

# Projekt Evolve

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## Written Response

### Demolition & proposed new dwelling & detached garage in heritage overlay

### 195 McKillop Street East Geelong

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## 01 Introduction

This report has been prepared in support of a planning permit application for buildings and works at **195 McKillop Street, East Geelong**.

The site is located within the **General Residential Zone (GRZ)** and is affected by the **Heritage Overlay - HO1642 (Early Twentieth Century Residential Heritage Area)** under the **Greater Geelong Planning Scheme**.

The purpose of this report is to describe the site and surrounding context, outline the applicable planning controls and demonstrate that the proposed development represents an appropriate response to the heritage significance of the precinct while maintaining the character and amenity of the surrounding area.

## 02 Proposal

The application seeks planning approval for **partial demolition of the existing dwelling and the construction of a rear extension** at **195 McKillop Street, East Geelong**.

The proposed works include the **demolition of a number of non-original elements to the rear of the dwelling**, allowing for the construction of a contemporary extension that improves the functionality and liveability of the dwelling while retaining the heritage presentation of the building to the street.

Importantly, the **primary street-facing portion of the existing dwelling is retained**, preserving the key heritage elements that contribute to the character of the Early Twentieth Century Residential Heritage Area.

The proposed development includes:

- Partial demolition of the **rear sections of the existing dwelling**
- Construction of a **new rear extension** to accommodate contemporary living spaces
- Internal reconfiguration of the dwelling to improve layout and amenity
- Retention of the **existing front portion of the dwelling and its heritage façade**
- Associated external works and landscaping improvements

The new works are **located to the rear of the existing dwelling**, ensuring the heritage character of the streetscape remains largely unchanged when viewed from McKillop Street.

The design adopts a **subordinate and contemporary architectural expression**, allowing the original heritage building to remain the dominant element of the development while clearly distinguishing the new addition from the historic fabric.

Overall, the proposal provides a **sensitive and respectful adaptation of the existing dwelling**, allowing the building to continue to function as a modern residence while maintaining the heritage significance and character of the precinct.

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## 03 Site & Neighbourhood description

The subject site is located on the southern side of **McKillop Street in East Geelong**, within a well-established residential neighbourhood characterised by early twentieth century housing.

Development in the surrounding area predominantly consists of **detached single storey dwellings** constructed during the late nineteenth and early twentieth centuries. Many dwellings display architectural characteristics typical of **Edwardian and Californian Bungalow styles**, including timber weatherboard cladding, corrugated metal roofing, decorative gable detailing and front verandahs.

The streetscape presents a cohesive residential character with dwellings generally set within **landscaped garden settings**, with modest front setbacks and traditional fencing.

### Existing Dwelling

The existing dwelling on the site is a **single storey weatherboard dwelling** that contributes to the character of the heritage precinct.

The building exhibits architectural characteristics consistent with **early twentieth century residential development**, including:

- Timber weatherboard wall cladding
- A pitched corrugated metal roof form
- Decorative gable detailing to the street frontage
- Chimneys extending above the roofline
- Timber framed windows
- A modest front verandah addressing the street

The dwelling presents a **simple and modest architectural composition** typical of early residential development within East Geelong. The building sits comfortably within the streetscape and reflects the scale and material palette commonly found throughout the heritage precinct.

The front setback allows for a **traditional garden setting and low front fence**, which contributes positively to the established streetscape character.

Overall, the dwelling forms part of the **cohesive early twentieth century residential character** that defines the heritage area.

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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 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.*

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- 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**

*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.*

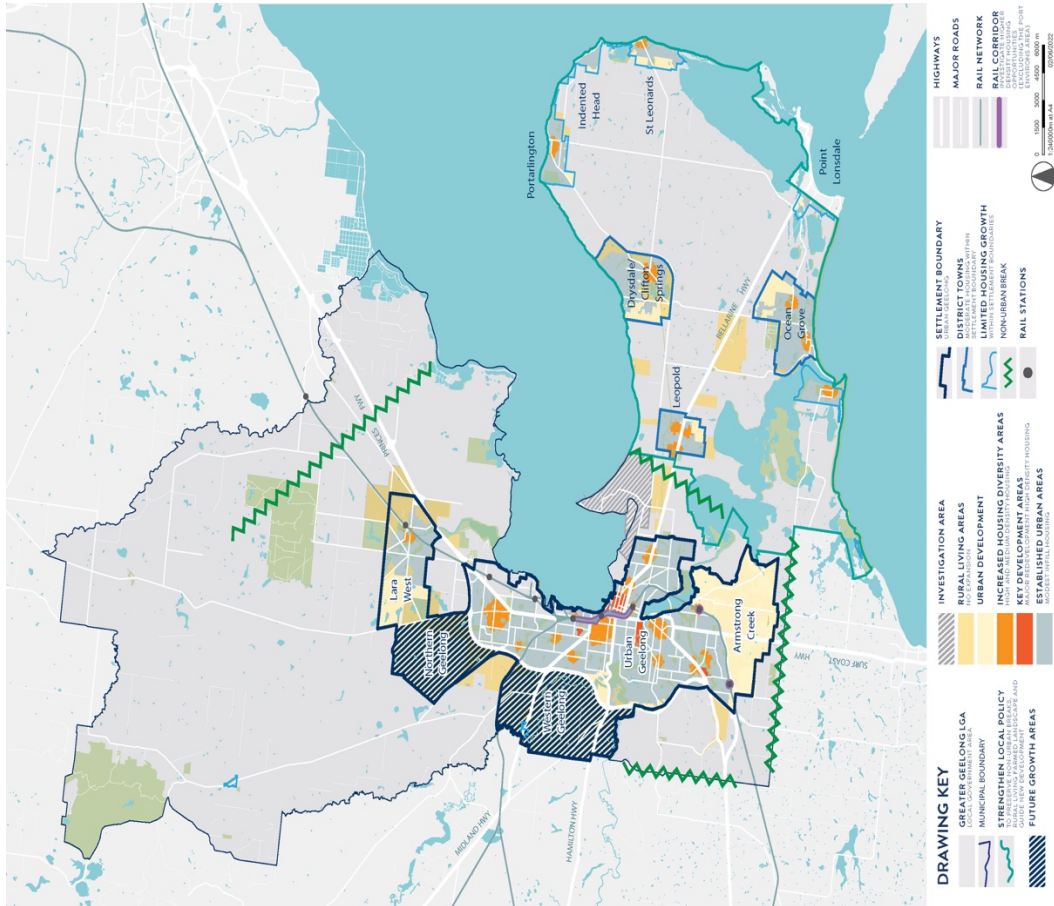
*To meet these demands, a range of housing types must be provided in both established and developing communities.*

#### **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.

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## 02.04-3 Housing and settlement framework plan



### 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.

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- 7. Prevention of pollution: Avoiding land, water, air, and noise pollution through strategic planning.*
- 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.*
  - 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.*

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*- 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.*

*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.*

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*- 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.*
- 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.*

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## **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.*

### **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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## **Neighbourhood Residential Zone, Schedule 8 (NRZ8) – Clause 32.08**

*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, the schedule to this zone is designed to achieve specific outcomes relating to the character, heritage, and environmental aspects of the area, although no specific objectives are listed in this instance. The zone stipulates that a permit is required to subdivide land, with a particular emphasis on ensuring that lots under 400 square metres maintain a minimum of 25% garden area. Furthermore, a schedule to this zone may specify a minimum lot size for subdivision, ensuring compliance with local planning objectives.*

*The construction or extension of a dwelling, small second dwelling, or residential building is subject to the minimum garden area requirements. For lots between 400 and 500 square metres, at least 25% must be set aside as garden area, increasing to 30% for lots between 500 and 650 square metres, and 35% for lots above 650 square metres. Exemptions may apply in certain situations, such as sites designated for medium-density housing in an approved plan.*

*A permit is also required for the construction or extension of two or more dwellings on a lot, or for developments on common property. In addition, the construction of a front fence exceeding the maximum height within 3 metres of a street requires a permit if associated with two or more dwellings. All development within this zone must meet the standards outlined in Clauses 54 (for single dwellings) and 55 (for multiple dwellings).*

*The maximum building height for dwellings, small second dwellings, or residential buildings within the NRZ is generally 9 metres or two storeys unless specified otherwise in the schedule. Exceptions to this height limit may be granted in specific circumstances, such as when replacing a pre-existing building or on sloping land, provided the height increase does not exceed 1 metre.*

*If the land is subject to inundation, the maximum building height is measured from the minimum floor level set by the relevant authority. In this zone, the height and storey requirements apply regardless of whether a planning permit is required for the construction. Comment:*

*In the case of the proposed renovation project, it is important to note that based on the zoning regulations and Schedule 1 provisions, a town planning permit is not triggered. The renovation project falls within the allowable scope of development under the General Residential Zone, as outlined in the East Grampians Scheme.*

*The subject site is also governed by Schedule 8 to Clause 32.09 Neighbourhood Residential Zone, which applies to Incremental Change Areas. This schedule outlines specific requirements for Clauses 54 and 55, which apply to residential development within the zone.*

*For street setbacks (A3 and B6), no specific minimum setback is required. Similarly, there are no prescribed standards for site coverage (A5 and B8), permeability (A6 and B9), side and rear setbacks (A10 and B17), or walls on boundaries (A11 and B18).*

*Regarding landscaping (B13), the schedule requires that one canopy tree be planted per dwelling, contributing to the neighbourhood's green character.*

*For private open space (A17 and B28), the requirement is an area of 60 square metres, with a minimum of 40 square metres to consist of secluded private open space at the side or rear of the dwelling. This space must have a minimum dimension of 5 metres and provide convenient access from a living room. Importantly, this requirement excludes balconies or rooftop terraces.*

*There are no specific requirements for the height of front fences (A20 and B32).*

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Heritage Overlay – HO1642

## Early Twentieth Century Residential Heritage Area

**Clause 43.01 – Heritage Overlay**  
Greater Geelong Planning Scheme

### Policy Statement

Based on the provided statement, the **Early Twentieth Century Residential Heritage Area (HO1642)** is a well-preserved residential area with a cohesive and intact streetscape that dates back to the period between the **1890s and 1930s**.

The dominant architectural styles in the area are the **Californian Bungalow and Edwardian timber villas**, which provide typical examples of these styles and the transition phase between them.

The houses in the area are typically:

- Modestly proportioned
- Detached
- Single storey
- Timber construction

Many dwellings include **decorative timber fretwork and gable infill**.

The area is also characterised by **varying street widths, allotment sizes and garden settings**, including:

- Nature strips
- Street planting
- Footpaths

In addition, the area contains distinctive pockets of **intimately scaled streets with minimal street setbacks and a distinct absence of streetscape features such as nature strips and street planting**, particularly in **Winter Street, Summer Street and Thorne Street**.

The significance of the area lies in:

- The **cohesion and integrity of its streetscape**
- The **high proportion of substantially intact original buildings**
- The **typical examples it provides of early twentieth-century suburban development**

### Objectives

**Heritage Overlay – HO1642**  
*Early Twentieth Century Residential Heritage Area*

The objectives for the **Early Twentieth Century Residential Heritage Area (HO1642)** are to:

- Retain the cohesion of the streetscape qualities including **garden settings, nature strips, street planting and footpaths**.
- Retain the high proportion of **well-preserved early twentieth century residential development**, including **timber Californian Bungalow and Edwardian houses**, and buildings showing the **transitional phase between the two**.
- Retain the distinctive pockets of **intimately scaled streets with minimal street setbacks and a lack of nature strips and street planting**, including **Winter Street, Summer Street and Thorne Street**.

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- Retain the **uniformity of scale of the area**, including **single storey height**, building separation and the relationship of buildings to streets of varying widths and subdivision patterns.
- Encourage the **contemporary interpretation of traditional building design** within the area.
- Encourage the use of **traditional construction materials** in the area.
- Encourage the use of **appropriate fence types, designs and locations**.
- Encourage the **appropriate development, form and scale of garages and/or carports**.

## Permit Triggers for Heritage Overlay (HO)

### Clause 43.01 – Heritage Overlay

The Heritage Overlay imposes a range of planning controls on development within its boundaries. Some types of development require a planning permit from the local council, while others may be exempt.

The following are typical permit triggers for the Heritage Overlay:

1. **Demolition of heritage buildings**  
Any demolition, removal or relocation of a building or structure within the Heritage Overlay requires a planning permit.
2. **Alterations to heritage buildings**  
Any alterations, additions or extensions to a heritage building or structure within the Heritage Overlay may require a planning permit.
3. **New development within the Heritage Overlay**  
Any new development, including new buildings or structures, within the Heritage Overlay requires a planning permit.
4. **Subdivision within the Heritage Overlay**  
Any subdivision of land within the Heritage Overlay that may impact the heritage significance of a place requires a planning permit.
5. **Removal or lopping of significant trees**  
The removal or lopping of significant trees within the Heritage Overlay may require a planning permit.
6. **Changes to the external appearance of heritage buildings**  
Any changes to the external appearance of a heritage building or structure within the Heritage Overlay may require a planning permit.

In summary, the Heritage Overlay imposes planning controls to ensure that any development within the heritage area is consistent with the **protection and conservation of heritage places and precincts**.

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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*

***The subject land is affected by the Heritage Overlay (HO1642 – Early Twentieth Century Residential Heritage Area) under Clause 43.01 of the Greater Geelong Planning Scheme.***

***A planning permit is required under this provision as the application involves buildings and works within a Heritage Overlay precinct. The Heritage Overlay seeks to ensure that development within heritage areas appropriately responds to and protects the identified heritage significance of the precinct.***

***The proposal has been carefully designed to ensure that the heritage significance and streetscape character of the precinct are retained and respected, while allowing for appropriate contemporary residential development.***

***The proposal responds to the objectives of the Early Twentieth Century Residential Heritage Area (HO1642) as follows.***

#### ***Response to Heritage Objectives***

##### ***Objective 1***

***Retain the cohesion of the streetscape qualities including garden settings, nature strips, street planting and footpaths.***

***The proposal retains the existing street-facing portion of the dwelling, ensuring that the established streetscape character of McKillop Street remains intact.***

***The existing garden setting and front setback are maintained, allowing the dwelling to continue to contribute positively to the cohesive residential streetscape that characterises the heritage precinct. No changes are proposed to the relationship between the dwelling and the street, ensuring the existing streetscape rhythm is preserved.***

##### ***Objective 2***

***Retain the high proportion of well-preserved early twentieth century residential development, including timber Californian Bungalow and Edwardian houses, and buildings showing the transitional phase between the two.***

***The proposal retains the primary heritage portion of the existing dwelling, which displays architectural characteristics typical of early twentieth century residential development.***

***By retaining the original street-facing form and key architectural elements, the proposal ensures that the dwelling continues to contribute to the high proportion of heritage housing that defines the character of the precinct.***

##### ***Objective 3***

***Retain the distinctive pockets of intimately scaled streets with minimal street setbacks and a lack of nature strips and street planting, including Winter Street, Summer Street and Thorne Street.***

***The proposal does not alter the established streetscape pattern of development and maintains the existing building setback and relationship to the street.***

***The scale of the development remains consistent with the existing built form within the precinct, ensuring the intimate residential character of the area is preserved.***

##### ***Objective 4***

***Retain the uniformity of scale of the area including single storey height, building separation to streets of varying widths with varying subdivision patterns.***

***The development maintains a scale that is consistent with surrounding residential development within the heritage area.***

***The proposal ensures that the development does not visually dominate the streetscape and maintains an appropriate relationship with neighbouring dwellings.***

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## **Objective 5**

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

*The proposal adopts a contemporary architectural approach that remains respectful of the traditional character of the precinct.*

*The design allows the original heritage building to remain the dominant element of the streetscape while clearly distinguishing new works from the historic fabric of the dwelling.*

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## **Objective 6**

**Encourage the use of traditional construction materials in the area.**

*The proposal incorporates materials that complement the traditional material palette found within the precinct.*

*These materials ensure that the development integrates comfortably within the heritage streetscape while maintaining a clear distinction between the original building and new additions.*

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## **Objective 7**

**Encourage the use of appropriate fence types, designs and locations.**

*The proposal retains the established relationship between the dwelling and the street and does not introduce fencing or elements that would disrupt the existing streetscape presentation.*

*The existing front boundary treatment continues to contribute positively to the residential character of the precinct.*

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## **Objective 8**

**Encourage the appropriate development, form, and scale of garages and/or carports.**

*Any associated structures are designed to remain subordinate to the primary dwelling, ensuring they do not dominate the streetscape or detract from the heritage character of the area.*

*The scale and placement of any ancillary structures ensures that the focus of the streetscape remains on the historic residential buildings.*

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## **Summary**

*The proposal represents a sensitive and appropriate response to the heritage significance of the Early Twentieth Century Residential Heritage Area (HO1642).*

*The design retains the key heritage elements of the existing dwelling and ensures that the development remains consistent with the scale, character and streetscape qualities that define the heritage precinct.*

*Accordingly, the proposal is considered to satisfy the objectives of the Heritage Overlay under Clause 43.01 of the Greater Geelong Planning Scheme.*

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## 06 Conclusion

The proposed development at **195 McKillop Street, East Geelong** has been carefully designed to respond to the heritage significance of the **Early Twentieth Century Residential Heritage Area (HO1642)**.

The proposal retains the **primary heritage portion of the existing dwelling**, including the street-facing built form and architectural features that contribute to the established character of the precinct. By maintaining the original presentation of the dwelling to McKillop Street, the proposal preserves the **cohesive streetscape qualities and traditional garden setting** that are central to the significance of the heritage area.

The proposed works are primarily located **to the rear of the dwelling**, ensuring that the heritage building remains the dominant element when viewed from the public realm. The new built form is clearly distinguishable from the original structure and adopts a contemporary architectural expression that remains respectful of the scale and character of the surrounding early twentieth century development.

Importantly, the proposal maintains the **uniformity of scale typical of the precinct**, ensuring that the development does not visually dominate neighbouring properties or detract from the established residential character of the area.

The design approach reflects the intent of the **Heritage Overlay under Clause 43.01 of the Greater Geelong Planning Scheme**, which seeks to conserve the heritage significance of places and precincts while allowing for appropriate and sensitive contemporary development.

Overall, the proposal represents a **considered and respectful response to the heritage values of the HO1642 precinct**, retaining the key characteristics of the existing dwelling while allowing the building to continue to function as a modern residence.

Accordingly, the proposal is considered to be **consistent with the objectives of the Heritage Overlay and the heritage significance of the Early Twentieth Century Residential Heritage Area**, and approval of the planning permit is respectfully requested.