

Projekt Evolve

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28th April 2026

Planning Assessment Response

Subject Site: 178 Autumn Street Geelong West

Response to Informal Request for Further Information

Planning Permit Application PP-107-2026 178 Autumn Street, Geelong West

Thank you for the preliminary assessment comments and the opportunity to respond to the matters raised prior to the issue of a formal Request for Further Information.

The application has been reviewed in detail having regard to Council's comments, the Heritage Adviser's assessment and the relevant provisions of the Heritage Overlay. In response, amended documentation has been prepared and the following planning justification is provided in support of the application.

1. Application Form / Demolition Trigger

The Planning Permit Application Form has been amended to correctly identify **partial demolition** as part of the proposal, consistent with the permit triggers under the Heritage Overlay.

Further, the demolition plan has been updated to clearly identify:

- removal of the existing front fence and gates; and
- the extent of removal of the existing roof cladding associated with the existing additions.

These matters are now clearly documented within the amended drawing set.

2. Existing Chimney

Council has requested confirmation that the existing original chimney is to be retained and structurally supported within the roof space.

This matter is acknowledged; however, it is respectfully submitted that the structural support methodology of the chimney is not a planning merit issue but rather a construction and engineering matter to be resolved at working drawing stage.

The applicant will engage the project structural engineer to ensure the chimney is retained where practicable and appropriately supported within the final construction documentation. Should any engineering constraints arise, they can be addressed through the building permit process.

3. Response to Heritage Adviser Comments – Overall Design Philosophy

It is respectfully submitted that the amended proposal responds positively to the purpose of the Heritage Overlay and presents an outcome that both conserves and enhances the heritage dwelling.

A key design objective has been the removal of unsympathetic and piecemeal additions that presently detract from the architectural integrity of the existing interwar Californian Bungalow.

In particular, the proposal removes the existing skillion roofed addition and replaces this with a more coherent built form outcome that adopts:

- traditional **hip and gable roof forms**;
- **corrugated roof cladding** matching the existing dwelling;
- **timber weatherboard wall cladding** consistent with the existing external material palette; and
- domestic proportions reflective of the original bungalow presentation.

The client has specifically elected not to pursue a contemporary parapeted or cuboid addition.

In planning terms, it is considered that a contemporary parapeted form would present a more abrupt and visually assertive juxtaposition with the original dwelling and would be more likely to dominate the heritage building than the roofed additions currently proposed.

The adopted hipped and gabled additions therefore represent the more respectful and contextually responsive heritage solution.

4. Side (East) Addition – Retention of Three-Dimensional Integrity

The Heritage Adviser has raised concern that the proposed eastern side addition may undermine the three-dimensional integrity of the original bungalow.

Respectfully, it is considered that the proposed design improves the cohesiveness of the dwelling rather than diminishes it.

The principal front gabled bungalow form remains fully legible from Autumn Street and continues to read as the dominant heritage element.

The side addition:

- is secondary in scale to the principal roof form;
- adopts a roof pitch and material language consistent with the original dwelling;
- reads as an attached but recessive wing; and
- removes the fragmented visual presentation created by the existing unsympathetic additions.

Accordingly, the proposal retains the heritage dwelling's architectural integrity while providing a more resolved whole-of-building outcome.

4A. Recent Approved Permit Precedents Supporting the Proposed Design Response

It is further noted that the Responsible Authority has, within the last 12 months, issued planning permit approvals for comparable heritage renovation and addition outcomes within Geelong West where similar heritage considerations relating to side additions, boundary presentation, ancillary car accommodation and sympathetic roofed additions were assessed and supported.

Of direct relevance are two recent approved applications prepared by the applicant team, namely:

- **182 Aberdeen Street, Geelong West,** and
- **170 Autumn Street, Geelong West.**

Both applications involved:

- substantial alterations and additions to contributory heritage dwellings;
- retention of the primary heritage dwelling form as the dominant streetscape presentation;
- introduction of new hipped and gabled roofed additions in lieu of contemporary parapeted forms;
- practical side and rear additions required to facilitate modern residential use; and
- balancing heritage conservation objectives with functional design outcomes.

In both recent approvals, Council accepted that where:

- the original heritage dwelling remained clearly identifiable from the public realm;
- the additions adopted sympathetic roof forms and complementary materials; and

- the proposal retained the established heritage rhythm of the street,

then meaningful additions and modernisation could be achieved without diminishing the significance of the heritage place.

The current proposal adopts precisely the same planning rationale.

Accordingly, it is submitted that the Responsible Authority has already accepted this broader heritage assessment methodology within the immediate Geelong West context, including within Autumn Street itself, and a consistent planning assessment outcome is warranted in this instance.

5. East Boundary Wall / Side Setback

Council has recommended that the eastern boundary wall be reconsidered and set in from the boundary.

It is respectfully submitted that this is neither necessary nor desirable in this instance.

There are numerous examples of dwellings, garages and ancillary built form within the immediate heritage area, including adjoining development, that are constructed on or substantially close to side boundaries.

As such, the proposal is not introducing an unfamiliar or visually anomalous boundary condition.

Further, any meaningful setback of the east boundary wall would materially reduce the functional usability of the internal garage and associated floor plan, creating compromised and inefficient internal spaces without delivering any significant heritage benefit.

The proposed boundary wall is therefore considered a reasonable planning response balancing functional residential requirements with local heritage character.

6. Proposed Carport

In direct response to Council's comments, the proposed carport has been amended and setback a further **500mm** from the originally submitted position.

This now provides an overall setback of approximately **1.98 metres behind the principal front wall plane** of the dwelling.

The amended setback ensures that:

- the principal verandah and front dwelling façade remain visually dominant;
- the carport reads as a lightweight ancillary structure;
- the car accommodation is recessive in the streetscape.

Accordingly, the amended carport now achieves the spirit of Council's request for a more recessive front presentation.

7. Proposed Front Fence and Gates

The demolition plan now clearly identifies the removal of the existing front fence.

Further, the amended plans provide detailed documentation confirming that:

- the front fence;
- the pedestrian gate; and
- the sliding vehicular gate

will be constructed in consistent timber picket detailing and complementary height treatment.

This ensures a cohesive front boundary presentation appropriate to both the heritage dwelling and the broader Autumn Street streetscape.

8. Overall Heritage Outcome

When considered as a whole, the proposal should be viewed as a substantial improvement to the current site condition.

The application:

- removes unsympathetic incremental additions;
- replaces these with coherent hipped and gabled additions reflective of the Californian Bungalow form;
- retains the principal dwelling as the dominant heritage presentation;
- provides a recessive amended carport outcome; and
- delivers front fencing and gate detailing sympathetic to the heritage streetscape.

Rather than undermining the heritage significance of the site, the proposal provides a respectful modernisation and extension that remains firmly within the spirit of the Heritage Overlay and Milton Heritage Area Design Guidelines.

9. Consistency of Assessment Outcome

It is respectfully submitted that, having regard to recent approvals issued by the Responsible Authority within Autumn Street and the immediate Geelong West heritage precinct, the current proposal represents a planning outcome consistent with Council's demonstrated heritage assessment approach.

The proposal retains the original contributory dwelling, utilises traditional roof forms, sympathetic materials and a recessive ancillary presentation while accommodating reasonable contemporary residential expectations.

In circumstances where Council has recently supported materially comparable heritage outcomes nearby, a refusal or request for substantial redesign of the current proposal would be difficult to reconcile with Council's recent permit history and the consistent application of the Heritage Overlay provisions.

For this reason, it is considered that the amended proposal warrants favourable planning support.

10. Conclusion

Having regard to the amended plans and the planning justification above, it is respectfully requested that Council support the application.

The proposal presents a balanced and considered heritage outcome that:

- conserves the primary heritage dwelling;
- enhances the architectural cohesiveness of the site;
- responds to Council's requested amendments; and
- remains consistent with recent comparable approvals within Geelong West.

Accordingly, the application is considered to represent an acceptable planning and heritage outcome.