City of Greater Geelong, Statutory Planning - Date Received 21.09.2026

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PLANNING REPORT

75 Clarence Street Geelong West

(Lot 1, TP22293V)

Construct a building or construct or carry out works in a Heritage Overlay, HO1960.

17th September 2026



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1. INTRODUCTION

This report has been prepared in relation to construct a building or construct or carry out works in a Heritage Overlay at No. 75 Clarence Street Geelong West.

The purpose of this report is to detail the proposal and its context, outline its consistency with the relevant strategic framework and statutory controls, and in doing so explain why the proposal is worthy of Council's support and approval.

This report is supported by and should be read in conjunction with the following supporting documentation:

Appendix 1: Certificate of Title

Appendix 2: Town Planning Issue Plan set by C&M Build Group

Sheets TP.01 – TP.12 dated 17-9-2026

2. KEY CONSIDERATIONS

The key considerations for the Responsible Authority to assess within this planning application are as follows:

Consistency with HO1960 –

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To retain the surviving early streetscape qualities in the area, including the grid subdivision layout, asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;

- To retain and enhance the significant diversity of conventionally-designed detached and semi-detached, Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);

- To retain the similar front setbacks and narrower side setbacks (in the context of the setbacks to dwellings in each particular street and different portions of the streets);

- To encourage additions to existing significant dwellings to be located at the rear;

To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing;

- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

- - To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;

To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

The Proposed works are set predominately to the rear of the site with little visual impact from the street. The Existing Street presence will remain to present the dwelling in it's current style. While the new works are not in the style of the existing "bungalow' character, there is very little "new works' presence to impact the existing neighbourhood character.

3. Settings

Street Address:	No. 75 Clarence Street, Geelong West
Title Details:	Lot 1, TP22293V
Restrictions/Covenants:	Not Applicable
Land Size:	520 m2
Zone:	Neighbourhood Residential Zone (NRZ)

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Overlays:	Heritage Overlay (HO1960)
Other Regulatory Constraints:	Not Applicable
Key Site Features:	No. 75 Clarence Street, Geelong West

The subject site has a frontage of 12.26 metres to Clarence Street and a total land area of 520 square metres. The site contains an existing single storey, 4 bedroom, timber weatherboard clad dwelling with north facing front verandah and corrugated Zincalum or Galvanised pitched roof.

A timber clad double garage with studio is located across the south boundary with vehicle access in the south-west corner from a right-of -way accessed via Albert, Elizabeth and Clarence Streets.

No encumbrances such as easements, restrictions or agreements are registered on Title. Refer Appendix 1 (Certificate of Title)



Nearmaps Aerial Photo September 2026

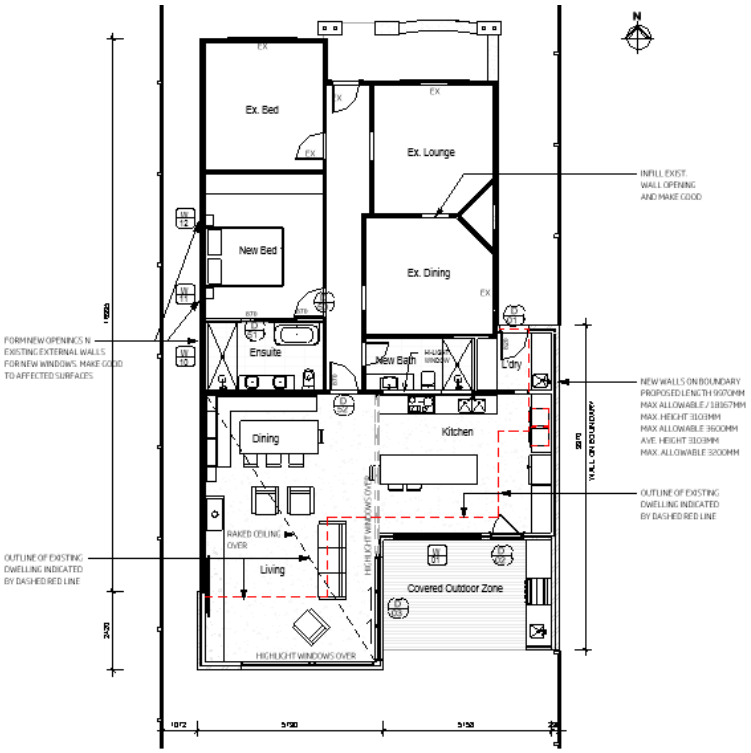
4. PROPOSAL

The proposal is for some minor re-configuration of internal rooms and side external windows, and an extension of approx. 30m2 to the rear (south) of the dwelling and extending 2240mm into the existing rear yard.

The rear extension will be a continuation of the existing east wall, while extending in part to the Western Boundary.

The New works include a Skillion and Flat Roof form, that is conceled behind the existing roof structure. A small covered outdoor zone will be added in the south west corner.

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1 **PROPOSED FLOOR PLAN**
SCALE 1 : 100

Area Schedule (Gross Building)	
Name	**Area (m²)**
1. Exist. Dwelling	140.71 m²
5. Exist. Garage	69.18 m²
3. New Internal Works	29.57 m²
4. New Alfresco	17.33 m²
2. Exist. Front Porch	9.86 m²
Grand total: 5	266.65 m²

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SITE ANALYSIS -
75 CLARENCE STREET
GEELONG WEST

SITE AREA	=	520m²
BUILDING SITE COVERAGE (BSC.)		
BSC max. ALLOWABLE (RESCODE)	=	312.00m² = 60.00% BSC.
PROPOSED BSC.	=	**266.65m² = 51.27% BSC.**
HARD SURFACE COVERAGE (HSC.)		
HSC max. ALLOWABLE (RESCODE)	=	409.60m² = 80.00% BSC.
PROPOSED HSC.	=	**347.50m² = 66.83% BSC.**
GARDEN AREA		
GARDEN AREA REQUIRED	=	156.00m² = 30.00% GA
GARDEN AREA PROPOSED	=	**171.18m² = 32.90% GA.**

Buildings and works

A planning permit is required to demolish or remove a building, and to construct a building or construct or carry out works under the provisions of the HO.

The proposed construction comprises:

Creating a new open plan living zone to the rear, including Living, Dining, Kitchen and a Laundry with access to the Covered Outdoor Zone. Two Existing Bedrooms along the eastern side will be reconfigured to become one bedroom with an Ensuite Bathroom. The Existing Internal Bathroom will be extended and Natural lighted added via a Highlight Window.

Refer Appendix 2 (Town Planning Issue Plan set by C&M Build Group)

5. LOCAL PLANNING POLICY

Clause 22.60 Milton Heritage Area

Objectives –

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To retain the surviving early streetscape qualities in the area, including the grid subdivision layout, asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;

- To retain and enhance the significant diversity of conventionally-designed detached and semi-detached, Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);

- To retain and enhance the small number of significant Victorian, Edwardian and interwar era commercial buildings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010); - To retain the former places of worship in the Heritage Area, including the Salvation Army Citadel;

- To retain and enhance Sparrow Park and Baker's Oval as landmark public recreation reserves in the Heritage Area;

- To retain the similar front setbacks and narrower side setbacks (in the context of the setbacks to dwellings in each particular street and different portions of the streets);

- To retain the predominantly uniform scale throughout the Heritage Area, including single storey height and building separation;

- To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives; -

- To encourage additions to existing significant dwellings to be located at the rear; To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing;

- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;

- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Response

The proposal is consistent with the relevant strategies above in that the existing dwelling will be retained with a small extension to the rear.

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The extension will be in keeping with the scale and form of the existing dwelling and neighbouring properties.

Policy

Where a permit is required for a proposal, it is policy to:

Promote new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:

– Traditional architectural characteristics employed in a contemporary and/or innovative manner; –

– Detached, single or double fronted, single storey compositions; Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements; –

– Narrow or wide eaves;

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– Front, side or return verandahs; Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);

– Traditional wall construction, including horizontal timber weatherboard cladding and smooth-rendered wall finishes;

– Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

– Encourage the retention of existing allotment configurations;

– Encourage culturally significant Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings to be retained;

Encourage the culturally significant Victorian, Edwardian and interwar era commercial buildings to be retained;

Encourage the former Salvation Army Citadel to be retained; Encourage Sparrow Park and Baker's Oval to be retained as landmark public recreation reserves in the Heritage Area;

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area;

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

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

– The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;

– The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;

– The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings

; – The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

Encourage the retention (and where applicable restoration) of existing asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets)

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and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;

Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling. Also encourage the reconstruction of early fence designs where historic photographic evidence survives;

Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;

Buildings and works should comply with the City of Greater Geelong Heritage and Design 997, which is an incorporated document.

Response

The proposal is consistent with the relevant strategies above in that the existing dwelling will be retained with a small extension to the rear.

The extension will be in keeping with the scale and form of the existing dwelling and neighbouring properties.

Clause 22.09 Cultural Heritage Objectives

To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.

To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.

To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.

To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.

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

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Response

The existing contributory dwelling is to be retained. The extension to the rear will have no impact on the amenity of the area and the natural and cultural features of the site will be retained.

6. STATUTORY CONTEXT AND RESPONSE 7.1 Zone

The subject land is contained within the Neighbourhood Residential Zone – Schedule 3 (NRZ3) under the Greater Geelong Planning Scheme.

In addition to implementing the Municipal Planning Strategy and the Planning Policy Framework the purpose of this Zone is:

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

To manage and ensure that development respects 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.

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32.09-5 Construction and extension of one dwelling on a lot

No permit required

No permit is required to: - Construct or carry out works normal to a dwelling.

Assessment:

No planning permit is required under NRZ for buildings and works associated with a use (Dwelling) in Section 1 of Clause 32.09-2.

7.2 Overlays

The subject land is affected by a Heritage Overlay – Schedule (HO1960) under the Greater Geelong Planning Scheme.

In addition to implementing the Municipal Planning Strategy and the Planning Policy Framework the purpose of this Zone is:

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.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

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43.01 Heritage Overlay

Permit requirement

A permit is required to: - - - Subdivide land. Demolish or remove a building. Construct a building or construct or carry out works Assessment: A planning permit is required under HO1960 to construct a building or carry out works.

7. CONCLUSION

As this report demonstrates, the proposal constitutes an appropriate response to the physical context of the subject site and surrounds, supports and implements the applicable strategic directions of the Planning Policy Framework and meets the objectives and requirements of the key statutory controls.

No Planning Permit is required under the provisions of the Neighbourhood Residential Zone – Schedule 3 (Clause 32.09 of the Greater Geelong Planning Scheme).

A Planning Permit is however required under the provisions of the Heritage Overlay (Clause 43.01 of the Greater Geelong Planning Scheme).

The proposed building works are designed to be virtually unnoticeable from Clarence Street, matching the building massing and architectural features and current front and side setbacks, except for the wall to boundary on the eastern side, which is significantly setback from the streetscape and facade.

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Overall, we consider the proposal has achieved an appropriate outcome. For these reasons, we submit that the responsible authority would be justified in reaching a conclusion that the proposal is worthy of support and approval.