

Heritage Report

HO1926: HERITAGE OVERLAY

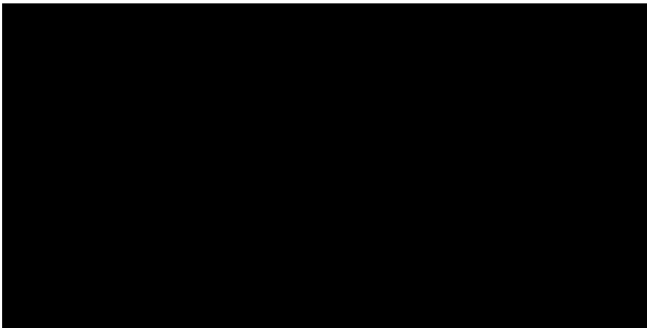
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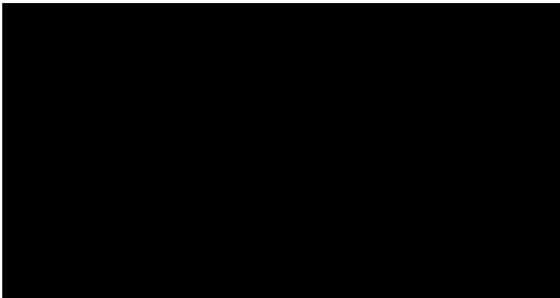
358 Shannon Avenue, Newtown

Proposal:

Building Works associated with an extension to existing dwelling with a Two Storey addition

March 2025





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Executive Summary

This report has been prepared by [REDACTED] in support of a Town Planning application for extension and alteration to the existing dwelling and create a two storey extension at the rear with outbuilding and pool in a Heritage Area, which includes the removal of the rear of existing dwelling and the removal of existing shed at the rear.

The application deals with a residential parcel of land of approx. 773 m2 in area, currently occupied by a single dwelling with separate shed. The proposal seeks to create a two-storey extension at the rear of the dwelling. The new two storey extension to dwelling will be a contemporary design. The impact of the proposal to the existing streetscape is expected to be minimal primarily due to the two storey extension designed towards the rear dwelling . The proposal will accommodate some characteristic elements of the existing streetscape design.

The proposal will be a modern double storey structure in keeping with the style of the existing style period of the surrounding neighbourhood. The new two storey extension will consist of two bedrooms which is located on the first floor and one master bedroom located on the ground floor . Other common area will be located on the ground floor which are living, meals, family, open plan kitchen, covered deck etc.

The property is located within HO1926: Bona Vista Heritage Area which triggers a requirement for a Planning Permit for Development Works. This report aims to demonstrate how the proposed development will have a minimal impact on the surrounding heritage neighbourhood and existing streetscape.

It is recommended that council support this application via the granting of a planning permit.



Proposal

Proposal	Building Works associated with an extension to existing dwelling with a Two Storey addition.
Permit Applicant	[REDACTED]
Location of Subject Site	358 Shannon Avenue, Newtown 3220
Title Details	[REDACTED]
Covenant/Caveat	N/A
Land Size	Approximately 773 square metres
Zoning	General Residential Zone - Schedule 1 (GRZ1)
Overlays	Heritage Overlay HO1926

This report should also be read in conjunction with the following documents which are attached to this submission:

- Appendix A Copy of Title
- Appendix B Town Planning Drawings

Heritage Overlay HO1926: Bona Vista Heritage Area

The Bona Vista Heritage Precinct is significant as an intact residential area fronting the eastern side of Shannon Avenue, south of Noble Street. It is especially identified by interwar Bungalow styled dwellings, but also by a smaller number of Edwardian and postwar Bungalow dwellings. Most of the dwellings in the area are conventional in design, reflecting the middle and particularly working class population for which they were built. The architectural qualities of the area include the single storey detached compositions, hipped and/or gabled roof forms, front verandahs, horizontal timber weatherboard wall cladding, corrugated sheet metal roof cladding, narrow or wide eaves, timber framed windows and doors and rudimentary detailing consistent with the stylistic era in which the dwellings were built. While the area had been subdivided for residential development in the 19th century, it was the subdivision in 1909 known as the Bona Vista Estate that had the greatest impact on this part of Shannon Avenue. Most building development occurred after the First World War until the late 1940s.



The Objectives and Policy outcomes of HO1926 are as follows:

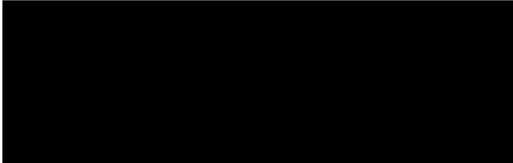
Objectives

- *To retain and enhance the intact examples of detached interwar Bungalow styled dwellings and the smaller number of Edwardian and postwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008)*
- *To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey building height, modest scale, and regular front and side setbacks.*
- *To encourage additions to existing significant dwellings to be located at the rear.*
- *To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing.*
- *To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and rendered wall finishes, 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 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences).*
- *To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.*

Policy

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

- *Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:*
 - *Traditional architectural characteristics employed in a contemporary and/or innovative manner.*
 - *Detached, 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.*
 - *Front 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 or a smooth-rendered finish.*
 - *Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.*
- *Encourage existing allotment configuration and setbacks to be retained.*
- *Encourage the retention of culturally significant Edwardian interwar and postwar Bungalow styled dwellings*
- *Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.*
- *Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area.*
- *Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:*

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- *The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.*
 - *The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.*
 - *The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.*
 - *The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view.*
 - *Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling.*
 - *Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.*
 - *Buildings, works, and fences types should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document*

Neighbourhood Heritage Character

Response

The subject property is located at 358 Shannon Avenue, Newtown, west of the Pakington street Shopping Precinct. Pakington Street is part of the surviving subdivision which bridges between Latrobe Terrace and Shannon Avenue comprising of divide carriageway with landscaped traffic islands, asphalt footpaths, concrete kerb and channels and on street vehicle parking and newly built homes

The buildings in the immediate vicinity of 358 Shannon Avenue are predominately a mixed of period weatherboard residential dwellings with corrugated iron sheet roofs, comprised of a mixture of periods, ages and styles:

- Edwardian double storey weatherboard,
- Small Victorian double storey weatherboard,
- Italianate double storey weatherboard and;
- Californian Bungalow
- Contemporary

The surrounding area is characterised by mainly single storey dwellings. The residential character of the street

- Board light cladding
- Fret work
- Minimal frontage
- Newer development double storey

Front fencing is mostly period style fence, on this occasion there is No alteration to the existing. In general, Pakington Street has a well-kept, attractive appearance with several architectural periods well represented. The area is highly sought after due to its close proximity to Latrobe Terrace, the Geelong College & other amenities and general medium to high property prices.

Site Analysis

The subject property is located on the West side of Pakington Street on an allotment of approx 773 m2 which has a large fall over the block towards the front.

Existing Dwelling

The existing dwelling is a single storey, Edwardian Period (c.1890 - 1915) weatherboard dwelling of approx. 185m2. The dwelling includes the following original, Edwardian Period features:

- Simple articulated flat gable façade
- Approx 32 degree pitch clay tile gable roof (clay color painted)
- Simple gable roofed front room extension.
- Weatherboard cladding (painted pale white/ grey brown)
- Small eaves (painted grey-brown)
- Rectangular timber framed hung windows with two panes and moulded timber architraves (painted pale white and grey-brown)
- One panel timber front door.

The ground floor plan comprises a basic rectangular layout of three main bedrooms with central passage and approx 3.1 metre ceilings. The flat roofed front porch looks to be the existing Edwardian porch with original timber decking.

There is an external area which consists of lawn area and garden area. There is a separate double car shed which located at the rear of the existing dwelling. The north & south side boundaries are fenced for the length of the dwelling, total separation between dwellings is approximately 2.0-2.1m, the remainder of the boundaries is fenced with paling fence and have grown with creepers and overhanging trees. There are some medium overgrown trees/shrubs and concrete paths.

In general, most of the original period features have been retained and simply require minor repair & repainting.

The proposed is located at the rear of the existing dwelling in a contemporary design style material to match period form in a contemporary style.

The Site response

The site offers considerable scope for development with the need to remove and demolish the partial parts of existing original dwelling at the rear. The site is approx 14.990m wide at street frontages and 48.765 m deep. The existing dwelling occupies the first half of the site (approx 26.0 m down the site) and leaves a half vacant area approx 22m in length to the rear of the dwelling, some of which is occupied by the garden area and single shed. The current owner has chosen to remove partial part of the existing dwelling and shed, construct a two storey extension and create a garage and pool access via ROW to use as the principal place of new residence.

To be in keeping with the surrounding neighbourhood character a double storey extension is the best option for the site due to most of the surrounding dwellings being double storey whilst providing a cost effective and modern solution. The proposal seeks to provide a two storey extension at the rear with pool and outdoor living also with a garage and room via ROW.

Design Response

The proposed design aims to:

- Remove partial parts of the original dwelling and the shed
- Retain the appearance of the streetscape as viewed from Pakington Street,
- Renovate existing dwelling.
- Construct a modern two storey dwelling in keeping with the neighbouring dwellings
- Provide front garage via ROW
- Carspace at the front via Shannon ave

The proposed construction will be no higher off the natural ground line to match with the overall height relative to the existing & neighbouring dwellings.


Heritage Policy Response

The following comments demonstrate how the proposal responds to individual policy elements detailed in Clause 22 & 55 HO1926: Bona Vista Heritage Area:

Policy

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 - *Traditional architectural characteristics employed in a contemporary and/or innovative manner.*
 - *Detached, 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.*
 - *Front 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 or a smooth-rendered finish.*
 - *Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.*
- *Encourage existing allotment configuration and setbacks to be retained.*
- *Encourage the retention of culturally significant Edwardian interwar and postwar Bungalow styled dwellings*
- *Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.*
- *Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area.*
- *Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:*
 - *The highest point of the roof should not be greater than the highest adjacent single storey building, whereby 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.*

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- *The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view.*
 - *Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling.*
 - *Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.*
 - *Buildings, works, and fences types should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document*

Response:

The new proposal will be predominately front a single storey existing with a traversing single storey gable roof. It should assist to partly simulate the forms and scale of neighbouring significant dwellings as three-dimensional single storey entities and partially disguise the two storey components behind. it seeks to retain the neighbourhood characteristics of the surrounding dwelling such as;

- *New extension is located at the rear that incorporate the following design characteristics: architectural characteristics in a contemporary and/or innovative manner with a detached, garage*
Existing Hipped and/or gabled roofs to remain with flat roofing e principal design elements
No eave on ten proposed.
Rectangular framed windows are used where possible, wall construction, including horizontal timber cladding and smooth-rendered finish.
Non-zincalume (non-highly reflective zincalume) sheet metal roof cladding.
- *Existing dwelling retained of culturally significant Edwardian styled dwellings*
- *new garages are located at the rear of existing and/or infill buildings.*
- Retention of the weatherboard dwelling with its original period features and details.
- Use of mainly timber elements to match existing timber & corrugated iron neighbourhood character.
- Use of galvanised iron corrugated roofing for the new extension.

Policy:

Encourage the allotment configuration to be retained.

Response:

The current allotment configuration will be retained and unchanged No Subdivision is required.

Policy:

Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

Response:

The proposal dwelling is to be retained with existing set back .



Policy:

Encourage intact culturally significant Victorian, Edwardian and interwar Bungalow places to be retained.

Response:

The proposed extension is a modern design with the existing Edwardian Bungalow to be retained with the original style of the existing dwelling and surrounding dwellings.

Policy:

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

- *The highest point of the roof should not be greater than the highest adjacent single storey building, whereby 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.*

Response:

The proposed of traversing single storey gable roofed form to a double storey at the rear should partly stimulate the forms and scale of the development and neighbouring dwellings as three-dimensional partially disguise components behind.

Policy:

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

Response:

The proposed garages will be at the rear and standalone from the dwelling and via right of way.

Policy:

Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

Response:

The existing dwelling has heritage value, with the period features of the existing dwelling to be retained and improved with a new modern contemporary design extension at the rear.



Conclusion:

In summary, the proposed development is considered to respond to the features of the site and surrounding neighbourhood character. The proposal will contribute to a diversity of residential opportunities within an existing residential area, therefore making efficient use of existing social and physical infrastructure.

The proposed development is functional; the site is easily able to accommodate the proposed extension and out building.

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