

PROJEKT EVOLVE

Town Planning & Architectural Drafting

Written Response

108 Swanston Street, Geelong VIC 3220

Partial Demolition & Proposed Alterations and Additions

Date: 29 July 2026

Prepared For: Paul

Council: City of Greater Geelong

Planning Scheme: Greater Geelong Planning Scheme

Prepared by Projekt Evolve

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1. Introduction

This Written Response has been prepared by Projekt Evolve on behalf of the applicant in support of a planning permit application for proposed alterations and additions at 108 Swanston Street, Geelong. The proposal comprises a rear extension to the existing dwelling, a new gym and a new garage, located within the General Residential Zone – Schedule 5 (GRZ5) and affected by the Design and Development Overlay – Schedule 36 (DDO36) and the Heritage Overlay (HO1641, City South Heritage Area). This report assesses the proposal against the relevant provisions of the Greater Geelong Planning Scheme, including the Planning Policy Framework, Municipal Planning Strategy, applicable overlays, and Clause 55 (ResCode).

Address	108 Swanston Street, Geelong VIC 3220
Lot and Plan	More than one parcel (SPI: More than one parcel)
Council Property No.	218233
Site Area	619 m ²
Site Dimensions	19.11m & 21.34m (north/south boundaries) 20.22m & 20.09m (east/west boundaries) 9.07m & 6.19m (irregular rear splays)
Existing Conditions	Single storey weatherboard dwelling (213.12m ²) Existing verandah (18.52m ²) and alfresco (15.12m ²) Existing carport and shed to be demolished
Proposal	Alterations and additions – rear extension, gym and garage
Zone	General Residential Zone – Schedule 5 (GRZ5)
Overlays	Design and Development Overlay – Schedule 36 (DDO36) Heritage Overlay (HO1641) – City South Heritage Area (Contributory)
Permit Trigger(s)	<i>Buildings and works in a Design and Development Overlay (Clause 43.02)</i> <i>Buildings and works to a heritage place in a Heritage Overlay (Clause 43.01)</i>

2. Zoning

General Residential Zone – Schedule 5 (GRZ5)

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth, particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Assessment: A planning permit is required for the proposed buildings and works as a result of the Design and Development Overlay and Heritage Overlay affecting the land, not as a consequence of the GRZ5 itself. The proposal is consistent with the purpose of the zone, retaining the established

single dwelling on the lot and respecting the neighbourhood character through a sympathetic, low-scale rear addition. No subdivision or additional dwelling is proposed.

3. Overlay

Design and Development Overlay – Schedule 36 (DDO36)

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure development is designed to respect identified design and built form objectives for the area.

Building Height	The proposed garage and gym are single storey elements with a maximum pitching height of 3.06m, well below any height threshold under DDO36, and do not alter the height of the existing single storey dwelling.
Front Setback / Streetscape	No alterations are proposed to the front (east) elevation facing Swanston Street; the established streetscape presentation of the dwelling, including its verandah, is fully retained.
Design Detail & Materials	New work uses timber weatherboards matching the existing dwelling, Colorbond roofing matching existing, and vertical axon cladding to the rear garage/gym — a restrained material palette consistent with the area's design character objectives.
Rear/Laneway Interface	The garage presents a low-scale, single storey form to the rear laneway, consistent with the pattern of garages and outbuildings already addressing this laneway from adjoining properties.

Heritage Overlay (HO1641 – City South Heritage Area)

The subject site is identified as a contributory building within the City South Heritage Area (HO1641), which is of local historical, architectural, aesthetic and scientific significance to the City of Greater Geelong (Statement of Significance, City of Greater Geelong, 2022). The Heritage Area is significant for its demonstration of Geelong's earliest town planning (the 'Hoddle Grid'), and its intact collection of Victorian, Federation/Edwardian and Interwar period dwellings set within consistent streetscapes of landscaped gardens, street trees and modest front fences.

A permit is required under Clause 43.01 (Heritage Overlay) for buildings and works to the heritage place. The following table responds to the heritage objectives relevant to the proposal:

Retention of Significant Fabric	The proposal retains the existing contributory dwelling in its entirety, including its principal east (street) elevation, verandah, chimneys and roof form. No demolition is proposed to the street-facing portions of the building.
Visibility from the Street / Public Realm	All proposed works (extension, gym and garage) are located to the rear of the dwelling and are not visible, or are only minimally visible, from Swanston Street, preserving the contributory streetscape presentation.
Scale and Form	The rear additions are single storey and subordinate in scale to the original dwelling, consistent with the Statement of Significance's emphasis on the consistent scale and setback of dwellings within the City South Heritage Area.
Materials and Detailing	New timber weatherboard cladding matches the existing dwelling, and Colorbond roofing matches the existing roof, ensuring the addition reads as a subordinate, sympathetic element rather than competing with the original built fabric.
Subdivision Pattern / Hoddle Grid	The proposal does not involve subdivision and retains the lot within the established historic subdivision pattern associated with the Hoddle Grid, a key element of the Heritage Area's significance.

4. Proposal

The proposal involves alterations and additions to the existing single storey dwelling at 108 Swanston Street, Geelong, comprising:

- Demolition of the existing carport, shed, and portions of the existing dwelling's external and internal walls as identified on the Demolition Plan (TP3.2);
- Construction of a rear extension (15.65m²) to provide an enlarged living area;
- Construction of a new gym (26.65m²) to the rear of the dwelling, addressing the western laneway boundary;
- Construction of a new garage (48.80m²) with a concealed panel-lift door, also addressing the western laneway boundary, aligning with and adjoining the existing garage on the neighbouring property;
- New skylights to the gym and garage roof, and new windows to the west elevation with a sill height of 2100mm;
- Retention of the existing dwelling's street-facing elevation, verandah, chimneys and overall roof form.

Development Statistics

Site Area	619 m ²
Existing Dwelling Area	213.12 m ²
Existing Verandah Area	18.52 m ²
Existing Alfresco Area	15.12 m ²
Proposed Extension Area	15.65 m ²
Proposed Gym Area	26.65 m ²
Proposed Garage Area	48.80 m ²
Total Dwelling Surface Area	337.86 m ²
Building Site Coverage	54.58 %
Paved Area	58.77 m ²
Total Hard Surface Area	396.63 m ²
Permeable Surface Area	222.37 m ² (35.92 %)
Required Garden Area (30% of lot)	185.70 m ²
Proposed Garden Area	205.11 m ²

Materials Schedule

Walls	New timber weatherboards to match existing; new vertical axon cladding to garage/gym; brickwork to boundary wall
Roof	Existing Colorbond roofing retained and matched on new roof areas

Windows/Doors	New aluminium-framed windows and glazed door; concealed panel-lift garage door
Floor Levels	Proposed garage and gym FFL 26.20 (cut RL 25.95), consistent with the existing dwelling's floor level transition

Landscape & Stormwater

The proposal retains a garden area of 205.11m² (33.1% of the site), exceeding the 30% minimum garden area requirement applicable to lots between 501–650m². Existing garden beds and trees to the front and side setbacks are retained. Stormwater from new roof areas will be managed in accordance with Clause 53.18, with appropriate connection to the existing legal point of discharge.

5. Planning Controls

Clause 52.06 – Car Parking

Purpose:

- To ensure that car parking is provided in accordance with the Planning Policy Framework and Municipal Planning Strategy.
- To ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To ensure that car parking does not adversely affect the amenity of the locality.

Clause 52.06-9 – Design Standards for Car Parking

Accessway width / radius (DS1)	Existing concrete driveway/crossover from Swanston Street is at least 3 metres wide and provides convenient access to the new garage. (Complies)
Car space dimensions (DS2)	The garage provides a covered car space consistent with the minimum dimensions shown on the plans (6000 x 3500mm and 4900 x 2600mm parking envelopes). (Complies)
Gradients (DS3)	The existing driveway grade is unchanged; the standard does not apply to accessways serving three dwellings or fewer. (N/A)
Mechanical parking (DS4)	No mechanical parking is proposed. (N/A)
Urban design (DS5)	The garage door is a concealed panel-lift door, minimising visual dominance, and the garage is located to the rear of the site, away from the primary street frontage. (Complies)
Safety (DS6)	The garage and driveway are well lit and pedestrian access from the street to the dwelling entry remains direct and convenient. (Complies)
Landscaping (DS7)	The layout retains substantial garden area (205.11m ² , 33.1% of the site) around the dwelling and driveway, providing for water sensitive urban design treatment where relevant. (Complies where relevant)

Clause 53.18 – Stormwater Management in Urban Development

Purpose: To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

- The development will be designed and drained to current best-practice stormwater quality performance to the satisfaction of the responsible authority (Clause 53.18-4).
- A STORM report (or equivalent assessment) will be prepared to identify appropriate Water Sensitive Urban Design measures for the new roof and hardstand areas (Clause 53.18-5).
- Appropriate on-site erosion, sediment and construction waste management measures will be implemented prior to and during construction (Clause 53.18-6).

6. Neighbourhood Character

Swanston Street and the surrounding City South precinct are characterised by a consistent pattern of single and double storey detached Victorian, Edwardian and Interwar weatherboard and brick dwellings, set behind low front fences with established garden settings and street trees, reflective of the area's significance as part of Geelong's earliest town plan (the Hoddle Grid). Adjoining and nearby

properties include a mix of single storey dwellings (No. 106, 151, 158 and others) and double storey dwellings (No. 106 Swanston Street, and others fronting Maud Street and Kilgour Street), with car accommodation generally located to the rear of allotments accessed from side streets or laneways, consistent with the subject site's existing and proposed garage location.

Design Response:

- The street-facing (east) elevation and verandah of the dwelling are entirely retained, preserving the contributory streetscape presentation to Swanston Street.
- All new built form (extension, gym and garage) is confined to the rear of the allotment, addressing the laneway in a manner consistent with the existing pattern of rear garages and outbuildings in the locality.
- The garage aligns with, and adjoins, the existing garage on the neighbouring property at the rear boundary, reinforcing the established built form pattern along the laneway rather than introducing a new or isolated wall on the boundary.
- Materials (matching timber weatherboards and Colorbond roofing) ensure the addition reads as a low-key, sympathetic extension of the existing dwelling rather than a visually competing element.
- Garden areas to the front, side and rear of the dwelling are substantially retained, maintaining the landscaped character valued within the Heritage Area.

7. Planning Policy Context

State Planning Policy Framework

Clause 15.03-1S – Heritage Conservation

Objective: To ensure the conservation of places of heritage significance.

The proposal conserves the contributory dwelling's significant street-facing fabric, form and materials, with all new work confined to the rear of the site and designed to be subordinate to, and respectful of, the original building.

Clause 15.01-5S – Neighbourhood Character

Objective: To recognise, support and protect neighbourhood character, cultural identity and sense of place.

The single storey scale, rear location and matching material palette of the proposed works ensure the development supports and protects the existing neighbourhood character of the City South Heritage Area.

Clause 16.01-1S – Housing Supply

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

The proposal makes efficient use of the established residential lot by improving the amenity of the existing dwelling without increasing the number of dwellings on the site.

Local Planning Policy – Greater Geelong Planning Scheme MPS

Clause 02.03-5 – Built Environment and Sustainability (Heritage)

Strategic Direction: To conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.

The proposal directly responds to this strategic direction by retaining all heritage fabric visible from the street and Heritage Area, and by limiting new development to a sympathetic rear addition.

Clause 02.03-6 – Housing

Strategic Direction: To support residential development where the density, mass and scale complement the location, role and character of the area.

The modest scale of the proposed extension, gym and garage is consistent with this direction, complementing rather than altering the established built form of the dwelling and streetscape.

8. Clause 55 – ResCode Assessment

The following table provides a full assessment of the proposal against the standards of Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) of the Greater Geelong Planning Scheme, applied here as the relevant assessment framework for alterations and additions to a dwelling on a lot under 500m² frontage in the General Residential Zone.

Standard	Objective / Requirement	Assessment / Response	Status
B1	Neighbourhood Character — design respects existing/preferred neighbourhood character.	Single storey form, matching weatherboard cladding and Colorbond roofing retain the contributory dwelling's character within the City South Heritage Area. Extension is confined to the rear, set well behind the existing house and largely concealed from the street.	Complies
B2	Residential Policy — residential development to be consistent with PPF/MPS housing policy.	Proposal is a modest rear alteration/addition to an existing single dwelling; consistent with infill and heritage conservation objectives of the GRZ5 and HO1641 area.	Complies
B3	Dwelling Diversity — encourage diversity for 10+ dwellings.	Not applicable — proposal is alterations and additions to a single existing dwelling.	N/A
B4	Infrastructure — provision of utility services without overloading the system.	All standard services (power, water, sewer) already connect to the existing dwelling; no additional dwelling created.	Complies
B5	Integration with the Street — integrate layout with the street.	No change to the front of the dwelling or its presentation to Swanston Street; existing verandah and street address retained.	Complies
B6	Street Setback — front setback consistent with the existing streetscape (or 9m if no setback requirement applies).	No change proposed to the existing front setback; all proposed works occur to the rear of the dwelling.	Complies
B7	Building Height — max. building height per zone/schedule (GRZ5: 9m / 2 storeys, DDO36 may vary).	The proposed garage and gym are single storey structures with a low pitching height (2.74m and 3.06m respectively) well under any applicable maximum height control.	Complies
B8	Site Coverage — max. 60% (GRZ5 default, or as varied).	Proposed building site coverage is 54.58%, below the 60% standard.	Complies
B9	Permeability — min. 20% permeable surface (GRZ5 default).	Permeable surface area is 222.37m ² (35.92% of the site), exceeding the 20% standard.	Complies
B10	Energy Efficiency — site and building orientation to maximise energy efficiency.	The rear extension, gym and garage incorporate new skylights for natural light and the dwelling retains its existing northern aspect to habitable rooms.	Complies

Standard	Objective / Requirement	Assessment / Response	Status
B11	Open Space — provision of public/communal open space in larger developments.	Not applicable — proposal does not involve subdivision or multi-dwelling development requiring public open space contribution.	N/A
B12	Safety — layout to provide safety and surveillance.	Existing pedestrian and vehicle access points are retained; no change to surveillance of the public realm.	Complies
B13	Landscaping — landscaping responds to the existing site character.	Existing garden areas to the front and sides of the dwelling are retained; proposed garden area of 205.11m ² exceeds the 185.70m ² (30%) requirement.	Complies
B14	Access — safe, manageable vehicle access.	Existing concrete driveway/crossover from Swanston Street is retained, providing access to the new garage.	Complies
B15	Parking Location — convenient, safe and efficient car parking.	Garage with concealed panel-lift door provides one covered car space accessed directly from the existing driveway, consistent with Design Standard 1 and 2 of Clause 52.06.	Complies
B16	Parking Provision — car parking provided per Clause 52.06.	One car space is provided under cover in the new garage, satisfying the standard rate of one space per dwelling under Clause 52.06.	Complies
B17	Side and Rear Setbacks — setbacks per the standard formula (or DDO36/Schedule variation).	The proposed gym and garage are sited on the western (rear laneway) boundary in a manner consistent with the existing adjoining garage structure; all other walls comply with the standard setback formula relative to wall height.	Complies
B18	Walls on Boundaries — max. length and height of a wall built on a boundary.	The garage component (7.782m), built to the full length of the boundary to align with the adjoining property's existing garage, complies with the standard exemption for garages abutting existing walls on boundaries. The combined wall length on the boundary (including the adjoining gym wall) is 13.459m against a calculated allowable length of 12.55m. The minor variation (0.91m) is confined to a single-storey, low-scale outbuilding wall (average height 3.10–3.17m) adjoining a laneway and an existing garage structure, and is considered to have minimal amenity impact on adjoining properties. This is addressed further under the Planning Response.	Varies*

Standard	Objective / Requirement	Assessment / Response	Status
B19	Daylight to Existing Windows — adequate daylight to existing habitable room windows on adjoining lots.	No existing habitable room windows on adjoining properties are located opposite the proposed boundary walls; the adjoining structure is an existing garage.	Complies
B20	North-Facing Windows — protection of existing north-facing habitable room windows.	No existing north-facing habitable room windows on adjoining properties are affected by the proposal.	Complies
B21	Overshadowing Open Space — limit overshadowing of adjoining secluded private open space.	Shadow diagrams (TP5.0) at 9am, 12pm and 3pm on 22 September demonstrate the single storey extension, gym and garage cast minimal additional shadow, with no unreasonable overshadowing of adjoining secluded private open space.	Complies
B22	Overlooking — avoid direct views into secluded private open space/habitable room windows within 9m.	New windows to the gym and garage (west elevation, facing the laneway) are proposed with a sill height of 2100mm above floor level, preventing direct overlooking in accordance with the standard.	Complies
B23	Internal Views — limit overlooking between dwellings on the same lot.	Not applicable — proposal is a single dwelling on one lot.	N/A
B24	Noise Impacts — non-residential noise sources to be managed.	No non-residential noise-generating uses are proposed.	N/A
B25	Accessibility — dwelling entry accessible from the street.	Existing dwelling entry and verandah from Swanston Street is retained and unaffected by the proposal.	Complies
B26	Dwelling Entry — clearly identifiable entries.	Existing front entry is retained; no new dwelling entries proposed.	Complies
B27	Daylight to New Windows — habitable room windows receive adequate daylight.	All new habitable room windows and skylights to the gym and living areas are designed to receive adequate daylight, with no obstruction from adjoining structures.	Complies
B28	Private Open Space — min. 40m ² with one part of 25m ² and 5m minimum dimension (or as varied) for dwellings on lots over 400m ² .	The existing alfresco (15.12m ²) and surrounding rear garden directly accessible from the living areas provide private open space well in excess of the standard, supplemented by the retained side and rear garden areas.	Complies
B29	Solar Access to Open Space — private open space orientated to maximise solar access.	The principal private open space area retains its existing northerly/easterly orientation, unaffected by the single storey rear works.	Complies
B30	Storage — accessible external storage space (min. 6m ³).	The proposed gym (26.65m ²) and garage (48.80m ²) provide substantial additional storage and utility space, well in excess of the 6m ³ requirement.	Complies

Standard	Objective / Requirement	Assessment / Response	Status
B31	Design Detail — building form, colours and materials to respond to neighbourhood character.	New work is finished in timber weatherboards matching the existing dwelling and Colorbond roofing matching the existing roof, with vertical axon cladding to the garage/gym, ensuring visual consistency with the contributory heritage dwelling.	Complies
B32	Front Fences — front fence height and design appropriate to the street.	No change to the existing front fence is proposed.	N/A
B33	Common Property — clear identification and functionality of common property.	Not applicable — no subdivision or common property proposed.	N/A
B34	Site Services — site services and bin storage screened from view and accessible.	Existing bin enclosure and site services are retained in their current location and are not visible from the primary street frontage.	Complies

* B18 — refer to the discussion of the minor wall-on-boundary length variation under Section 9 (Planning Response).

9. Planning Response

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

1. The proposal retains the existing contributory dwelling and its street-facing presentation in full, satisfying the heritage conservation objectives of Clause 15.03-1S and the Heritage Overlay (HO1641).
2. All new built form is confined to the rear of the site, behind the existing dwelling, and is not visible (or only minimally visible) from Swanston Street, preserving the contributory streetscape of the City South Heritage Area.
3. The single storey scale, modest footprint and matching materials of the proposed extension, gym and garage ensure the development responds appropriately to the neighbourhood character, consistent with Clause 15.01-5S and Standard B1 of Clause 55.
4. Site coverage (54.58%) and permeability (35.92%) comply with the relevant ResCode standards, and the proposed garden area (205.11m²) exceeds the 30% minimum garden area requirement.
5. The proposed garage wall on the western boundary aligns with, and adjoins, the existing garage on the neighbouring property, reinforcing an established pattern of boundary outbuildings along the rear laneway. While the combined boundary wall length (13.459m) marginally exceeds the calculated allowable length (12.55m) under Standard B18, the variation is minor (0.91m), relates to a low-scale single storey wall (average height approximately 3.1m) adjoining a laneway and an existing garage rather than a habitable room window or private open space, and is considered to result in minimal amenity impact, consistent with the decision guidelines of Clause 55.
6. New windows to the gym and garage are provided with a sill height of 2100mm, preventing overlooking of adjoining properties in accordance with Standard B22.
7. Shadow diagrams confirm that the single storey form of the proposal results in no unreasonable overshadowing of adjoining secluded private open space, satisfying Standard B21.
8. One covered car space is provided in the new garage, satisfying the car parking rate and design standards of Clause 52.06.
9. The proposal is consistent with the strategic directions of the State and Local Planning Policy Framework relating to heritage conservation, neighbourhood character and housing.

10. Conclusion

It is respectfully submitted that the proposed alterations and additions at 108 Swanston Street, Geelong satisfy the relevant objectives and standards of the Greater Geelong Planning Scheme, including the General Residential Zone – Schedule 5, the Design and Development Overlay – Schedule 36, the Heritage Overlay (HO1641) and Clause 55 (ResCode).

The proposal has been carefully designed to conserve the significant street-facing fabric of the contributory dwelling, while providing a modest, well-resolved rear addition that responds sympathetically to the established neighbourhood character of the City South Heritage Area. The minor variation to the boundary wall length under Standard B18 is justified having regard to its low impact, its alignment with an existing adjoining structure, and the absence of any unreasonable amenity impact on neighbouring properties.

On this basis, it is recommended that the Responsible Authority issue a Planning Permit for the proposed development, subject to appropriate conditions.