

4 August 2026

Statutory Planning Department
Greater Geelong City Council
137-149 Mercer Street
GEELONG VIC 3220

Submitted via email: statplanning@geelongcity.vic.gov.au

Planning Permit Application 2 Garden Street, Geelong

Dear Sir/Madam,

Introduction

Ratio Consultants acts on behalf of _____, the permit applicant and landowner, in relation to the above application.

Following the pre-application meeting on 2 October 2025, we are pleased to submit this planning permit application for partial demolition and for buildings and works in the Heritage Overlay associated with the proposed ground and first floor addition to the existing dwelling and removal of three boundary canopy trees at 2 Garden Street, Geelong.

In addition to the below written submission, to assist the Council in its consideration of the application, we enclose the following:

- A completed Planning Permit Application Form;
- A copy of Architectural Plans prepared by Dean Dyson Architects;
- A Landscape Plan, prepared by Moorilla Studio Landscape Architecture;
- An Arboricultural Impact Assessment, prepared by John Patrick Landscape Architects; and
- A copy of the Certificate of Title (Appendix A).

The statutory planning fee will be paid upon the receipt of an invoice from Council.

The details of the site and surrounds, the planning context, the proposal and an assessment against the key planning considerations is outlined in the following sections of this submission.

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Site and Surrounds

The subject site is located on the western side of Garden Street, approximately 50 metres from the intersection between Garden Street and Eastern Beach Road.

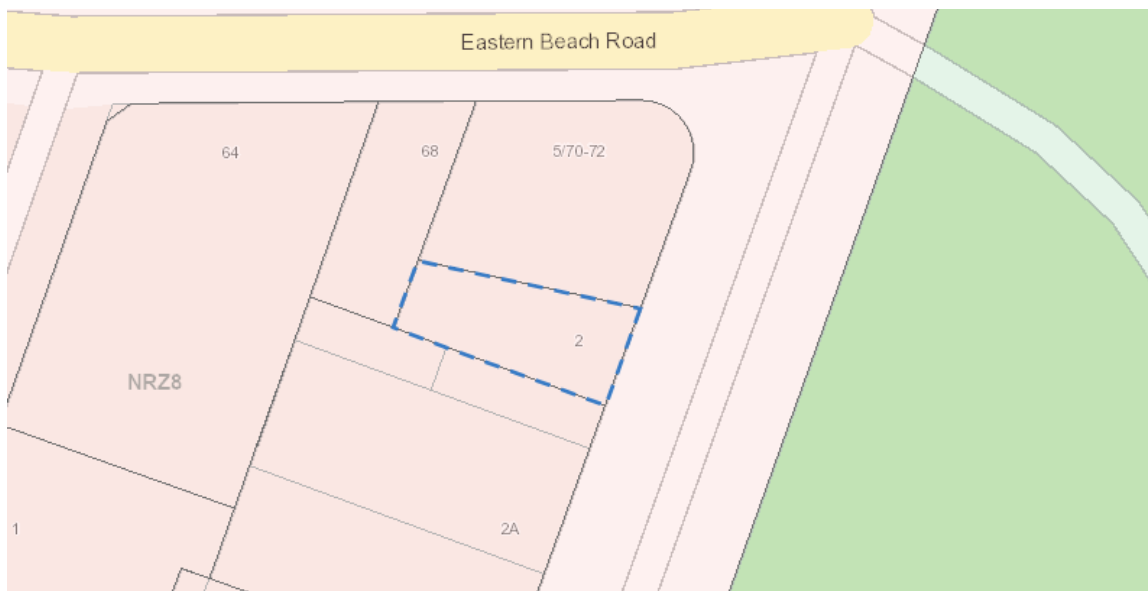
The site is situated toward the eastern edge of the residential area with Geelong and is located opposite the Eastern Park and Geelong Botanic Gardens.

The site is irregular in shape, with a frontage to Garden Street of 16.80m (approx.), a depth of between 36.55m and 36.90m (approx.) and a rear boundary length of 11.61m (approx.), yielding 519.59 square metres.

The site is formally known as Lot 4 on LP15552. There are no restrictions on the title which would prohibit the development of land as proposed.

We note a 0.8 metre wide drainage and sewerage easement is located along the rear boundary of the site.

Figure 1: Cadastral Map



The key features of the site can be summarised as follows:

- The site comprises a period double storey brick dwelling with a tiled pitched roof form.
- The site features a garage/study area and terrace addition built after the original construction of the dwelling at the front of the site and is located within the front of the entrance to the dwelling.
- Access to the site is provided via a vehicle crossover at the northeast corner and pedestrian access via the existing gate toward the southeast corner.
- The site contains some modest trees mainly to the rear of the dwelling, with small trees located along the side boundaries to the adjoining property to the north.

The site is located within the 'City East Heritage Area'. The area is generally bounded by Eastern Beach Road, Garden Street, Myers Street and Swanston Street.

The dwelling is graded as '**contributory**' heritage significance to the City East Heritage Area as identified in the Geelong City Urban Conservation Study (1995) and the Geelong City Fringe Heritage Review Area (2018).

Surrounds

The subject site is located within a predominantly residential, typically zoned Neighbourhood Residential.

The broader surrounds includes a mix of land uses and zones, including Public Park and Recreation Zone, located to the east of the Central Geelong Activity Centre and associated with the surrounding parklands and beaches.

With reference to the adjoining properties, we note the following:

North

To the immediate north is 70-72 Eastern Beach Road. The site comprises a large double storey brick apartment building, totalling six (6) apartments. The site has vehicle access from Garden Street, along the southern boundary of the site in the form of garages and driveway leading to a parking area.

The site is graded 'Contributory' to the Heritage Overlay.

Figure 2: 70-72 Eastern Beach Road



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Figure 3: 70-72 Eastern Beach Road (viewed from Garden Street)



East

To the immediate east is Garden Street, running in a north-south orientation between Eastern Beach Road and ending at the intersection at Carr Street to the south. The road supports a single lane of traffic in each direction and on street parking.

On the opposite side of the road is Eastern Park and the Geelong Botanic Gardens. Access to the parklands is provided at the intersection to the north between Eastern Beach Road, Hearne Parade, Garden Street and Podbury Crescent.

Figure 4: Entrance to Eastern Park



South

To the south of the site is 2a Garden Street. The site features a large period house known as 'Merchiston Hall' which was constructed in 1856.

The site contains a private garden which is near the southern boundary of the subject site.

The dwelling is listed on the Victorian Heritage Register and graded as 'significant' within the City East Heritage Area. The site is affected by site specific Heritage Overlay – Schedule 14 (HO14).

Figure 5: 2a Garden Street



West

To the immediate west of the site is 68 Eastern Beach Road. The site abuts a portion of the subject site.

The site comprises a split level dwelling fronting Eastern Beach Road, presenting as double storey due to the garage and single storey at the rear of the site. The dwelling is constructed of light coloured painted brick, set behind an iron wrought fence.

The site is graded as 'non-contributory' to the HO.

Figure 6: 68 Eastern Beach Road



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Figure 7: Aerial of Site & Surrounds



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The Proposal

The application seeks approval for partial demolition of the rear of the existing dwelling and buildings and works to construct a ground and first floor addition to the existing dwelling and removal of three boundary canopy trees.

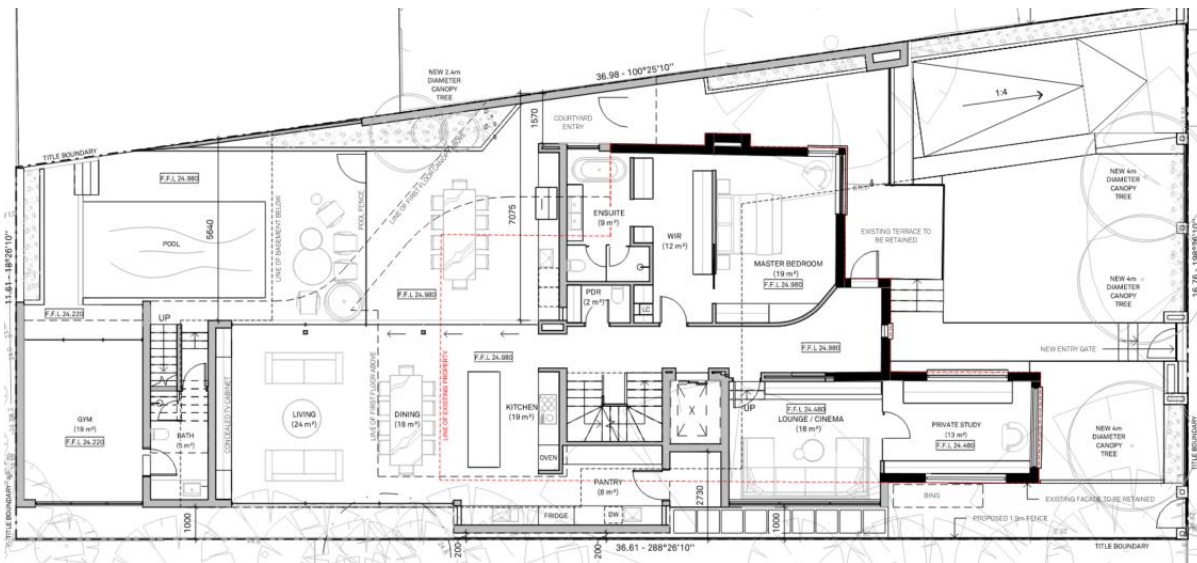
Built Form

The key features of the proposal can be summarised as follows:

- Demolition of the rear portion of the existing dwelling; internal walls, doors, stairs etc and various other external non-original structures.
- Buildings and works to the existing dwelling, with each level described as follows:
 - **Basement:** to be constructed within the central half of the subject site, with basement access taken from the crossover from the northeastern corner. The basement includes three (3) car parking spaces; turntable for parking and access; a laundry; a lift to the upper floors and drying room.
 - **Ground Floor:** to include retained existing front portion of ground floor, with extension constructed to the rear. The ground floor includes an open plan kitchen/living/dining area; a study; recreational / sitting rooms; the master bedroom; a study; separate lounge room; a gym and outdoor spaces including a rear secluded private open space area.
 - **First Floor:** to include retained existing front portion and façade of first floor, with extension constructed to the rear. The first floor includes three bedrooms with ensuites; a storage room and outdoor terrace area to the rear.
- The existing dwelling will retain the front setback of 9.3 metres from Garden Street, with the existing private study and terrace maintaining the existing 4.6 metre setback.
- The proposed ground floor extension will be setback 9.36 metres from Garden Street, which includes internal reconfiguration and construction of the southern walls of the dwelling, located behind the private study.
- The proposed first floor extension will include setbacks of 18.020 metres from Garden Street, 6 metres from the rear boundary and 8.4 metres from the front façade of the dwelling.
- The extension will comprise a maximum building height of 7.68 metres above natural ground level, with only a portion of the side entrance to the dwelling being visible from the street frontage.
- The proposal will retain the primary gable roof form of the heritage dwelling and will remain as the primary form when viewed from Garden Street.
- The proposal will utilise the existing crossover and construct a new driveway leading to the proposed basement.
- An extensive landscaping scheme is proposed to the front and rear of the dwelling which will be provided throughout the garden areas on the site.
- The proposal will include the construction of a new 1.5 metre high brick and iron fence across the front boundary of the site that steps with the topography, with an electric iron gate provided for the vehicle crossover.
- All site services will be provided for onsite, including letterboxes and waste areas.

Please refer to the application plans prepared by Dean Dyson Architects for full details of the proposed demolition works and new development.

Figure 8: Proposed Ground Floor Plan



Tree Removal

The proposal seeks to remove three (3) boundary canopy trees pursuant to Clause 52.37-2 of the Greater Geelong Planning Scheme.

The three trees that require a permit for removal are identified are:

- Tree 3a – Apple Tree
- Tree 9 – Monterey Cypress
- Tree 10 – Monterey Cypress

An assessment of the proposed development impact on all existing canopy trees has been undertaken with regard to their respective health, appearance and stability. We defer to the accompanying Arboricultural Assessment prepared by John Patrick Landscape Architects for further details.

We refer to the submitted Landscape Plan for further information on the proposed location, species and planting details for the proposed four canopy trees.

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Planning Context

Zone

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (**NRZ8**). The purposes of the zone are:

A permit is not required to extend one dwelling on a lot of more than 300 square metres.

The proposal is not required to be assessed under Clause 54.

Overlays

The subject site affected by the Heritage Overlay – Schedule 1639 (**HO1639**) relating to 'City East Heritage Area'. The site is located within the 'City East Heritage Area'.

The dwelling is graded as '**contributory**' heritage significance to the City East Heritage Area as identified in the Geelong City Urban Conservation Study (1995) and the Geelong City Fringe Heritage Review Area (2018).

The statement of significance outlines the following:

'The City East Heritage Area including residential buildings and a few public and commercial properties dating from the Victorian, Federation and Interwar periods as well as mature street plantings and early street infrastructure including basalt kerbing and channelling. High quality residences constructed in the 1950s and circa 1960s to Eastern Beach Road (or adjacent) are also significant.'

Pursuant to Clause 43.01-1, a permit is required for partial demolition and to construct a building or carry out works.

The schedule confirms that the site is subject to solar energy system controls.

Municipal Planning Strategy (MPS)

- **Clause 02.01 - Context** provides key contextual background that forms the basis of the Greater Geelong Planning Scheme. It describes the location, key historical and infrastructure features of the city, history of the place, and key demographics of the residential and dwelling stock.
- **Clause 02.02 - Vision** includes the City of Greater Geelong's vision as follows:
 - *'Geelong, coast, country and suburbs, is the best place to live through prosperity and cohesive communities in an exceptional environment.'*
- To achieve this vision, there are six high level goals for the Council be in summary; a city for people; a creative city; a prosperous city; a city of knowledge; an eco-city and a connected city.'
- **Clause 02.03 - Strategic Directions** outlines the Municipality's key strategic directions.
- **Clause 02.03-5 - Built Environment and sustainability** includes the below key strategic heritage direction:
 - *'Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.'*
- **Clause 02.03-5 - Housing**, outlines the following strategic directions to meet demands and provide for a range of housing types in both established and developing communities.

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- Facilitate infill development to increase its housing supply contribution.
 - Support residential development where the density, mass and scale is complementary to 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.
- **Clause 02.04 - Strategic Framework Plans** identifies the site is within the 'Established Urban Area pursuant to the *Housing and settlement framework plan* (**Clause 02.04-3**).

Figure 9: Extract of Housing and settlement framework plan



Planning Policy Framework

The following clauses of the PPF are of relevance to this application:

- | | |
|---------------------------------|---|
| – Clause 11.01-1S & 11.01-1L-01 | 'Settlement – Greater Geelong' |
| – Clause 11.02-1S | 'Development capacity' |
| – Clause 15.01-2S | 'Building design' |
| – Clause 15.01-2L | 'Environmentally sustainable development' |
| – Clause 15.03-1S & 1L | 'Heritage Conservation' |
| – Clause 16.01-1S & 1R | 'Housing supply' |

The key policy provisions of the planning scheme relate to heritage given the relevant planning trigger pertains to the Heritage Overlay.

Specifically, Clause 15.03-1L outline general strategies for all land affected by the Heritage Overlay to aim to retain and conserve contributory heritage places and support use and development of a heritage place that enhances its significance and contributes to its longevity.

Particular and General Provisions

Clause 52.06 – Car Parking

Pursuant to Clause 52.06-1, this clause does not apply to ‘the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone’.

Clause 52.37 – Canopy Trees

Pursuant to Clause 52.37-2, a permit is required to destroy or lop a canopy tree within the Neighbourhood Residential Zone.

We note the removal, destruction or lopping of a canopy tree does not apply if the site is developed with an existing dwelling, other than a boundary canopy tree.

A **boundary canopy tree** is defined as a canopy tree if any part of its trunk is within:

- 6 metres of the narrowest street frontage of a lot; or
- 4.5 metres of the rear boundary of a lot;

Based on the Tree Data provided by John Patrick Landscape Architects, three trees on the subject site meet the definition for a boundary canopy tree and therefore a permit is required for the removal of the trees.

Pursuant to Clause 52.37-3, a site with an area of between 501sqm to 700sqm has a minimum requirement of four (4) canopy trees to be planted.

The proposal includes the planting of 4 canopy trees on the site and therefore meets the minimum canopy tree requirements specified in Table 1 of Clause 52.37-3.

The proposal ensures the mature height and width and deep soil area is provided for each tree in accordance with the applicable definition of a canopy tree and requirements.

Clause 62.02 – Decision Guidelines

‘Decision Guidelines’ states that, because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 71.02-3 – Integrated Decision Making

‘Integrated Decision Making’ states that planning authorities and decision makers should endeavour to integrate a range of planning policies relevant to the issue and purpose of the application to balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

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Planning Considerations

In determining the merits of this application, we consider the following to be the key issues in this matter:

- Is the proposal an appropriate heritage response?
- Is the proposed built form appropriate?
- Is the removal of vegetation appropriate under Clause 52.37?

We note the application does not trigger a requirement for a planning permit under the zone, therefore the requirements specified under Clause 54 are not required to be met and therefore this planning assessment is not required to consider external amenity impacts or internal amenity.

Similarly, whilst not a key issue in this application the proposal will facilitate high levels of internal amenity for future residents. The proposed works are to upgrade the existing dwelling to make it more suitable for modern living. Overall, the proposal provides for a high level of internal amenity for future occupants.

Is the proposal an appropriate heritage response?

The Heritage Overlay and Clause 15.03-1L provide policy guidelines and strategies relating to development within the Heritage Overlay, ensuring that development results in outcomes that are sympathetic and reflective of key heritage values.

The Heritage Overlay seeks to ensure that heritages places are conserved and enhanced, and that development does not adversely affect the significance of the heritage place or precinct. Relevant decision guidelines, pursuant to the Heritage Overlay are as follows:

- *‘The Municipal Planning Strategy and the Planning Policy Framework.’*
- *‘The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.’*
- *‘Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.’*
- *‘Any applicable heritage design guideline specified in the schedule to this overlay.’*
- *‘Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.’*
- *‘Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.’*
- *‘Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.’*
- *‘Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.’*

Council’s heritage policy at Clause 15.03-1L, pertaining to heritage, seeks to ensure new development is of a high quality, is contextual to the host building and surrounds, encourages retention of three-dimensional form, and seeks to enhance the presentation of heritage buildings through restoration of original fabric.

The policy includes a number of key strategies to ensure that development is appropriately designed so that it does not detract from the heritage values of the precinct. The relevant strategies relate to demolition, additions, restoration and reconstruction and vehicle accommodation and access.

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Assessment

Clause 43.01 - Heritage Overlay

With regard to the Heritage Overlay and its relevant decision guidelines identified above, we respond as follows:

- The proposed demolition is limited to the rear and internal walls which are not visible to the public when viewed from the streetscape. It is therefore considered that the extent of demolition will not adversely affect the heritage value of the dwelling, given the demolition is confined to parts of the building which do not appear from or contribute to the significance of the building when viewed from the public realm. The proposal appropriately retains the significant proportion of the original roof form and gabled forms to the north and south side of the building.
- The proposed siting of the addition is respectful of the heritage place and has been designed in a manner that seeks to minimise any adverse impact to the heritage place due to its generous setbacks behind the retained fabric and siting below the height of the retained period roof form.
- The proposed rear addition has been well designed so that it will not have any adverse impact on the significance of the heritage place. The addition includes a careful use of materiality and a lower intervening height to create a break between the old and the new and therefore clearly distinguish it from the original fabric, ensuring that the development does not create any unreasonable impact on the significance of the place or seek to replicate the contributory elements of the heritage building.
- The development has been designed in a manner that ensures it will be viewed as a separate element to the primary heritage dwelling, so not to detract from the heritage value of the original dwelling. The proposed development retains most of the front portion of the original dwelling and includes a lower extension height when compared with the retained fabric.
- The proposed rear addition incorporates contemporary architectural design and finishes, to clearly differentiate itself from the original heritage fabric which is an appropriate response. The contemporary addition ensures a distinguishable response, allowing the original heritage fabric along the streetscape to continue to present as the predominant visual feature from the public realm.

The design response is discussed further below having regard to Council's heritage policies.

Clause 15.03-1L - Heritage Conservation

With regard to the relevant strategies, and design guidelines outlined within Clause 15.03-1L and within the MPS we note the following:

- The partial demolition of the heritage building is considered appropriate in this context, noting that the extent of demolition is concentrated to the non-original rear extension, and none/less visible portions of the original roof form. The proposed roof form and extension is concealed behind the original roof to Garden Street and remain the primary form when viewed from the public realm.
- The proposal seeks to enhance a 'contributory' dwelling, in ensuring that it continues to promote high quality internal amenity and liveability conditions, through the provision of an internal reconfiguration and modestly scaled rear addition.
- The addition is designed to be at a lower height with regard to the original roof form and fabric when viewed from the street, ensuring that the proposed addition does not result in any unreasonable bulk to the heritage place. The retention of the rear 'returns' of the

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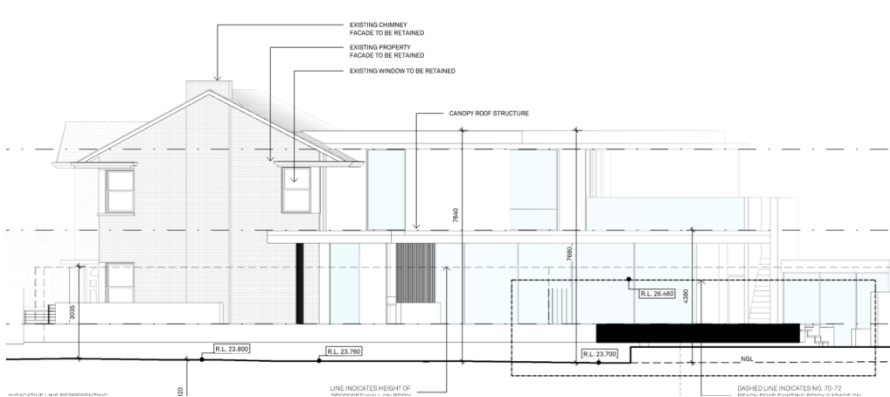
period roof form allows for an appropriate integration of the old and the new and is a refined approach. There is appropriately no confusion between the old and the new.

- As outlined above, the proposed addition, whilst visible to the side interface, proposes a respectful response to the existing heritage building and views from Garden Street, ensuring that the period fabric is the prominent element to the public realm.

Figure 10: Proposed Front (East) Elevation



Figure 11: Proposed North Elevation



- The proposal will utilise the existing vehicle crossover from Garden Street in the northeast corner of the site, ensuring the existing street works including street trees and bluestone kerbs and street will remain unchanged.
- The proposal will include the construction of a new front fence along the Garden Street frontage. The fence will have a maximum height of 1.49 metres that steps with the topography, with an electric iron gate provided for the vehicle crossover. The proposed brick and iron design of the front fence is appropriate and sympathetic of the design to the heritage dwelling and therefore allows permeability into the site.

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Overall, it is submitted that the proposal is an appropriate heritage response when assessed against the Heritage Overlay (HO1639), heritage policy and the key strategies and elements of the statement of significance.

The proposal brings a period dwelling up to modern day amenity expectations which is a positive response that ensures the ongoing retention of heritage fabric.

Is the proposed built form appropriate?

It is submitted that the Heritage Overlay is the relevant permit trigger and heritage policy the primary driver of the design response.

Nonetheless we have prepared the following response to broader built form related policies outlined at Clause 15.01-5L as follows:

- The proposal is an appropriate addition to the established urban area, with respect to the proposed design of the extension to the heritage dwelling.
- The addition retains the predominant two storey form seen throughout this section of the surrounding area and City East Heritage Area. The addition, whilst two storey in nature, is proposed to sit lower than the existing heritage building, ensuring a respectful response and siting within the streetscape.
- The proposed development has been designed in a manner to ensure that it is respectful to the heritage values of the streetscape and consideration of the heritage precinct by seeking to retaining the primary heritage fabric when viewed from the street.
- Further, specific design and architectural elements have been incorporated to ensure that the development, whilst contemporary in form, presents a considerate outcome to the heritage value and features of the dwelling and broader surrounds. The proposal successfully results in an outcome that ties the old and new elements together, whilst not resulting in any domination to the streetscape or detracting of the heritage building.
- The proposal has been designed of a high architectural intent and appropriate material selection, resulting in a design that is respectful of the heritage precinct, character of the area, and sits lower than the host dwelling to ensure the design is read as a modest addition to the streetscape.
- The design of the front fencing is appropriate being stepped with the topography of the frontage and of a sympathetic design to the period context that allows permeability into the site.

On balance, the proposal presents an appropriate outcome, that has sought to retain the existing streetscape presentation, whilst offering a highly articulated, visually interesting architectural response with a lower-scaled rear addition.

The proposal will contribute positively to the appearance of the streetscape and considers the character of the heritage area and existing dwellings and buildings within the area.

Is the removal of vegetation appropriate under Clause 52.37?

As outlined within the accompanying Arboricultural Assessment, a permit is required for the removal of three boundary canopy trees pursuant to Clause 52.37-2.

Specifically, we provide the following response to the decision guidelines of Clause 52.37-7, as follows:

- The proposed redevelopment of the site aims to ensure planting and removal of vegetation to be consistent with the environmental values of the surrounding Geelong area.
- An Arboricultural Assessment has been prepared by John Patrick Landscape Architects, a qualified arborist to determine the impact to trees or vegetation from the proposed redevelopment of the site.
- An assessment of the proposed development impact on all existing trees has been undertaken with regard to their respective health, appearance and stability.
- The proposed siting and massing have been considered throughout the application process to minimise the need to remove any trees, noting that no trees have been removed from the site within the past 12 months.
- The proposal includes replanting of 4 canopy trees across the site to provide an established tree canopy in accordance with the minimum canopy tree requirement.
- A Landscape Plan has been prepared to demonstrate the species selection, mature height and width of proposed trees and minimum dimensions for deep soil provision as required under Clause 52.37.
- The proposal will ensure the protection of all retained trees on the subject site and adjoining properties. As stated within the accompanying arborist report, the report assesses individual tree protection requirements based upon the Australian Standard AS4970-2025 Protection of Trees on Development Sites and will be implemented during construction on site.
- The proposed landscaping aims to enhance the existing tree character on the site and provide new canopy trees in accordance with the requirements of Clause 52.37-3. The development proposes a total four canopy trees as defined under Clause 52.37-1 and one smaller trees within the proposed POS area for the dwelling.
- The proposed deep soil areas ensures that each new canopy tree ensures is not shared with other canopy trees and not affect the viability of the canopy tree growth.

On balance, it is submitted the proposed vegetation response is consistent and responds well to the objectives and general strategies of Clause 52.37 by providing replanting across the site in lieu of the removed trees and achieves the minimum canopy tree requirement for the site.

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Conclusion

In conclusion it is submitted that the proposal is a positive response.

The addition to the existing dwelling has been sited so that it is at the rear of the dwelling and retains key visual prominence to the significant elements of the dwelling. It is a high quality design that is sympathetic to the heritage place.

The proposal is an appropriate built form response to the City East Heritage Area and provides adequate replanting of canopy trees to support the local environment.

Upgrading the dwelling to modern day amenity standards brings with it heritage longevity benefits.

As such, we submit that the proposal is one worthy of Council support.

Should you have any queries in relation to the application please contact the undersigned on 0

Yours sincerely,

Director
Ratio Consultants

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Appendix A – Certificate of Title

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