City of Greater Geelong, Statutory Planning - Date Received 29/8/2026

Projekt Evolve
Town Planning & Architectural Drafting

WRITTEN RESPONSE

Planning Permit Application

Site Address
16 Girton Crescent, Manifold Heights VIC 3218

Project
Proposed Extension – Partial Demo, Alterations & Additions to Existing Dwelling

Planning Scheme
Greater Geelong Planning Scheme

Date
11 June 2026

Prepared by
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1. Introduction

This Written Response has been prepared by Projekt Evolve on behalf of the applicant in support of an application for a planning permit at 16 Girton Crescent, Manifold Heights VIC 3218. The application seeks approval for alterations and additions to an existing dwelling, including a new ground-floor extension, alfresco, and detached single garage, all within the Girton Crescent Heritage Area.

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8) and is affected by the Heritage Overlay (HO1632) and the Design and Development Overlay – Schedule 14 (DDO14) under the Greater Geelong Planning Scheme.

This report addresses each of the relevant planning controls, assesses the proposal against applicable planning policies, and demonstrates that the proposal represents an appropriate and sympathetic response to the heritage significance and neighbourhood character of the area.

Site Details

Address	16 Girton Crescent, Manifold Heights VIC 3218
Lot / Plan	Lot 84 LP11179
Site Area	670 m²
Site Dimensions	Frontage 21.18 m | Left boundary 42.00 m | Right boundary 42.67 m | Rear 12.29 m
Existing Conditions	Double-storey weatherboard dwelling with existing deck and outbuilding (GI shed)
Proposal	Alterations and additions to an existing dwelling, including a new ground-floor extension, alfresco, and detached garage, within a Heritage Overlay
Zone	Neighbourhood Residential Zone – Schedule 8 (NRZ8)
Overlays	Heritage Overlay – HO1632 (Girton Crescent Heritage Area) Design and Development Overlay – Schedule 14 (DDO14)
Permit Trigger(s)	Clause 43.01 (Heritage Overlay) – buildings and works Clause 43.02 (DDO14) – buildings and works

2. Zoning

Neighbourhood Residential Zone – Schedule 8 (NRZ8)

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8) under the Greater Geelong Planning Scheme. The purposes of the NRZ are to:

– Implement the Municipal Planning Strategy and the Planning Policy Framework.

– Recognise areas of predominantly single and double storey residential development.

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

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

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Permit Triggers

Under Clause 32.09-4 of the NRZ, a planning permit is required to construct a building or construct or carry out works. The proposal for buildings and works (extension, alfresco and garage) at a heritage place does not itself trigger the zone, as the Heritage Overlay (Clause 43.01) operates as the primary trigger. However, works are assessed in context of the NRZ8 Schedule requirements including the mandatory garden area, site coverage, and plot ratio where applicable.

NRZ8 Schedule Requirements

The NRZ8 Schedule imposes the following built form requirements applicable to the proposal:

Maximum building height: 7.5 metres – The proposal does not increase building height. The existing dwelling is two storeys and the proposed works are at ground floor level. Complies.

Maximum site coverage: 40% – The proposed site coverage is 32.97%. Complies.

Minimum garden area: 35% (above 650 m²) – Required garden area is 234.50 m². Proposed garden area is 362.73 m² (54.1%). Complies.

3. Overlays

3.1 Heritage Overlay – HO1632 (Girton Crescent Heritage Area)

The subject site is located within the Girton Crescent Heritage Area (HO1632). The purposes of the Heritage Overlay are to:

– Conserve and enhance heritage places of natural or cultural significance.

– Conserve and enhance those elements which contribute to the significance of heritage places.

– Ensure that development does not adversely affect the significance of heritage places.

Statement of Significance – Girton Crescent Heritage Area

The Girton Crescent Heritage Area is significant for its 'Garden City' street planning focusing on the central recreation reserve. The area was first subdivided in 1924 using the 'Garden City' concept following town planning influences of the 1920s. The houses are freestanding and predominantly single-storey timber Bungalow style with 50-foot frontages and 140-foot depths. Several varieties of State Savings Bank (SSB) designed bungalows are represented, and original character including nature strips, street trees, woven wire fences, garages and outbuildings remains.

Permit Trigger

Under Clause 43.01-1, a planning permit is required to construct a building or construct or carry out works, unless exempt. No exemptions apply to the proposed works. A planning permit is therefore required.

Heritage Design Response

The proposal has been designed to be sympathetic to the heritage character and significance of the HO1632 area. The key elements of the heritage design response are:

Retention of Existing Fabric: The existing two-storey weatherboard dwelling is retained in substantially its existing form. Only those elements identified on the Demolition Plan (TP3.2) are removed, and these are primarily internal partitions, outdated joinery, and the existing rear deck.

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Complementary Materials: External cladding to the proposed extension uses new timber weatherboards to match the existing. New vertical axon cladding is introduced to the rear extension only, providing a contemporary but legible addition that is differentiated from – yet compatible with – the original fabric. The existing Colorbond roofing is retained and extended.

Scale and Massing: The proposed extension is limited to the ground floor level and is located to the rear of the existing building, away from the primary street frontage. The proposed garage is a single-storey structure at the rear of the site, consistent with the pattern of outbuilding siting in the heritage area.

Streetscape Presentation: The street-facing façade of the existing dwelling is not altered. The proposed garage does not project forward of the existing building line and is not visible from the street. The existing open front garden character is maintained.

No Archaeological Disturbance: The proposal does not involve significant ground disturbance that is likely to impact on any known archaeological sites.

3.2 Design and Development Overlay – Schedule 14 (DDO14)

The DDO14 applies to the subject site. Its purpose is to ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features including the coast, Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

DDO14 Design Response

Design Standard	Response
Height & Visual Bulk – DDO14 requires that siting, height and visual bulk achieves reasonable sharing of views to significant landscape features (Corio Bay, Barwon River, Barrabool Hills, You Yangs).	The proposal does not increase the existing building height. The dwelling is two-storeys in its existing form, and the proposed extension is confined to the ground floor. The massing of the addition is subsidiary to the existing dwelling. No views to significant landscape features are obstructed.
Building Siting – Development should respond to existing built form patterns.	The proposed garage and extension are sited in keeping with the existing building footprint and lot layout. The garage is to the rear of the site, consistent with the siting of outbuildings in the heritage area.
Materials & Finishes – New works should be complementary to the existing built form and surrounding character.	New external materials include new timber weatherboards to match the existing weatherboard cladding, and new vertical axon cladding to the extension. The existing Colorbond roofing is retained and complemented. New materials are compatible with the heritage character of the Girton Crescent Heritage Area.

4. Proposal

Description of Proposal

The proposal involves alterations and additions to an existing two-storey weatherboard dwelling at 16 Girton Crescent, Manifold Heights. The existing dwelling comprises four bedrooms across two storeys. The proposed works are as follows:

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Ground Floor Extension (22.96 m²)

A new single-storey extension is proposed to the rear of the existing dwelling, adjoining the existing kitchen and living areas. The extension accommodates a reconfigured open-plan kitchen, dining and living area, with improved connection to the rear alfresco and garden.

Alfresco (18.65 m²)

A new alfresco area is proposed immediately to the rear of the extension, providing covered outdoor living space that connects the internal living areas with the rear garden. The alfresco is partially covered and overlooks the level rear yard.

Detached Garage (34.03 m²)

A new detached single-car garage is proposed at the rear of the site, accessed via the existing concrete crossover and a new driveway. The garage accommodates one vehicle (6000 × 3500 mm primary space) with additional tandem space in the driveway (4900 × 2600 mm). The garage elevation to the driveway features a sectional roller door. Materials include new timber weatherboards to match the existing dwelling and a complementary Colorbond roof.

Area Schedule

Component	Area	Squares
Existing Ground Floor	135.75 m²	14.61
Existing First Floor	52.34 m²	5.63
Existing Porch	3.64 m²	0.39
Existing Deck	9.14 m²	0.98
Proposed Extension	22.96 m²	2.47
Proposed Garage	34.03 m²	3.66
Proposed Alfresco	18.65 m²	2.01
TOTAL	276.51 m²	29.76

Materials

External materials are as follows:

Walls: Existing timber weatherboards retained; new timber weatherboards to match existing on extension; new vertical axon cladding to extension rear/side faces.

Roof: Existing Colorbond roofing retained; new Colorbond roofing to extension and garage to match.

Garage Door: Sectional roller door in a complementary colour.

Windows: New windows to match the profile and proportion of existing windows. New skylights proposed to extension roof.

Existing brickwork chimney retained.

Stormwater & Site Coverage

The proposed development achieves the following performance outcomes:

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Site Coverage: 32.97% (186 m²) – below the 40% maximum.

Permeable Surface Area: 362.61 m² (54.12%) – well above the 20% minimum.

Garden Area: 362.73 m² (54.1%) – exceeds the 35% minimum required for a lot above 650 m².

Total Hard Surface: 307.39 m² (paved area 86.50 m²).

5. Planning Controls

Clause 52.06 Car Parking

The proposal provides car parking in accordance with Clause 52.06 of the Greater Geelong Planning Scheme. Car parking is assessed against the Clause 52.06 design standards as follows:

Design Standard 1 – Accessways

The proposed driveway accessway from Girton Crescent is at least 3 metres wide and provides adequate sight lines. The accessway is designed to allow vehicles to enter and exit the site in a forward direction. Complies.

Design Standard 2 – Car Parking Spaces

The proposed garage accommodates one on-site parking space (6000 × 3500 mm – exceeds the minimum requirement). A second tandem space is provided in the driveway (4900 × 2600 mm). The primary space within the garage is under cover. Complies.

Design Standard 3 – Gradients

The proposed driveway gradient is compliant. The site has a relatively flat topography. Complies.

Design Standard 4 – Mechanical Parking

No mechanical parking is proposed. N/A.

Design Standard 5 – Urban Design

The garage door does not dominate the public realm. The garage is set back from the street frontage and is not visible from Girton Crescent. Complies.

Design Standard 6 – Safety

The driveway and garage are designed to provide clear sight lines. Pedestrian access is convenient and separated from vehicle movements. Complies.

Design Standard 7 – Landscaping

The garden area substantially exceeds the minimum requirement. Landscaping is provided adjacent to hard paved areas. Complies.

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 on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

The proposed development will be designed and drained in accordance with the requirements of the responsible authority to meet current best practice performance objectives for stormwater

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quality (Clause 53.18-4). The high permeable surface coverage (54.12%) and substantial garden area demonstrate the development's commitment to on-site stormwater management and infiltration.

A STORM report or equivalent Water Sensitive Urban Design (WSUD) assessment will be prepared in conjunction with the building permit to identify appropriate measures that can be implemented (Clause 53.18-5). Appropriate on-site erosion, sediment and stormwater management measures will be implemented during construction (Clause 53.18-6).

6. Neighbourhood Character

Existing Character

The Girton Crescent Heritage Area is characterised by predominantly single-storey timber Bungalow-style dwellings of the inter-war period, set within generous garden settings on allotments with consistent 50-foot (approximately 15 m) frontages. Double-storey dwellings are present in the immediate area, including directly adjacent to the subject site (Lot 85 to the north and Lot 83 to the south-east are both two-storey weatherboard dwellings, as identified on TP2.0 Site Context Plan).

The streetscape is defined by open front setbacks with established gardens and street trees, low front fences (predominantly woven wire), and the absence of dominant garage doors or hard-paved frontages. Vehicle access is typically via rear laneways or single-width crossovers to the side of dwellings.

The subject site is currently improved with a two-storey weatherboard dwelling and a GI shed to the rear. The existing built form is consistent with the surrounding neighbourhood character. The existing front garden and street presentation are unchanged by the proposal.

How the Proposal Responds

The proposal responds to the neighbourhood character of the Girton Crescent Heritage Area in the following ways:

Scale and Form: The extension is limited to the ground floor level, maintaining the existing two-storey scale of the dwelling consistent with adjacent properties. No increase in building height is proposed.

Street Presentation: The existing front façade is unchanged. The new garage is located to the rear of the property and is not visible from Girton Crescent, preserving the open garden character of the frontage.

Materials and Finishes: New materials are selected to complement and match the existing weatherboard character. The use of new timber weatherboards to match existing is an appropriate heritage response.

Garden Area and Permeability: The generous garden area (54.1% of the lot) and high permeable surface coverage (54.12%) reinforce the garden suburb character of the Girton Crescent area.

Siting of Outbuilding: The proposed garage is located to the rear of the site, consistent with the pattern of outbuilding siting evidenced throughout the heritage area. The garage is subsidiary to the main dwelling in scale and prominence.

7. Planning Policy Context

State Planning Policy Framework (PPF)

Clause 15.01-1S – Urban Design

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This clause seeks to create urban environments that are safe, healthy, functional and enjoyable while contributing to a sense of place and cultural identity. The proposal responds to its context in terms of character and cultural identity, maintaining the weatherboard built form and open garden character of Girton Crescent.

Clause 15.01-2S – Building Design

This clause seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm. The proposal is based on a comprehensive site analysis and responds to the established character through the selection of complementary materials and a massing approach that is subordinate to the existing dwelling.

Clause 15.01-5S – Neighbourhood Character

This clause seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place. The proposal supports the existing low-scale weatherboard residential character and does not introduce built form that would detract from the established character of the Girton Crescent Heritage Area.

Clause 16.01-1S – Housing Supply

This clause seeks to facilitate well-located, integrated and diverse housing that meets community needs. The proposal extends and improves an existing dwelling, contributing to the supply of appropriately located residential accommodation in an established inner suburb of Geelong.

Local Planning Policy Framework (LPPF)

Clause 02.03-1 – Settlement

The proposal is consistent with the strategic direction to encourage infill development in areas with good access to infrastructure, goods and services. Manifold Heights is a well-serviced established residential suburb with access to public transport (bus stop within 150 m), schools, and local services.

Clause 02.03-5 – Built Environment and Heritage

Greater Geelong's rich heritage significantly contributes to its sense of place and identity. The proposal conserves and enhances the Girton Crescent Heritage Area by retaining the significant fabric of the existing dwelling, selecting materials that complement the heritage character, and limiting the scale and extent of new works. The proposal is consistent with the strategic direction to conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.

Clause 02.03-6 – Housing

In areas of heritage significance, new development should balance the preservation and restoration of heritage places with housing opportunities. The proposal achieves this balance by substantially retaining the existing heritage dwelling and fabric while providing improved amenity and liveability through modest additions.

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) of the Victorian Planning Provisions. While the proposal involves

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a single dwelling, the ResCode standards are applied as a guide to the assessment of amenity and built form outcomes.

Standard	Objective	Assessment	Status
B1 – Neighbourhood Design Context	*To ensure that the design response to neighbourhood character respects the existing or preferred neighbourhood character.*	The proposal continues the existing double-storey weatherboard character of the dwelling. New materials are selected to match and complement the existing fabric.	**Complies**
B2 – Residential Policy	*To ensure residential development is consistent with any relevant State and local policy for housing, including policies for the supply of housing in the Municipal Planning Strategy and Planning Policy Framework.*	The NRZ8 policy supports retention of low-scale residential development. The proposal involves additions to an existing dwelling, which is consistent with this policy.	**Complies**
B3 – Dwelling Diversity	*To encourage a range of dwelling sizes and types in locations.*	Applies to developments of 10 or more dwellings. N/A to this proposal.	N/A
B4 – Infrastructure	*To ensure development is provided with the necessary supporting infrastructure.*	The site is serviced by reticulated water, sewer, gas and electricity. The proposal connects to existing services.	**Complies**
B5 – Integration with the Street	*To integrate the layout of development with the street.*	The existing street-facing façade of the dwelling is retained. The new garage is setback behind the building line, minimising impact on the streetscape.	**Complies**
B6 – Street Setback	*To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*	The existing front setback is maintained. No new built form is proposed forward of the established front wall.	**Complies**
B7 – Building Height	*To ensure that the height of buildings respects the existing or preferred neighbourhood character.*	The proposal does not increase the existing building height. The average wall height to the boundary is approximately 3,175 mm (north) and 3,215 mm (east). The overall roof form remains consistent with the existing two-storey dwelling.	**Complies**
B8 – Site Coverage	*To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*	Proposed site coverage is 32.97%. The NRZ8 maximum is 40%. The proposal meets this requirement.	**Complies**
B9 – Permeability	*To reduce the impact of increased stormwater run-off on drainage systems and to facilitate on-site stormwater infiltration.*	Permeable surface coverage is 54.12% (362.61 m²), well above the minimum 20% required. The proposal meets this requirement.	**Complies**

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Standard	Objective	Assessment	Status
B10 – Energy Efficiency	*To achieve and protect energy efficiency in dwellings.*	The addition incorporates new skylights improving natural daylight penetration. The orientation of the alfresco to the rear (north-east) provides passive solar access. The proposal is consistent with energy efficiency principles.	**Complies**
B11 – Open Space	*To integrate the provision of usable private open space with the dwelling and the wider neighbourhood.*	Private open space is provided at the rear of the dwelling, accessed directly from the living areas and alfresco. The rear yard area is level and functional.	**Complies**
B12 – Safety	*To design buildings to support personal safety and property security.*	The dwelling entry remains clearly visible from Girton Crescent. The garage is positioned to maintain natural surveillance of the driveway and street.	**Complies**
B13 – Landscaping	*To encourage landscaping that respects the neighbourhood character and provides a good standard of amenity.*	Garden area of 362.73 m² is proposed, significantly exceeding the 35% minimum requirement (234.50 m² required). Existing mature vegetation is substantially retained.	**Complies**
B14 – Access	*To ensure vehicles can access and leave a site in a safe manner.*	A new single-car garage with a sectional door is proposed, accessed via the existing crossover from Girton Crescent. The accessway width complies with Clause 52.06 design standards.	**Complies**
B15 – Parking Location	*To provide car parking in a convenient location that is compatible with the streetscape and internal amenity of the development.*	The garage is located to the rear of the dwelling, minimising visual impact on the streetscape. The garage door does not dominate the street frontage.	**Complies**
B16 – Parking Provision	*To ensure the provision of an appropriate number of car parking spaces.*	One double-width parking space is provided within the proposed garage (6000 × 3500 mm) and a tandem space in the driveway (4900 × 2600 mm). A 4-bedroom dwelling requires 2 car spaces. Complies.	**Complies**
B17 – Side and Rear Setbacks	*To ensure that the height and setback of a building from its boundaries respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*	The proposed extension and garage are setback in accordance with the requirements of the NRZ8 schedule. The wall on the rear boundary is 8,180 mm in length with an average height of approximately 3,010–3,420 mm, within acceptable limits.	**Complies**

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Standard	Objective	Assessment	Status
B18 – Walls on Boundaries	*To ensure that the location of walls on boundaries respects the existing or preferred neighbourhood character and the amenity of existing dwellings.*	The proposed garage includes a wall on the north (rear) boundary. The wall length and height are within the allowable parameters under Standard B18.	**Complies**
B19 – Daylight to Existing Windows	*To allow adequate daylight into existing habitable room windows.*	The extension is positioned to the rear of the lot. No neighbouring habitable room windows are adversely affected by the proposed development.	**Complies**
B20 – North-facing Windows	*To allow adequate solar access to existing north-facing habitable room windows.*	No north-facing habitable room windows of adjoining properties are overshadowed by the proposed development. Shadow diagrams (TP6.0) confirm compliance.	**Complies**
B21 – Overshadowing Open Space	*To ensure buildings do not significantly overshadow the private open space of existing dwellings.*	Shadow diagrams at 9:00am, 12:00pm, and 3:00pm on 22 September (TP6.0) demonstrate that the proposal does not result in unreasonable overshadowing of adjoining private open space.	**Complies**
B22 – Overlooking	*To limit views into existing secluded private open space and habitable room windows.*	The alfresco at the rear does not overlook adjoining private open space. No upper-floor new habitable room windows are introduced. Privacy is maintained.	**Complies**
B23 – Noise Impacts	*To protect residents from unreasonable noise exposure.*	The proposal involves residential use only. No noise-generating activities or equipment are introduced. Complies.	**Complies**
B24 – Accessibility	*To encourage the consideration of the needs of people with limited mobility in the design of dwellings.*	The ground floor of the dwelling remains accessible. The proposal does not compromise accessibility of the existing dwelling.	**Complies**
B25 – Dwelling Entry	*To provide each dwelling with an identifiable entry.*	The existing entry to the dwelling is retained. A new porch is incorporated in the proposed ground floor plan, maintaining a clear and identifiable entry.	**Complies**
B26 – Daylight to New Windows	*To allow adequate daylight into new habitable room windows.*	New habitable room windows are provided with adequate separation from side boundaries and neighbouring built form to allow adequate daylight access.	**Complies**
B27 – Private Open Space	*To provide adequate private open space for the reasonable*	A substantial rear private open space is provided, accessed from the living area and alfresco. The	**Complies**

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Standard	Objective	Assessment	Status
	recreation and service needs of residents.	area is well in excess of the standard requirement.	
B28 – Solar Access to Open Space	*To allow adequate solar access into the private open space of new dwellings.*	The rear private open space receives morning and midday sun, as evidenced by the shadow diagrams. Adequate solar access is provided.	**Complies**
B29 – Storage	*To provide adequate storage facilities for each dwelling.*	Internal storage is provided within the kitchen walk-in pantry (WIP), laundry, and garage. Existing robe storage is also retained. Storage is adequate for a 4-bedroom dwelling.	**Complies**
B30 – Design Detail	*To encourage design detail that respects the existing or preferred neighbourhood character.*	New external materials (new timber weatherboards to match existing, new vertical axon cladding, and existing Colorbond roofing) are selected to be complementary and compatible with the heritage character of the area.	**Complies**
B31 – Front Fences	*To ensure front fence design respects the existing or preferred neighbourhood character.*	No new front fence is proposed. The existing front boundary treatment is retained.	**Complies**
B32 – Common Property	*To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.*	N/A – This is a single dwelling on a single lot. No common property is created.	N/A
B33 – Site Services	*To ensure that site services and facilities can be installed and easily maintained and that equipment is not visually obtrusive.*	Site services (gas meter, water meter, LPOD) are existing and are to be retained and maintained. No new externally visible services are proposed that would be visually obtrusive.	**Complies**
B34 – Landscaping	*To encourage development that respects the landscape character of the neighbourhood.*	The proposal retains existing mature trees (with exception of those noted for removal on TP2.0 to facilitate the garage). New landscaping is to be provided in the rear garden consistent with the character of the neighbourhood.	**Complies**

9. Planning Response

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

Heritage Response

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The proposal is a sympathetic and conservative addition to a heritage dwelling within the Girton Crescent Heritage Area (HO1632). The extension and garage are located to the rear of the existing dwelling, away from the primary street frontage. Materials are selected to complement and match the existing weatherboard character. The significant fabric of the existing dwelling is retained and protected. The proposal is consistent with the objectives of Clause 43.01 (Heritage Overlay).

Design and Development Overlay – DDO14

The proposal does not increase the existing building height or introduce visual bulk that would unreasonably impact on views to significant landscape features. The siting and massing of new works are subordinate to the existing dwelling and consistent with DDO14 objectives.

NRZ8 – Zone Requirements

The proposed development complies with all quantitative requirements of the NRZ8 Schedule, including site coverage (32.97% < 40%), garden area (54.1% > 35%) and building height. The proposal is consistent with the pattern of low-scale residential development in the neighbourhood.

Neighbourhood Character

The proposal respects and reinforces the established neighbourhood character of the Girton Crescent Heritage Area. The street presentation is unchanged. The garden suburb character, open front garden, and existing weatherboard built form are all maintained.

Amenity

The proposal does not result in unreasonable amenity impacts on adjoining properties. Shadow diagrams demonstrate acceptable overshadowing outcomes. Privacy and overlooking are maintained. Car parking is adequate for the dwelling size and is located away from the street frontage.

10. Conclusion

It is respectfully submitted that the proposed alterations and additions to the dwelling at 16 Girton Crescent, Manifold Heights represent an appropriate and sympathetic planning outcome that:

– Is consistent with the heritage significance and character of the Girton Crescent Heritage Area (HO1632);

– Complies with the objectives and requirements of the Design and Development Overlay – Schedule 14 (DDO14);

– Meets the built form requirements of the Neighbourhood Residential Zone – Schedule 8 (NRZ8);

– Is consistent with the relevant State and Local Planning Policy Framework, including policy for heritage conservation, neighbourhood character, and housing;

– Complies with, or is consistent with, the standards of Clause 55 (ResCode) and Clause 52.06 (Car Parking);

– Does not unreasonably impact on the amenity of adjoining properties;

– Provides an excellent standard of amenity, garden area, and permeable surface coverage for the residents of the dwelling.

On the basis of the above assessment, a planning permit should be granted for the proposed development.

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