PROJEKT EVOLVE
Town Planning & Architectural Drafting

WRITTEN RESPONSE

15 STEPHEN STREET, NEWTOWN

'Newtown Brae' — Internal renovation and construction of a garage, carport, swimming pool and associated works

PREPARED FOR
Matt & Lisa

SITE ADDRESS
15 Stephen Street, Newtown VIC 3220

LOT / PLAN
Lot 1 on TP539528

MUNICIPALITY
City of Greater Geelong

ZONE
Neighbourhood Residential Zone — Schedule 2 (NRZ2)

OVERLAYS
Heritage Overlay (HO2006) | Design and Development Overlay — Schedule 14 (DDO14)

REFERENCE DRAWINGS
SK0 – SK7, Projekt Evolve, dated 10/02/26

DATE
July 2026

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1. INTRODUCTION

This Written Response has been prepared by Projekt Evolve in support of a planning permit application for buildings and works at 15 Stephen Street, Newtown — the property known as 'Newtown Brae', the earliest surviving dwelling in the Newtown West Heritage Area, first built in c.1851 and extended in 1885.

The application seeks approval for the construction of a detached garage, a carport, an in-ground swimming pool with associated pool house, terrace, fencing and landscaping, and a new concrete driveway, together with an internal renovation of the existing dwelling. The works have been carefully designed to conserve the significance of 'Newtown Brae' and its landscaped setting, consistent with the Heritage Overlay (HO2006), local heritage policy at Clause 22.66 (Newtown West Heritage Area), the Design and Development Overlay (DDO14) and the Neighbourhood Residential Zone.

Address	**15 Stephen Street, Newtown VIC 3220 ('Newtown Brae')**
Lot / Plan	Lot 1 on TP539528 (Council property no. 205195)
Site Area	3,415m² (title re-establishment; 3,424m² approx. per LandChecker)
Site Dimensions	Frontage (south, Stephen Street): 39.83m | Rear (north): 40.20m | Depth: 85.49m. The land falls approximately 6–7m from the Stephen Street frontage to the northern (rear) boundary.
Existing Conditions	Double storey brick and stone dwelling ('Newtown Brae', c.1851/1885) with basement level, enclosed verandah and first floor timber verandah, set within an established garden containing mature exotic trees, bluestone retaining wall, pebble paths and timber decks.
Proposal	**Internal renovation of the existing dwelling; construction of a detached garage with mezzanine (incorporating detailing bay, store and ancillary rumpus areas), a carport, an in-ground swimming pool (3.6m × 12.0m) with pool house, terrace and safety fencing, outdoor kitchen, new concrete driveway and associated landscaping.**
Zone	Neighbourhood Residential Zone — Schedule 2 (NRZ2), Clause 32.09
Overlays	Heritage Overlay — HO2006 Newtown West Heritage Area (Clause 43.01); Design and Development Overlay — Schedule 14 (Clause 43.02)
Permit Trigger(s)	**Clause 43.01-1 (HO2006): construct a building or construct or carry out works (garage, carport, swimming pool, pool house, fencing, driveway and associated works).** **Clause 43.02-2 (DDO14): construct a building or construct or carry out works.**

It is noted that internal alteration controls do not apply to HO2006 under the Schedule to Clause 43.01; the internal renovation of the dwelling accordingly does not of itself require a planning permit. Under the Neighbourhood Residential Zone, no permit is required for one dwelling (or works normal to a dwelling) on a lot of 3,415m². The permit triggers therefore arise solely under the Heritage Overlay and the Design and Development Overlay.

2. ZONING

Clause 32.09 — Neighbourhood Residential Zone (Schedule 2)

The purposes of the Neighbourhood Residential Zone are:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response

The proposal retains the existing single dwelling on the lot and is entirely residential in nature. The new buildings and works are ancillary to the dwelling, are of single storey scale, and directly respond to the identified heritage and neighbourhood character values of the Newtown West Heritage Area. The mandatory maximum building height of the zone (9m / 2 storeys) is comfortably satisfied — the tallest new element (the garage) has an overall height of approximately 6.5m above natural ground level at the lowest point of the sloping site.

The garden area requirement of Clause 32.09-4 (minimum 35% for lots above 650m²) is comfortably exceeded: the overwhelming majority of the 3,415m² allotment is retained as established garden, lawn and landscaped area.

3. OVERLAYS

3.1 Clause 43.01 — Heritage Overlay (HO2006 Newtown West Heritage Area)

The purposes of the Heritage Overlay include:

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

The Schedule to Clause 43.01 specifies the following controls for HO2006:

External Paint Controls	Yes — applying to 'Brooklyn', 132 Aphrasia Street, and 'Newtown Brae', 15 Stephen Street (the subject site).
Internal Alteration Controls	No
Tree Controls	Yes — mature exotic 19th century trees near the rear yards (northern boundaries) of the properties at 11–19 Stephen Street.
Victorian Heritage Register	No

3.2 Clause 22.66 — Newtown West Heritage Area (Local Policy)

The Newtown West Heritage Precinct has significance as a Victorian, Federation and interwar era residential heritage area of moderate–high integrity. The architectural and historical core of the precinct is 'Newtown Brae', 15 Stephen Street — the subject site — being the earliest surviving dwelling, first built in c.1851 and extended in 1885. The policy notes that the allotments on the north side of Stephen Street are contextually larger, with dwellings exploiting northern views to Corio Bay and the You Yangs, principal facades facing large landscaped rear yards, and garaging traditionally located on or near the street boundaries.

The proposal has been assessed against the objectives and policy of Clause 22.66 as follows:

Policy Consideration	Design Response	Status
Retention of significant dwellings	'Newtown Brae' is retained in full. No demolition of significant fabric is proposed; works to the dwelling are internal only, and internal alteration controls do not apply under the Schedule to Clause 43.01.	**Complies**
Additions located at the rear / subservient form	No additions are proposed to the dwelling. The new garage is a detached, single storey outbuilding at the rear (north-west) of the site, cut into the slope at RL 50.60 — approximately 5.3m below the dwelling ground floor level — ensuring it reads as highly recessive and subservient to 'Newtown Brae'.	**Complies**
Rear (northern) garden settings	The substantial landscaped rear garden setting is retained. The pool and pool terrace are landscape elements set into the garden, and the garage occupies the north-western corner of the 3,415m² allotment, preserving the open garden character between the dwelling and the northern boundary.	**Complies**
Mature exotic 19th century trees (tree controls)	No mature exotic 19th century trees protected by the tree controls applying to 11–19 Stephen Street are proposed to be removed. Works have been sited clear of the significant tree canopies in the rear yard.	**Complies**
Allotment configuration	No subdivision is proposed; the rectangular allotment configuration is retained.	**Complies**
Roof form and pitch (25–35 degrees)	The garage and carport adopt hipped roofs pitched at 35 degrees, within the encouraged range and drawn from the principal roof forms of the precinct.	**Complies**

Policy Consideration	Design Response	Status
Traditional construction materials	The outbuildings adopt traditional, non-reflective materials — masonry walls with arched openings referencing the existing dwelling, and corrugated steel roof cladding (refer SK6).	**Complies**
Building heights (one and two storey)	The garage is single storey with a 3.3m wall height; its roof sits well below the main ridge of 'Newtown Brae' and below the adjacent significant buildings when viewed from the public realm.	**Complies**
Garages/carports — form, scale and location	For the north side of Stephen Street, the policy contemplates single storey garaging near the Stephen Street boundary, reflecting the traditional pattern. The proposed carport adopts precisely this pattern, while the main garage is located at the rear of the site where it has no visual prominence from Stephen Street.	**Complies**
External paint controls	External paint controls apply to 'Newtown Brae'. No repainting of previously unpainted significant surfaces is proposed; any future repainting will adopt colours appropriate to the era of the dwelling.	**Noted**

3.3 Clause 43.02 — Design and Development Overlay (Schedule 14)

The design objective of DDO14 is:

To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

Response

The land falls from Stephen Street (approx. RL 56) to the northern rear boundary (approx. RL 48–50). The dwellings in this part of the precinct enjoy northern views towards Corio Bay and the You Yangs. The proposed garage is deliberately sited at the lowest, north-western part of the allotment with a floor level of RL 50.60 — approximately 5.3m below the dwelling ground floor (RL 55.86) — and is cut into the slope with a wall height of only 3.3m (pitching level RL 53.90; ridge RL 54.90). Its roof therefore sits below the levels from which adjoining dwellings obtain their outlook, and no view lines to Corio Bay, the You Yangs or other significant landscape features are interrupted.

The carport is a single storey, open-sided structure sitting below the eaves of the existing dwelling, and the pool is an at-grade landscape element set approximately 1.7m into the slope. The proposal achieves an entirely reasonable sharing of views, consistent with the design objective of DDO14.

4. PROPOSAL

The application proposes the following works, as detailed on drawings SK0–SK7 prepared by Projekt Evolve (dated 10/02/26):

4.1 Internal renovation of 'Newtown Brae'

- Ground floor: reconfigured kitchen with walk-in pantry, new office, laundry, powder room, mud room, family bathroom, two bedrooms with robes, and a master suite with walk-in robe and ensuite. New arched openings are detailed to match the existing arched openings of the dwelling, and new skylights (fanned out internally) improve daylight to the central rooms.
- Basement level: refurbished lounge, bedroom, bathroom, cellar, kitchenette, store and low under-floor store, with existing floor tiles retained throughout.
- All works at this level are internal; the external fabric, roof form and principal facades of 'Newtown Brae' are unaltered. Internal alteration controls do not apply under HO2006.

4.2 Detached garage (rear, north-west)

- Single storey outbuilding of 31.0m × 14.0m internally (approx. 456m² footprint), comprising an eight-space garage (13.58m bay), a detailing bay (10.38m bay, raked ceiling to 4.3m), and an eastern wing (7.04m) containing store, bathroom and ancillary rumpus ('man cave') areas with a mezzanine level above.
- Floor level RL 50.60, cut into the slope at the lowest part of the site; wall height 3.3m (pitching level RL 53.90), raised ridge RL 54.90; hipped roof pitched at 35 degrees; maximum overall height approximately 6.5m above natural ground level.
- Setbacks of a minimum 1.5m to the side and rear boundaries; two 5,000-litre rainwater tanks; concrete apron to the southern (driveway) side.

4.3 Carport

- Open-sided carport of 6.0m × 4.5m adjacent to the eastern side of the dwelling, floor level RL 55.01, adjoining the existing bluestone retaining wall, with a hipped roof form complementing the dwelling. Its siting near the Stephen Street boundary follows the traditional garaging pattern of the north side of Stephen Street recognised by Clause 22.66.

4.4 Swimming pool, pool house and landscape works

- In-ground swimming pool of 3.6m × 12.0m set within a paved terrace, with the pool area cut approximately 1,700mm into the slope (top of pool paving RL 52.65); compliant 1200mm high pool safety fencing and gate.
- Pool house, outdoor kitchen/BBQ area with internal arched wall (referencing the dwelling), bench and sink, and new grass and garden areas.

4.5 Driveway and access

- New concrete driveway 4.0m wide from Stephen Street serving the carport and continuing to the rear garage.

4.6 Development statistics

Site area	3,415m²
Garage footprint	Approx. 456m² (31.0m × 14.0m internal); mezzanine approx. 102m²
Carport	27.0m² (6.0m × 4.5m)
Swimming pool	43.2m² water area (3.6m × 12.0m)
Site coverage (approx.)	29% — well below the 60% maximum (Standard B8)

Permeability (approx.)	In excess of 50% — well above the 20% minimum (Standard B9)
Garden area	Substantially in excess of the 35% minimum (Clause 32.09-4)
Garage levels	FL RL 50.60 | wall height 3.3m | pitching RL 53.90 | ridge RL 54.90
Carport level	FL RL 55.01
Dwelling levels (existing)	Basement FL RL 52.88 / 53.22 | Ground FL RL 55.86
Pool terrace	Top of pool paving RL 52.65 (site cut approx. 1.7m)
Car parking	2 spaces required (Clause 52.06); carport + multi-space garage provided
Rainwater tanks	2 × 5,000 litres (to garage)

4.7 Materials

The outbuildings adopt traditional, non-reflective materials consistent with Clause 22.66: masonry walls with arched door and window openings referencing 'Newtown Brae', panel-lift garage doors, and hipped corrugated steel roof cladding pitched at 35 degrees (refer SK6). The existing bluestone retaining wall is retained. Final finishes and colours are as nominated on the endorsed plans.

5. PLANNING CONTROLS

5.1 Clause 52.06 — Car Parking

A dwelling (three or more bedrooms) generates a requirement of two car spaces under Table 1 of Clause 52.06-5. The proposal provides the carport and a multi-space garage, far exceeding the requirement; no reduction of car parking is sought and no permit is triggered under this clause. For completeness, the following response is provided to the design standards of Clause 52.06-9:

Design Standard	Response	Status
Accessways (DS1)	The accessway is 4.0m wide (min. 3.0m required) with adequate headroom throughout. The site does not adjoin a road in a Transport Zone 2 or 3 and serves fewer than four car spaces at the frontage; the remaining accessway requirements do not apply.	**Complies**
Car Parking Spaces (DS2)	The carport measures 6.0m × 4.5m, exceeding the minimum single-space dimensions of 6.0m × 3.5m. The garage provides multiple covered spaces, each well in excess of the minimum dimensions, with internal clearances of 3.3m and above.	**Complies**
Gradients (DS3)	The accessway serves fewer than three dwellings; the gradient standard does not apply. The driveway is nonetheless graded at approximately 1:10 at the frontage.	**Complies**
Mechanical Parking (DS4)	No mechanical parking is proposed (the vehicle hoists within the garage are ancillary equipment, not required parking).	**N/A**
Urban Design (DS5)	The carport is open-sided and single storey, and the garage is located at the rear of the site cut into the slope; neither visually dominates the public realm. This is consistent with the traditional pattern of garaging near the Stephen Street boundary on the north side of the street.	**Complies**
Safety (DS6)	Pedestrian access from the street to the dwelling entry remains direct, convenient and clearly distinguishable from the driveway.	**Complies**
Landscaping (DS7)	The driveway and parking areas are bounded by retained garden and lawn areas, providing for water sensitive urban design treatment where relevant.	**Complies where relevant**

5.2 Clause 53.18 — Stormwater Management in Urban Development

The purpose of Clause 53.18 is:

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.

Response

- All new roofed areas will be drained to the legal point of discharge to the satisfaction of the responsible authority, meeting current best practice performance for stormwater quality.
- Two 5,000-litre rainwater tanks are provided to the garage, delivering substantial on-site retention and reuse.
- The site retains extensive permeable garden and lawn areas (in excess of 50% of the allotment), limiting runoff at the source.
- Appropriate on-site management measures will be implemented prior to and during construction to address erosion and sediment loss, stormwater runoff and construction waste.

6. NEIGHBOURHOOD CHARACTER

6.1 Existing character

The site is located within the Newtown West Heritage Precinct — a Victorian, Federation and interwar era residential area of moderate–high integrity on the northern slope of Newtown Hill west. Dwellings are predominantly single storey (some more elevated due to topography), with hipped and/or gabled roofs, front, side or return verandahs, corrugated sheet metal or tiled roofs, brick or timber walls and timber framed windows. Allotments are regular and rectangular with largely regular setbacks.

The north side of Stephen Street — where the subject site is located — exhibits a distinct pattern: allotments are contextually larger, dwellings exploit the northern views to Corio Bay and the You Yangs with principal facades addressing large landscaped rear yards rather than the street, and garaging is traditionally located on or near the Stephen Street boundary. Remnant landscaping possibly dating from the once larger 'Newtown Brae' estate — the subject property — includes the mature exotic trees in the rear yards of 11–19 Stephen Street.

6.2 How the proposal responds

- The external form, fabric and garden setting of 'Newtown Brae' — the historical core of the precinct — are retained unaltered; works to the dwelling are internal only.
- The carport adopts the established local pattern of single storey garaging near the Stephen Street boundary on the north side of the street.
- The garage is a low-set, single storey outbuilding cut into the slope at the rear of the site, with a hipped roof at 35 degrees, arched openings and traditional materials — recessive in all public and private views.
- The substantial rear (northern) landscaped garden setting, the mature exotic trees, the rectangular allotment configuration and the bluestone retaining wall are all retained.
- The pool and terrace are at-grade landscape elements within the rear garden, invisible from the public realm.

7. PLANNING POLICY CONTEXT

7.1 Municipal Planning Strategy

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

Greater Geelong's rich heritage significantly contributes to its sense of place and identity... Strategic direction: conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.

The proposal conserves the earliest surviving dwelling in the Newtown West Heritage Area in its entirety, invests in its ongoing use as a family home through a high quality internal renovation, and locates all new built form in recessive, policy-supported locations. The proposal directly furthers the Council's heritage strategic direction.

Clause 02.03-1 — Settlement

The MPS seeks to maintain the unique identity of Greater Geelong while accommodating growth. The proposal supports the continued occupation and maintenance of a significant heritage dwelling within an established area, with no intensification that would compromise the identity or character of the precinct.

7.2 Planning Policy Framework

Clause 15.01-5S / 15.01-5L — Neighbourhood Character

Development is required to respect neighbourhood character, cultural identity and sense of place. As set out in Section 6, the proposal responds directly to the documented character of the precinct and the specific development pattern of the north side of Stephen Street.

Clause 15.03-1S — Heritage Conservation

The objective is to ensure the conservation of places of heritage significance. The proposal retains all significant fabric, locates new development to the rear and at low levels, adopts traditional forms and materials, and protects the significant trees and garden setting — consistent with the objective and its strategies.

Clause 15.01-1S / 15.01-2S — Urban and Building Design

The works respond to the site's context, topography and heritage character; the garage is benched into the slope to minimise visual bulk, skylights and passive design measures improve the internal amenity and energy performance of the dwelling, and rainwater harvesting is incorporated.

Clause 16.01 — Housing

The proposal sustains and upgrades existing, well-located housing stock within an established, fully serviced urban area, consistent with the efficient use of existing infrastructure.

8. CLAUSE 55 (RESCODE) ASSESSMENT

Clause 55 formally applies to applications for two or more dwellings on a lot. As the proposal retains a single dwelling, the following assessment against Standards B1–B34 is provided as a comprehensive design benchmark, demonstrating that the proposal would satisfy the relevant objectives and standards in any event.

Standard	Assessment	Status
B1 – Neighbourhood Character	The works are sited and designed to respect the identified character of the Newtown West Heritage Area. The dwelling's external presentation is unchanged (works to the dwelling are internal only), the carport adopts the traditional pattern of garaging near the Stephen Street boundary on the north side of the street, and the garage is a low-set, single storey outbuilding cut into the slope at the rear of the site with a hipped roof pitched at 35 degrees.	**Complies**
B2 – Residential Policy	The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework, including Clause 15.01-5S/5L (Neighbourhood Character) and Clause 15.03-1S (Heritage Conservation). Refer Sections 7 and 8 of this report.	**Complies**
B3 – Dwelling Diversity	Only applicable to developments of ten or more dwellings.	**N/A**
B4 – Infrastructure	The site is fully serviced by reticulated water, sewer, power and stormwater infrastructure. The proposal places no unreasonable demand on services. Two 5,000-litre rainwater tanks are provided to the garage.	**Complies**
B5 – Integration with the Street	The existing dwelling and its established relationship with Stephen Street are retained. The new crossover and 4.0m wide driveway provide a clearly resolved vehicular address consistent with the streetscape pattern.	**Complies**
B6 – Street Setback	The setback of the existing dwelling is unchanged. The carport is sited adjacent to the dwelling near the Stephen Street boundary, consistent with Clause 22.66 policy, which recognises that garaging on the north side of Stephen Street has traditionally been located on or near the street boundary and that single storey garaging in these locations may be considered.	**Complies**
B7 – Building Height	The garage has a wall height of 3.3m (pitching level RL 53.90 from FL RL 50.60) and a maximum overall height of approximately 6.5m above natural ground level at the lowest point of the sloping site — well below the 9m maximum building height. The carport is single storey and sits below the eaves of the existing dwelling.	**Complies**
B8 – Site Coverage	Total building coverage (existing dwelling, garage, carport and pool house) is approximately 29% of the 3,415m² site — well below the 60% maximum.	**Complies**
B9 – Permeability	Extensive lawn and garden areas are retained across the allotment. Site permeability remains in excess of 50%, comfortably exceeding the 20% minimum.	**Complies**
B10 – Energy Efficiency	The internal renovation introduces skylights to improve daylighting of the dwelling. The new outbuildings do not overshadow or compromise the energy efficiency of any adjoining dwelling.	**Complies**
B11 – Open Space	The site does not abut public open space.	**N/A**
B12 – Safety	The entry to the dwelling remains clearly visible and accessible. The pool is enclosed by compliant 1200mm high safety fencing with a self-closing gate.	**Complies**
B13 – Landscaping	The substantial landscaped rear (northern) garden setting is retained, consistent with Clause 22.66. No mature exotic 19th century trees protected by the tree controls of HO2006 are proposed to be removed. New lawn and garden areas are provided around the pool terrace.	**Complies**
B14 – Access	A single accessway of 4.0m width serves the site from Stephen Street, with a new concrete driveway extending to the carport and garage. The accessway occupies a minor proportion of the 39.83m frontage.	**Complies**

Standard	Assessment	Status
B15 – Parking Location	Car parking is located on site, convenient to the dwelling: the carport adjoins the dwelling and the garage is accessed via the internal driveway. Parking structures do not compromise the amenity of adjoining dwellings.	**Complies**
B16 – Parking Provision	Deleted from Clause 55 — car parking is now assessed under Clause 52.06. Refer Section 6 of this report.	**Refer Cl. 52.06**
B17 – Side and Rear Setbacks	The garage is set back a minimum of 1.5m from the side and rear boundaries. With a wall height of 3.3m, the standard requires a setback of only 1.0m; the setbacks provided exceed the standard.	**Complies**
B18 – Walls on Boundaries	No walls are proposed on or within 200mm of a boundary.	**N/A**
B19 – Daylight to Existing Windows	All new buildings are separated from habitable room windows of adjoining dwellings by distances far in excess of the standard, given the scale of the allotments in this part of Stephen Street.	**Complies**
B20 – North-facing Windows	No north-facing habitable room windows of adjoining dwellings are within 3m of the proposed works.	**Complies**
B21 – Overshadowing Open Space	The garage is low-set and cut into the slope at the rear of the site; shadows cast at the September equinox fall substantially within the subject site and do not unreasonably overshadow the secluded private open space of any adjoining lot.	**Complies**
B22 – Overlooking	The garage and its mezzanine sit at a low level on the site (FL RL 50.60; mezzanine FL RL 53.30, below the dwelling ground floor of RL 55.86). Windows are separated from the secluded private open space and habitable room windows of adjoining dwellings by distances exceeding 9m; no unreasonable overlooking results.	**Complies**
B23 – Internal Views	Only one dwelling is proposed on the lot.	**N/A**
B24 – Noise Impacts	Pool and garage plant will be located and baffled to protect the amenity of adjoining dwellings, consistent with normal domestic use.	**Complies**
B25 – Accessibility	The dwelling entry and ground floor living areas remain accessible; the renovation improves internal circulation.	**Complies**
B26 – Dwelling Entry	The existing dwelling entry is retained and remains clearly identifiable.	**Complies**
B27 – Daylight to New Windows	All new and altered habitable room windows face outdoor spaces well in excess of the required light court dimensions; skylights supplement daylight to internal rooms.	**Complies**
B28 – Private Open Space	The dwelling retains extensive secluded private open space within the rear northern garden, including the new pool terrace — vastly exceeding the standard.	**Complies**
B29 – Solar Access to Open Space	The principal private open space is located to the north of the dwelling with excellent solar access, unaffected by the proposed works.	**Complies**
B30 – Storage	Externally accessible storage far exceeding 6m³ is provided within the garage and store rooms.	**Complies**
B31 – Design Detail	The garage and carport adopt hipped roofs pitched at 35 degrees (within the 25–35 degree range encouraged by Clause 22.66), arched openings referencing the existing dwelling, and traditional, non-reflective materials.	**Complies**
B32 – Front Fences	No new front fence is proposed.	**N/A**
B33 – Common Property	No common property is proposed.	**N/A**
B34 – Site Services	Bins, services and two 5,000-litre rainwater tanks are accommodated on site without visual prominence from the public realm; mailbox facilities are existing.	**Complies**

9. PLANNING RESPONSE

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

- *It conserves 'Newtown Brae' — the architectural and historical core of the Newtown West Heritage Area — in full, with no external alterations to the dwelling and no demolition of significant fabric.*
- *All new built form is single storey, recessive and subservient: the garage is benched into the lowest part of the site approximately 5.3m below the dwelling floor level, and the carport follows the traditional pattern of garaging near the Stephen Street boundary expressly contemplated by Clause 22.66 for the north side of Stephen Street.*
- *The design draws on the traditional characteristics of the precinct — hipped roofs pitched at 35 degrees, arched openings, masonry construction and corrugated steel roofing — in an appropriately contemporary and innovative manner.*
- *The substantial rear (northern) landscaped garden setting and the protected mature exotic 19th century trees are retained, consistent with the tree controls of HO2006 and the objectives of Clause 22.66.*
- *The siting and low height of the works achieve a reasonable sharing of views to Corio Bay and the You Yangs, satisfying the design objective of DDO14.*
- *The proposal comfortably satisfies the quantitative benchmarks of the zone and ResCode — building height, site coverage, permeability, garden area, setbacks, overlooking and overshadowing — and provides car parking well in excess of the Clause 52.06 requirement.*
- *Stormwater is managed by on-site retention (2 × 5,000-litre tanks), extensive retained permeability and connection to the legal point of discharge, consistent with best practice.*

10. CONCLUSION

The proposed internal renovation of 'Newtown Brae' and the construction of a garage, carport, swimming pool and associated works at 15 Stephen Street, Newtown represent a considered, conservation-led investment in the most significant dwelling in the Newtown West Heritage Area. The works retain all significant fabric, respect the documented character and development pattern of the precinct, protect the significant trees and garden setting, share views equitably, and satisfy the relevant quantitative standards of the Greater Geelong Planning Scheme.

For all the reasons outlined above, it is respectfully submitted that the proposal is consistent with the relevant objectives, strategies and provisions of the Greater Geelong Planning Scheme, and that a planning permit should be granted by the City of Greater Geelong subject to appropriate conditions.

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