. The reconstruction of early fences is also supported.*
- *Garages and Carports: Ensure garages and carports are located at the rear of buildings to maintain the area's character.*

This policy ensures that the Milton Heritage Area retains its historical significance and architectural diversity, while allowing for thoughtful development that respects its heritage features.

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Neighbourhood Residential Zone, Schedule 3 (NRZ3) – Clause 32.09

The subject site is located within a Neighbourhood Residential Zone (NRZ), which aims to implement the Municipal Planning Strategy and the Planning Policy Framework. The zone recognises areas primarily consisting of single and double-storey residential developments and ensures that any new development respects the identified neighbourhood character, as well as heritage, environmental, or landscape features of the area. It also allows for certain non-residential uses such as educational, recreational, religious, and community purposes to serve the local community in appropriate locations.

In terms of neighbourhood character objectives, Schedule 3 to the NRZ does not specify any particular character objectives. However, the general goal of the zone is to ensure that new developments respect the existing character and contribute positively to the residential environment. There is no minimum subdivision area specified in this schedule.

The construction or extension of a dwelling, small second dwelling, or residential building is subject to minimum garden area requirements, but the specific provisions relating to garden areas are not mentioned in this schedule. The focus remains on maintaining neighbourhood character and avoiding overdevelopment in these residential areas.

For Clauses 54 and 55, which apply to single and multiple dwellings, Schedule 3 outlines several specific requirements:

- Minimum street setback (A3 and B6): None specified.*
- Site coverage (A5 and B8): None specified.*
- Permeability (A6 and B9): None specified.*
- Landscaping (B13): One canopy tree per dwelling is required, ensuring that greenery and tree cover remain integral to the neighbourhood.*
- Side and rear setbacks (A10 and B17): None specified.*
- Walls on boundaries (A11 and B18): None specified.*
- Private open space (A17 and B28): None specified.*
- Front fence height (A20 and B32): None specified.*

The maximum building height for dwellings, small second dwellings, or residential buildings is restricted to 9 metres, ensuring that new developments do not overpower the existing character of the area or affect the visual landscape. This height control helps maintain the low-rise residential feel typical of Geelong West.

In the case of the proposed renovation project, the zoning regulations of Schedule 3 to the Neighbourhood Residential Zone govern aspects such as building height and landscaping but do not trigger specific additional permit requirements for many standard developments within this zone. Therefore, the project likely falls within the allowable scope of development under these provisions.

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05 Planning Response

Planning Response

The proposal has been assessed against the objectives and standards of the applicable clauses of the City of Great Geelong Planning Scheme and it is considered that the proposal is appropriate for the following reasons:

Response to Planning Policy Framework

Planning Response – 178 Autumn Street, Geelong West

Proposal: Renovation and Extension to Existing Single-Storey Dwelling

Zone: Neighbourhood Residential Zone – Schedule 3 (NRZ3)

Overlay: Heritage Overlay (HO1960) – Geelong West Heritage Area

1. Response to Neighbourhood Residential Zone – Schedule 3 (NRZ3)

a. Maintaining Residential and Heritage Character

The proposed renovation and extension to the existing single-storey dwelling at 178 Autumn Street maintains the established residential and heritage character of the area. The front façade, primary roof form and streetscape presentation of the dwelling are retained in their entirety, ensuring the historic character of Autumn Street remains unchanged.

All new works are confined to the rear of the site and are not visible from the public realm, allowing the dwelling to continue contributing positively to the heritage streetscape while accommodating contemporary living requirements.

b. Appropriate Site Layout and Built Form

The proposal adopts a rear-focused site layout, with additions positioned well behind the original heritage form. This approach ensures the existing dwelling remains the dominant built element on the site.

The extension is single storey and designed with articulated massing to reduce perceived bulk. Garaging and ancillary elements are integrated into the site in a manner that is visually secondary and does not compete with the original dwelling. The layout responds appropriately to the generous site dimensions and does not result in an overdevelopment of the land.

c. Consistency with the Surrounding Built Environment

The proposed works are consistent with the surrounding built form character of the Geelong West Heritage Area, which is characterised by single-storey dwellings with rear additions that are clearly subordinate.

Materials, roof pitch and scale have been selected to complement the existing dwelling and neighbouring properties without replicating heritage detailing. This ensures a clear distinction between original and new fabric while maintaining overall visual cohesion.

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2. Response to Heritage Overlay (HO1960) – Geelong West Heritage Area

a. Retention of Contributory Fabric

The existing dwelling is identified as a contributory building within the heritage precinct. The proposal retains all significant heritage fabric, including the front façade, roof form and primary building mass. Demolition is limited to non-original fabric located at the rear of the dwelling.

This approach ensures that the elements which contribute to the significance of the heritage place are conserved and enhanced.

b. Sympathetic and Subordinate Extension Design

The rear extension has been designed to be clearly subordinate to the original dwelling in both scale and presentation. The single-storey form, reduced wall heights and articulated layout ensure that the addition does not visually dominate the heritage building.

Materials are sympathetic to the existing dwelling, including lightweight cladding and roof forms that align with the original pitch, without resorting to false historical replication. This results in a contemporary yet respectful heritage outcome.

c. Streetscape and Public Realm Impact

No alterations are proposed forward of the existing front building line. As a result, the proposal will have no impact on the streetscape presentation of Autumn Street.

The heritage character of the precinct is preserved through the retention of the existing dwelling's form, scale and setback, ensuring the ongoing integrity of the public realm.

3. Response to Clause 54 (ResCode)

The proposal has been assessed against the relevant standards of Clause 54 (ResCode) and is considered to achieve acceptable residential amenity outcomes.

Key considerations include:

- **Street setback:** The existing front setback is retained, preserving the established streetscape rhythm.
- **Building height:** All additions are single storey and located to the rear, maintaining a low-scale built form consistent with the zone and heritage context.
- **Site coverage and permeability:** While the site accommodates substantial development, this is appropriate given the large lot size and is balanced by rear setbacks and internal courtyard spaces.
- **Private open space:** Functional and usable private open space is provided, integrated with the living areas to support contemporary living.
- **Solar access:** The layout and orientation of the extension maximise natural light to habitable rooms while minimising impacts on adjoining properties.

Heritage Objectives – HO1960

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The proposal responds to the heritage objectives of the precinct as follows:

- **Preservation of streetscape qualities:** The existing streetscape presentation is retained without alteration.
- **Building scale and form:** The extension is clearly subordinate and maintains the low-scale character of the area.
- **Additions:** All additions are located to the rear and do not detract from the primary heritage form.
- **Contemporary interpretation:** New works provide a contemporary response that respects traditional proportions and materials.
- **Construction materials:** Materials are complementary and non-reflective, ensuring visual compatibility with the heritage setting.
- **Garages and carports:** Garaging is integrated into the site and visually secondary to the dwelling, ensuring it does not dominate the frontage or heritage form.

Conclusion

The proposed renovation and extension at **178 Autumn Street, Geelong West** represents a sensitive and well-resolved heritage outcome.

The development:

- Retains and conserves the contributory dwelling
- Confines new works to the rear of the site
- Ensures additions are subordinate in scale and form
- Maintains the heritage character and streetscape qualities of the Geelong West Heritage Area
- Complies with the objectives of the Heritage Overlay, NRZ3 and Clause 54 (ResCode)

Overall, the proposal achieves an appropriate balance between heritage conservation and contemporary living and is considered to be a supportable planning outcome.