



TOWN PLANNING ASSESSMENT

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation

20 Clarence Street Geelong West

July 2026



20 Clarence Street, Geelong West

INTRODUCTION

T-Plan Town Planning Consultancy has been engaged by Build2Grow to prepare a town planning submission in support of the proposal to construct a new dwelling at No. 20 Clarence Street, Geelong West. This submission should be read in conjunction with the Build2Grow application plans.

This planning submission will demonstrate the proposal's compliance with the relevant heritage planning policy and provisions within the Greater Geelong Planning Scheme.

The subject site is located within a Neighbourhood Residential Zone and is subject to a Heritage Overlay under the Greater Geelong Planning Scheme. The site within the Milton Heritage Area.

This submission will demonstrate that the proposal achieves a good heritage planning outcome for the site and the Milton Heritage Area. This planning submission addresses:

- The subject site and surrounds;
- Relevant policy, zoning and overlay controls within the Greater Geelong Planning Scheme; and
- Key heritage planning considerations in the assessment of this planning application.

It is submitted that the proposal appropriately responds to and addresses the relevant heritage planning considerations applicable to the site, including the Milton Heritage Area Design Guidelines and Council's Heritage and Design Guidelines.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

SITE CONTEXT

Site

The subject site, No. 20 Clarence Street Geelong West is located to the north side of Clarence Street, between Pakington Street to the east and Elizabeth Street to the west. The site is formally known as Lot 1 on Title Plan 003936L. The site is generally rectangular in shape, has an area of 421sqm with a frontage to Clarence Street of 9.17 metres and an east boundary length of 45.83 metres. There are no covenants, agreements or easements which affect the title. It is noted that the Title Plan provides a 'warning as to dimensions' which is common within this area. A bitumen footpath exists outside the site and a squared edged concrete kerb and channel is provided at the street edge.

The site is currently vacant. Council planning officers in a pre-application meeting have advised that the original dwelling on the land was 'a single storey, Victorian timber weatherboard hipped roofed dwelling. This dwelling was identified in the Ashby Heritage Review (2010) as having contributory significance to the Milton Heritage Area.' This original dwelling was substantially damaged by fire and unable to be repaired or retained. A planning permit was issued by Council to allow for the demolition of this fire damaged dwelling. Accordingly the dwelling has been removed from the land.

PHOTO – SUBJECT SITE



AERIAL PHOTO – SUBJECT SITE AND IMMEDIATELY ADJOINING PROPERTIES (SOURCE – NEARMAP)



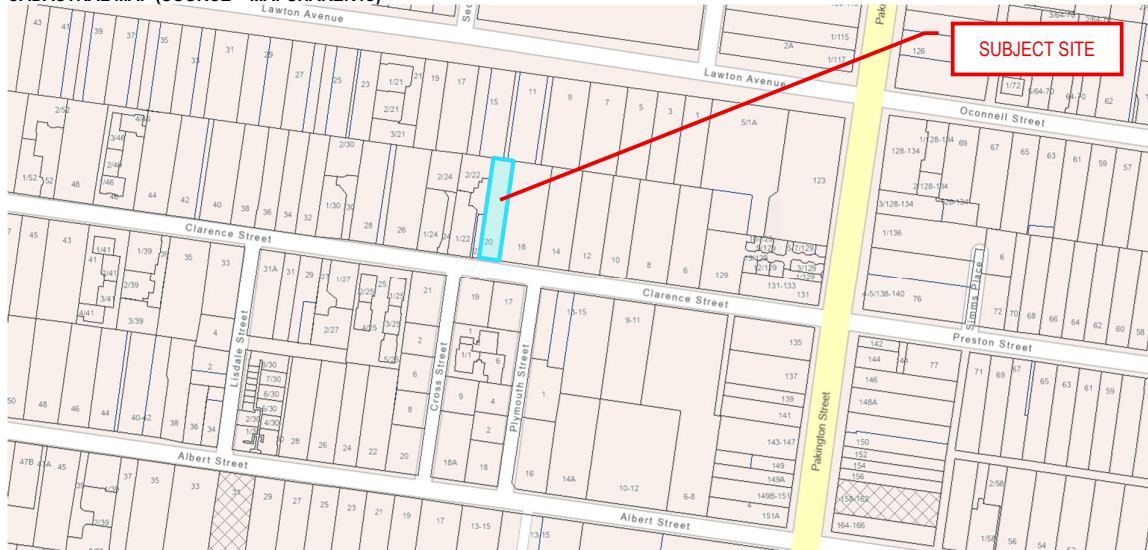
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

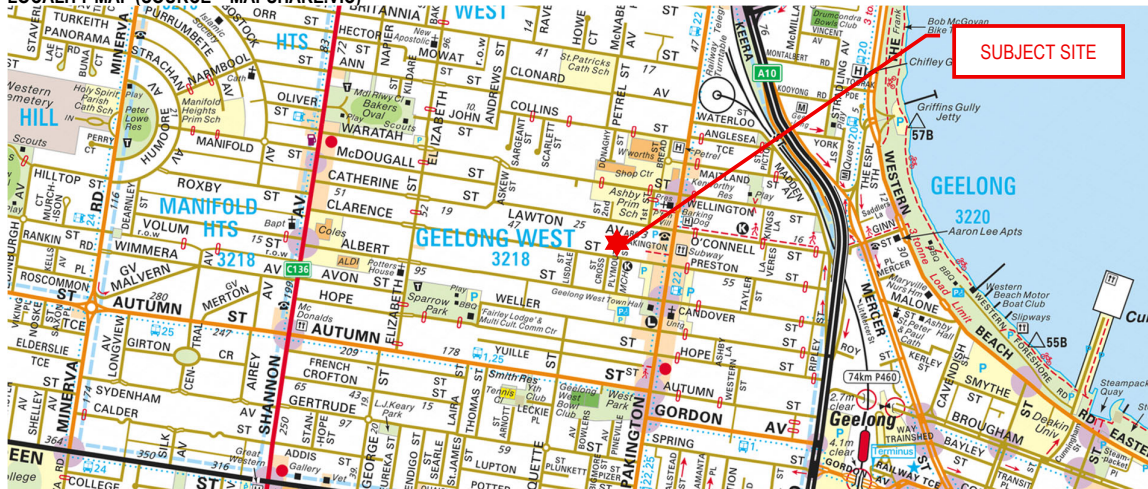
CADASTRAL MAP (SOURCE – MAPSHARE.VIC)



Surrounds

The site is located within an established residential area and is proximate to the Pakington Street which provides a variety of retail, entertainment and employment opportunities. The surrounding residential area is identified by the Greater Geelong Planning Scheme as being within the Milton Heritage Area, however the immediately adjoining dwellings to the east and west of the subject site are not of heritage character.

LOCALITY MAP (SOURCE – MAPSHARE.VIC)



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

AERIAL PHOTO – SUBJECT SITE AND SURROUNDING PROPERTIES (SOURCE – NEARMAP)



To the west of the subject site at No. 22 Clarence Street are two, single storey, hipped pitched Colorbond roofed, brick veneer dwellings in an arrangement one behind the other on the land. The driveway for these two dwellings is located adjoining the boundary shared with the subject site. There is no front fencing to this property.

Similarly further to the west at No. 24 Clarence Street there are two, single storey, pitched Colorbond roofed, brick veneer and weatherboard clad dwellings in an arrangement one behind each other which are not of heritage significance to the area.

PHOTO – ADJOINING DWELLINGS TO THE WEST AT 22 CLARENCE STREET



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

To the east of the subject site the land at No. 18 Clarence Street is occupied by a post-war hipped, tiled roof, brick dwelling with a driveway to the east side of the property leading to a flat roofed brick garage set back behind the dwelling and abutting the east boundary. This dwelling is set back behind a low height brick fence which matches the external brickwork of the dwelling.

PHOTO – ADJOINING DWELLING TO THE EAST AT 18 CLARENCE STREET



To the south of the subject site the land at No. 19 Clarence Street the property is occupied by a single storey weatherboard clad dwelling with a corrugated iron pitched roof. The dwelling is set back behind an emu style metal front fence. A flat roofed garage is provided to the east side of the dwelling and has vehicular access to the street. The Victorian Heritage Database identifies that this dwelling is not of any formal heritage although it is located within a Heritage area.

PHOTO – DWELLING OPPOSITE TO THE SOUTH AT 19 CLARENCE STREET



As illustrated by the photos of the adjoining and opposite dwellings, the streetscape surrounding the subject site is not representative of the overall heritage character of the Milton Heritage Area and more modern dwellings have been introduced to this section of the streetscape over time.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

PROPOSAL

It is proposed to develop the land for a single storey, dwelling with an attached double garage. The dwelling is to be constructed of a mix of linea weatherboard and face brickwork. The dwelling porch and garage present a gable end design to the street frontage. The balance of the roof is of a hipped pitched design. The rear alfresco area also has a gable end roof design.

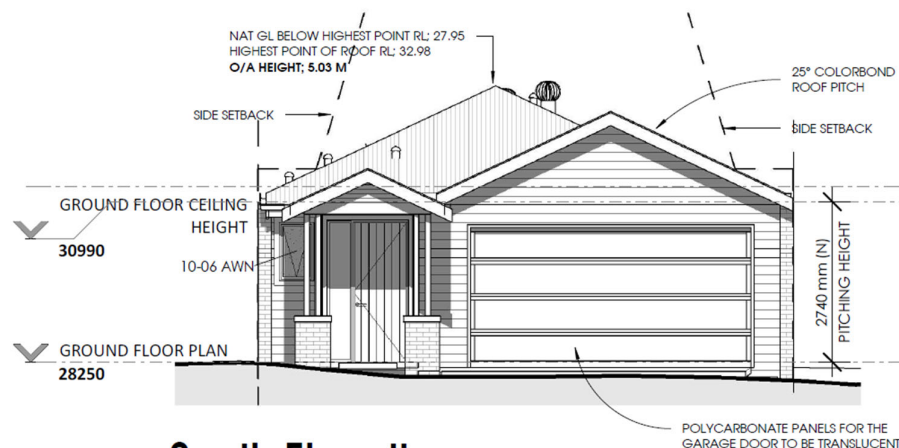
The dwelling is to be set back 7.15 metres to the front wall from the front property boundary. The dwelling porch protrudes approximately 1.93 metres into this front setback area. The garage of the proposed dwelling is to have a front setback of 7.612 metres. The dwelling is designed to be offset 1.01 metres from the west boundary for length of the entry hallway, with most of the remainder of the dwelling built to this side boundary, save for where a light court is provided for the study and hallway and where laundry access is provided to a small outdoor area. The garage for the dwelling is proposed to be built to the east side boundary and the remainder of the dwelling along this boundary is offset 1.22 metres.

A driveway is proposed to the east side of the site with access from the site via a new crossover. A new front fence is proposed of a 1.3 metre high picket design. The fencing includes a sliding gate to allow vehicular access and a separated pedestrian entry gate. A footpath will be provided from the pedestrian gate to the dwelling entry.

The external colours of the proposed dwelling are to be in muted, light coloured tones.

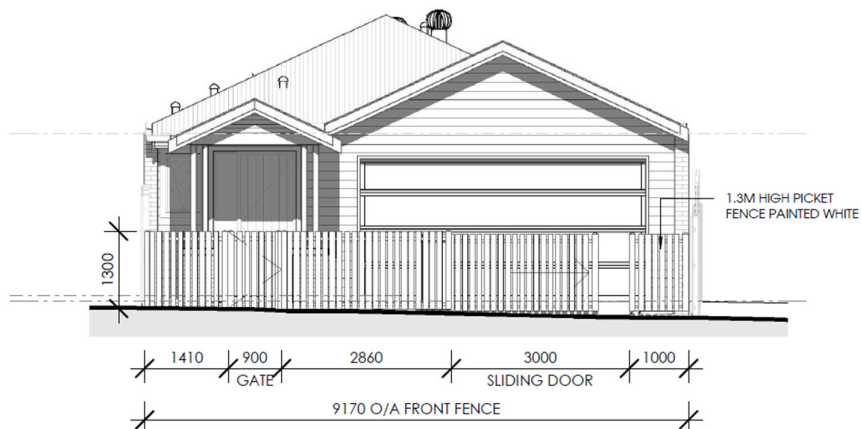
The dwelling provides an overall site coverage of 62.39%, a permeable surface coverage of 31.4% and 30.58% Garden Area.

STREETSCAPE ELEVATION OF PROPOSED DWELLING



South Elevation

STREETSCAPE ELEVATION OF PROPOSED DWELLING WITH PROPOSED FRONT FENCING

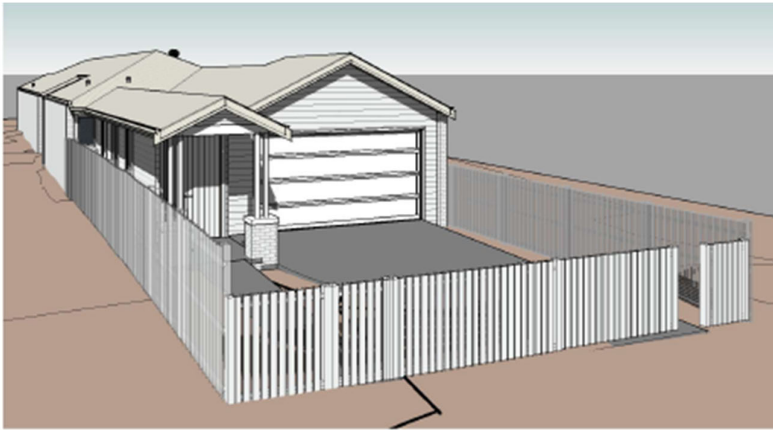


Front Fence Elevation



20 Clarence Street, Geelong West

3D IMAGE OF PROPOSED DWELLING



EXTRACT OF EXTERNAL COLOURS AND MATERIALS SCHEDULE



As noted in the above external colours and materials details, the proposed garage door is to provide a translucent polycarbonate garage door with 'Dover white' colour trim. The following image provides an example of a four panel garage door, which is designed to look like windows within a dwelling and does not present as a typical solidi garage door.

EXAMPLE OF POLYCARBONATE STYLE FOUR PANEL GARAGE DOOR (PROVIDED BY CLIENT)





20 Clarence Street, Geelong West

PLANNING CONTROLS

Zoning

Clause 32.09 Neighbourhood Residential Zone, Schedule 3 – Geelong West

A planning permit is not required to use the land for a dwelling pursuant to the provisions of Clause 32.09-2 of the Neighbourhood Residential Zone.

A planning permit is not required to construct a dwelling on a lot of greater than 300sqm in size pursuant to the provisions of Clause 32.09-5 of the Neighbourhood Residential Zone.

The minimum garden area requirements set out at Clause 32.09-4 of the Neighbourhood Residential Zone seek the provision of 25% of the lot as garden area in association with the construction of a new dwelling on a lot of between 400sqm and 500sqm.

Clause 32.09-11 of the Neighbourhood Residential Zone states:

A building must not be constructed for use as a dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- *the building height must not exceed 9 metres; and*
- *the building must contain no more than 2 storeys at any point.*

Schedule 3 to the Neighbourhood Residential Zone (Geelong West) provides that a building used as a dwelling must not exceed 9 metres in height. No other matters set out within Schedule 3 are applicable to the proposal.

Overlays

Clause 43.01 Heritage Overlay, Schedule 1960 - Milton Heritage Area

Pursuant to the provisions of the Heritage Overlay, a planning permit is required to, among other things, demolish or remove a building and construct a building or construct or carry out works, including a fence.

Heritage Overlay 1960 relates to the 'Milton Heritage Area' and is 'Generally located south of the alignment of Mowat Street, west of Pakington Street, north of the southern boundary of the Autumn Street road reserve and east of Shannon Avenue, Geelong West.'

EXTRACT OF HERITAGE OVERLAY SCHEDULE

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1960	Milton Heritage Area Generally located south of the alignment of Mowat Street, west of Pakington Street, north of the southern boundary of the Autumn Street road reserve and east of Shannon Avenue, Geelong West Heritage design guidelines: HO1960 Milton Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No

The Schedule to the Overlay states that there are no external paint controls or internal alteration controls that apply to the Milton Heritage Area and it is not included on the Victorian Heritage Register. Solar energy system controls apply to the heritage area.

Decision guidelines to be considered by Council as the Responsible Authority are set out at Clause 43.01-8.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

Planning Policy Framework

Clause 02.03 Strategic Directions

Clause 02.03-1 Settlement

Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. While the City is keen to take advantage of Geelong's proximity to Melbourne it is important to the community that the unique identity and character of the municipality is retained.

A combination of greenfield and infill development will deliver housing for Geelong's growing population. Over time the share of new housing from infill is expected to increase.

Strategic directions [inter alia]

- *Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.*

Clause 02.03-5 Built environment and sustainability

Built environment

Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals.

Strategic directions [inter alia]

- *Ensure that development enhances Greater Geelong's sense of place and identity.*
- *Support the design and provision of healthy, walkable neighbourhoods.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*

Heritage

Greater Geelong's rich heritage makes a significant contributions to its sense of place and identity.

The cultural heritage of the region brings economic and cultural benefits to the community. The diversity of heritage places allows for interpretation of the region's development. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

Strategic direction

- *Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.*

Clause 02.03-6 Housing

To accommodate its growing population Council has identified Increased Housing Diversity Areas (IHDA). IHDAs are located around activity centres and transport hubs and have significant capacity to accommodate residential growth and increased housing diversity. These areas can provide for local shopping needs or are serviced by public transport. Development in these areas should encourage walking and discourage reliance on cars for all trips. The intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA.

For areas of heritage significance, new development should balance the preservation and restoration of the heritage place and other opportunities for housing.

Suburban detached family homes make up 85 per cent of current housing stock. Increasing the diversity of the City's housing stock over time will help cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing, and strong demand for housing in high amenity locations.

In order to meet these demands, there is a need to provide for a range of housing types in both established and developing communities.



20 Clarence Street, Geelong West

Strategic directions [inter alia]

- 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 15 Heritage

Clause 15.03-1S Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Clause 15.03-1L Heritage conservation

Policy application

This policy applies to all land affected by a Heritage Overlay.

Strategies [inter alia]

Retain and conserve significant and contributory heritage places.

Support use and development of a heritage place that enhances its significance and contributes to its longevity.

Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.

Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places.

Encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

Design development to be consistent with the City of Greater Geelong Heritage and Design Guidelines (Helen Lardner Conservation and Design, 1997).

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01-1S Housing supply

Objective

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

Strategies [inter alia]

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and the provision of new dwellings in greenfield and dispersed development areas.



20 Clarence Street, Geelong West

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through 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 design.*

Support opportunities for a range of income groups to choose housing in well-served locations.

Clause 16.01-1L-02 Increased housing diversity areas

Policy application

This policy applies to residential land located in Barwon Heads, Bell Park - Separation Street, Bell Post Shopping Centre, Bellarine Village and Newcomb Central, Belmont - High Street, Corio Village Shopping Centre, Drysdale, East Geelong - Ormond Road, Geelong West Manifold Heights and Newtown, Hamlyn Heights - Vines Road, Highton Shopping Centre, Lara and Lara Station, Leopold, Marshall Station, North Geelong Station, Ocean Grove, Ocean Grove Market Place, Portarlington, South Geelong, St Leonards and Waurn Ponds as identified in the Increased Housing Diversity Areas maps in this clause.

Objectives

To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.

To support development that makes a positive architectural and urban design contribution to the IHDA.

To maintain streetscape character in heritage areas.

To promote pedestrian safety within the IHDA.

Particular provisions

Clause 52.37 Canopy Trees

Clause 52.37-2 Permit requirements provide that:

A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

As the site does not contain any trees no permit is required under the provisions of this Clause.

At Clause 52.37-3 Canopy tree requirements are provided which specify that the site with an area of 421sqm requires the planting of 3 (three) canopy trees.

Clause 65 Decision Guidelines

Within Clause 65 Decision Guidelines the provisions of Clause 65.01 Approval of an Application or Plan are relevant to the proposal. Clause 65.01 provides matters to be considered before deciding on an application or approval of a plan, which includes (but is not limited to) planning policy, the purpose of and any matter required to be considered by the Overlay and orderly planning of the area.

Incorporated Documents

Milton Heritage Area Heritage Design Guidelines

City of Greater Geelong, June 2022

Heritage Place: Milton Heritage Area

PS ref no: HO1960

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

DEMOLITION OR REMOVAL

Retain significant Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early post-war Old English styled dwellings.

Retain significant Victorian, Edwardian and interwar era commercial buildings.

Retain the former places of worship in the Heritage Area, including the Salvation Army Citadel.

Retain Sparrow Park and Baker's Oval as landmark public recreation reserves in the Heritage Area.

Retain (and where applicable restore) existing asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area.

BULK, FORM AND APPEARANCE

Encourage additions to existing significant dwellings to be located at the rear.

Encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives.

Design dwellings and rear additions to existing dwellings to incorporate the following:

- *Traditional architectural characteristics employed in a contemporary and/or innovative manner.*
- *Detached, single or double fronted, single storey compositions.*



20 Clarence Street, Geelong West

- Hipped and/or gabled roofs with a pitch between 25-35 degrees as the principal design elements.
- Narrow or wide eaves.
- Front, side or return verandahs.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Traditional wall construction, including horizontal timber weatherboard cladding and smooth rendered wall finishes.
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

Encourage the retention of existing allotment configurations.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings. Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area.

Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street.

Encourage building heights to be single storey, including the following for new dwellings and additions to existing dwellings visible to public view:

- The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view.

Encourage new fences to be no higher than 1300mm and of a design and construction reflective of the era and construction of the dwelling.

Encourage the reconstruction of early fence designs where historic photographic evidence survives.

Locate garages or carports to the rear of buildings.

PRIMARY SOURCE

City of Geelong West Urban Conservation Study (Huddle, Aitken and Honman, 1986)

Ashby Heritage Review Stage 2 (Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, 2010)

City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)

Heritage Study

The following extract details are provided in relation to the Milton Heritage Area within the Ashby Heritage Review Stage 2: January 2010.

A. Residential Building Fabric Dwellings (General)

Across the area, the dwellings share a number of similar characteristics including: hipped and/or gabled roof forms, front, side or return verandahs, eave overhangs (either modest or wide), face brick or rendered chimneys, rudimentary decorative gable infill, timber framed double hung or casement windows, timber weatherboard wall cladding, and corrugated sheet metal roof cladding (Photos 4.01-08). Situated on contextually modest sites and closely spaced, the largely conventionally designed dwellings reflect the working class population for which they were originally built.

The Milton precinct is also distinguished by the variety of eras in which the dwellings have been built. Apart from the western portions of Albert, Catherine and McDougall Streets (west of Elizabeth Street) and John Street which are largely homogenous for their interwar era dwellings, almost all the streets in the Milton precinct are defined by diversity in design characteristics that represent the residential progress of the area over a hundred year period from the 1850s to the 1950s. The dwellings are defined by Victorian, Late Victorian, Edwardian/Federation, interwar and postwar stylistic eras, with most of the architectural detailing reflective of these eras (including gable infill, verandah valances, posts and balustrades), and window hoods and brackets. ... [page 121]

...

8.3.2 Statement of Cultural Significance

The Milton Heritage Precinct has significance as a physical legacy of Victorian, Late Victorian, Federation, interwar and postwar era residential (and to a lesser degree commercial and cultural) building development over a hundred year period from the 1850s until the 1950s. The precinct comprises a considerable part of Geelong West, between Pakington Street and Shannon Avenue, and Autumn and Waratah and Ann Streets. The allotments have a grid layout with the principal thoroughfares set on an east-west axis. The area is especially identified by its modestly scaled, single storey, detached, residential building stock of largely conventional Victorian, Late Victorian, Edwardian, Federation, interwar Bungalow, interwar

Cottage and Bungalow and interwar for the sole purpose

The earliest surviving dwellings are associated with



20 Clarence Street, Geelong West

some of the original land subdivisions of the early-mid 1850s. These subdivisions brought about residential building development in the area and included the Milton Estate of c.1855 (original Crown Allotment 13) and the Kilkenny Estate of 1854 (original Crown Allotment 5) in addition to other unnamed subdivisions at this time. Further subdivisions occurred in the late 19th and early 20th centuries (during the Late Victorian and Federation eras) and during the interwar period, bringing about the construction of a substantial number of dwellings between the 1880s and 1950s that survive today. The significance of the area therefore largely lies in the diversity of conventional architectural styles rather than homogenous streetscapes, brought about by the multiple subdivisions and consequent evolution of building development in the area. Within the precinct are a small number of commercial buildings, dating from c.1858 with the building of Oddy's General Store at 71 Elizabeth Street, although the majority of these buildings represent suburban shops of the interwar (and to a lesser degree, Edwardian) era. From the 19th and early 20th centuries, the nearby Donaghy's Ropeworks and the Victorian Railways were employers of a notable number of local residents. Of the former, Donaghy's Ropeworks had a physical impact on the northern portion of the area, with at least 25 Late Victorian dwellings relocated from the Ballarat goldfields district to the northern side of Waratah Street by M. Donaghy and Sons in 1911. The area is therefore important for its history of house relocations in Waratah and other streets. During the interwar period, the ropeworks substation and canteen in Waratah Street were built and which now serve as surviving physical legacies of the ropeworks complex. The interwar period also brought about a desire for more healthy living which resulted in the establishment of two important public reserves in the area: Baker's Oval in 1929 and Sparrow Park in 1936. Also contributing to the significance of the area are the surviving bluestone kerbs and asphalt footpaths, and the bluestone spoon drains in the few rear lanes.

The Milton Heritage precinct is architecturally and aesthetically significant at a LOCAL level (AHC D.2). It demonstrates a diverse range of largely conventional Victorian, Late Victorian, Federation, Edwardian, interwar Bungalow and early postwar architectural styles, reflecting the multiple subdivisions and subsequent building development between the 1850s and the 1950s. More broadly, the area has significance for its similar architectural characteristics in the surviving residential building stock (modest scale, detached composition, single storey height, timber weatherboard wall construction, corrugated sheet metal roof cladding, timber framed windows, hipped and/or gabled roof forms and front, side or return verandahs). The detailing to most of the dwellings is also conventional but directly associated to their stylistic eras. Of aesthetic significance to the area are the two public reserves: Baker's Oval (fronting Shannon Avenue) and Sparrow Park (with frontages to Elizabeth, Hope and Weller Streets).

The Milton Heritage precinct is historically significant at a LOCAL level (AHC A.4). It has associations with the progress of residential (and to a lesser degree commercial and cultural) building development in the area from the 1850s. In the 1850s, these subdivisions included the Milton Estate (c.1855) and the Kilkenny Estate (1854). Other subsequent land sales from the 1880s until the interwar period included revivals of the Milton (c.1880) and Kilkenny (1884) Estates, Rugby Estate (1886), Fairview Estate (1888), Ormond Estate (1890), Eton Estate (1891), Westbourne Estate (1893), Watts' Estate (1912), Ann Street Estate (1922) and Donaghy's Subdivision (1925). A notable number of local residents were employed by the nearby Donaghy's Ropeworks in Pakington Street, together with the Victorian railways. The modest scale and conventional design of many of the dwellings reflects the predominant working class of the original and early local residents. Historically, small parts of the area also evolved as a result of house relocations, the most notable being in Waratah Street when M. Donaghy and Sons relocated several Late Victorian styled dwellings from the Ballarat goldfields in 1911. These houses were located on surplus land associated with the ropeworks. The emphasis on healthy living and Garden City planning in the early 20th century was reflected in the City of Geelong West's establishment of Baker's Oval in 1929 and Sparrow Park in 1936 as important areas for public recreation, given the contextually high density of building stock in the area.

Overall, the Milton Heritage Precinct is of LOCAL significance.

City of Greater Geelong – Heritage and Design Guidelines (1997)

The Milton Heritage Area Heritage Design Guidelines identify Council's Heritage and Design Guidelines (1997) as a primary source. The Heritage and Design Guidelines provide guidance for development within Council's heritage areas.

The Guidelines provide that 'The aim of infill development in urban conservation areas is to create new buildings which retain and enhance the existing heritage character. To do this, the new building should both harmonise with the existing character and be a good design solution. The new building should be recessive and never visually dominate or obscure views to heritage assets. It should never copy or replicate heritage buildings. An infill development is a contemporary piece of design.'

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

PLANNING CONSIDERATIONS

Planning approval is required for the construction of the new dwelling and a front fence, along with the construction of a new crossover within Clarence Street under the provisions of the Heritage Overlay.

Response to planning policy

The proposal will deliver a new dwelling that supports infill housing within the municipality. Located in both an identified heritage precinct and an Increased Housing Diversity Area (IHDA), the dwelling has been designed to respond respectfully to its heritage context while providing comfortable contemporary living and a high level of internal amenity for future occupants. In relation to housing policy, the proposal provides new housing supply in an established urban area; delivers well-located and integrated housing to meet community needs; and incorporates a universal design and adaptable internal layout. The new dwelling will be located proximate to Pakington Street where the occupants will have good access to employment, retail, entertainment, public transport opportunities and services. Consistent with the objectives of the IHDA policy, the proposal delivers a new dwelling that will make a positive architectural and urban design contribution to the Geelong West, Manifold Heights and Newtown IHDA and will maintain the streetscape character in the Milton Heritage Area.

Response to Zoning

No planning permit is required to use or develop the land for the new dwelling or for construction of the new front fence, driveway and vehicular crossover pursuant to the provisions of the Neighbourhood Residential Zone as the site is over 300sqm. Accordingly the proposal is not required to be assessed against the requirements of Clause 54. An assessment for compliance in relation to the siting, wall heights, wall lengths, overshadowing, overlooking and other similar requirements within Clause 54 will be undertaken when a building permit is sought.

The proposal provides the required 25% of Garden Area as sought by the Neighbourhood Residential Zone. The proposed new dwelling has a height less than 9.0 metres and contains no more than two storeys at any point consistent with the Neighbourhood Residential Zone provisions.

Response to Heritage Overlay

The subject site is located within the 'Milton Heritage Area' where Heritage Design Guidelines incorporated into the Greater Geelong Planning Scheme provide guidance in relation to bulk, form and appearance.

Bulk, form and appearance outcomes within the Milton Heritage Area Heritage Design Guidelines encourage new dwelling designs to incorporate traditional architectural characteristics employed in a contemporary manner and within a detached, single or double fronted single storey composition. The proposed single storey, modest contemporary designed dwelling provides a gable end presentation to the street façade of the garage and porch with a hipped pitched roof behind, in a single-fronted dwelling design style to complement the heritage dwellings in the area. The horizontal translucent polycarbonate garage door panels are designed to read as windows; reinforcing the dwelling's single-fronted presentation within the streetscape. This outcome is consistent with similarly designed contemporary dwellings along the north side of Clarence Street.

DWELLING AT NO. 32 CLARENCE STREET WITH GARAGE DOOR WINDOWS





20 Clarence Street, Geelong West

DWELLING AT NO. 36 CLARENCE STREET WITH GARAGE DOOR WINDOWS



The proposed design adopts a different garage door window arrangement from these nearby dwellings while achieving a comparable streetscape effect.

Consistent with the Guidelines the offset of the dwelling from the west boundary allows for the provision of an eave to the front section of the dwelling that will be visible in the street façade. The proposed windows within the street elevation are of a rectangular design and vertically orientated as encouraged by the Milton Heritage Area Heritage Design Guidelines. The external materials proposed for the dwelling construction include face brickwork, horizontal weatherboards and Surfmist Colorbond roofing material to complement the heritage area. The roof pitched of 25 degrees is consistent with the outcomes sought by the Heritage Design Guidelines.

In accordance with the Heritage Design Guidelines, the proposal retains the existing lot size and configuration; provides a side driveway; and delivers a single-storey dwelling with an overall roof height that sits between the heights of the two adjoining dwellings fronting Clarence Street. The proposed new front fence has a maximum height of 1300mm as encouraged by the Heritage Design Guidelines and is of a modern picket design to complement the existing front fences within the street. While the garage is not located to the rear of the building it is proposed to be set back behind the line of the front porch and dwelling entry and, as previously mentioned, is of a design incorporating horizontal translucent polycarbonate panels to appear as windows within the streetscape rather than as a typical solid garage door.

Front setbacks along Clarence Street vary. The proposal seeks to provide a front setback that graduates from the 6.52 metre front setback of the dwelling to the west at No. 1/22 Clarence Street and the 7.78 metre front setback of the dwelling to the east at 18 Clarence Street. This outcome is consistent with the Milton Heritage Area Heritage Design Guidelines and the Council's Heritage and Design Guidelines (1997).

Consistent with Council's Heritage and Design Guidelines (1997) the proposal does not seek to provide a mock heritage designed dwelling and will deliver a contemporary design solution which incorporates traditional built form elements including horizontal weatherboards, face brickwork and Colorbond corrugated roofing. The proposed dwelling provides an appropriate response to the overall character of the Milton Heritage Area; noting that the adjoining and opposite dwellings that form its immediate built form context do not exhibit heritage character and do not or make a heritage contribution to the Milton Heritage Area.

With respect to the decision guidelines within the Heritage Overlay at Clause 43.01-8 it is submitted that:

- As outlined previously the proposal achieves the outcomes sought by the Municipal Planning Strategy and the Planning Policy Framework.
- The proposed dwelling, front fencing, driveway and new crossover will not adversely affect the natural or cultural significance of the Milton Heritage Area.
- The proposal appropriately responds to the outcomes sought by the Milton Heritage Area Heritage Design Guidelines.
- The proposed dwelling, front fencing, driveway and new crossover provide a considered design response to Council's Heritage and Design Guidelines.



20 Clarence Street, Geelong West

- The location, bulk, form and appearance of the proposed dwelling will not adversely affect the significance of the Milton Heritage Area and is in keeping with the character and appearance of existing dwellings within the Clarence Street streetscape.

No solar panels are proposed, however areas for future solar panels are shown on the application plans which are set back from the dwelling frontage. Under the provisions of the Schedule to the Heritage Overlay it is noted that solar energy systems require planning permission within the Milton Heritage Area if the system is visible from a street (other than a lane) or a public park. As no solar panels are proposed as part of this application any future installation of solar panels if visible from the street would require a planning permit.

The new vehicular crossover to the east side of the street frontage and driveway require planning permission for works within a Heritage Overlay. This new crossover and side driveway arrangement outcome is similar to that of other dwellings provided with vehicular access within Clarence Street and will not introduce any new visual element within the streetscape or affect the significance of the Milton Heritage Area.

Response to Particular and General Provisions

The application provides for the Canopy tree planting requirements of Clause 52.37-3 and the application plans illustrate the provision of 3 (three) new canopy trees for the site.

As outlined within this planning submission the proposal appropriately addresses the relevant decision guidelines at Clause 65.01 including planning policy, the purpose of and relevant considerations within the Heritage Overlay and the orderly planning of the area.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation



20 Clarence Street, Geelong West

CONCLUSION

As previously stated, no planning permit is required to use or develop the land for a dwelling, front fencing and associated works under the provisions of the Neighbourhood Residential Zone and therefore no Clause 54 assessment is required. Only heritage considerations are part of the assessment of the permit application for the proposed dwelling, front fence, driveway and vehicular crossover. Siting and amenity matters including (but not limited to) site coverage, wall heights, wall lengths, overlooking and overshadowing will be assessed at the time of application for a building permit. As the site exceeds 400sqm, the proposal must satisfy the Garden Area requirements at Clause 32.09-4 of the Neighbourhood Residential Zone. The design meets this requirement by providing more than 25% garden area. The proposed single storey dwelling will sit well below the 9.0 metre maximum building height specified in the Neighbourhood Residential Zone.

The proposal will not adversely affect the significance of the Milton Heritage Area and the new dwelling will make a positive contribution to the established built form and heritage character of the area. Overall the new dwelling responds appropriately to the Milton Heritage Area Heritage Design Guidelines and Council's Heritage and Design Guidelines.

The application does not propose any canopy tree removal and provides for replacement canopy tree planting as required by Clause 52.37.

Accordingly, Build2Grow respectfully request the issue of a planning permit for the proposal as submitted.

Town Planner
T-Plan

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation