

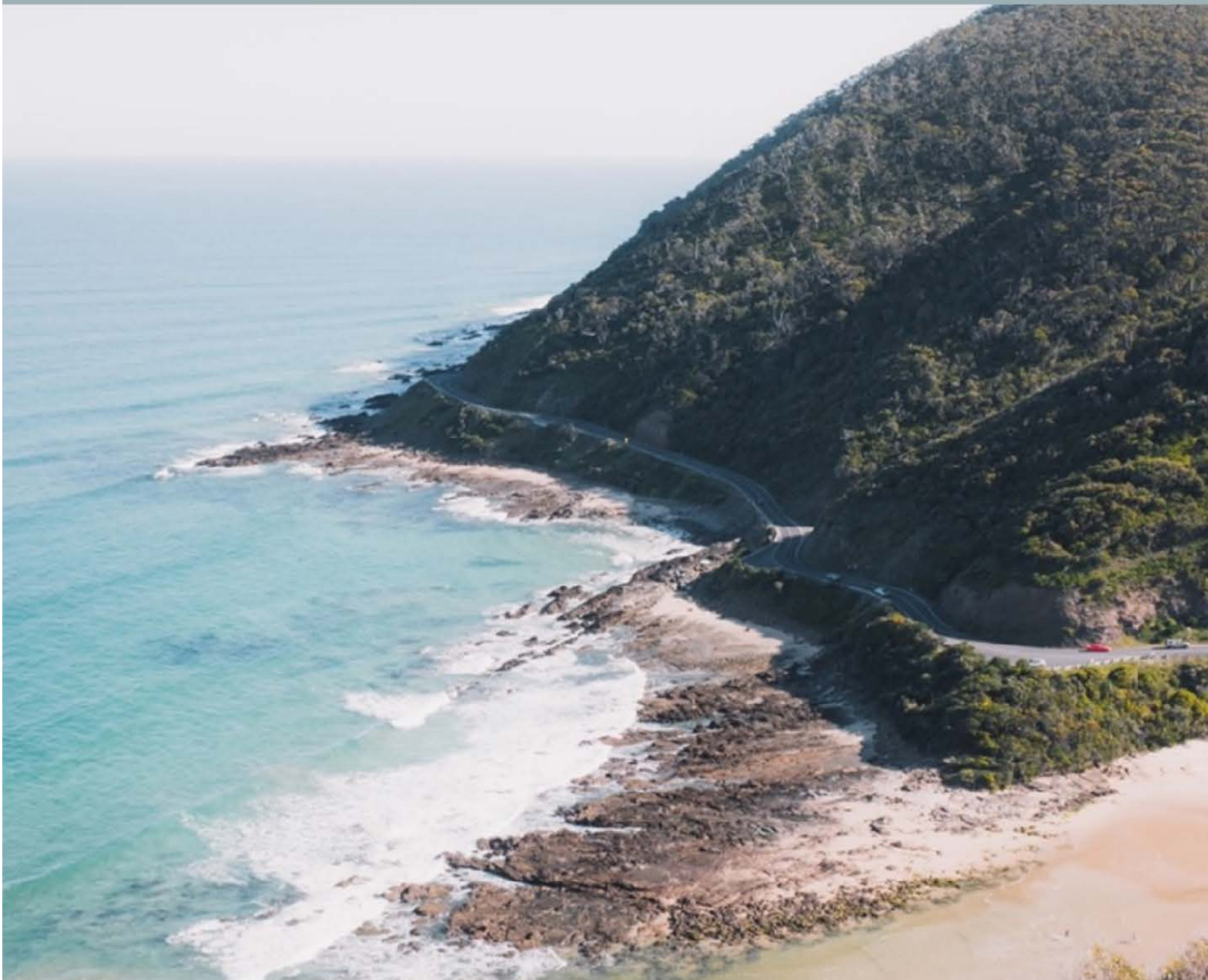
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach copyright legislation

TOWN PLANNING REPORT

1280 Barwon Heads Road, Connewarre

Partial demolition, alterations and Additions for adaptive reuse of
Former Connewarre Memorial Hall HO1704

August 2026



TOWN PLANNING REPORT – HERITAGE

Adaptive reuse of the former Connewarre Memorial Hall

Partial demolition, alterations and additions and
associated works



3D View 1



1280 Barwon Heads Road, Connewarre VIC 3227

Lot 1 TP971677 · City of Greater Geelong · August 2026

Prepared by **Urbankind** · Town planning consultants · hello@urbankind.studio

Disclaimer

© 2026 Urbankind, all rights reserved.

Urbankind has prepared this document for the sole use of the Client and for a specific purpose, as expressly stated in the document and any attachments. No other party should rely on this document without the prior written consent of Urbankind. Urbankind undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements, scope, and contract. Urbankind may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified. Permit triggers have been assessed against the Greater Geelong Planning Scheme as in force at the date of this document.

Contact: hello@urbankind.studio for more information.

Need a Town Planner? Book your free Town Planning consult today at www.urbankind.studio

1 Introduction

This Town Planning Report has been prepared by Urbankind in support of an application to the City of Greater Geelong for a planning permit for buildings and works (alterations and additions), partial demolition and tree removal at 1280 Barwon Heads Road, Connewarre. The subject land contains the former Connewarre District Memorial Hall — a locally significant heritage place included in the Heritage Overlay as HO1704 — together with a later, non-significant weatherboard dwelling and various outbuildings. The proposal comprises the conservation and adaptive reuse of the former Hall as a dwelling, the partial demolition of non-significant buildings and fabric, alterations and additions (including a subservient extension, wrap-around verandah and garage), a swimming pool, landscaping, tree removal and associated works.

This report describes the subject site and its rural and heritage context, details the proposal, and assesses the application against the relevant provisions of the Greater Geelong Planning Scheme. The application follows a pre-application meeting with Council (reference PRE-70-2026, meeting held 9 April 2026), at which Council's heritage advisor provided in-principle support for the adaptive reuse of the Hall.

Application Summary

Subject land	1280 Barwon Heads Road, Connewarre VIC 3227 
Heritage place	Housen-Halle (former Connewarre Hall) — Heritage Overlay HO1704
Lot / Plan	Lot 1 TP971677 (SPI 1\TP971677); Lot 1 on Title Plan 971677F
Responsible authority	City of Greater Geelong
Site area	Approximately 5,058 m ² (per survey, including the land within the Public Acquisition Overlay road-widening reserve; Council's pre-application notes record a lot size of 4,066 m ²)
Planning scheme	Greater Geelong Planning Scheme
Zone	Farming Zone (FZ) and Schedule (Clause 35.07)
Overlays	Heritage Overlay – Schedule (HO1704); Public Acquisition Overlay – Schedule (PAO3)
Abuts / affects	Barwon Heads Road — an arterial road in Transport Zone 2 (Principal Road Network); designated Bushfire Prone Area

Proposal	Conservation and adaptive reuse of the former Connewarre Memorial Hall as a dwelling — partial demolition of non-significant buildings and fabric, alterations and additions (subservient extension, wrap-around verandah and garage), construction of an outbuilding, a swimming pool, landscaping, tree removal and associated works
Permit triggered under	Clause 35.07-4 (Farming Zone — buildings and works within the road-widening setback); and Clause 43.01-1 (Heritage Overlay HO1704 — demolish/remove a building, construct a building and carry out works, externally alter a building, and remove/lop a tree); *Clause 52.29-2 (create or alter access to a road in a Transport Zone 2 / Public Acquisition Overlay), is not triggered as access is not altered

Attachments

- **Attachment 1** — Certificate of Title / Title Plan 971677F.
- **Attachment 2** — Architectural drawings, JDA Architects Town Planning Set, Project 26-011, sheets TP.00–TP.12
- **Attachment 3** — Statement of Existing Use Rights (Clause 63).
- **Attachment 4** — Bushfire Attack Level (BAL) Assessment Report.
- **Attachment 5** — Arborist Report.

2 Site context

2.1 Subject site

The subject site is located on the western side of Barwon Heads Road, Connewarre, within the rural landscape south of Geelong on the Bellarine Peninsula. The allotment is regular and rectangular, with a frontage of approximately 50 m to Barwon Heads Road (to the east) and a depth of approximately 100 m, and a total site area of approximately 5,058 m² (including the road-widening reserve along the frontage). The eastern portion of the land, adjoining the road, is within the Public Acquisition Overlay (PAO3) reserved for the future widening of Barwon Heads Road.



Figure 1: Subject Site

The land is presently developed with several buildings. The most significant is the former Connewarre District Memorial Hall — a single-storey, gabled, weatherboard hall of interwar character located toward the western (rear) part of the site, presenting its principal gabled elevation (which carries the “Connewarre District Soldiers Memorial Hall” sign) toward Barwon Heads Road. To the south of the Hall is a later, detached weatherboard bungalow (the existing dwelling), and the balance of the site contains a large rural shed, a shed/van and further minor outbuildings. Mature vegetation is scattered across the site, including a group of mature pine trees along the western boundary near the frontage which, together with the Hall, comprise the significant fabric of the heritage place. The existing buildings occupy a modest footprint (existing building site coverage of approximately 8.7 percent) and the land is otherwise open, and generally overgrown and in poor condition. Vehicle access is currently taken from an informal dirt driveway to Barwon Heads Road.

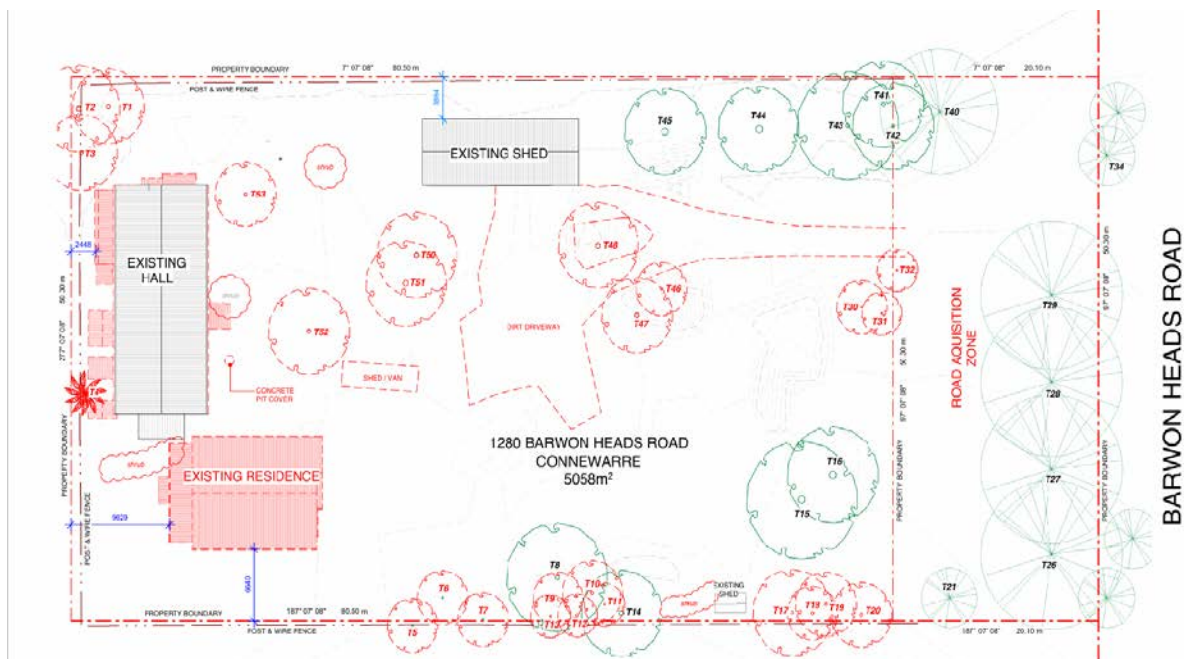


Figure 2: Existing site plan showing the former Hall (west), the existing bungalow to be demolished (south-west), existing sheds, and the surveyed trees (JDA Architects, TP.02).

2.2 Neighbourhood and surrounding area

Connewarre is a rural locality on the Bellarine Peninsula, between Geelong to the north and the coastal townships of Barwon Heads and Ocean Grove to the south. The locality is characterised by open, low-lying farmland within the Farming Zone, the Lake Connewarre State Game Reserve and associated Barwon River wetlands to the south and east, and a dispersed pattern of rural dwellings, farm buildings and equine facilities along the main roads. The prevailing landscape character is one of expansive paddocks and maintained grassland, broad rural vistas, intermittent stands of vegetation and built form that is generally low in scale and set well back within the landscape.

The immediate surrounds of the subject site are consistent with this rural character. Adjoining and nearby land is within the Farming Zone and is used for agriculture and rural-residential purposes — maintained grassland and paddocks, a horse-training track and stables to the north-west and south, rural sheds, and scattered dwellings on large allotments. Barwon Heads Road, which forms the eastern boundary, is a busy arterial road within Transport Zone 2 (part of the Principal Road Network) connecting Geelong with Barwon Heads and Ocean Grove and is affected by a Public Acquisition Overlay (PAO3) reserving land for its future widening. The site and its surrounds are within a designated Bushfire Prone Area. The nearest heritage places are the former Connewarre Hall on the subject site itself (HO1704) and a Residence at 1392 Barwon Heads Road (HO1705). The locality plan and site photographs at Section 2.3 illustrate the established rural setting and the existing buildings on the site.

2.3 Site photographs and locality

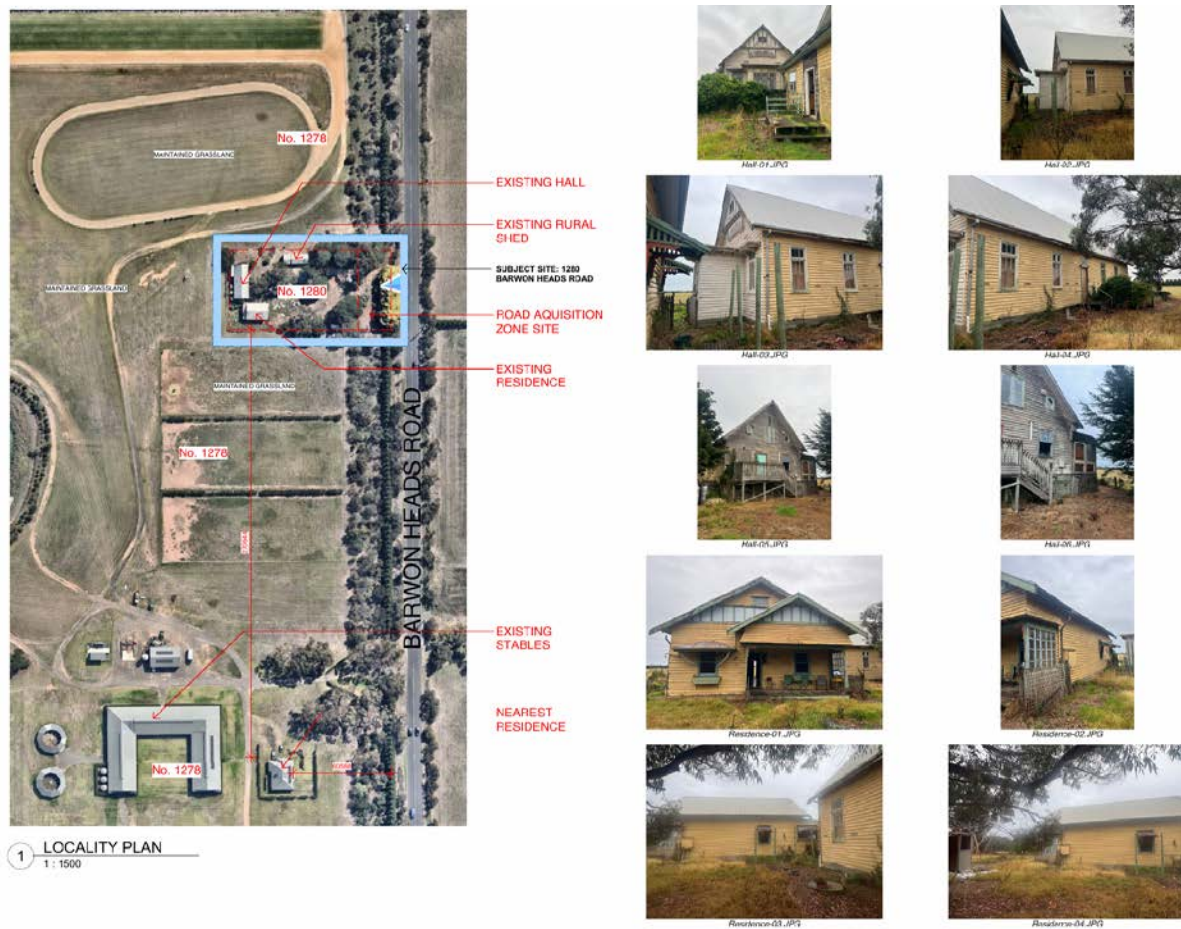


Figure 3: Locality plan and site photographs of the former Hall and existing bungalow in their rural setting (JDA Architects, TP.01).

2.4 Title

The subject land is described as Lot 1 on Title Plan 971677F (SPI 1\TP971677). A current Certificate of Title is provided at attachment 1. There are no restrictions on the Title. The current frontage of the site

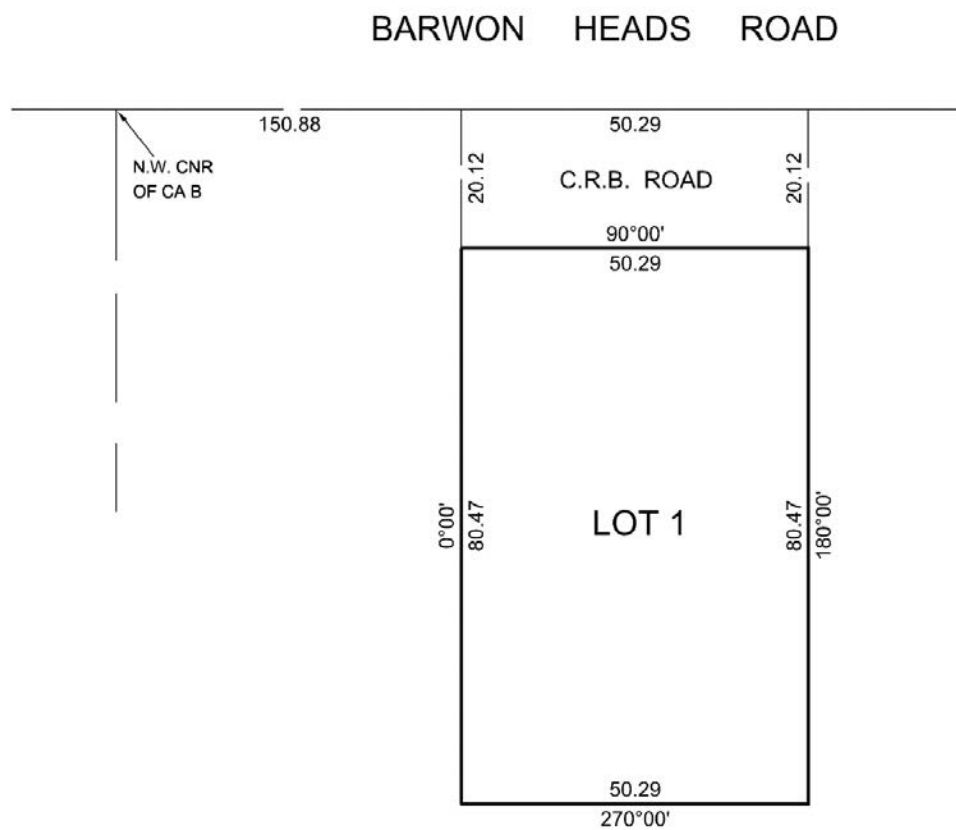


Figure 4: Title Plan

3 The proposal

3.1 Description of works

The application seeks approval for the conservation and adaptive reuse of the former Connewarre Memorial Hall as a single dwelling, together with associated demolition, alterations, additions, a swimming pool, landscaping, tree removal and works. The proposal is designed to secure the long-term, viable future of the Hall by converting it to residential use, while retaining and restoring its significant fabric. The works are proposed to be carried out in two stages — Stage 1 comprising the renovation of and extension to the Hall, and Stage 2 comprising the new eastern extension and garage. In summary, the proposal comprises:

- **Partial demolition.** Removal of the later, non-significant weatherboard bungalow (the existing dwelling) in its entirety; removal of the rear (south-western) introduced additions and non-significant outbuildings; and the targeted removal of selected walls and windows of the Hall to form new door and window openings.
- **Conservation of the Hall.** Retention and restoration of the significant Hall fabric — including the existing Custom Orb metal roof (cleaned and retained, with rusted sheeting replaced like-for-like in a matching Zinalume finish), original timber-framed windows (restored, or replaced like-for-like where required), painted timber weatherboards (retained, with damaged boards replaced like-for-like), and the timber barge, corbelling, feature cladding and the “Connewarre District Soldiers Memorial Hall” wall-mounted sign.
- **Alterations.** Insertion of new windows and doors between the original window openings; relocation of the original porch window/highlight and the main entry door to the southern elevation to form the link to the new addition (retaining original fabric in a new location); and internal works to adapt the Hall to a two-storey dwelling (with a mezzanine retreat, bedrooms and bathroom at first floor).

- **Additions.** A new gabled extension to the eastern side of the Hall, incorporating a garage to the front, designed to read as a separate, subservient element that is in keeping with the form and appearance of the Hall; and a new return verandah across the northern (front) elevation and the western and eastern sides, sitting as a secondary element beneath the existing eaves.
- **Swimming pool and landscaping.** A swimming pool with associated pool fencing to the western/front part of the site; a new concrete driveway and gravel (Bateford toppings) areas; new fencing and gates; and landscaping comprising hedging (*Cupressus × leylandii* “Better Green”), and mulched garden beds with Corten steel edging planted with *Lomandra* “Lime Tuff”, Kangaroo Grass and Swamp Foxtail Grass.
- **Tree removal.** Removal of non-significant trees across the site in accordance with the arborist’s tree removal schedule, retaining the significant pine trees on the western boundary near the frontage and the nominated trees to be retained.
- **Bushfire and access.** A 10,000 litre static water supply (tank) for CFA firefighting purposes is nominated on the plans, and vehicle access is designed to the required trafficable width; the existing road access to Barwon Heads Road is retained, with a future crossover to be determined with the Department of Transport and Planning in the context of the road-widening reserve.

The proposed works increase the building site coverage from approximately 8.7 percent to approximately 9.7 percent (impervious coverage approximately 22.7 percent) — a modest built-form outcome that retains the open, rural character of the balance of the site. The proposed dwelling floor area is approximately 323 m², with a private garage of approximately 74 m² and retained Class 10a non-habitable outbuildings of approximately 93 m².

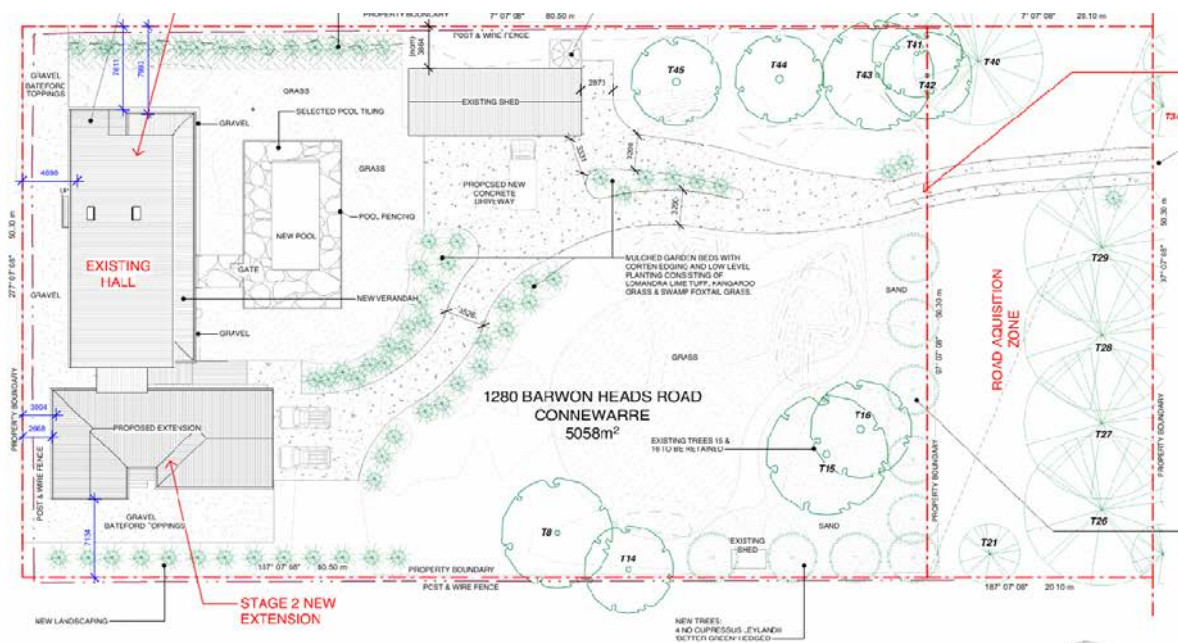


Figure 5: Proposed site plan showing the retained/adapted Hall, the Stage 2 extension and garage, the new pool, driveway, 10,000 L CFA water tank, landscaping and retained trees (JDA Architects, TP.07).

3.2 Schedule of external finishes

The proposed external materials and finishes, and the retention status of the existing fabric, are set out in the material (retention) schedule and colour selections on the architectural drawings (TP.05 and TP.10–TP.11), summarised below.

Element	Proposed treatment / finish
Roof — Hall and extensions	Profiled sheet metal, Custom Orb profile, Zinalume finish — existing roof cleaned and retained; rusted sheeting replaced like-for-like (Lysaght Snapseam 265 in Zinalume) to match existing
Roof — new verandah	Profiled sheet metal, Kliploc profile, Zinalume finish
Gutters	Quad profile to match existing; Colorbond Monument
External walls — Hall	Painted timber weatherboards retained; damaged boards replaced like-for-like — paint finish Dulux White Cloak Quarter

Element	Proposed treatment / finish
External walls — addition	New timber weatherboard cladding to match existing, with sections of designer honed masonry (Adbri, Ivory Golden Glaze, exposed finish); base fibre-cement lining with floor vents
Windows, doors, columns, railings and trim	Timber — paint finish Dulux Colorbond Monument
Memorial sign	Retained and restored — background Dulux Colorbond Surfemist with Monument lettering
Existing bungalow and non-significant outbuildings	Removed

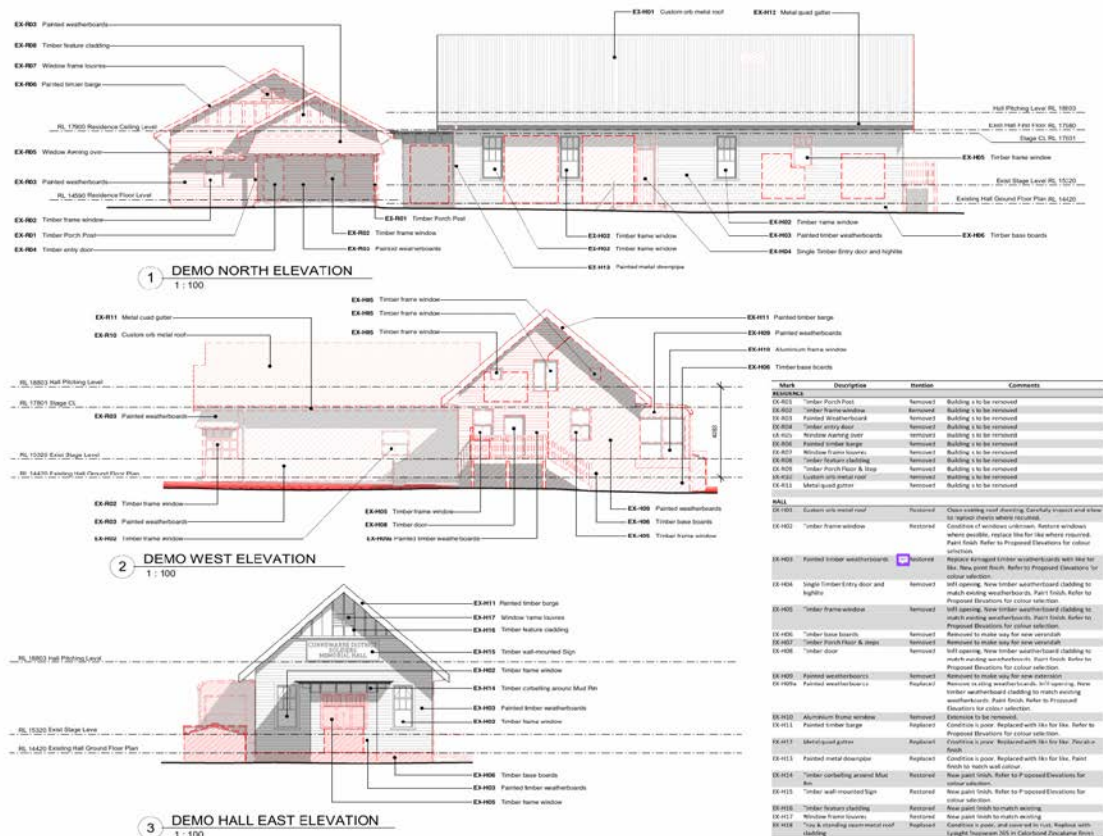


Figure 6: Demolition elevations with the material (retention) schedule identifying each element as retained, restored, replaced like-for-like or removed (JDA Architects, TP.05).



3D View 1



3D View 2



3D View 3



3D View 4

Figure 9: Indicative three-dimensional views of the adapted Hall, verandah, extension and pool (JDA Architects, TP.12).

4 Planning context

The subject land is within the Farming Zone (FZ) and is affected by the Heritage Overlay (HO1704) and the Public Acquisition Overlay (PAO3); it adjoins Barwon Heads Road in Transport Zone 2 and is within a designated Bushfire Prone Area. A planning permit is required for buildings and works within the road-widening setback under the Farming Zone (Clause 35.07-4); for demolition, buildings and works, external alteration and tree removal under the Heritage Overlay (Clause 43.01-1); and, if access is created or altered, for access to a road in a Transport Zone 2 or Public Acquisition Overlay under Clause 52.29-2. The residential use of the land is an existing use and is addressed through a separate Statement of Existing Use Rights (Clause 63). No permit is required under Clause 52.17 (native vegetation). Each control is reviewed below.

4.1 Zone – Farming Zone (Clause 35.07)



Figure 10 Farming Zone (FZ); Barwon Heads Road is Transport Zone 2

Use. In the Farming Zone, a dwelling requires a planning permit unless the lot meets the minimum area specified in the schedule (30 hectares in the Bellarine area). The subject lot is approximately 0.5 hectare and is well below that threshold. The proposal does not, however, seek a permit to use the land for a new dwelling: the residential use of the land

is a long-established, lawful existing use, and the application relies on the continuation of that existing use (see Section 4.3). Accordingly, the application is for buildings and works, partial demolition and tree removal, and not for a new use of the land.

Buildings and works. Clause 35.07-4 requires a permit to construct a building or construct or carry out works, and a building must meet the setback requirements of the schedule. The Schedule to Clause 35.07 requires a minimum setback of 100 metres from a Transport Zone 2, or from land in a Public Acquisition Overlay, where the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road. Because the site fronts Barwon Heads Road (Transport Zone 2) and is affected by PAO3 for road widening, and the whole of the developable land lies within 100 metres of that frontage, the proposed buildings within the setback require a permit under Clause 35.07-4. This is the permit trigger identified by Council at the pre-application stage.

Assessment. The proposal is consistent with the purpose of the Farming Zone and the decision guidelines at Clause 35.07-6. The site is a small, long-established hall-and-dwelling allotment rather than productive agricultural land, and the works do not diminish the agricultural capability or use of surrounding farming land. The built form is modest in scale, sited among existing buildings and retained vegetation, and maintains the open rural character of the balance of the site and the broader landscape. The proposed buildings are located clear of the Public Acquisition Overlay road-widening reserve, and access arrangements will be resolved with the Department of Transport and Planning (see Section 4.3). The adaptive reuse also delivers a positive heritage outcome by securing the conservation and viable future of the former Memorial Hall.

4.2 Planning scheme overlays

Heritage Overlay – HO1704: Housen-Halle (former Connewarre Hall) – permit required

The land is included in the Heritage Overlay as HO1704, “Housen-Halle (former Connewarre Hall)”.

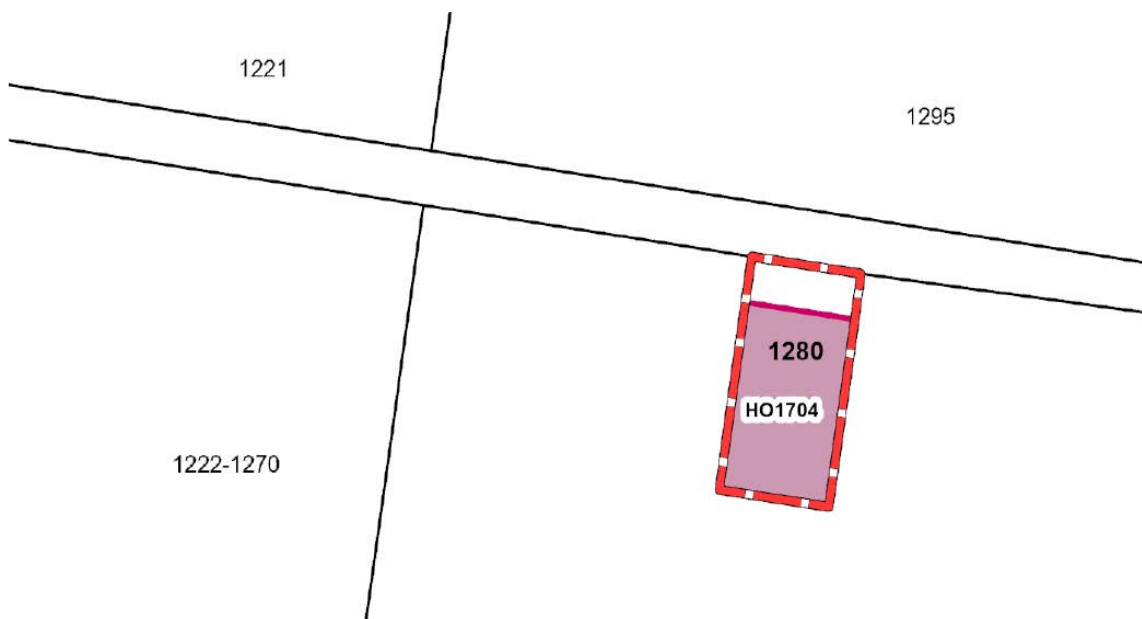


Figure 11: Heritage Overlay – Schedule (HO1704) affecting the subject land.

Clause 43.01-1 provides that a permit is required to demolish or remove a building, to construct a building or construct or carry out works, and, where the schedule specifies that tree controls apply, to remove, destroy or lop a tree.

The Schedule to the Heritage Overlay specifies that, for HO1704, tree controls and solar energy system controls apply, and that external paint controls and internal alteration controls do not apply. Accordingly, the application triggers a permit under HO1704 for the partial demolition of the bungalow and non-significant fabric, the alterations and additions to the Hall (as buildings and works and external alteration), and the removal of non-exempt trees; external painting and internal alterations are not triggered by the

overlay. The application is assessed against the decision guidelines at Clause 43.01-8, and the heritage significance and design response are addressed below.

Heritage significance and assessment

The former Connewarre District Memorial Hall was designed by the notable local architects Laird and Buchan in 1921, as a memorial to the local men who served and died in the First World War, and was opened in 1922. When a new Memorial Hall was later constructed on another site, the subject land was sold on the condition that the old Hall was relocated to the rear of the site to allow for the future widening of Barwon Heads Road. The heritage place is a locally significant place included in the Heritage Overlay (HO1704); it is not included in the Victorian Heritage Register and is not an individually State-significant place.

Significant fabric. Council’s heritage advisor (Mr David Rowe), at the pre-application meeting, confirmed that the significant fabric of the place comprises the former Memorial Hall building (the gabled building toward the rear of the site) and the surviving mature pine trees on the western side near the frontage. The existing bungalow, the other outbuildings and the other trees do not represent significant fabric, and the heritage advisor indicated that their demolition or removal would be supported subject to a planning permit. The significance of the place, and the fabric assessment, are informed by M. Wright, “Connewarre District Memorial Hall, Barwon Heads Road: An Historical Research Paper” (Geelong Heritage Centre), which records the original 1921 drawings and the building’s history.

Design response. The proposal has been developed to conserve the significant fabric and secure the long-term, viable future of the Hall through sensitive adaptive reuse. The Schedule to HO1704 does not specify any incorporated heritage design guidelines; the proposal is assessed against the decision guidelines at Clause 43.01-8 and against the specific heritage advice provided by Council at pre-application, as set out in the table below.

Decision guideline / heritage consideration	Response
Significance of the heritage place and effect on significant fabric	The significant former Memorial Hall building is retained and restored, and the significant pine trees on the western boundary are retained. The works secure the conservation and a viable long-term future for the Hall. The proposal does not adversely affect the significance of the heritage place.
Demolition of non-significant buildings and fabric	The demolition of the later bungalow, the rear (south-western) additions and the non-significant outbuildings removes only introduced, non-significant fabric. Council's heritage advisor confirmed such demolition would be supported. No adverse effect on significance results.
External alteration of the Hall (openings, relocated fabric)	New windows and doors are introduced between the original windows, in keeping with the interwar design of the Hall; the original porch window/highlight and entry door are relocated (retaining original fabric) to form the link to the addition. These limited changes are sympathetic and enable the Hall's viable reuse.
Location, bulk, form and appearance of the new addition	The gabled eastern extension (with garage) reads as a separate physical entity, is in keeping with the character and appearance of the Hall in form, and is subservient in scale — consistent with the heritage advisor's advice that it should have no adverse effect on significance.
Return verandah	The new wrap-around verandah is a secondary and subservient element located beneath the existing eaves. While it introduces a new element to the principal appearance, it is recessive and enables the Hall to become viable as a dwelling with a longer-term future.

Decision guideline / heritage consideration	Response
Swimming pool and fencing	Although located toward the front of the Hall, the pool and its fencing will have no visual prominence when viewed from the public realm, given the recessive location of the Hall and the site context; no adverse effect on significance results.
Tree removal	Only the pine trees on the western boundary contribute to significance and are retained. Removal of the other, non-significant trees has no negative impact on the heritage place and is documented in the arborist's tree removal schedule.
External finish and colour	External paint controls do not apply to HO1704. The proposed finishes are nonetheless sympathetic — the roof is re-sheeted in a matching Zinalume Custom Orb profile, and the muted Dulux Colorbond Monument and White Cloak Quarter palette allows the building to sit quietly within its rural setting.

On this basis, the proposal is consistent with the purpose and decision guidelines of the Heritage Overlay (Clause 43.01-8). The adaptive reuse retains and restores all significant fabric, removes only introduced and non-significant elements, and secures the conservation and viable future of the former Connewarre Memorial Hall. The approach reflects, and is supported by, the in-principle advice of Council's heritage advisor at the pre-application stage.

The plans have been prepared to provide a really clear indication of materials to be retained, restored and replaced making assessment clear.

Notice and review

Clause 43.01-4 exempts a number of the proposed components from the notice and review requirements of the Planning and Environment Act 1987 — including external alteration of a building, construction of a verandah, garage, shed or similar structure, construction of a swimming pool and fencing, construction of a fence, construction of a vehicle crossover, and lopping of a tree. However, the demolition of a building, the construction of a building, and the removal or destruction of trees are not within the Clause 43.01-4 exemptions. As the application includes demolition and new building construction, it is expected to be subject to public notice.

Public Acquisition Overlay – PAO3: Barwon Heads

Road widening – buildings clear of reserve;

referral

The eastern portion of the land, adjoining Barwon Heads Road, is within the Public Acquisition Overlay (PAO3), which reserves land for the future widening of Barwon Heads Road, with the Head, Transport for Victoria as the acquiring authority. The proposed buildings are sited clear of the road-widening reserve. The presence of the PAO is the reason the Farming Zone road-setback trigger applies (Clause 35.07-4, above), and any works or access affecting the reserve will be referred to, and resolved with, the Department of Transport and Planning as the acquiring authority (see Section 4.3). The proposal does not seek to construct buildings within the acquisition reserve.

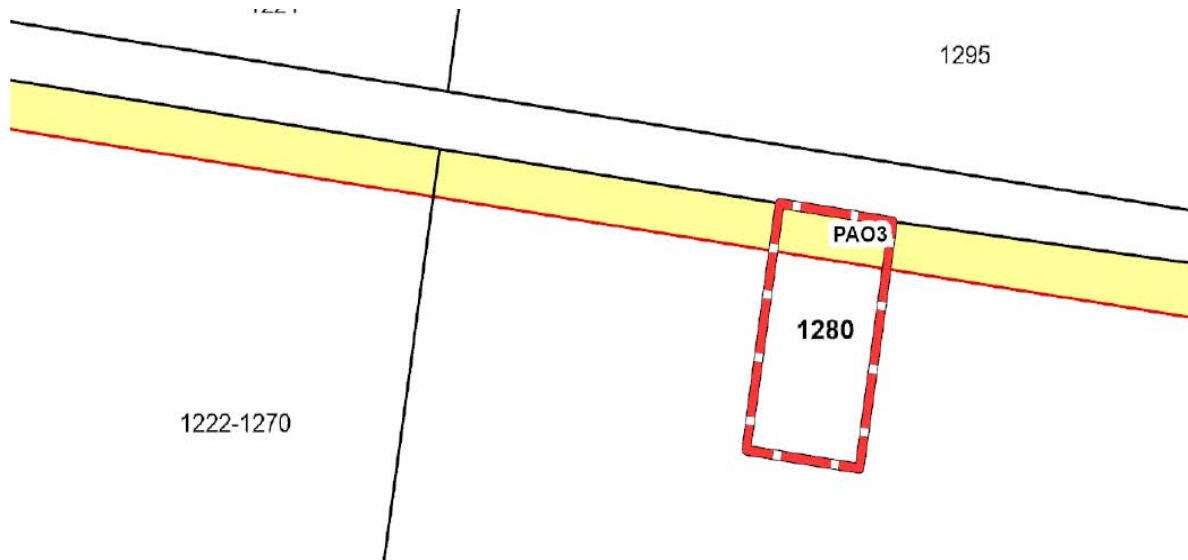


Figure 12: Public Acquisition Overlay – Schedule (PAO3) along the Barwon Heads Road frontage. Source: VicPlan Planning Property Report, 25 March 2026.

4.3 Particular and general provisions

Clause 52.29 – Land adjacent to a Transport Zone 2 or a Public Acquisition Overlay for a road

Clause 52.29-2 provides that a permit is required to create or alter access to a road in a Transport Zone 2, or to land in a Public Acquisition Overlay if the purpose of the acquisition is for a road. Barwon Heads Road is an arterial road in Transport Zone 2 and is affected by PAO3. The proposal retains the existing access to Barwon Heads Road, and nominates a future crossover to be determined with the Department of Transport and Planning in the context of the road-widening reserve. To the extent that access is created or altered, a permit is required under Clause 52.29-2 and the application must be referred to the Head, Transport for Victoria under Clause 66. The existing access point is proposed to be relied upon in the interim, with any formalised crossover to be resolved at the time the road is widened. No permit is required as the proposal utilises an existing access.

Clause 52.17 – Native vegetation

No permit is required under Clause 52.17. The arborist confirms that none of the trees to be removed constitute protected native vegetation (any native plantings are exempt), and the Bushfire Prone Area vegetation-removal exemptions apply to trees within 10 metres of the existing dwelling and 1 metre of a fence. The removal of the remaining, non-exempt trees is instead controlled by the Heritage Overlay tree controls (Clause 43.01-1), addressed at Section 4.2, and is documented in the arborist's tree removal schedule.

Clause 63 – Existing uses

The residential use of the land pre-dates the current planning controls and is relied upon as an existing use. The most practical basis for establishing the right is the continuous-use route under Clause 63.11 (Proof of continuous use), which — as amended by Amendment VC254 (gazetted 12 February 2024) — allows an existing use right to be established by proving continuous use for any 15-year period, subject to there being no relevant Court or VCAT finding of unlawfulness, no Council direction to cease the use, and no disqualifying vacancy of the kind described in Clause 63.06. A separate Statement of Existing Use Rights, supported by photographic evidence of occupation of the dwelling for the past 15 years.

Bushfire – designated Bushfire Prone Area

The site is within a designated Bushfire Prone Area under the Building Regulations; it is not affected by the Bushfire Management Overlay, so no bushfire planning permit trigger arises under Clause 44.06. Council has nonetheless requested that bushfire considerations be addressed through the application. In response, the plans nominate a 10,000 litre static water supply (tank) for CFA use, suitable vehicle access, and a Bushfire Attack Level (BAL) Assessment Report accompanies the application. Bushfire construction requirements will be addressed at the building permit stage.

4.4 Planning policy

The Municipal Planning Strategy and Planning Policy Framework of the Greater Geelong Planning Scheme seek to conserve and enhance heritage places (**Clause 15.03-1S Heritage conservation and the local policy at Clause 15.03-1L Heritage conservation**) and to ensure development responds to its landscape and rural context (**Clause 15.01 and the rural land policies at Clause 14**). The Heritage Overlay affecting the land gives effect to the heritage policies. As set out above, the proposal conserves and restores the significant fabric of the former Memorial Hall and secures its viable long-term future through sympathetic adaptive reuse, while maintaining the open rural character of the site and its surrounds. The proposal is therefore consistent with, and positively advances, the relevant State and local planning policy — particularly the heritage conservation objectives at

Clause 15.03 - Clause 15.03-1L – Heritage conservation (local policy)

The local heritage policy at Clause 15.03-1L applies to all land affected by a Heritage Overlay and gives effect, at the local level, to the State heritage policy at Clause 15.03-1S, the objective of which is to ensure the conservation of places of heritage significance and which expressly seeks to "support adaptive reuse of heritage buildings where their use has become redundant." The proposal for the conservation and adaptive reuse of the former Connewarre Memorial Hall as a dwelling directly advances that objective. The proposal is assessed against the relevant strategies of Clause 15.03-1L below.

Clause 15.03-1L strategy	Response
Retain and conserve significant and contributory heritage places	Achieved. The significant fabric, the former Memorial Hall building and the mature pine trees on the western boundary is retained, restored and conserved; original fabric is retained in situ or, where relocated (porch

Clause 15.03-1L strategy	Response
	window/highlight and entry door), retained in a new location.
Discourage demolition of significant or contributory elements unless it will contribute to long-term conservation of the retained fabric, involves removal of later unsympathetic modifications, or will enhance heritage significance	Satisfied. No significant or contributory fabric is demolished. Demolition is confined to the later, non-significant bungalow, the introduced rear additions and non-significant outbuildings — removal of later, unsympathetic fabric that contributes to the long-term conservation and viable future of the retained Hall, accords with each exception, and was supported by Council's heritage advisor at pre-application.
Support use and development that enhances significance and contributes to longevity	Achieved. Adapting the redundant Hall to a dwelling gives it an ongoing, viable use, securing its long-term retention and longevity.
Design and site development, including external alterations, to make a positive contribution to significance	Achieved. The roof, weatherboards, joinery, corbelling and memorial sign are restored; the verandah sits subservient beneath the existing eaves; the addition reads as a separate, subservient structure.
Provide a contemporary interpretation relating to the location, bulk, form and materials of significant heritage places	Achieved. The addition is subservient in scale and separate in reading, while adopting the gabled form, weatherboard

Clause 15.03-1L strategy	Response
	cladding, matching Custom Orb (Zincalume) roof and muted palette of the Hall.
Encourage retention/re-instatement of streetworks (street trees, kerbs, footpaths, channels, crossovers)	Consistent, having regard to context. The rural arterial frontage has no bluestone kerb/channel/footpath detailing to which the measures apply; the significant frontage pines and existing access are retained, with any future crossover resolved with DTP.
Support subdivision that will not adversely affect / will conserve or enhance significance	Not applicable. No subdivision is proposed.
Encourage replanting where removal of a significant tree is unavoidable	Satisfied. No significant tree is removed — the pines are retained; new landscaping and hedging reinforce the vegetated setting.
Design consistent with the City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)	Achieved. Developed with Council's heritage advisor and consistent with the Guidelines and the Burra Charter (2013) — retaining significant fabric, keeping new work subservient, reversible and legibly distinguishable, and securing a viable ongoing use.

The relevant policy guideline at Clause 15.03-1L supports the demolition of sites that are not contributory or significant to a heritage place where planning permission for the replacement development has been granted. Here, the demolition of non-significant fabric and the replacement development are proposed together under this application and are to be considered as one integrated outcome. For these reasons, the proposal is

consistent with and positively advances the local heritage conservation policy at Clause 15.03-1L and the State policy at Clause 15.03-1S.

4.5 Summary of permit triggers

Control	Provision	Permit required?
Farming Zone — use (dwelling)	Clause 35.07-1	No new use permit — relies on existing use rights (Clause 63)
Farming Zone — buildings and works	Clause 35.07-4	Yes — building within the road-widening setback
Heritage Overlay HO1704	Clause 43.01-1	Yes — demolition, buildings and works, external alteration, tree removal
Public Acquisition Overlay PAO3	Clause 45.01	Buildings sited clear of reserve;
Access to Transport Zone 2	Clause 52.29-2	No as the access is not altered — no referral to DTP required
Native vegetation	Clause 52.17	No — no protected native vegetation affected
Existing uses	Clause 63	Statement of existing use rights provided

5 Conclusion

The proposal provides for the conservation and adaptive reuse of the former Connewarre District Memorial Hall (HO1704) as a dwelling, together with the partial demolition of non-significant buildings and fabric, sympathetic alterations and a subservient extension, a wrap-around verandah and garage, a swimming pool, landscaping, tree removal and associated works at 1280 Barwon Heads Road, Connewarre. The significant fabric of the heritage place — the former Memorial Hall building and the mature pine trees on the western boundary — is retained and restored, and only introduced, non-significant fabric is removed.

A planning permit is required for buildings and works within the road-widening setback under the Farming Zone (Clause 35.07-4); for demolition, buildings and works, external alteration and tree removal under the Heritage Overlay (Clause 43.01-1); and, to the extent access is altered, for access under Clause 52.29-2, which will be referred to the Department of Transport and Planning. The residential use of the land is an existing use, addressed through a separate Statement of Existing Use Rights (Clause 63), and no permit is required under Clause 52.17. For the reasons set out in this report, the works will not adversely affect the significance of the heritage place; rather, they secure its conservation and a viable long-term future through sensitive adaptive reuse, consistent with the decision guidelines of the Heritage Overlay and the heritage conservation policies of the Greater Geelong Planning Scheme.

Based on this assessment, the proposal represents an acceptable and positive planning outcome that is consistent with the Greater Geelong Planning Scheme, and we respectfully request Council's favourable consideration of the application.