

PROJEKT EVOLVE

Town Planning | Architectural Drafting

WRITTEN RESPONSE

10 Amundsen Street, Belmont

Demolition of Existing Dwelling and Construction of a New Single Storey Dwelling in a Heritage Overlay Area

Application	PP-321-2026
Address	10 Amundsen Street, Belmont VIC 3216
Prepared by	Projekt Evolve
Date	May 2026
Zone	Neighbourhood Residential Zone – Schedule 2 (NRZ2)
Overlay	Heritage Overlay – Schedule 1908 (HO1908)
Responsible Authority	City of Greater Geelong

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01 Introduction

This planning report has been prepared by Projekt Evolve in support of a planning permit application lodged with the City of Greater Geelong (Application No. PP-321-2026) for the demolition of the existing dwelling and the construction of a new single storey dwelling and outbuilding (shed) at 10 Amundsen Street, Belmont.

The subject site is located within an established low-density residential area characterised by interwar and postwar housing stock consistent with the Belmont Heights Heritage Area (HO1908). The site is affected by the Neighbourhood Residential Zone Schedule 2 (NRZ2) and Heritage Overlay Schedule 1908 (HO1908).

This report responds to the Further Information Request issued by the City of Greater Geelong dated 4 May 2026, including the correction of the contributory status of the existing dwelling and provision of additional information regarding Clause 52.37 (Canopy Trees). This report provides a full assessment against the relevant provisions of the Greater Geelong Planning Scheme.

Address	10 Amundsen Street, Belmont VIC 3216 (Lot 70 LP6253)
Site Area	988 sqm
Site Dimensions	Frontage: 20.12m (Amundsen Street) Depth: 49.10m – 49.13m
Existing Conditions	Existing single storey brick bungalow dwelling (contributory to HO1908) — to be demolished
Proposal	Demolition of existing dwelling and construction of a new single storey dwelling (321.14sqm) and outbuilding/shed (137.76sqm)
Zone	Neighbourhood Residential Zone – Schedule 2 (NRZ2)
Overlays	Heritage Overlay – Schedule 1908 (HO1908): Belmont Heights Heritage Area
Permit Trigger(s)	Clause 32.09-3 (demolition) Clause 32.09-4 (construction of dwelling) Clause 43.01-1 (Heritage Overlay)
Site Coverage	46.45% (dwelling footprint only: ~32.5%)
Garden Area	450.63sqm (45.6%) — minimum required: 35% (345.8sqm)
Permeability	46.76%
Building Height	Maximum 5.33m (single storey) — maximum permitted: 9m
Car Parking	2 spaces (garage 6.0m × 3.5m + secondary 4.9m × 2.6m)

02 Zoning

Neighbourhood Residential Zone – Schedule 2 (NRZ2)

The subject land is located within the Neighbourhood Residential Zone Schedule 2 (NRZ2) under the City of Greater Geelong Planning Scheme. The purposes of the NRZ2 are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double-storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Permit Triggers

The following permit triggers are relevant to the proposed development:

- Clause 32.09-3 – A permit is required to demolish a dwelling on a lot in the Neighbourhood Residential Zone.
- Clause 32.09-4 – A permit is required to construct a dwelling on a lot in the Neighbourhood Residential Zone. The development must meet the requirements of Clause 54 (One Dwelling on a Lot).

Schedule 2 Requirements

The Schedule 2 to the NRZ imposes the following key development standards applicable to this proposal:

- Maximum building height: 9 metres
- Maximum site coverage: 40%
- Minimum garden area: 35% of lot area for lots above 650sqm

Garden Area Compliance

The subject land has an area of 988sqm. The minimum garden area requirement is 35% (345.8sqm). The proposed development provides a garden area of 450.63sqm (45.6%), which comfortably exceeds the minimum requirement by approximately 104.8sqm.

Site Coverage

The total site coverage of the proposed development is 46.45%, which exceeds the 40% NRZ2 standard. This exceedance is entirely attributable to the inclusion of the rear outbuilding/shed (137.76sqm), which is sited wholly to the rear of the 988sqm lot and is not visible from Amundsen Street. The dwelling footprint alone represents approximately 32.5% site coverage, which is well within the standard. Refer to the planning response in Section 08 for a detailed justification.

03 Heritage Overlay

Heritage Overlay – Schedule 1908 (HO1908): Belmont Heights Heritage Area

Purpose

The Heritage Overlay (HO) is a planning control under the Victorian Planning Provisions that identifies places and areas of cultural heritage significance. The primary purpose is to conserve and enhance places of natural or cultural heritage significance for the benefit of the community and future generations. Under Clause 43.01, a planning permit is required to demolish or remove a building, construct a building or carry out works.

Significance of the Belmont Heights Heritage Area

The Belmont Heights Heritage Area (HO1908) is a residential precinct developed primarily during the interwar and postwar periods. The precinct is of local significance and is characterised by:

- A predominantly intact collection of interwar and postwar era dwellings;
- Streets named after polar explorers — Amundsen, Shackleton, Mawson and Scott Streets;
- Single storey scale consistent throughout the precinct;
- Hipped and gabled roof forms, typically clad in terracotta tiles, with a pitch between 20 and 35 degrees;
- Brick construction (clinker brick, face brick and rendered) and timber weatherboard;
- Wide eaves, projecting chimneys, and timber framed double hung windows;
- Generous front setbacks with established garden settings and regular grassed nature strips;
- Consistent streetscapes with canopy trees and low-medium height fences.

Significance of the Existing Dwelling

The existing postwar brick Bungalow at 10 Amundsen Street is identified in the City of Greater Geelong Belmont Heritage Areas Inventory of Places Report (vol. 2, 2007) as having contributory significance to the Belmont Heights Heritage Area HO1908. That report is a background document to the Greater Geelong Planning Scheme, as identified in the Schedule to Clause 72.08.

The existing dwelling was built in 1947–48 for Herbert Murray Herd. The contributory building fabric includes the L-planned layout of single storey gabled roof forms clad in terracotta tiles, clinker brick wall construction, rectangular clinker brick chimney in the front gable end, eaves overhangs with returns in the gable ends, and timber framed double hung windows. The existing dwelling is one of six brick, gabled postwar Bungalows in the section of Amundsen Street between Regent Street and Shackleton Street.

Objectives of HO1908

- To retain and enhance the significant collection of interwar and postwar dwellings that contribute to the character of the Belmont Heights Heritage Area.
- To retain the predominantly uniform single storey scale throughout the Heritage Overlay Area.
- To encourage development that is sympathetic to the scale, form and materials of the existing heritage building stock.
- To encourage additions and new dwellings to reflect traditional building design elements, including hipped and gabled roof forms, brick construction, and eave detailing.
- To retain the open garden character and consistent front setbacks that contribute to the streetscape qualities of the precinct.
- To discourage demolition of contributory buildings within the Heritage Overlay Area.

04 Proposal

Site and Context

The subject site is located at 10 Amundsen Street, Belmont, on the eastern side of Amundsen Street between Regent Street to the north and Shackleton Street to the south. The site has a frontage of 20.12m to Amundsen Street and a depth of approximately 49.1m, providing a total site area of 988sqm.

The surrounding context comprises a mix of single storey brick bungalows from the interwar and postwar periods, consistent with the Belmont Heights Heritage Area character. Adjoining properties include No. 8 Amundsen Street (single storey brick dwelling) to the north and No. 12 Amundsen Street (single storey brick dwelling) to the south. Properties fronting Scott Street abut the western boundary.

Proposed Development

The proposal involves the following works:

- Demolition of the existing contributory single storey brick bungalow dwelling;
- Construction of a new single storey dwelling (total dwelling area 321.14sqm including alfresco);
- Construction of an outbuilding/shed (137.76sqm) at the rear of the lot;
- Construction of a face brick boundary wall on the western boundary (average height 2,830mm, length 6,470mm);
- Construction of a concrete driveway in the position of the existing driveway;
- Landscaping and open space improvements.

Dwelling Description

The proposed dwelling is a four-bedroom, single storey residence. The floor plan is organised around a central hallway with the following key spaces:

- Entry — covered front porch with landing steps addressing Amundsen Street;
- Living room — formal living to the front of the dwelling on the northern side;
- Kitchen / Dining / Family room — open plan living zone to the rear;
- Alfresco — 8.14sqm covered outdoor space accessible from the living zone;
- Bed 1 — master bedroom with walk-in robe (WIR) and ensuite, oriented to the front east;
- Beds 2 and 3 — centrally located bedrooms with robes;
- Bed 4 — to the rear/west of the plan;
- Bathroom, WC and laundry;
- Walk-in pantry (WIP) adjacent to kitchen;
- Single garage (6.0m × 3.5m) with mud room entry;
- Secondary parking space (4.9m × 2.6m) to the front of the garage;
- Private open space: 15,820mm × 7,571mm (N) — 119.78sqm (primary POS).

Areas Schedule

Area Component	Area (sqm)	Squares
Proposed Dwelling Area	288.93	31.10
Proposed Alfresco Area	8.14	0.88
Proposed Garage Area	24.07	2.59
Proposed Shed Area	137.76	14.83
Total Site Coverage	458.90	—
Garden Area	450.63	45.6%
Permeable Surface Area	461.95	—
Permeable Coverage	—	46.76%

Materials and Finishes

The proposed dwelling is constructed in the following materials, selected to be consistent with the character of the Belmont Heights Heritage Area:

- Walls: Face brickwork (FB) — matching the clinker brick character of the heritage precinct;
- Gable ends: James Hardie Axon Cladding (JHA) — vertically oriented lightweight cladding to gable ends;
- Roof: Tiled roof (CR) — Colorbond roof on 20° and 30° pitches, with terracotta tile finish;
- Eaves: 450mm eaves overhangs consistent with the precinct character;
- Pergola: 90×90mm F7 D.A.R. timber painted posts to the alfresco;
- Driveway: Concrete driveway in the position of the existing crossover.

Outbuilding (Shed)

An outbuilding (shed) with a floor area of 137.76sqm is proposed to the rear of the site. The shed is of a domestic scale and is positioned at the rear (western end) of the 988sqm lot, wholly behind the dwelling. The shed will not be visible from Amundsen Street and will not contribute to streetscape bulk or mass. The shed is constructed in face brick to match the dwelling, with a compatible low-pitch Colorbond roof.

Stormwater and Landscaping

The proposed development achieves a permeable surface coverage of 46.76% (461.95sqm). A STORM report will be prepared to identify appropriate Water Sensitive Urban Design (WSUD) measures in accordance with Clause 53.18. Stormwater will be directed to the legal point of discharge. An erosion and sediment control plan will be implemented during construction.

05 Neighbourhood Character

Existing Character

The neighbourhood character of Amundsen Street and the surrounding Belmont Heights Heritage Area is characterised by:

- Predominantly single storey, detached brick dwellings from the interwar and postwar periods;
- L-planned and linear floor plans with hipped and gabled tiled roof forms at pitches between 20 and 35 degrees;
- Face brick and clinker brick wall construction with wide eaves and projecting chimneys;
- Consistent front setbacks of approximately 8–12 metres from Amundsen Street;
- Generous front gardens with established vegetation and low-medium height fences;
- Garages and car accommodation generally located to the rear or side of dwellings;
- Grassed nature strips with street trees along Amundsen Street;
- Side and rear lanes providing rear vehicle access to some properties.

Amundsen Street is particularly notable for its concentration of postwar Bungalows of contributory significance, including properties at Nos. 1, 3, 7, 8, 10 and 11 Amundsen Street (all built 1946–1948).

Design Response to Neighbourhood Character

The proposed new dwelling has been designed to respond to and reinforce the existing neighbourhood character of the Belmont Heights Heritage Area. Key design responses include:

- Scale: The proposed dwelling is single storey (maximum 5.33m), consistent with the uniform single storey scale of the precinct;
- Roof form: The L-planned layout with traversing gabled roof forms and projecting gabled wing to the front directly references the existing dwelling and the dominant roof typology of the precinct;
- Roof pitch: The 20-degree roof pitch is within the 20–35 degree range identified in the heritage significance statement;
- Materials: Face brick wall construction matches the dominant building material of the precinct; the James Hardie Axon Cladding to gable ends is a contemporary but sympathetic material;
- Eaves: 450mm generous eaves are consistent with the wide eaves that characterise the bungalow style of the precinct;
- Chimney: A rectangular brick chimney is provided in the front gable end, consistent with the heritage character;
- Setback: The front setback of 10.335m is consistent with the prevailing setback of adjoining dwellings;
- Garage: The garage is set to the side-rear of the dwelling and does not dominate the street frontage;
- Garden: The generous garden area (45.6%) maintains the open garden character of the heritage precinct.

07 Planning Policy Context

Municipal Planning Strategy

02.03-1 Settlement

The MPS encourages targeted infill development in areas with good access to infrastructure, goods, and services. The subject site is within an established urban area well-served by public transport (bus services within 400–550m), local schools (Belmont Primary School 550m), shopping (High Street 600m), and community facilities. The proposal represents an appropriate form of infill development within an existing residential area.

02.03-5 Built Environment and Heritage

The MPS requires that development enhances Geelong's sense of place and identity, promotes high-quality urban design, and conserves heritage places. The proposed dwelling responds to this by providing a high-quality, heritage-sympathetic replacement dwelling that reinforces the architectural character and significance of the Belmont Heights Heritage Area. The face brick construction, gabled roof forms, eave detailing, and chimney directly reflect the defining qualities of the heritage precinct.

02.03-6 Housing

In areas of heritage significance, new development should balance the preservation and restoration of heritage places with housing opportunities. The proposal replaces an ageing dwelling with a new, appropriately designed residence that contributes positively to the heritage streetscape while meeting contemporary residential needs.

State Planning Policy Framework

Clause 15.01-1S – Urban Design

The proposed development responds to its context in terms of character, cultural identity, and surrounding landscape. The dwelling contributes to the community and cultural life of the neighbourhood by improving the quality of the residential environment, reinforcing heritage character, and maintaining the interface between private and public space. The clearly defined front entry and setback enhance the public realm amenity of Amundsen Street.

Clause 15.01-2S – Building Design

The proposal is based on a comprehensive site analysis considering height, scale, massing, and heritage context. The development minimises impacts on neighbouring properties through its single storey form, appropriate setbacks, and well-considered boundary wall design. The face brick construction and passive design principles — including north-facing living spaces and 450mm eaves for solar shading — improve the energy performance of the dwelling.

Clause 15.03-1S – Heritage

It is acknowledged that the proposal seeks the demolition of a contributory building within HO1908. As noted in Council's Further Information Request (4 May 2026) and the Heritage Advisor's assessment, the existing dwelling has contributory significance. This report does not seek to diminish that significance.

The applicant submits that the proposed demolition is justified in this instance on the basis that:

- The proposed new dwelling closely replicates and reinforces the architectural character and key contributory elements of the existing dwelling and the broader heritage area;
- The new dwelling responds directly to the heritage significance statement's identified qualities — single storey scale, gabled roof form (20° pitch), brick construction, wide eaves, chimney, generous setback, and garden setting;
- Amundsen Street retains a strong collection of contributory postwar Bungalows at Nos. 1, 3, 7, 8 and 11, ensuring the heritage significance of the streetscape is not dependent on the subject building alone;
- The replacement dwelling will, if anything, strengthen the heritage character of the streetscape by replacing an ageing structure with a new dwelling of higher heritage integrity and quality of construction.

Clause 16.01-1S – Housing Supply

The proposal facilitates the provision of a well-designed dwelling in an established urban area with excellent access to services and public transport. The development is consistent with the objective of encouraging well-located and diverse housing that meets community needs.

08 Planning Response

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

Response to Further Information Request

This report has been prepared in direct response to the Further Information Request issued by the City of Greater Geelong dated 4 May 2026 (PP-321-2026). The following items have been addressed:

- Item 1 (Title Plan): The current title search confirms the Title Plan is current. The covenant (1278733) is no longer on title.
- Item 3 (Consent Form): Consent tick confirmed on the application form.
- Item 4 (Planning Report — Contributory Status): The planning report has been amended throughout to correctly identify the existing dwelling at 10 Amundsen Street as having contributory significance to the Belmont Heights Heritage Area (HO1908) in accordance with the Belmont Heritage Areas Inventory of Places Report (vol. 2, 2007).
- Item 5 (Tree Symbols — TP.03): The architect has been instructed to remove the incorrect tree symbols shown within the shed area on TP.03. Amended drawings accompany this submission.
- Item 6 (Clause 52.37 — Canopy Trees): The trees on the southern boundary in the front setback are less than 5.0m in height and 0.5m trunk diameter measured at 1.4m height, as noted on the site context plan (TP3.0). The tree at the rear of the existing dwelling will be assessed. Tree data is provided in the accompanying tree information schedule.

Response to Zoning (NRZ2)

The proposed development is consistent with the purpose of the NRZ2 — to recognise and respect the established residential character and heritage of the area. The development satisfies the NRZ2 requirements with the following note regarding site coverage:

Site coverage of 46.45% exceeds the 40% NRZ2 standard. This exceedance is attributable solely to the rear outbuilding/shed (137.76sqm), which is not visible from the street and does not contribute to streetscape bulk. The dwelling footprint alone (approximately 32.5%) is comfortably within the standard. The generous garden area (450.63sqm, 45.6%) and high permeability (46.76%) demonstrate that the site retains a strongly open and vegetated character, meeting the objective of the standard.

Response to Heritage (HO1908 / Clause 43.01)

The applicant acknowledges the Heritage Advisor's assessment that the existing dwelling has contributory significance to HO1908 and that complete demolition is a matter to which the decision-maker must give serious weight. The Heritage Advisor's recommendation that retention of the front gabled portions with a rear addition (consistent with PP-392-2021) provides a more sound heritage outcome is noted.

The applicant maintains that the proposed demolition and reconstruction is appropriate for the following reasons:

- The proposed new dwelling closely replicates the contributory architectural character of the existing dwelling and the Belmont Heights Heritage Area — including face brick construction, 20-degree gabled tiled roof, 450mm eaves, brick chimney, and L-planned layout;
- The replacement dwelling responds directly to the defining qualities in the heritage significance statement and satisfies the Belmont Heights Estate Heritage Area Heritage Design Guidelines (June 2022);
- The demolition will not adversely affect the overall significance of the heritage place — Amundsen Street retains a strong collection of postwar Bungalows at Nos. 1, 3, 7, 8 and 11, and the proposed new dwelling will reinforce that character;
- The outbuilding/shed is wholly at the rear of the lot, not visible from the street, and does not affect heritage character;
- No exceptional heritage significance attaches to the subject dwelling individually — its significance derives from its contribution to the collection of postwar Bungalows in the street, a quality the replacement dwelling will maintain and perpetuate.

09 Conclusion

This written response has been prepared by Projekt Evolve in support of Planning Permit Application PP-321-2026 for the demolition of the existing dwelling and construction of a new single storey dwelling and outbuilding at 10 Amundsen Street, Belmont. The report responds fully to the Further Information Request issued by the City of Greater Geelong dated 4 May 2026.

The proposed development has been assessed against the relevant provisions of the City of Greater Geelong Planning Scheme, including:

- The Neighbourhood Residential Zone Schedule 2 (NRZ2) — the proposal is consistent with the zone's objectives and purposes, with the site coverage exceedance appropriately justified;
- Heritage Overlay Schedule 1908 (HO1908) — the contributory status of the existing dwelling is acknowledged and addressed; the proposed replacement dwelling closely replicates the heritage character of the precinct;
- Clause 52.06 (Car Parking) — two parking spaces are provided including one undercover space;
- Clause 53.18 (Stormwater) — a STORM report will be provided and the development meets best practice requirements;
- State and Local Planning Policy Framework — the proposal is consistent with the relevant MPS and PPF provisions relating to housing supply, neighbourhood character, built environment, and heritage.

The proposed development represents a high-quality, heritage-sympathetic residential development that will make a positive contribution to the Belmont Heights Heritage Area. It is respectfully submitted that a planning permit should be granted for the proposed development.

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