

Planning Report: 33 Virginia Street, Newtown



PLANNING REPORT  
33 Virginia Street, Newtown  
Alteration and Addition to a single dwelling

for  
CITY OF GREATER GEELONG - FEBRUARY 2026

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## Introduction

This planning report has been prepared as a written support of the Planning Permit application for the proposed alteration and addition at 33 Virginia Street, Newtown.

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## PROPOSAL DETAILS

Proposal:	Alteration and addition to the existing dwelling
Permit Contact:	Madeleine Bent - Linear Studio
Site Location:	33 Virginia Street, Newtown
Title Details:	Lot 1 on Title Plan 535992G
Restrictions/Covenants:	None
Land size:	1064m <sup>2</sup>
Zoning:	Neighbourhood Residential Zone - Schedule 2 (NRZ2)
Overlays:	Heritage Overlay - Schedule (HO1263)

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## SUBJECT SITE

33 Virginia Street, Newtown, is a rectangular shaped block on the south side of the street. It has a length of 69.79m along the east/west boundaries, 15.24m to the north and south boundaries. The total area is approximately 1064m<sup>2</sup>. The site has a double storey weatherboard residence with a detached double garage. The front section of the dwelling is a federation/ early Californian bungalow style which had a significant extension and renovation in the 1990s. The site is generally flat with a slight fall from the north to the south.

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## THE PROPOSAL

The proposal is a subtle alteration and addition to the existing dwelling. The resultant residence shall still be a double storey weatherboard dwelling with a detached garage. The only addition is a proposed alfresco space to the rear with a louvred roof. Most of the renovations shall be internal and to the rear of the dwelling. The heritage characteristics of the residence will not be adversely impacted by the proposed works.

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## Schedule 2 To Clause 32.09: Neighbourhood Residential Zone (NRZ2): Urban Preservation Areas

### 1. Neighbourhood character objectives

None specified.

### 2. Minimum subdivision area

The minimum lot size for subdivision is 300 square metres.

### 3. Requirements of Clause 54 and Clause 55

	Standard	Requirement
<b>Minimum street setback</b>	A2-1	None specified
	B2-1	None specified
<b>Site Coverage</b>	A2-5	None specified
	B2-5	None specified
<b>Private Open Space</b>	A3-2	None specified
	B3-5	None specified
<b>Front fence height</b>	A2-7 and B2-8	None specified

### 4. Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

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## Schedule HO1623 to Clause 43.01: Heritage Overlay

### Design objectives

To protect the unique coastal design character of Barwon Heads.

To encourage new development to retain spacious and vegetated garden settings with minimal or low, transparent front fencing.

To ensure garages, carports, driveways and vehicle crossovers do not visually dominate buildings or streetscapes, by setting them back from the façade and integrating them with the building.

To encourage buildings to be constructed with lightweight, natural and timber materials.

To retain existing indigenous vegetation and encourage new indigenous plantings that compliment the existing environment.

### Design Requirements

	HO1623
<b>Heritage Place</b>	<p><b>Newtown Hill Heritage Area</b> Skene Street, Roebuck Street, Virginia Street, Laurel Bank Parade, Buckland Avenue, Pakington Street and Raglan Street, Newtown</p> <p><b>Statement of significance:</b> HO1623 Newtown Hill Heritage Area Statement of Significance</p> <p><b>Heritage design guidelines:</b> HO1623 Newtown Hill Heritage Area Heritage Design Guidelines</p>
<b>External paint controls apply?</b>	No
<b>Internal alteration controls apply?</b>	No
<b>Tree controls apply?</b>	No
<b>Solar energy system controls apply?</b>	Yes
<b>Outbuildings or fences not exempt under Clause 43.01-4</b>	No
<b>Included on the Victorian Heritage Register under the Heritage Act 2017?</b>	No
<b>Prohibited uses permitted?</b>	No
<b>Aboriginal heritage place?</b>	No

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## Newtown Hill Heritage Area Statement of Significance

Heritage Place: Newtown Hill Heritage Area PS ref no: HO1623

### What is significant?

This area is dominated by a mixture of Victorian, Edwardian and Californian Bungalow and later residential development. The area is characterised by predominantly large single (and some two-storey) decorative timber and brick houses dating from the 1850's to the 1920's, representing the architectural quality of housing development in Newtown. This precinct is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown ridge, which has views east towards Geelong City and beyond.

### How is it significant?

This area is significant for its architectural diversity and quality representing a wide range of the residential building styles evident in Newtown, and containing a number of individually important buildings. The retention of traditional street features and trees in Virginia Street demonstrates the qualities inherent in a relatively intact streetscape.

### Why is it significant?

It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.

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## Newtown Hill Heritage Area Heritage Design Guidelines

Heritage Place: Newtown Hill Heritage Area PS ref no: HO1623

### Demolition or removal

Retain intact culturally significant Victorian, Edwardian, Federation and interwar Californian Bungalow buildings.

Retain the bluestone lanes, nature strips, street tree planting, and traditional garden settings.

*Response: The existing dwelling is to remain along with the nature strip, tree planting and garden setting.*

### Built form and appearance

Retain the uniformity of scale of the area including predominantly single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.

*Response: The proposed alteration and addition will not impact the existing scale of the dwelling or the area. The front setback is to be unchanged along with the side driveway*

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*and building separation. The alfresco to the rear is proposed to be on the boundary, however this will not be visible from the street.*

Encourage the contemporary interpretation of traditional building design within the area.

*Response: The areas of new building are to the rear so not visible from the street. They are a contemporary interpretation of traditional building design within the area.*

Encourage the use of traditional construction materials in the area.

*Response: The extended alfresco area to the rear will incorporate the use of traditional construction materials (bricks) used in the area.*

Design buildings to incorporate the following:

- Detached, predominantly single-storey, double fronted buildings.
- Complex building forms.
- Hipped or gable roofs with a pitch between 20-35 degrees.
- Narrow or wide eaves and verandahs (some recessed).
- Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Rich ornamental detail designed in a contemporary manner.
- Pressed, evenly coloured brick.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing.

*Response: The proposed alteration and addition will be respectful of the existing buildings in the area. The only extension is the alfresco to the rear, which will not be visible from the street. Any new windows shall be timber and rectangular in shape, replaced weatherboard sections shall be horizontally laid.*

Discourage buildings that are constructed boundary to boundary.

*Response: The buildings are not constructed boundary to boundary.*

Provide a separation between buildings equivalent to neighbouring buildings.

*Response: The existing dwelling is to remain along with the existing pattern of separation.*

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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 existing front fence is not proposed to be removed.*

Encourage building heights to be single storey and to incorporate the following:

- The highest point of the roof should not be greater than the highest adjacent single storey 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 roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

*Response: The existing dwelling is to remain with roof heights and forms to remain unchanged.*

Locate garages or carports at the side or rear of buildings.

*Response: The existing garage to the rear of the site is to remain.*

Encourage fences to be designed and located in a way that is sympathetic to the heritage character of the area, with heights up to 1400mm.

*Response: The existing front fence is not proposed to be removed.*

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## Newtown Hill Heritage Area Heritage Solar Energy System Controls

The array of solar panels proposed at 33 Virginia Street, Newtown includes panels primarily to the side (east and west) roof faces.

There are two panels that face north (towards the street) however, they are on a roof setback from the main front heritage area of the dwelling which lessens' their visual impact.

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## CONCLUSION

The proposed alteration and addition of the existing single storey dwelling and garage at 33 Virginia Street, Newtown has been designed to respect and compliment the existing heritage setting of the area. The proposed works will result in a residence that complies with town planning clauses, overlays and schedules. It is therefore recommended a planning permit be granted.