

Our Ref: 26096/P
26 Peterho Boulevard, Point Lonsdale
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17 June 2026

Susan Brown
Senior Statutory Planner
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

Dear Susan,

**26 Peterho Boulevard, Point Lonsdale
Planning Permit Application PP-351-2026 (Application Number)
Response to Council Request for Further Information**

We continue to act on behalf of Boutique Homes in relation to the land at 26 Peterho Boulevard, Point Lonsdale ('the site') and Planning Permit Application PP-351-2026 ('the Application').

We write in response to City of Greater Geelong ('Council's') correspondence dated 11 May 2026 requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* ('the Act'), specially, in relation to RFI item 1d which requests:

"a written statement about the reason for removing or amending the covenant, and whether it will have a negative impact on the surrounding area."

Please refer to the following written response which provides reason as to why an amendment to the covenant is sought and outlines the reasons as to why the variation will not result in any detriment to the surrounding area.

Purpose of the variation

The intention of this application is to vary the restrictive Covenant T114893T in relation to the external materiality to enable the unhindered construction of a respectful infill development.

As illustrated on the Development Plans prepared by Boutique Homes, the homeowner desires to implement cladding throughout the redevelopment on site of which exceeds the 65% limitation as specified on the restrictive covenant.

The variation, and purpose of this application, is proposed to allow flexibility in the materials and finishes proposed, hence making the proposal appropriate under this Covenant.

Impact of the variation

We submit that the use of alternative materials to a higher percentage than the prescribed 65% under this restriction will have negligible impact to the surrounding area, streetscape or other beneficiaries of this restriction.

Extent of use

As illustrated within the east (front) elevation, the façade of the dwelling comprises rendered brickwork, feature brickwork and vertical feature cladding. Notably, we preface that the proposal is in line with the use of cladding/weatherboard seen throughout the streetscape and importantly, seen on sites of which are benefitted by this restrictive Covenant. These dwellings include:



Figure 1 - 4 Kings Court, Point Lonsdale



Figure 2 - 50 Peterho Boulevard, Point Lonsdale



Figure 3 - 8 Heron Court, Point Lonsdale



Figure 4 - 46 Peterho Boulevard



Figure 5 - 11 Huntington Court, Point Lonsdale



Figure 6 - 65 Peterho Boulevard, Point Lonsdale



Figure 7 - 53 Peterho Boulevard, Point Lonsdale



Figure 8 - 60 Peterho Boulevard, Point Lonsdale



Figure 9 - 58 Peterho Boulevard, Point Lonsdale



Figure 10 - 54 Peterho Boulevard, Point Lonsdale

As illustrated in the figures above, it is evident that the use of cladding/weatherboard is not uncharacteristic of the surrounding area and therefore the proposed use of vertical cladding is considered to be an appropriate use of material that will not detrimentally impact the streetscape or surrounding area.

Further to this, we wish to preface the purpose of this application is to facilitate the dwelling as shown within the provided Development Plans prepared by Boutique. As illustrated in the figure below, the front façade of the future dwelling does not disregard that use of brick and render evident within the streetscape and has been designed to incorporate the elements of materiality that are showcased within the streetscape.

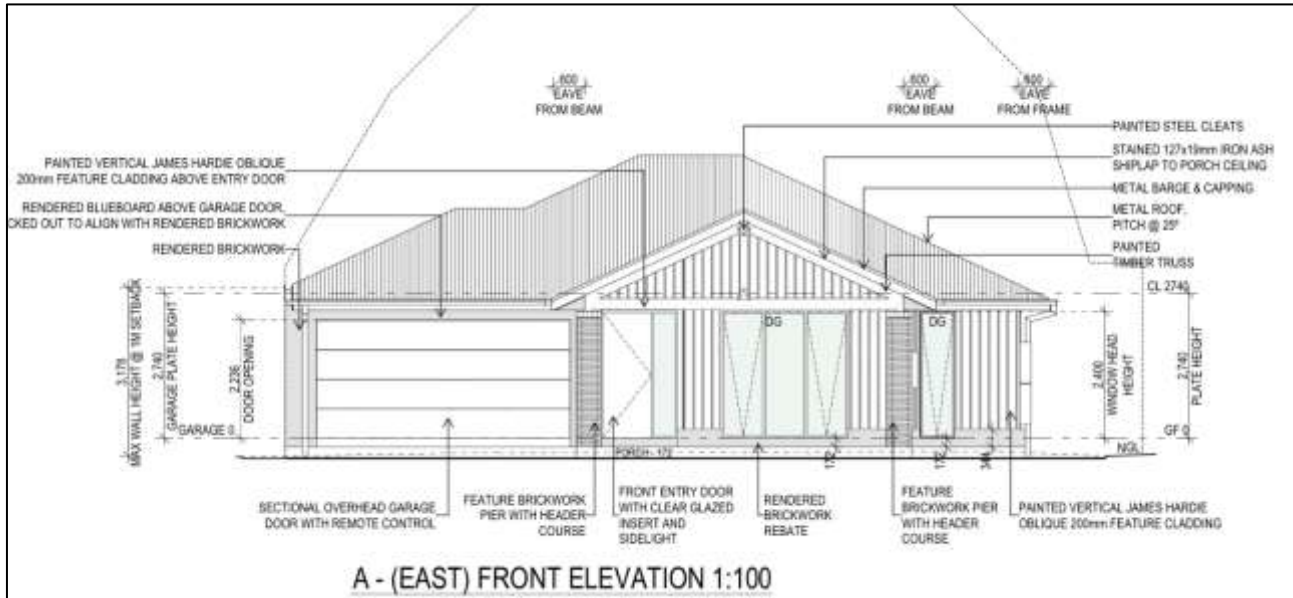


Figure 11 – Front elevation (Boutique Homes)

As illustrated within the front elevation and the below concept render, the use of cladding is subtle, with visual emphasis being placed on the feature brickwork columns at the porch of the future dwelling. The cladding is broken up visually by the windows and front door, further reducing the visual prominence of the cladding.



Figure 12 – Indicative Render of Façade (Boutique Homes)

By virtue of the above, we submit that the proposed variation to the façade of the future dwelling does not have any negative impact on the streetscape and is in line with the existing dwelling within the surround area.

Sides and rear of the dwelling

The use of cladding at the façade alone would not trigger the 65% threshold, however we acknowledge that the sides and rear of the dwelling are proposed to utilise cladding for the runs of each of these walls.

Importantly, we preface that the sides and rear of the dwelling will be significantly obscured from street view, therefore not resulting in any detriment to the streetscape.

In terms of neighbouring properties, 24 Peterho Boulevard is provided with two habitable room windows (bedroom windows) at the rear of the dwelling. Acknowledging that this dwelling is single storey and that an existing 1.9-metre-high paling boundary fence is provided between the properties, we submit that the use of cladding along the northern wall of the dwelling will not be seen by the neighbouring property at 24 Peterho Boulevard, and therefore will not create any negative impact.

28 Peterho Boulevard is a single storey dwelling with four (4) habitable room windows provided adjacent to the southern boundary of the site. By virtue of the existing 2-metre-high paling boundary fence and open wall shed along the boundary, we submit that the use of cladding along this boundary will be unseen from the neighbouring property at 28 Peterho Boulevard and will not have any negative impact.

The rear of the site is provided with a 2-metre-high boundary fence which will appropriately obscure the use of cladding from dwellings to the west of the subject site.

Obscuring of view

Furthermore, the future dwelling has been designed and sited to provide generous front, side and rear setbacks. While not required as part of this application, it is the intention of the homeowner to utilise these setbacks for the use of plantings that will provide further screening to both neighbouring properties which bound the site in addition to further screening of the dwelling from street view.

Summary

We trust that the supporting material and accompanying submission addresses Council's request in full and we look forward to instructions for advertising of the application.

Of course, should you have any further queries or require any clarification in relation to the above, please do not hesitate to contact me via email e.woolcock@taylorssds.com.au or on 9501 2800.

Yours faithfully

A handwritten signature in black ink that reads "Emilee Woolcock".

EMILEE WOOLCOCK
Graduate Planner