

PLANNING PERMIT APPLICATION

103 Autumn Street,
Geelong West VIC 3218

Town Planning Report

Prepared by Studio BoDe
27 March 2026

HO1961 — Pineville Heritage Area

1. Introduction

This report supports a planning permit application for alterations and additions to the existing dwelling at 103 Autumn Street, Geelong West. The site is zoned Neighbourhood Residential Zone – Schedule 3 (NRZ3) and is subject to Heritage Overlay HO1961, identifying the property as part of the Pineville Heritage Area. A planning permit is required under Clause 43.01 for buildings and works.

The proposal involves partial demolition of non-original rear fabric, construction of a new single storey rear extension, internal reconfiguration, and associated vegetation works. The original 1907 Federation dwelling is substantially retained with all significant heritage elements preserved. The existing rear extension, which dates from 1993, is non-original and does not contribute to the heritage significance of the dwelling.

Item	Detail
Address	103 Autumn Street, Geelong West VIC 3218
Lot/Plan	Lot 1 on PS330773A
Volume/Folio	Volume 10193 Folio 074
Council Property No.	200512
LGA	City of Greater Geelong
Zone	Neighbourhood Residential Zone — Schedule 3 (NRZ3)
Heritage Overlay	HO1961 — Pineville Heritage Area
Site Area	398m ²
Applicants	Sam Ross Lilley and Sarah Mooring Waugh

The application is accompanied by drawings prepared by Studio BoDe, sheets TP00-TP16, Revision A, dated 27 March 2026:

Sheet	Title
TP00	Cover Sheet
TP01	Site Plan — Existing
TP02	Site Plan — Proposed
TP03	Garden Area Plan — Existing
TP04	Garden Area Plan — Proposed
TP05	Floor Plan — Existing
TP06	Floor Plan — Demolition
TP07	Floor Plan — Proposed
TP08	North & East Elevations — Existing
TP09	West & South Elevations — Existing
TP10	North & East Elevations — Demolition
TP11	West & South Elevations — Demolition
TP12	North & East Elevations — Proposed
TP13	West & South Elevations — Proposed
TP14	Section — Neighbour Context
TP15	Overshadowing Diagrams
TP16	3D Render — Proposed Extension

2. Existing Dwelling

The dwelling at 103 Autumn Street is a single storey Federation period house dating from approximately 1907. The original heritage fabric is confined to the four front rooms — Lounge, two Bedrooms and one further room — which retain their Federation character including gabled roof form, corrugated metal roof cladding, weatherboard walls, timber framed windows, a front verandah with cast iron lacework, and a brick chimney. The front timber picket fence contributes to the heritage character of the Autumn Street streetscape.

A two-storey rear extension was constructed in 1993 for the then owners S and C DeLange, designed by Anthony Marchant of ASM Design (Building Permit No. 2761, City of Geelong West, 18 March 1993), comprising a ground floor Family Room, Kitchen and Meals, Laundry, Bathroom and Ensuite, and a first floor Mezzanine Study. This extension is non-original and does not contribute to the heritage significance of the property.

The site is 398m² with an irregular eastern boundary, a natural fall of approximately 190mm across the eastern boundary length, and a sewerage easement at the rear. Existing vegetation includes non-significant Yucca and self-seeded species adjacent to the dwelling, and established Loquat fruit trees along the rear boundary.

3. Neighbourhood Character

Autumn Street is one of the earliest streets in the Pineville Heritage Precinct, with a layout dating from 1839 to 1864. The street is characterised by single storey detached dwellings of the Victorian and Federation periods on garden allotments, with consistent front setbacks, timber picket fences, and a rhythm of gabled and hipped corrugated metal roofs. The properties at 101 and 105 Autumn Street are representative of this character — single storey, weatherboard clad, with front verandahs and picket fences.

The Pineville Heritage Area is significant for its diversity of Victorian through early postwar building stock and the shared character of its dwellings: single storey scale, hipped and gabled roofs, timber weatherboard construction, corrugated metal roofing, and timber framed windows with front verandahs. Autumn Street is one of the most intact streetscapes within the precinct.

4. Proposal

Retained

The original 1907 Federation dwelling is substantially retained. All significant heritage elements are preserved — gabled roof form, corrugated metal cladding, weatherboard walls, timber framed windows, front verandah, cast iron lacework, brick chimney and front picket fence. Shed 1 at the rear is also retained, as are the existing Loquat fruit trees along the rear boundary, to be selectively pruned.

The first floor Mezzanine Study from the 1993 extension is retained, with the open balustrades replaced with plasterboard to fully enclose the room.

Demolition

All demolition is limited to non-original fabric. Shed 2 is removed. A section of paling fence on the eastern boundary is removed. Sections of the 1993 rear extension fabric are removed to facilitate the new works. Windows on the eastern wall of the 1993 extension — which currently overlook the neighbouring private open space — are removed, with no replacement windows proposed on the eastern elevation.

The fireplace within the original master bedroom is removed to allow a new ensuite to be created within the existing room footprint. The brick chimney above is retained in its original position and structurally supported with internal steel, remaining a visible element of the Federation roofline from the street.

Proposed Works

A new single storey rear extension provides Dining, Living, Bathroom and a rear Deck, with an open timber pergola beyond. The extension connects through the non-original 1993 fabric and sits entirely behind the original dwelling.

Two new windows are proposed on the western side elevation — one serving the new ensuite within the master bedroom footprint, the other serving the new family bathroom in the former 1993 ensuite space. Both are detailed to match the existing timber-framed double-hung windows of the original dwelling exactly. A glazed external door is proposed on the north parapet wall.

The extension roof is a 1-degree pitch concealed behind a parapet wall. A box gutter drains to a rainwater head at the southern end of the extension, with all drainage contained within the site. The parapet on the return wall is set off the eastern boundary by more than 200mm and is excluded from the wall on boundary height calculation. The eastern boundary wall is 8.02 metres in length with heights varying from 3.26m to 3.44m in response to the natural fall of the site, averaging 3.34m. No part exceeds 3.6m. Refer to TP16 for a three-dimensional representation of the proposed extension.

Vegetation and Landscaping

Non-significant vegetation adjacent to the dwelling, including Yucca and self-seeded species, is removed to facilitate the works. Two new canopy trees are proposed — one in the rear garden and one along the western boundary — to offset the removal and improve screening and amenity. Refer TP03 and TP04 for existing and proposed garden area plans.

Materials

Proposed materials are fibre cement wall cladding and corrugated metal roofing in a galvanised finish. The colour palette is a light cream tone consistent with the existing dwelling, with white trim. Existing galvanised gutters to the original dwelling are retained and cleaned. A new box gutter drains the extension roof internally to a rainwater head at the southern end. The galvanised roof finish is consistent with Clause 22.59, which discourages zincalume in the heritage precinct.

5. Planning Controls

5.1 Neighbourhood Residential Zone Schedule 3 (Clause 32.09)

The site is within NRZ3. A permit is not required under the zone for works to a single dwelling — the permit trigger arises solely from the Heritage Overlay. The maximum building height of 8 metres is not exceeded. As the site is 398m² (under 400m²), the minimum garden area requirement is 25% under Clause 32.08. The proposal provides 146m² — 37% — which comfortably exceeds this standard.

5.2 Heritage Overlay — Clause 43.01 (HO1961)

HO1961 applies to the site as part of the Pineville Heritage Area. A planning permit is required under Clause 43.01-1 for buildings and works and partial demolition. The site is not individually listed. The relevant controls from the HO1961 schedule are:

Control	Applies?
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes (<i>no solar proposed — not applicable to this application</i>)
Outbuildings or fences not exempt	No
Included on Victorian Heritage Register	No
Aboriginal heritage place	No

The applicable heritage design guidelines are the HO1961 Pineville Heritage Area Heritage Design Guidelines and the City of Greater Geelong Heritage and Design Guidelines 1997 (incorporated document under Clause 22.59).

5.3 Clause 22.59 — Pineville Heritage Area

Clause 22.59 applies to all land within HO1961. The policy identifies the Pineville Heritage Precinct as significant for its Victorian through early postwar building stock and the shared character of its dwellings. Autumn Street is specifically identified as one of the earliest streets in the precinct. The policy encourages rear additions, single storey scale, contemporary design, non-zincalume corrugated metal roofing, and fence heights consistent with heritage character.

5.4 State Planning Policy

The following state policy provisions are relevant: Clause 02.03-5 (Built Environment and Heritage), Clause 15.03-1S (Heritage Conservation — State) and Clause 15.03-1L (Heritage Conservation — Local). These provisions share a common objective — to conserve and enhance places of heritage significance, encourage appropriate development that respects heritage values, and support contemporary interpretation that relates to the form and materials of existing heritage places. The proposal is consistent with each of these objectives as outlined in the assessment below.

5.5 Clause 54 (ResCode)

The proposal is assessed against Clause 54 as alterations and additions to a single dwelling. A full assessment is provided at Section 6.2.

5.6 Clause 65 — Decision Guidelines

Clause 65.01 requires the responsible authority to consider the Planning Policy Framework, the purpose of the overlay, the effect on amenity, and stormwater management. These matters are addressed throughout this report.

6. Assessment

6.1 Heritage Response — Clause 43.01 and HO1961

Significance

The significance of 103 Autumn Street is precinct-based. The property contributes to the Pineville Heritage Area through its original 1907 Federation dwelling, which presents to Autumn Street with characteristic form, materials and detailing. The property is not individually listed and carries no individual statement of significance. The 1993 rear extension is non-original and carries no heritage value.

The assessment below is framed around the three primary considerations of the City of Greater Geelong Heritage and Design Guidelines 1997: impact on setting, impact on significant fabric, and scale and bulk of the addition.

Impact on Setting

The extension sits entirely behind the original dwelling and is not visible from Autumn Street. The Federation façade, verandah, cast iron lacework, front fence and garden setting are all retained unchanged. From the street, the dwelling will read identically before and after construction.

The 1997 Guidelines note that conservation areas with strong visual lines of repeating roof forms may require that additions be invisible from the street. This proposal meets that test. The parapet wall conceals the low pitch roof from all street views, and the original Federation dwelling remains the sole visible element of the property from Autumn Street.

Two new windows on the western side elevation are visible from the western boundary. They are detailed to match the existing double hung timber framed windows exactly and are consistent with the Federation character of the dwelling. Their placement on the side elevation does not alter the primary north façade or the streetscape presentation of the property.

The removal of non-significant vegetation does not affect the setting or heritage significance of the property. The proposed canopy planting will enhance the garden setting of the dwelling.

Impact on Significant Fabric

The significant heritage fabric of the property is confined to the original four front rooms. The new extension connects through the non-original 1993 fabric — not directly to the original rooms — which provides a physical and visual separation between heritage fabric and new works.

The fireplace within the original master bedroom is removed to allow a new ensuite to be created within the existing room footprint. This represents the minimum intervention necessary to achieve the functional outcome without extending the building's footprint. The brick chimney, the externally significant element — is retained in its original position, supported with internal steel, and remains clearly visible as part of the Federation roofline from the street. The fireplace removal is not visible from any public vantage point.

Two new window openings are cut through the existing weatherboard wall on the western elevation. The windows match the existing double hung timber framed windows in both proportion and material, consistent with the 1997 Guidelines' direction that window rhythm and placement should reflect the characteristics of heritage buildings. Their placement on the less prominent side elevation minimises visual impact.

All other significant fabric is fully retained. The gabled roof, weatherboard cladding, verandah and cast iron lacework are preserved without alteration. All demolition is limited to non-original elements from the 1993 extension, Shed 2 and a section of boundary fence — none of which contribute to the heritage significance of the place.

The removal of windows on the eastern wall of the 1993 extension is a positive outcome, eliminating direct overlooking into the neighbouring private open space. No new windows are introduced on the eastern elevation.

Scale and Bulk

The extension is single storey, positioned entirely to the rear, and sits below the ridge of the original Federation dwelling. The parapet and 1 degree roof pitch present a clean, clearly contemporary form that is immediately distinguishable from the original gabled roof — consistent with the 1997 Guidelines' direction that additions should be legible as a separate stage of development rather than a replication of the heritage fabric.

The fibre cement cladding and galvanised corrugated metal roofing are recessive and contemporary. The colour palette — light cream body with white trim — is consistent with the existing dwelling's tonal range without replicating heritage detailing. Zincalume is not used, consistent with Clause 22.59.

Response to Clause 22.59

The proposal is consistent with each relevant objective of Clause 22.59: the extension is to the rear and not visible from the street; it is single storey; the design is a contemporary interpretation rather than a replication; the roofing is galvanised corrugated metal, not zincalume; and the front picket fence is retained unchanged.

Heritage Conclusion

The proposal retains the original Federation dwelling intact, preserves the streetscape presentation of the property, and introduces a rear extension that is legible, contemporary and recessive. The limited internal works to the original master bedroom represent the minimum intervention to achieve the functional outcome and have no impact on the external heritage presentation of the dwelling. The proposal is consistent with Clause 43.01, HO1961, Clause 22.59, and the City of Greater Geelong Heritage and Design Guidelines 1997.

6.2 Clause 54 Assessment

The proposal is assessed against the relevant standards of Clause 54. Standards not engaged by the proposed works are noted accordingly.

Standard	Requirement	Proposed	Result	Notes
A3 — Street setback	No works to front setback	Unchanged	N/A	
A5 — Site coverage	No standard — single dwelling	43% (170m ²)	Complies	Up from 41%
A6 — Permeability	No standard specified	Hardscape 21%	Complies	Down from 26%
A7 — Energy efficiency	NCC compliance	NCC compliant	Complies	
A9 — Parking	1 space required	Existing retained	Complies	
A10 — Side & rear setbacks	Min 900mm for walls ≤3.6m	Eastern wall: A11. Western and southern walls comply	Complies	
A11 — Wall on boundary	Avg ≤3.2m. Max 3.6m. Length ≤10m or 1/3 boundary	Length 8.02m. Avg 3.34m. Max 3.44m	Variation	See Page 11
A12 — Daylight to existing windows	Adequate daylight to adjoining windows	No restriction	Complies	
A13 — Overshadowing	Max 25% of adjoining POS shadowed 9am–3pm 22 Sep	Refer TP15	Complies	Spring Equinox
A14 — Overlooking	No overlooking within 9m	Eastern windows removed. No new eastern windows	Complies	Improved
A15 — Daylight to new windows	Adequate daylight to new habitable windows	Western windows receive direct light	Complies	
A16 — Private open space	40m ² min, 3m dimension	Deck and garden adequate	Complies	
A17 — Solar access	5 hours 9am–3pm 22 Sep	Refer TP15	Complies	
A20 — Garden area	25% min (lot <400m ²)	37% (146m ²)	Complies	Up from 33%

A11 — Wall on Boundary — Variation

The eastern boundary wall averages 3.34 metres, marginally exceeding the 3.2 metre standard by 140mm — less than the width of a standard brick course. No part of the wall exceeds 3.6 metres, and the 8.02 metre length complies with the maximum length requirement.

The variation arises from the natural fall of the site. Natural ground levels vary by approximately 190mm across the eastern boundary, and wall heights are measured from natural ground level at each point. To achieve a 3.2 metre average on a site with this fall would require a reduction in internal floor-to-ceiling height or impractical floor level stepping within a narrow addition.

The proposal delivers a positive outcome for the adjoining property at 101 Autumn Street. Existing windows on the eastern wall of the 1993 extension — which look directly into the neighbouring private open space — are removed. No new windows are introduced on the eastern elevation, improving privacy compared to existing conditions. All roof drainage is contained within the site via a box gutter and rainwater head. The wall is not visible from the street or any public domain.

Given the marginal nature of the variation, the site-responsive rationale, and the improved amenity outcome for the adjoining owner, approval of the variation is considered warranted.

Garden Area

Garden area increases from 131m² (33%) to 146m² (37%), exceeding the 25% minimum by a significant margin. Hardscape reduces from 105m² to 83m². Removal of non-significant vegetation is offset by two new canopy trees, with existing Loquat trees retained. Refer TP03 and TP04.

7. Conclusion

This report supports a planning permit application for alterations and additions to 103 Autumn Street, Geelong West, within the Pineville Heritage Area (HO1961).

The proposal has been assessed against Clause 43.01, Clause 22.59, Clause 54 and the City of Greater Geelong Heritage and Design Guidelines 1997. The assessment demonstrates that:

- The original Federation dwelling is substantially retained. All externally significant elements — gabled roof, weatherboard cladding, cast iron lacework, front verandah, chimney and picket fence — are preserved, and the streetscape presentation is unchanged.
- The extension is entirely to the rear, not visible from Autumn Street, and presents a legible contemporary form clearly distinguishable from the heritage dwelling. Scale and materials are recessive and appropriate.
- Internal works to the original master bedroom are the minimum necessary to achieve the functional outcome. The chimney is retained and supported. No external heritage fabric is affected.
- Two new windows on the western elevation match the existing heritage windows exactly and are consistent with the Federation character of the dwelling.
- Removal of existing overlooking windows on the eastern wall improves amenity for the adjoining property. No new eastern windows are introduced.
- The wall on boundary marginally exceeds the average height standard by 140mm. The variation is minor, site-responsive, and supported by an improved amenity outcome for the neighbour.
- Garden area increases from 33% to 37%, hardscape reduces, and new canopy planting offsets removed vegetation.

The proposal is a considered and respectful design response that maintains the heritage character of the Pineville Precinct and supports contemporary residential use. It is submitted that the application warrants the granting of a planning permit.