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Written Response

Demolition of Existing Dwelling and Construction of a New Dwelling

21 Grandview Grove, Drumcondra

Monday, August 26, 2024

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Drumcondra

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01 Introduction

This report has been prepared in support of a planning permit application for the demolition of the existing dwelling and construction of a new dwelling at 21 Grandview Grove, Drumcondra.

The subject land is located within the Neighbourhood Residential Zone – Schedule 2 and is affected by the Heritage Overlay – HO1630 (Drumcondra and Rippleside Heritage Area) under the Greater Geelong Planning Scheme. A planning permit is required pursuant to Clause 32.09 and Clause 43.01 for the proposed demolition and buildings and works.

The purpose of this report is to assess the proposal against the relevant provisions of the Planning Policy Framework, the Neighbourhood Residential Zone, the Heritage Overlay and the applicable design objectives of Clause 54. The report demonstrates that the development represents an appropriate and orderly form of residential renewal that conserves the significance of the heritage precinct while delivering a high-quality contemporary dwelling consistent with the strategic direction of the planning scheme.

02 Site Context

Address: 21 Grandview Grove, Drumcondra

Lot & Plan: Lot 157 LP5507

Site Area: 613m²

Frontage: 15.24m

Depth: 40.23m

The site is rectangular and generally level. It contains an existing dwelling proposed for demolition.

The surrounding area is characterised by:

- Predominantly single storey Edwardian and Californian Bungalow dwellings
- Generous front setbacks
- Traditional garden settings
- Side driveways and garages
- Established street tree planting
- Rear laneway access

The streetscape includes a mix of single and double storey dwellings, including contemporary additions within the heritage precinct.

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03 Proposal

The application seeks approval for the demolition of the existing dwelling and the construction of a new double storey dwelling at 21 Grandview Grove, Drumcondra.

Demolition

The proposal includes the full demolition of the existing single storey dwelling and all associated structures on the land. This includes:

- The existing residential building.
- Attached and detached outbuildings.
- Existing garage and ancillary structures.
- Associated paving, hardstand areas and services as required.

The existing dwelling does not make a contributory architectural contribution of a level that warrants retention, and its removal will enable a more considered and contextually responsive redevelopment outcome within the heritage precinct.

All demolition works will be undertaken in accordance with standard construction management practices, with protection measures implemented to ensure no impact on adjoining properties, street trees or public infrastructure.

New Development

The proposal involves the construction of a new double storey detached dwelling designed to respond to the established character of the Drumcondra and Rippleside Heritage Area.

The dwelling will comprise:

Ground Floor

- Entry foyer and formal living room.
- Open plan kitchen, meals and living area.
- Pantry and laundry.
- Powder room.
- Double garage integrated within the built form.
- Covered outdoor living area directly accessible from the main living space.

First Floor

- Primary bedroom with walk-in robe and ensuite.
- Additional bedrooms with built-in robes.
- Central bathroom.
- Secondary living area / retreat space.

The dwelling adopts a contemporary interpretation of the Californian Bungalow style, incorporating:

- A pitched roof form with wide eaves.
- Brick and weatherboard cladding.
- Stone feature elements.
- Articulated façade presentation.
- Recessed and visually lightweight upper level components.

The upper level is setback and articulated to reduce visual bulk when viewed from the street and adjoining properties.

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Siting and Layout

The development:

- Maintains a front setback consistent with adjoining properties.
- Retains the established subdivision pattern.
- Utilises the existing crossover location.
- Integrates the garage behind the dominant façade line to reduce streetscape impact.
- Provides compliant private open space to the rear of the dwelling.
- Exceeds mandatory garden area requirements.

Landscaping will be incorporated within the front and rear setbacks to reinforce the established garden character of the precinct.

Built Form Summary

- Double storey detached dwelling.
- Building height below 9 metres.
- Site coverage and permeability compliant with zone requirements.
- Two on-site car parking spaces within an integrated garage.

The proposal represents a complete redevelopment of the site that replaces the existing dwelling with a high-quality contemporary residence designed to respect and reinforce the heritage character of Grandview Grove while meeting contemporary residential standards.

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04 Planning Controls

02.03 Strategic Directions

02.03-1 Settlement

Geelong is projected to grow by 152,000 people by 2036, driven by an average annual growth rate of 2.5%. This population growth will generate demand for over 73,400 additional dwellings, which can be accommodated through the city's planned growth strategies. While proximity to Melbourne offers growth opportunities, it is crucial to the community that Geelong's unique identity and character are preserved.

A mix of greenfield and infill development will support this housing demand, with an increasing emphasis on infill over time. Greenfield developments will primarily occur in urban Geelong, notably in the master-planned communities of Armstrong Creek, Northern Geelong, and Western Geelong Growth Areas. New residential communities should incorporate sustainable living principles and provide infrastructure to meet community needs.

Targeted infill development is encouraged in areas with good access to infrastructure, goods, and services. For medium and high-density housing to be accepted by established communities, it must feature high-quality design and provide excellent amenity for residents while fitting the site and neighborhood context.

The Bellarine Peninsula has contributed around 27 percent of the City's new housing supply in recent years. Continuing this level of development would harm the character and values of the area.

Rural living areas offer an appealing lifestyle choice in the housing market, but they are often inefficient to service. They generally contradict the goal of maintaining a rural landscape and supporting agriculture in those areas. Rural landscapes are vital non-urban breaks and contribute to the region's settlement strategy, tourism, and lifestyle.

Strategic directions:

- *Direct and contain growth within identified locations across the municipality.*
- *Minimize the economic, environmental, visual, and servicing impacts of residential development on rural areas.*
- *Preserve the unique township, landscape, tourism, farming, and environmental values of the Bellarine Peninsula.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Design urban areas to mitigate the impacts of climate change.*
- *Limit rural living developments to existing zoned land in designated areas, including Lara, Drysdale/Clifton Springs, Wallington, Waurn Ponds, Lovely Banks, Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlington, and Ocean Grove.*

Central Geelong

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Central Geelong serves as the hub for commerce, arts and culture, hospitality, entertainment, education, health, and institutional activities in the City of Greater Geelong. It encompasses Eastern Park, the Western Wedge, the Waterfront, the city's retail and commercial core, and surrounding transitional areas.

Attracting new investment and promoting urban renewal while preserving conservation and heritage values are crucial for Central Geelong, which is a Key Development Area for meeting future housing demand.

Strategic directions:

- *Support the development of Central Geelong as an international waterfront city with world-class facilities and a highly desirable living environment.*
- *Create an inner city area linking the commercial center, waterfront, and transport hub to connect educational, cultural, and business assets.*
- *Encourage buildings that maximize Central Geelong's overall intensity while respecting heritage areas and protecting public space amenities.*
- *Promote high-density housing development within Central Geelong.*
- *Preserve key shared views of Corio Bay from within Central Geelong and external vantage points.*
- *Maintain and enhance public access to the waterfront.*

02.03-5 Built Environment and Sustainability

Built Environment

Geelong's sense of place and identity is highly valued by its community. The Council aims to balance growth with maintaining the municipality's identity by identifying areas for varying levels of change and balancing conservation with renewal. Medium-density housing tends to have a greater impact on neighborhood character compared to traditional detached housing. As housing density increases, it is vital that new developments positively contribute to the neighborhood's character. The Council's built environment goals focus on protecting amenity and encouraging environmentally sustainable and healthy development to improve the quality of life for the community.

Strategic Directions:

- *Ensure development enhances Geelong's sense of place and identity.*
- *Support the design and creation of healthy, walkable neighborhoods.*
- *Encourage environmentally sustainable design in all developments.*
- *Promote high-quality urban design and landscaping in all developments.*

Heritage

Greater Geelong's rich heritage significantly contributes to its sense of place and identity. The cultural heritage of the region provides both economic and cultural benefits to the community. The diversity of heritage places offers insight into the region's development, from its foundations in wool sales and gold discovery to its industrial and manufacturing expansions. Heritage also offers an appreciation for individual house designs and neighborhoods, contributing to the character, image, and sense of place in each of Geelong's heritage areas.

Strategic Direction:

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- Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.

02.03-6 Housing

To accommodate its growing population, the Council has identified Increased Housing Diversity Areas (IHDA). IHDA's are located around activity centers and transport hubs, offering significant capacity for residential growth and increased housing diversity. These areas provide access to local shopping and public transport, encouraging walking while discouraging reliance on cars for all trips. Development intensity will be highest around the core of activity centers and lower at the edges of IHDA's.

In areas of heritage significance, new development should balance the preservation and restoration of heritage places with housing opportunities.

Suburban detached family homes currently account for 85 per cent of the city's housing stock. Increasing housing diversity over time will help meet growing trends, such as smaller households, affordable housing needs, ageing in place, low-maintenance living, and the high demand for housing in areas with high amenities.

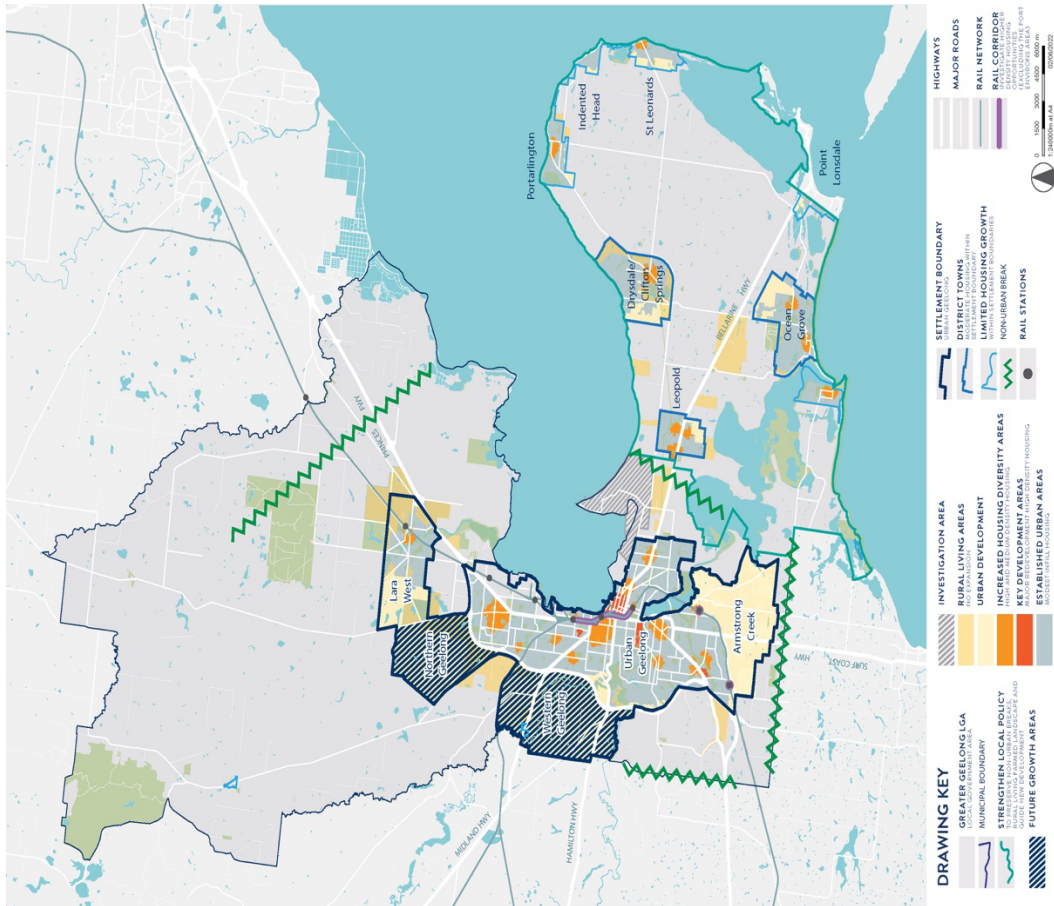
To meet these demands, a range of housing types must be provided in both established and developing communities.

Strategic Directions:

- Facilitate infill development to increase its housing supply contribution.*
- Support residential development where the density, mass, and scale complement the location, role, and character of the specific IHDA.*
- Ensure housing diversity is achieved in established and growth-area communities.*
- Increase the level of affordable and social housing in Greater Geelong.*

02.04-3 Housing and settlement framework plan

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11. Settlement Planning

Planning aims to proactively meet the needs of both current and future communities by ensuring zoned and serviced land is available for:

- Housing
- Employment
- Recreation and open space
- Commercial and community facilities
- Infrastructure

Key Objectives of Planning:

- 1. Health, wellbeing, and safety: Promoting community health and safety through thoughtful planning.*
- 2. Diversity of choice: Encouraging a variety of housing, employment, and lifestyle options.*
- 3. Adaptation to changing technology: Supporting development that can evolve with technological advancements.*
- 4. Economic viability: Ensuring sustainable economic growth through efficient land use.*
- 5. High standards of environmental sustainability and urban design: Prioritizing environmental sustainability, aesthetics, and community amenity.*
- 6. Climate change adaptation and mitigation: Integrating measures to address and mitigate climate change impacts.*

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- 7. Prevention of pollution: Avoiding land, water, air, and noise pollution through strategic planning.*
- 8. Biodiversity and natural resource conservation: Protecting and enhancing biodiversity, waterways, and other natural resources.*
- 9. Accessibility: Promoting access to services and facilities for all community members.*
- 10. Integration of land use and transport: Aligning land use with efficient transport systems for better connectivity.*
- 11. Waste minimisation and resource recovery: Reducing waste generation and encouraging recycling and reuse.*

Sustainable and Compatible Development:

- Preventing conflicts by avoiding incompatible land uses in close proximity.*
- Facilitating sustainable growth by leveraging existing settlement patterns and infrastructure investments.*

This holistic approach ensures balanced and future-ready community development that aligns with environmental, social, and economic goals.

11.01-1S Settlement

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure, and community facilities.*
- Focus investment and growth in places of state significance in Metropolitan Melbourne and major regional cities like Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool, and Wodonga.*
- Support sustainable development of regional centres such as Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin, and Wonthaggi.*
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plans.*
- Guide the structure, functioning, and character of each settlement considering municipal and regional contexts and frameworks.*
- Create and reinforce settlement boundaries.*
- Provide for population growth and the development of facilities and services across a regional or sub-regional network.*
- Plan for development and investment opportunities along existing and planned transport infrastructure.*
- Promote transport, communications, and economic linkages between settlements by identifying servicing priorities in regional land use plans.*
- Strengthen transport links on national networks for commodity movement.*

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- *Deliver networks of high-quality integrated settlements with a strong identity and sense of place that are prosperous and sustainable by:*
 - *Building on the strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.*
 - *Developing settlements that support resilient communities with the ability to adapt and change.*
 - *Balancing strategic objectives to achieve improved land use and development outcomes at regional, catchment, and local levels.*
 - *Preserving and protecting rural land features and natural resources to enhance their contribution to settlements and landscapes.*
 - *Encouraging an integrated planning response between settlements within regions and in adjoining regions and states, aligned with the relevant regional growth plans.*
- *Providing appropriately located supplies of residential, commercial, and industrial land across regions to meet community needs as per the relevant regional growth plan.*
- *Improving transport network connections within and between regional cities, towns, and Melbourne.*
- *Integrating the management of water resources into urban environments to support water security, public health, environmental, and amenity outcomes.*
- *Minimising exposure to natural hazards, including increased risks due to climate change.*
- *Contributing to net-zero greenhouse gas emissions through renewable energy infrastructure and energy-efficient urban layouts and design.*
- *Encouraging settlement forms and densities that support healthy, active, and sustainable transport.*
- *Limiting urban sprawl and directing growth into existing settlements.*
- *Promoting and capitalising on opportunities for urban renewal and infill redevelopment.*
- *Developing compact urban areas around existing or planned activity centres to maximise access to facilities and services.*
- *Ensuring retail, office-based employment, community facilities, and services are concentrated in central locations.*
- *Protecting land that may be required for future urban expansion.*
 - *Supporting metropolitan and regional climate change adaptation and mitigation measures.*

15. Built Environment and Heritage

Planning must recognize the roles of urban design, building design, heritage, and energy/resource efficiency in creating liveable and sustainable cities, towns, and neighborhoods. Development must respond appropriately to its landscape, character, and cultural context, while also protecting places of significant heritage and environmental value. Culturally significant heritage sites in climate-vulnerable locations should be protected.

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Planning aims to support functional, accessible, safe, and diverse communities through the strategic location of developments and high-quality urban design. It should promote excellence in the built environment to create places that:

- *Are enjoyable, engaging, and comfortable.*
- *Support human health and community wellbeing.*
- *Accommodate people of all abilities, ages, and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity, and safety of the public realm.*

Planning should promote development that is environmentally sustainable, minimizing detrimental impacts on the built and natural environments. Development should be resilient to climate-related hazards, support the transition to net-zero emissions, minimize waste, conserve water, and promote low-emission transport. It must also protect natural values and minimize off-site impacts on people and the environment.

15.01 Built Environment

15.01-1S Urban Design

Objective:

To create urban environments that are safe, healthy, functional, and enjoyable while contributing to a sense of place and cultural identity.

Strategies:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape, and climate.*
- *Ensure development contributes to community and cultural life by improving living and working environments, accessibility, and inclusiveness.*
- *Ensure the interface between private and public spaces enhances safety and public realm amenity.*
- *Ensure development supports safe access to walking, cycling, and public transport.*
- *Promote good urban design along transport corridors.*

15.01-2S Building Design

Objective:

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm, and support environmentally sustainable development.

Strategies:

- *Ensure a comprehensive site analysis is the basis for design, considering height, scale, massing, and energy performance.*
- *Minimize the impact of development on neighboring properties and the environment.*

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- Improve energy performance through passive design, renewable energy, and efficient materials.

- Encourage water efficiency, waste reduction, and recycling in development.*
- Ensure development enhances public realm function and safety.*
- Support personal safety, perceptions of safety, and property security through design.*

15.01-4S Healthy Neighborhoods

Objective:

To create neighborhoods that foster healthy and active living and community wellbeing.

Strategies:

- Design neighborhoods that encourage community interaction and physical activity through safe and attractive walking and cycling networks.*
- Ensure streets provide direct access to key destinations.*
- Provide public spaces for active recreation and leisure, accessible year-round.*

15.01-5S Neighbourhood Character

Objective:

To recognize, support, and protect neighborhood character, cultural identity, and sense of place.

Strategies:

- Support development that respects or enhances neighborhood character.*
- Ensure development in areas designated for higher density housing reflects the preferred neighborhood character.*
- Development should respect local urban patterns, landscape features, and neighborhood values.*

15.01-5L Neighbourhood Character

Objectives:

To manage urban change in established neighborhoods and protect areas with significant garden character.

Strategies:

- Support medium-density housing that respects existing neighborhood character in General Residential Zone areas.*
- Ensure developments near Residential Growth Zones respect the character of adjacent residential areas.*
- Retain significant vegetation to maintain the area's tree canopy.*
- Avoid gated communities.*

16. Housing

Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. It should promote the long-term sustainability of new housing by ensuring access to essential services, walkability to activity centres, proximity to public transport, schools, and open space. Planning should also prioritize the provision of land for affordable housing.

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16.01-1S Housing Supply

Objective

To facilitate well-located, integrated, and diverse housing that meets community needs.

Strategies

- Ensure an appropriate quantity, quality, and type of housing is provided, including aged care facilities, housing for older people, supported accommodation for people with disabilities, rooming houses, student accommodation, and social housing.*
- Increase the proportion of housing in designated locations within established urban areas, including under-utilized land, while reducing reliance on new dwellings in greenfield, fringe, and dispersed development areas.*
- Encourage higher density housing development on sites well located in relation to jobs, services, and public transport.*
- Identify opportunities for increased residential densities to help consolidate urban areas.*
- Facilitate diverse housing that offers choice and meets changing household needs by promoting a mix of housing types.*
- Encourage the development of well-designed housing that:*
 - Provides a high level of internal and external amenity.*
 - Incorporates universal design and adaptable internal dwelling layouts.*
- Support opportunities for a range of income groups to access housing in well-serviced locations.*
- Plan for growth areas that offer a mix of housing types through various lot sizes, with higher densities in and around activity centres.*

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22. HO1630: DRUMCONDRA AND RIPPLESIDE HERITAGE AREA

The Drumcondra area is renowned for its well-preserved residential character from the early 20th century. The neighborhood takes pride in maintaining a significant proportion of its original buildings in good condition, creating a charming atmosphere. These buildings are beautifully complemented by lush garden settings and the thoughtful planting of street trees.

Characterized by average to large allotments, the area showcases a variety of architectural styles, including larger weatherboard, red or clinker brick Edwardian, and Californian Bungalow period homes. These homes feature distinctive terra-cotta and corrugated iron roofs, adding to their visual appeal. The generous allotment sizes allow for generous side setbacks and substantial frontage setbacks, while medium-height timber fences add a touch of elegance to the properties. The houses in this area exhibit complex building forms and are adorned with rich ornamental details, predominantly executed in timber.

This Heritage Area is exclusively dedicated to detached house residential living. It features a well-planned network of rear lanes that provide convenient access to every allotment. The lanes are complemented by bluestone crossovers and drainage works, enhancing the overall infrastructure of the area. The grid subdivision pattern is interrupted by the presence of Lunan House, a historical building dating back to circa 1850, and the adjoining public park. These landmarks serve as focal points for both Lunan Avenue and Beach Parade, adding to the area's charm and character.

The two heritage areas in Drumcondra are separated by the picturesque Rippleside Park and two local streets, namely Bell Parade and Liverpool Street. Moving towards the north of Rippleside Park, the Rippleside area reveals a notable concentration of Edwardian detached timber housing, showcasing some earlier Victorian examples and later Bungalow timber houses. The area was initially subdivided by Melbourne Auctioneer James B. Hutton in the mid-1890s. Similar to Drumcondra, this heritage area primarily consists of single detached residential properties. However, the allotments here are relatively smaller, and the architectural designs of the houses are not as elaborate or grand as those located to the south of Rippleside Park. These houses, traditionally known as workers' cottages, played a vital role in serving the expanding manufacturing area situated to the north of the City.

Objectives:

1. To preserve the existing bluestone lanes, street tree planting (excluding Margaret Street), and the charming traditional garden settings that contribute to the character of the area.
2. To safeguard the intact examples of Victorian, Edwardian, and Californian Bungalow architectural styles present in the heritage area.
3. To maintain the uniformity of scale within the area, including single-storey height for buildings, regular front and side setbacks, the use of side or rear driveways, appropriate building separation, and adherence to the existing subdivision pattern.
4. To promote the contemporary interpretation of traditional building design, encouraging innovative approaches that blend modern elements with the architectural heritage of the area.
5. To encourage the use of traditional construction materials that are in harmony with the architectural styles found in the heritage area.
6. To promote the use of appropriate fence types, designs, and locations that enhance the aesthetic appeal and visual coherence of the neighbourhood.
7. To encourage the development, form, and scale of garages and/or carports that are in line with the architectural character of the area, ensuring they complement the overall design and do not dominate the streetscape.

Permit Triggers for Heritage Overlay (HO):

The Heritage Overlay (HO) imposes a range of planning controls on development within its boundaries. Some types of development require a planning permit from the local council, while others may be exempt. The following are some of the permit triggers for the HO:

1. Demolition of heritage buildings: Any demolition, removal or relocation of a building or structure within the HO requires a planning permit.

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2. Alterations to heritage buildings: Any alterations, additions or extensions to a heritage building or structure within the HO may require a planning permit.

3. New development within the HO: Any new development, including new buildings or structures, within the HO requires a planning permit.

4. Subdivision within the HO: Any subdivision of land within the HO that may impact the heritage significance of a place requires a planning permit.

5. Removal or lopping of significant trees: The removal or lopping of significant trees within the HO may require a planning permit.

6. Changes to the external appearance of heritage buildings: Any changes to the external appearance of a heritage building or structure within the HO may require a planning permit.

In summary, the Heritage Overlay (HO) imposes a range of planning controls on development within its boundaries. These controls include permit triggers such as demolition or alterations to heritage buildings, new development, subdivision, removal or lopping of significant trees, and changes to the external appearance of heritage buildings. The purpose of these permit triggers is to ensure that any development within the HO is consistent with the protection and conservation of heritage places and areas.

The proposed application is triggered due to the permit clause of new developments within the heritage overlay and heritage precinct.

Neighbourhood Residential Zone – Schedule 2 (NRZ2)

Clause 32.09 – Greater Geelong Planning Scheme

Zone Description and Intent

The subject land is located within the **Neighbourhood Residential Zone – Schedule 2 (NRZ2)** pursuant to Clause 32.09 of the Greater Geelong Planning Scheme. The Neighbourhood Residential Zone is applied to areas identified for **limited housing growth**, where the existing neighbourhood character, heritage values and low-scale residential form are to be maintained.

The purpose of the zone is to:

- Implement the **Municipal Planning Strategy and Planning Policy Framework**
- Recognise areas of **predominantly single and double-storey detached dwellings**
- Manage development to ensure it **respects the identified neighbourhood character**, heritage and landscape attributes
- Allow for **incremental residential development** that does not result in overdevelopment or loss of amenity

Schedule 2 to the Neighbourhood Residential Zone does not specify alternative numeric standards but reinforces the intent that development be **modest in scale and responsive to site context**.

Development Controls and Numeric Standards

Under Clause 32.09 and associated provisions, development within NRZ2 is subject to the following key controls:

- **Maximum building height:**
Where no alternative height is specified in the schedule or an overlay, the maximum building height is **9 metres** (Clause 32.09-6).
- **Minimum garden area requirement:**
For lots between **501–650 square metres**, a minimum of **30% of the site area** must be provided as garden area (Clause 32.09-4).
For a site area of approximately **620m²**, this equates to a minimum required garden area of **186m²**.
- **ResCode standards:**
Development must comply with **Clause 54 (single dwelling)** or **Clause 55 (two or more dwellings)**, including standards relating to setbacks, site coverage, permeability, private open space, overlooking, overshadowing and neighbourhood character.

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- **Permit requirements:**
The Neighbourhood Residential Zone does **not require a planning permit for buildings and works** in its own right. However, permits may be required under **overlay controls** or other provisions of the scheme.

Character and Built Form Expectations

Development within NRZ2 is expected to demonstrate:

- **Low-rise built form**, generally one to two storeys, consistent with surrounding development
- Building massing that avoids visual dominance and responds to **existing dwelling patterns**
- **Generous garden areas and landscaped setbacks**, reinforcing the established residential character
- Siting and design outcomes that minimise **amenity impacts** on adjoining properties

The zone discourages development that results in excessive bulk, reduced garden character, or outcomes inconsistent with the prevailing scale and rhythm of the neighbourhood.

Interface with Heritage Overlay

Where land is also affected by a **Heritage Overlay**, as is the case with the subject site, the Neighbourhood Residential Zone operates in conjunction with the overlay. While NRZ2 supports continued residential use and sensitive adaptation of dwellings, the **Heritage Overlay prevails** in relation to external alterations, demolition and new buildings and works.

In such circumstances, development is expected to:

- Retain contributory dwellings and significant heritage fabric
- Locate additions predominantly to the **rear of existing buildings**
- Ensure new built form is **subordinate and visually recessive** when viewed from the public realm

Assessment of the Proposal Against NRZ2

The proposal is considered consistent with the objectives and requirements of the Neighbourhood Residential Zone - Schedule 2, as it:

- Retains the existing dwelling and does not increase residential density
- Provides a building height that does not exceed the **9-metre maximum**
- Achieves a garden area in excess of the **minimum 30% requirement**
- Represents a form of **incremental development** appropriate to a low-change residential area
- Maintains neighbourhood character and residential amenity

Accordingly, the proposal is an appropriate response to the intent of Clause 32.09 and Schedule 2 of the Neighbourhood Residential Zone.

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05 Planning Response

The proposal has been assessed against the objectives and standards of the applicable clauses of the City of Great Geelong Planning Scheme and it is considered that the proposal is appropriate for the following reasons:

21 Grandview Grove, Drumcondra

The application seeks approval for the demolition of the existing dwelling and construction of a new double storey dwelling at 21 Grandview Grove, Drumcondra.

The site is located within the **Neighbourhood Residential Zone – Schedule 2 (NRZ2)** and is affected by the **Heritage Overlay – HO1630 (Drumcondra and Rippleside Heritage Area)**.

The proposal has been assessed against the Planning Policy Framework, relevant local policy, Clause 43.01 (Heritage Overlay), Clause 32.09 (NRZ2), and the design objectives of Clause 54.

Response to Planning Policy Framework

Clause 11 and Clause 16 support well-located infill development within established urban areas that is responsive to context and infrastructure capacity. The site is located within an established residential area of urban Geelong with full access to services and public infrastructure. The proposal consolidates growth within an existing settlement boundary and does not introduce increased density beyond a single dwelling outcome.

Clause 15.01 (Urban Design) requires development to respond to its context in terms of height, scale, massing and materials. The proposed dwelling maintains a building height below the 9 metre maximum, retains established setback patterns, and articulates built form to reduce visual bulk.

Clause 15.03 (Heritage Conservation) seeks to conserve and enhance heritage places and ensure development does not adversely affect significance. The proposal provides a contemporary response that references the prevailing architectural typology without resorting to replication. The development is distinguishable as new while remaining sympathetic in form, materials and scale.

The proposal is consistent with the strategic intent of the Planning Policy Framework.

Response to Neighbourhood Residential Zone – Schedule 2

The purpose of the NRZ includes:

- Managing housing growth in accordance with neighbourhood character.
- Ensuring development respects existing character and amenity.

The proposal satisfies the zone purpose as:

- A single dwelling is proposed, maintaining the detached housing pattern.
- The building height does not exceed 9 metres.
- Mandatory garden area requirements are met and exceeded.
- The development retains a consistent front setback alignment with adjoining properties.
- Residential amenity impacts are acceptable.

While compliance with Clause 54 is not mandatory in this instance, the development has been assessed against Clause 54 standards to demonstrate a high level of internal and external amenity. The plans show substantial compliance with standards relating to site coverage, permeability, private open space, overshadowing, overlooking and car parking.

Any minor variations are limited in extent and achieve the objectives of the relevant standards, particularly those relating to amenity protection and neighbourhood character.

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The proposal therefore represents an orderly and appropriate form of residential redevelopment within the NRZ2.

Response to Heritage Overlay – HO1630

Clause 43.01 requires that development must conserve the significance of the heritage place and not adversely affect the character of the precinct.

The Drumcondra and Rippleside Heritage Area is characterised by:

- Predominantly single storey Edwardian and Californian Bungalow dwellings.
- Consistent subdivision rhythm and front setbacks.
- Garden settings and established street presentation.
- Recessive or secondary garage forms.

The proposal responds to these characteristics as follows:

Streetscape and Subdivision Pattern

- The established front setback is maintained.
- The existing subdivision pattern remains unchanged.
- The existing crossover is utilised, avoiding additional disruption to the streetscape.
- The front setback retains landscaped presentation consistent with garden character.

The development does not alter the underlying urban grain of the precinct.

Scale and Built Form

Although the dwelling incorporates a second storey, the height remains below the statutory maximum. The upper level is recessed and articulated to reduce perceived bulk when viewed from the street. The design ensures that the dominant presentation remains consistent with the scale of adjoining dwellings.

There are multiple examples of double storey additions and replacement dwellings within the precinct. The proposal is therefore not inconsistent with the evolving character of the area, provided articulation and materials are sympathetic.

The scale and massing are acceptable within the heritage context.

Architectural Response and Materials

The design adopts key elements characteristic of the Californian Bungalow typology, including:

- Pitched roof form with wide eaves.
- Horizontal articulation.
- Brick and weatherboard cladding.

The architectural approach is interpretive rather than imitative. This is consistent with best practice heritage policy, which supports contemporary design that is distinguishable yet respectful.

Traditional materials are employed to reinforce compatibility with the precinct and ensure visual coherence.

Garage and Fencing

The garage is integrated into the dwelling and setback behind the primary façade, reducing visual dominance. The existing crossover is retained.

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The front fence reflects traditional picket fence typology and maintains visual permeability consistent with the heritage streetscape.

The treatment of ancillary elements does not detract from the heritage character.

Amenity Impacts

The development has been assessed against Clause 54 objectives relating to:

- Overlooking
- Overshadowing
- Visual bulk
- Private open space
- Car parking design

The proposal achieves acceptable outcomes with no unreasonable impact on adjoining properties. Residential amenity is maintained.

Conclusion

The proposed demolition and construction of a new dwelling at 21 Grandview Grove represents an appropriate planning outcome having regard to:

- The strategic direction of the Planning Policy Framework.
- The purpose and requirements of the Neighbourhood Residential Zone.
- The objectives and decision guidelines of the Heritage Overlay.
- Clause 54 design objectives.

The development:

- Maintains the established subdivision pattern and streetscape rhythm.
- Provides a contextually responsive built form.
- Employs materials and roof forms sympathetic to the precinct.
- Protects residential amenity.
- Achieves a high standard of design quality.

The proposal conserves the significance of the heritage precinct while allowing appropriate residential renewal. It is therefore considered to be consistent with the Greater Geelong Planning Scheme and warrants approval subject to standard conditions.

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06 Conclusion

The proposed demolition of the existing dwelling and construction of a new double storey dwelling at 21 Grandview Grove, Drumcondra represents a balanced and policy-consistent redevelopment outcome.

The proposal has been carefully assessed against the Planning Policy Framework, the Neighbourhood Residential Zone - Schedule 2, the Heritage Overlay - HO1630, and the design objectives of Clause 54. The development maintains the established subdivision pattern, respects the prevailing front setback rhythm, and preserves the landscaped garden character that defines the precinct.

While introducing a contemporary built form, the design adopts roof forms, materials and proportions that are sympathetic to the Drumcondra and Rippleside Heritage Area. The upper level is appropriately recessed and articulated to ensure the dwelling does not visually dominate the streetscape or adversely impact adjoining properties.

The proposal achieves acceptable residential amenity outcomes, exceeds mandatory garden area requirements, and provides a high standard of internal and external living conditions.

Overall, the development conserves the significance of the heritage precinct while enabling appropriate residential renewal within an established urban area. The application is therefore considered to be consistent with the Greater Geelong Planning Scheme and is respectfully recommended for approval, subject to standard conditions.