

# SKETCH

1/241 Glenhuntly Road  
Elsternwick Vic 3185  
(03) 9523 9884  
sketchdesign.com.au

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

## ISSUE: PLANNING SUBMISSION

Heritage Overlay Response  
MARCH 2026

No.8 LINDON STREET,  
EAST GEELONG, VIC 3219

ALTERATIONS AND ADDITIONS PROJECT

For any enquiries, contact  
Sketch  
(03) 9523 9884  
admin@sketchdesign.com.au  
sketchdesign.com.au

**SUBJECT SITE:** \_\_\_\_\_ **No.8 Lindon Street, East Geelong 3219**

**CONTENTS**

- 1.0 Existing Conditions
- 2.0 Proposed Alterations and Additions
- 3.0 Planning Controls Assessment
  - Includes **Municipal Strategic Statement** (02.01)*
  - Built Environment Policy** (15.01)
  - Heritage Policy** (15.03)
  - Housing Policy** (16.01)
  - Heritage Overlay - HO358** (43.01)
- 4.0 Conclusion

## **1.0 EXISTING CONDITIONS**

The subject site is currently occupied with a single storey weatherboard dwelling oriented to the eastern street alignment.

The site includes landscaped areas within the front, side, and rear with modest vegetation within a traditional garden layout including alfresco and storage/garage to the rear of the subject site. The site also includes an existing (1.8m high) semi-transparent front fence and pedestrian & vehicle gates. The existing carport is accessed via crossover addressing Lindon Street at north-east boundary of the subject site.

The existing dwelling displays key architectural features found commonly amongst heritage dwellings within the Post Work War 1 Residential Heritage Area Precinct, such as sheet roofing or slate tiled roof and single porch/verandah to the front of the principal façade.



Above: (Source: Google Streetview) Existing dwelling front façade (minor-repainting/restoration works proposed) oriented to the east. Front façade is consistent with other weatherboard dwellings within Lindon Street and surrounds. The existing entry door, windows, fascia/gutters and trimmings is proposed to be repainted and repaired (where required). Other works include painting the existing semi-transparent front fence and gates.

Existing roof to be retained

Existing fascia/gutters to be retained and repainted

Existing walls to be retained and repainted

Existing windows to be retained and repainted

Existing porch columns to be retained and repainted



Brick to be retained

Above: View of existing faced and porch proposed to be retained. Proposed works include new paint to existing weatherboard cladding, windows, trims and fascia/gutters.

Existing carport proposed to be retained and repainted



Above: View of existing carport proposed to be retained and repainted.



Existing porch to be retained and repainted

Existing fascia/gutters to be retained and repainted

Existing walls to be retained and repainted

Existing windows to be retained and repainted

Brick to be retained

Above: View of existing north facing side (facing rear of subject site), with bedrooms and bathroom walls, windows and roof over proposed to be retained. The proposed works include new paint to cladding, window trims and fascia/gutters.



Existing walls to be retained and repainted

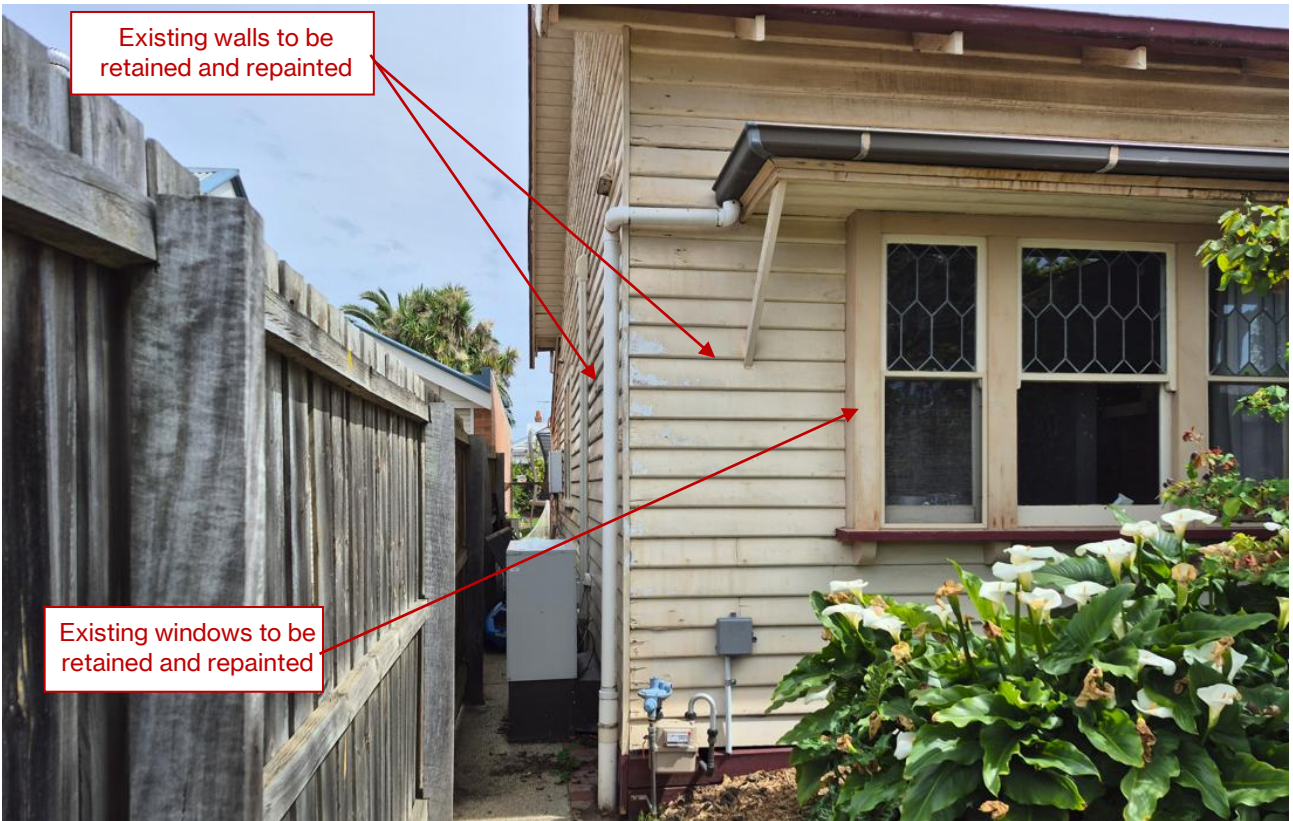
Existing windows to be retained and repainted

Existing fascia/gutters to be retained and repainted

Existing roof to be retained

Existing wall to be removed

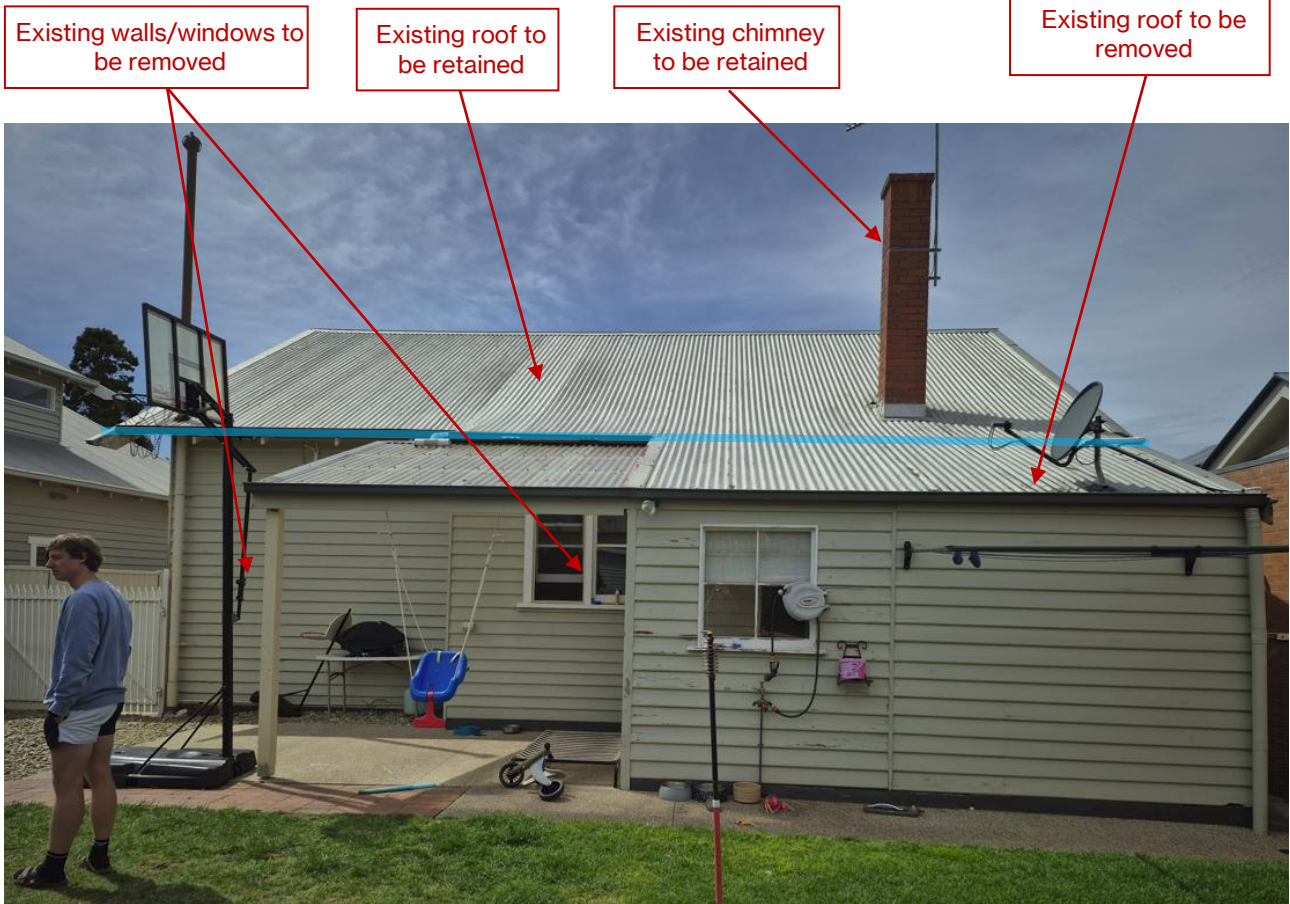
Above: View of existing north facing side (facing front of subject site), with bedrooms and bathroom walls, windows and roof over proposed to be retained. The proposed works include new paint to cladding, window trims fascia/gutters.



Above: View of existing south facing side (facing rear of subject site), with lounge and bedroom walls, window and roof over proposed to be retained. The proposed works include new paint to cladding, window trims etc and fascia/gutters.



Above: View of existing south facing side (facing front of subject site). Existing laundry proposed to be removed (not part of original dwelling) and lounge and bedroom walls, window and roof over proposed to be retained. The proposed works include new paint to cladding, window trims etc and fascia/gutters.



Above: View of existing kitchen, laundry and roof to be demolished to allow for proposed alterations and additions (not part of the original heritage dwelling).

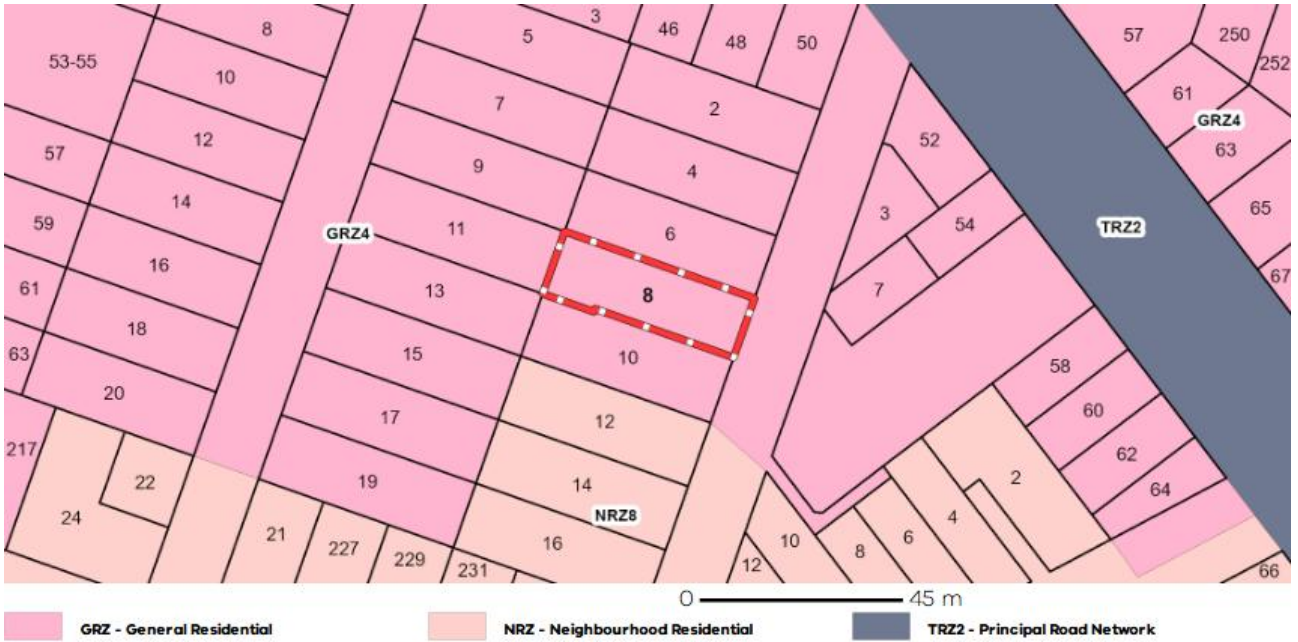


Above: View of existing storage to rear of subject site proposed to be retained.



Above: (Source: Vicplan) Subject site within aerial context of surrounding properties – generally single dwellings on a lot, with an emerging presence of additions (both double and single storey) to original dwellings, as well as unit developments within the area.

The site is located within proximity to South Geelong Station (approx. 1.8km west), Bus Stop (approx. 1.5km north-west), Westfield Geelong (2km north-west) and Geelong Botanic Gardens 1.6km north of subject site, placing it close to essential services and community facilities, with good access to and from Melbourne’s CBD.



Above: (Source DELWP) Subject site identified within General Residential Zone (GRZ4) with a number of nearby properties identified within Neighbourhood Residential Zone (NRZ8) and nearby to Principal Road Network (TRZ2 – Ormond Road just 70m north of subject site and Mckillop Street approx. 135m north-west), demonstrating a varied/robust site context.



Above: (Source DELWP) subject site identified within Heritage Overlay (HO1643).

The existing neighbourhood site context is demonstrated below.



Above: Existing streetview of subject site in context with adjoining properties. No.6 Lindon Street (adjoining north of subject site), double storey weatherboard dwelling and No.10 Lindon Street (adjoining south of subject site), single storey weatherboard dwelling.



Above: Existing view of No.10 Lindon Street (adjoining south of subject site), single storey weatherboard dwelling, with low post & wire front fence, as well as pedestrian gate.

**SUBJECT SITE**



Above: Existing view of No.6 Lindon Street (adjoining north of subject site), double storey weatherboard dwelling, with medium high semi-transparent front fence, as well as pedestrian and vehicle gates.



Above: (Source: Google Streetview) No.9 Brown Street (diagonally opposite rear of subject site), with single storey alterations and additions to rear of existing dwelling, including low semi-transparent front fence.



Above: (Source: Google Streetview) No.10 Loch Street (approx. 30m south-east of subject site), with two storey alterations and additions to rear of existing dwelling, including low semi-transparent front fence.



Above: (Source: Google Streetview) No.12 Loch Street (approx. 40m south-east of subject site), with two storey alterations and additions to rear of existing dwelling, including medium high semi-transparent front fence.



Above: (Source: Google Streetview) No.47 Loch Street (approx. 205m south-west of subject site), with two storey alterations and additions to rear of existing dwelling, including medium high semi-transparent front fence.



Above: (Source: Google Streetview) No.227 Kilgour Street (approx. 61m south-west of subject site), with two storey alterations and additions to rear of existing dwelling, including medium high semi-transparent front fence.

## **2.0 PROPOSED ALTERATIONS AND ADDITIONS**

The current layout of the existing dwelling does not suit the living needs of the owners family. Despite this, the proposed modest single storey alterations and additions to the existing heritage dwelling retain the majority of the existing original heritage dwelling, with relatively modest works proposed to main original dwelling, including the removal of some internal walls, with proposed single storey alteration/additions predominantly to the rear (non-original) part of the dwelling.

Alterations and additions include bathroom and powder room within the footprint of the original heritage dwelling and single storey addition to rear includes bedrooms, walk-in-pantry, Laundry and open plan kitchen/dining/living area to the rear addition with direct connection to the secluded private open space area within the rear setback.

The existing front fence is proposed to be retained and repainted.

The proposed additions provide levels of comfort and amenity for the owners family expected for the area, and which will allow the existing building to retain its valued residential use into the future.

The proposed design response integrates much of the existing original dwelling, including pitched roof and weatherboard walls with more contemporary roof, vertical clad built form in areas setback from the street consistent with newer alterations/additions within the area.

New works are setback at least two rooms deep from the principal facade to enable a clear distinction between existing and proposed works to delineate from the traditional features of heritage dwellings in the area, whilst sitting comfortably alongside recent contemporary additions within the residential neighbourhood.

The proposed works to the façade include new paint to weatherboard walls, trims, fascia and gutters. Other restoration works include the existing windows to be retained and repainted, and verandah/porch including columns to be retained. The existing roof is being retained, and architectural features of the existing dwelling to be retained where possible or to be replaced with like for like material to ensure there is no loss of heritage value.

The above is to be read in conjunction with the supplied planning submission documentation enclosed.



Above: 3D image of proposed alterations and additions to rear of existing dwelling, demonstrating the use of lightweight materials with a high level of architectural design (viewed from within the rear private open space).

### **3.0 PLANNING CONTROLS ASSESSMENT**

#### **02.01-1 MUNICIPAL PLANNING STRATEGY**

The City of Greater Geelong is Victoria's largest regional municipality. Located 75 kilometres south west of Melbourne, the municipality covers an area of 1247 square kilometres comprising suburban, coastal, and country areas. Greater Geelong is bounded by the Moorabool Shire in the north, Wyndham City Council and the Borough of Queenscliffe in the east, Surf Coast Shire and Golden Plains Shire in the west, and Bass Strait to the south.

Greater Geelong is within the traditional territory of the Wathaurong Aboriginal clan groups.

Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula.

The Bellarine Peninsula and Surf Coast are both declared a 'distinctive area and landscape' under Part 3AAB of the Planning and Environment Act 1987. This declaration offers legislative protection for the environment, landscapes, cultural heritage and natural resources of the areas.

The municipality includes a rich diversity of flora and fauna, including rare and unique species and communities, major waterways, large coastal areas and complex freshwater and marine wetlands.

The rural areas of Geelong and its many attractions are highly valued for their contribution to the economy, liveability and amenity of the whole municipality.

Greater Geelong's heritage is a significant part of the City's attraction as a place in which to live, visit, do business and invest.

The municipality is located on the state and interstate road and rail network, providing direct links to South Australia, south-western Victoria and Melbourne. The City's infrastructure base includes Avalon Airport, the Geelong Port and major road and rail connections to Metropolitan Melbourne and Victoria's western regions.

#### **Response:**

*The proposal strives to meet the relevant objectives of local policies and keep within the strategies, including protecting the heritage value of significant and contributory homes within the area, minimising disruption to the streetscape while proposing new works well suited to the modern living needs of the owners family arrangement.*

#### **15.01 BUILT ENVIRONMENT**

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To manage the impact of urban change on existing neighbourhoods.
- To protect areas with a significant garden character.
- To ensure development respects valued areas of rural character.

#### **Response:**

*The proposal strives to meet the objectives of the Policy by:*

- *Retaining the existing original heritage dwelling building footprint, including existing walls, windows and roofing of existing original dwelling.*
- *Proposing works that retain reasonable areas of secluded private open space to the rear consistent with existing, to ensure ample width and depth for valued landscaping opportunities, including opportunities to plant new canopy trees, to ensure the high standard of landscaping within the city is maintained.*
- *Including demolition of previous non-contributory works, ensuring the original heritage dwelling and single dwelling presentation to the street is retained.*

- *Ensuring elements of the single storey rear addition remain secondary or recessive to the primary built form of the street and are well setback from the front façade, side and rear boundaries to ensure works do not detract from adjoining or nearby dwellings within the Precinct.*
- *Proposing a well resolved design to the rear of the existing dwelling with high quality architectural style/construction techniques, finishes and neutral colours to complement the heritage value dwellings in the neighbourhood, while clearly distinguishing new works from existing elements.*
- *The proposed alterations and additions are considered to be respectful of the importance of heritage conservation of this site and neighbourhood, by limiting the majority of proposed works to the rear and to preserve the scale and pattern of the Lindon Street streetscape.*
- *The proposal also ensures the contemporary built form of new works are sympathetic and complementary to the original dwelling and the built form of other dwellings within the street without looking to replicate key architecture features recognised to be of heritage value.*

### 15.03 HERITAGE POLICY

- To ensure the conservation of places of heritage significance.
- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

#### Response:

*The proposal strives to meet the objectives of the Policy by:*

- *Proposing single storey alterations and additions to an existing dwelling within the Post World War 1 Residential Heritage Area Precinct (HO1643) that remain respectful of the significant dwelling, by retaining the single storey built form towards the front of the site, with the new single storey additions proposed to be well setback from the street.*
- *Proposing alterations and additions to an existing established dwelling that are well suited to the modern living amenity of a variety of family structures expected for the area, including the owners family, ensuring the dwelling can continue it's valued residential use into the future.*
- *Proposing single storey additions to the rear of the dwelling that are well setback from the street, ensuring minimal visibility from the street, whilst respecting the prevailing rhythm and height of dwellings within the street.*
- *The proposed alterations and additions use contemporary built forms, material and colour selection to compliment, and distinguish in more defined areas, the traditional forms of valued dwellings within the Heritage Precinct.*
- *The proposal maintains adequate side and rear setbacks to ensure no impact to vistas or view line of significant heritage places are impeded upon.*

### 16.01 HOUSING

- To facilitate well-located, integrated and diverse housing that meets community needs.
- To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.
- To support development that makes a positive architectural and urban design contribution to the IHDA.
- To maintain streetscape character in heritage areas.
- To promote pedestrian safety within the IHDA.
- To deliver affordable housing in areas with good access to opportunities and services.

#### Response:

*The proposal strives to meet the objectives of the Local Policy by:*

- *Proposing single storey alterations and additions that will complement and respect the existing neighbourhood character identity and features of the area whilst maintaining an individual sense of identity for the dwelling within the streetscape.*
- *Proposing alterations and additions that include open-plan living arrangements and bedrooms, as well as appropriate setbacks from boundaries (consistent with existing) to ensure reasonable areas of private open*

space for garden and recreational use, well suited to the modern living amenity of a variety of family structures expected for the area.

- *Proposing to retain the existing single dwelling residential use of the subject site within an established residential area close with additions that are setback from the front façade, ensuring minimal visibility from the street, and respecting the prevailing height of dwellings on the street.*
- *Retaining reasonable setbacks to the side to allow comfortable areas for planting of new vegetation to complement the dwelling and proposed additions, whilst softening the built form and contributing to the garden character setting of streets within the neighbourhood precinct.*
- *Retaining single storey built form to the front and bedrooms at ground level, alongside wide hallways and minimal movements required throughout ground floor level to ensure the dwelling is suitable to cater for occupants with varying needs.*

#### **43.01 HERITAGE OVERLAY – HO1643**

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- 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 specifically identified 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.

#### **Response:**

*The subject site sits within the Heritage Overlay Schedule 1643: Post World War 1 Residential Heritage Area and is not subject to any additional heritage controls.*

*The building is not included in the Victorian Heritage Register under the Heritage Act 1995.*

*The building is not classified by the National Trust Register.*

*The subject site is typical of larger lots located on the west side of Lindon Street in regards to dwelling siting. Existing vehicle access is located at the north-east boundary of the site addressing Lindon Street.*

*The proposal includes demolition predominantly to the rear and to only a couple of internal walls (within the original heritage dwelling) and retains the majority of the existing original heritage building footprint and key elements.*

*The proposed alterations and additions are respectful of the built form and scale of the existing dwelling, as well as that of adjoining dwellings with low form single storey alterations and additions well setback to ensure minimal visibility whilst retaining the appearance of pitched roof forms from the street.*

*The proposed addition is respectful of the original dwelling by proposing a mix of traditional and contemporary design with muted colours/materials, allowing key elements of the existing dwelling to remain intact.*

*The proposed additions aim to revitalise the residential dwelling to cater to modern living arrangements of families expected within the neighbourhood.*

#### **4.0 CONCLUSION**

It is submitted that the proposed alterations and additions are appropriate for the subject site and consistent with the future planning of the area. In support of this statement, the following points are noted:

- The proposed single storey alterations and additions are consistent with the policy framework of the City of Greater Geelong Heritage Policy and Heritage Overlay guidelines.
- This report demonstrates that the proposed alterations and additions provide an appropriate design response that is sensitive to the amenity of adjoining properties, the existing dwelling, streetscape and neighbourhood character of the area.
- The existing original heritage dwelling proposed to be retained, with works to the existing façade to contribute to and remain respectful of existing key characteristics of the dwelling, ensuring minimal impact to the streetscape.
- The proposed alterations and additions include pitched roof form with gable end and parapet walls, colours/materials to ensure clear delineation between the original dwelling and proposed additions, with the majority of proposed works to the dwelling well setback from the street.
- The proposed alterations and additions meet the future demands of the residents of the subject site and allows a contemporary design response to suit today's modern living needs and level of amenity expected for the area.