



TOWN PLANNING ASSESSMENT

**25 Austin Street
Newtown**

May 2026

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25 Austin Street, Newtown

INTRODUCTION

T-Plan Town Planning Consultancy has been engaged by Hamlan Homes to prepare a town planning submission in support of the proposal to construct a new dwelling at No. 25 Austin Street, Newtown. This report should be read in conjunction with the application plans prepared by Hamlan Homes.

This planning submission will demonstrate the proposal's compliance with the relevant heritage planning policy and provisions within the Greater Geelong Planning Scheme.

The subject site is located within a Neighbourhood Residential Zone and is affected by a Heritage Overlay under the Greater Geelong Planning Scheme. The site is within the Milton Heritage Area and is not listed on the Victorian Heritage Register.

This submission will demonstrate that the proposal achieves a good heritage planning outcome for the site and the Clarkes Hill Heritage Area. This planning submission addresses:

- The subject site and surrounds;
- Relevant policy, zoning and overlay controls within the Greater Geelong Planning Scheme; and
- Key heritage planning considerations in the assessment of this planning application.

It is submitted that the proposal appropriately responds to and addresses the relevant heritage planning considerations applicable to the site, including the Clarkes Hill Area Design Guidelines and Council's Heritage and Design Guidelines.

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SITE CONTEXT

Site

The subject site, No. 25 Austin Street Newtown, is located to the south side of Austin Street, between Beales Street to the west and Austin Terrace to the east. The site is formally known as Lot 1, PS 740213E. The title of the land refers to a Covenant and a Section 173 Agreement. The Covenant relates to the restrictions on the title regarding stormwater discharge from the lot to the Council drain in Clarke Street. The Section 173 Agreement relates to the prohibition of further subdivision of the subject site.

The site is generally rectangular and has an area of 856sqm with a frontage to Austin Street of 15.30 metres and an east boundary length of 56.18 metres. There are easements to the rear of the property, with one along the rear boundary, one to part of the west boundary and two which traverse the site east to west towards the rear section of the site.

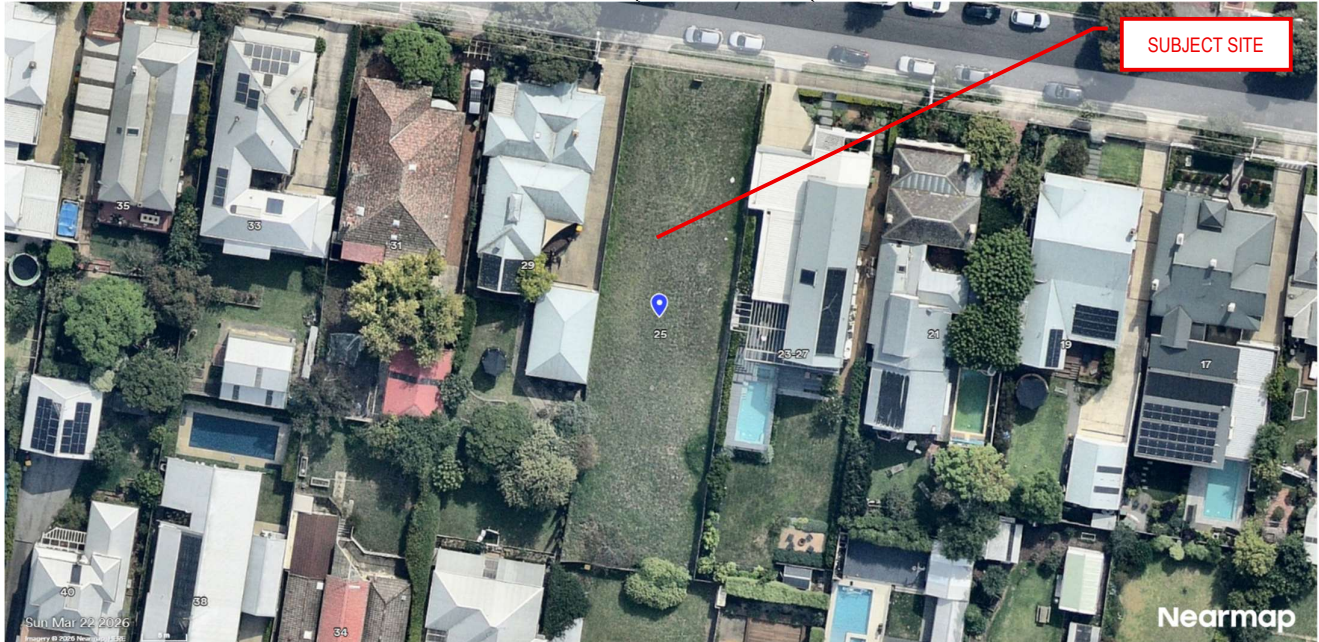
The site is currently vacant with only two trees to the rear of the site proximate to the south boundary. The site has a slope from the north-west corner to the south-east corner of approximately 3.83 metres. There is an existing vehicular crossover to the west side of the street frontage and a footpath along the front of the site. Existing boundary fencing is provided to the east and west side boundaries and the rear south boundary. There are walls of the adjoining dwellings to the east and west which are built to the respective shared property boundary.

The site is identified as being within the Clarks Hill Heritage Area Heritage Precinct of the Greater Geelong Planning Scheme.

PHOTO – SUBJECT SITE

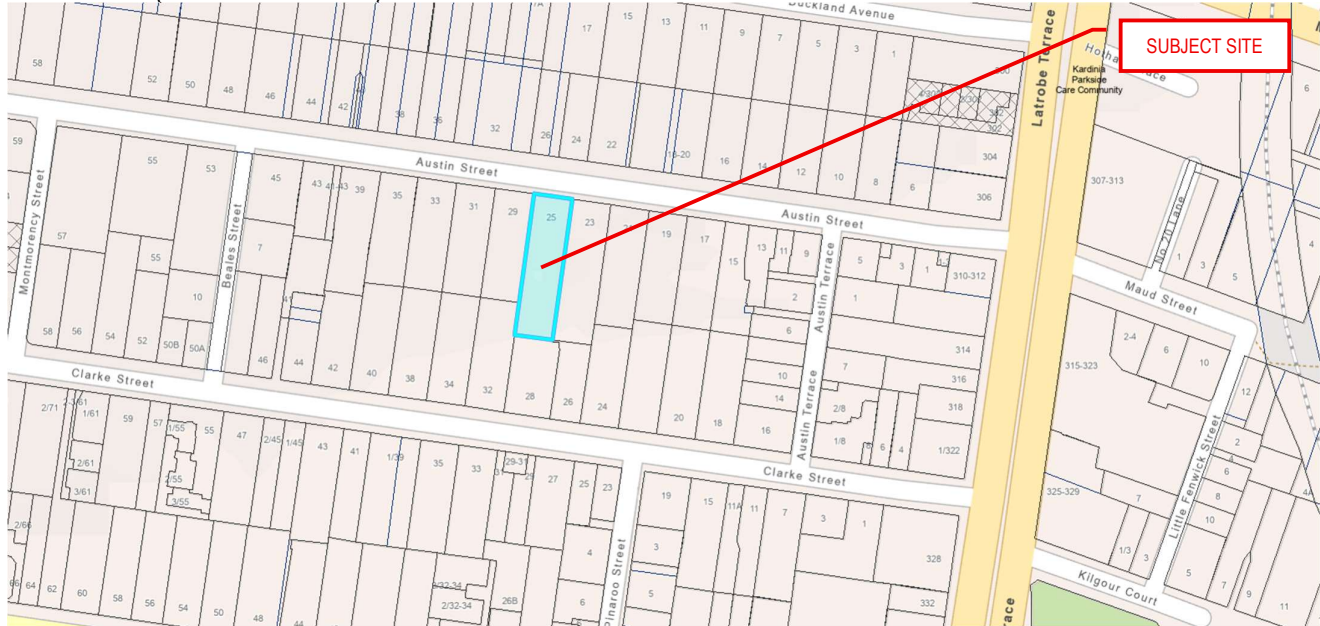


AERIAL PHOTO – SUBJECT SITE AND IMMEDIATELY ADJOINING PROPERTIES (SOURCE – NEARMAP)



25 Austin Street, Newtown

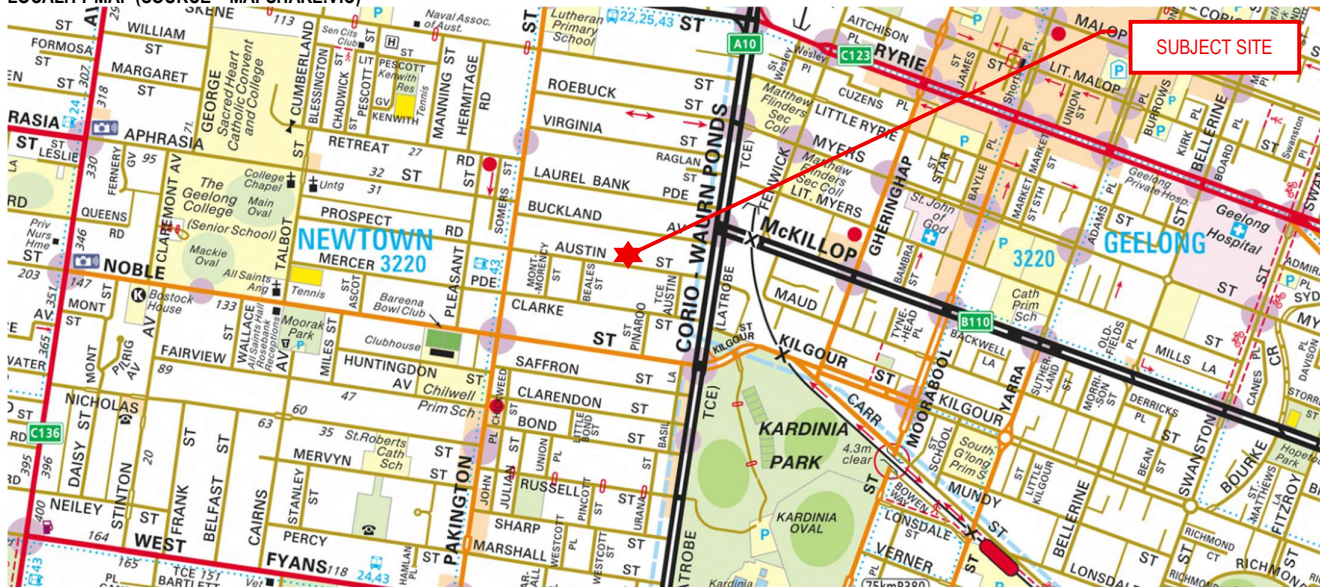
CADASTRAL MAP (SOURCE – MAPSHARE.VIC)



Surrounds

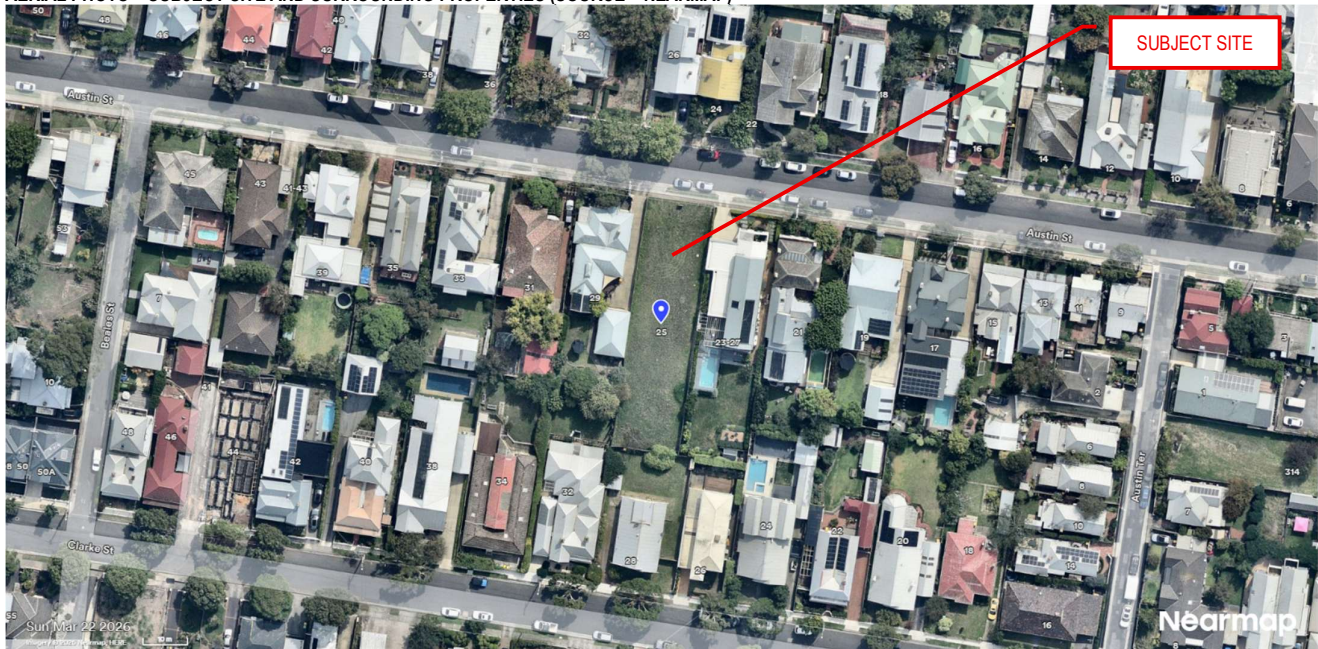
The site is located within an established residential area, to the east of Pakington Street and to the west of Latrobe Terrace. Within the surrounding residential area there are examples of both one and two storey dwellings. Surrounding dwellings are generally of a pitched roof design, with the traditional dwellings being of a weatherboard design and newer contemporary dwellings providing a variety of external materials. The heritage dwellings within the streetscape appear to be of varying eras and provide different presentations to the street, with the majority of dwellings that are proximate to the subject site having a gable end design. The dwellings to the north side of Austin Street are elevated above street level. Many properties have front fencing, which is of varying styles and heights, although predominantly of a picket design. The properties proximate to the subject site within Austin Street have vehicular access to the street. Many driveways within the streetscape provide access to garages while others are associated with carports or open air parking areas.

LOCALITY MAP (SOURCE – MAPSHARE.VIC)



25 Austin Street, Newtown

AERIAL PHOTO – SUBJECT SITE AND SURROUNDING PROPERTIES (SOURCE – NEARMAP)



In terms of the immediately abutting properties, to the east at No. 23 Austin Street is a contemporary designed dwelling with a flat roofed garage adjoining the boundary shared with the subject site and a two storey double gable pitched roof dwelling presentation to the street. The west wall of the garage abuts the boundary shared with the subject site. The dwelling has a front setback to the gable end porch area of 4.01 metres. The dwelling is set back behind a mid-height contemporary picket fence and the driveway to the dwelling is located to the west side of its street frontage. The external colours of the dwelling include white and grey tones with a corrugated metal roofing material.

PHOTO – ADJOINING DWELLING TO THE EAST – NO. 23 AUSTIN STREET



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The property to the west at No. 29 Austin Street is a gable end, pitched roof rendered brick dwelling set back behind a brick rendered and timber picket infill high front fence. The driveway and garage associated with the dwelling are located to the east side of the street frontage of the property abutting the boundary shared with the subject site. The east wall of the garage forms the boundary wall with the subject site. The dwelling has a 2.37 metre setback to the gable end front porch and a 4.19 metre setback to the remainder of the dwelling. The external colours of the dwelling are of a cream based tone with a galvanised metal corrugated roof.

PHOTO – ADJOINING DWELLING TO THE WEST – NO. 29 AUSTIN STREET



The dwellings opposite are elevated above the street level and set back behind high fencing of a picket design. These dwellings have a double gable presentation to the street and are of a weatherboard design. The external colours of these dwellings are of a light colour palette; with the dwelling at No. 26 Austin Street of a white finish and the dwelling at No. 24 Austin Street of a cream finish. The respective front fencing is coloured to match the dwelling. Each dwelling is provided with vehicular access from the street. The front setback of the dwelling at No. 24 Austin Street is well landscaped which reduces the visibility of the dwelling from the street frontage.

PHOTO – DWELLINGS OPPOSITE TO NORTH – NO'S 26 AND 24 AUSTIN STREET





25 Austin Street, Newtown

Clarkes Hill Heritage Rea

The subject site is located within the Clarkes Hill Heritage Area. The Victoria Heritage Database provides the following details of this heritage area.

Statement of Significance

Statement of Cultural Significance

The Clarkes Hill Heritage Precinct is significant for its notable number of Victorian, Edwardian, Federation and interwar Bungalow styled dwellings built on the southern slope of Clarke's Hill, land first subdivided in the mid 19th century. Few dwellings of this earliest era of building development survive today, with the rendered Victorian dwelling at 21 Austin Street (built before 1863) being an exception. Most of the dwellings were built as a consequence of the sale of Buckland's Paddock from 1890, with further development occurring after the First World War. While there is diversity in scale (from very modest to medium size), most of the dwellings have a single storey appearance (some are more elevated as a result of the topography of the land). Within the stylistic range, there are also consistent design characteristics, including simple or complex hipped and/or gabled roof forms clad in corrugated sheet metal, front or return verandahs, narrow or wide eaves, timber weatherboard wall construction (fewer being built in brick) and architectural detailing consistent with the stylistic era in which the dwellings were built. Also contributing to the significance of the area is the bluestone kerbs and channels.

The Clarkes Hill Heritage Area is architecturally significant at a LOCAL level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the area from the mid 19th century until c.1940. These qualities are expressed in the Victorian, Edwardian/Federation and interwar Bungalow styled dwellings that are largely single storey in appearance and have predominantly detached compositions. The buildings include the following design characteristics: hipped and gabled roof forms (with simple or complex roof outlines having a pitch between 25 and 35 degrees), front or return verandahs, corrugated galvanised steel roof cladding, horizontal timber weatherboard wall construction, some brick cladding, brick chimneys (detailed to reflect the design era), brick verandah supports, narrow or wide eaves, timber verandah posts, timber brackets and/or valances (some in cast iron), timber framed doorways with sidelights and highlights and timber windows arranged singularly, in pairs or bays. Overall, these dwellings constitute 79% of the building stock in the area. The early engineering infrastructure of bluestone kerb and channel also contributes to the significance of the area.

The Clarkes Hill Heritage Area is historically significant at a LOCAL level (AHC criteria A.4, H.1). It is associated with important eras of residential development that occurred from the early 1850's and throughout the next 55 years. Allotments in the first subdivision were sold from the mid 1850's from the south side of Austin Street. It was the sale of Buckland's Paddock from 1890 when houses north of Austin Street were constructed. The area was home of some of Geelong's important figures including William Cakebread, early limeburner and coal merchant. William Purnell and Sons, noted local architects and builders, were other early land owners who appear to have designed some of the Federation era dwellings at 16 and 62 Austin Street.

The residents in the Clarkes Hill Heritage Area were originally a mix of the middle class including a jeweler, engineer, produce merchant and agent and the working class including storeman, ironmonger, carpenter and spinner.

Overall, the Clarkes Hill Heritage Area is of LOCAL significance.

Physical Description 1

Physical Evidence

Building Character & Appearance

The Clarkes Hill Heritage Precinct is predominantly a residential area comprised of 68 dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance and height There are some houses that have two storey additions that are recessive from the front.

Along the western section of Austin Street, the properties are elevated on sloping ground causing some properties to include a garage beneath the dwelling.

There are new two storey dwellings that have been constructed in the last decade at 42 Austin Street and 26 Clarke Street. Other single storey dwellings that have recently been constructed include 2 Austin Terrace and 46 Clarke Street.

Form, Design and Scale, Construction and Finish

The dwellings in the area comprise Victorian, Edwardian/Federation and interwar era (Interwar Bungalow) design style buildings.

The majority of the early buildings Victorian, Edwardian and Federation style buildings are constructed of timber.

There are some late interwar bungalow style dwellings that are built of brick.

The 19th Century era dwellings are Victorian and Late Victorian in style (examples include 13 Austin Street, 5 Austin Street and 48 Clarke Street) and largely of the following type:

Symmetrical facades.

Hipped and/or gabled roof forms with a 25-35 degree pitch.

Galvanized corrugated steel roof cladding.

Ogee form or half round gutters.



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Square edged timber weatherboard cladding.
 Cast iron verandah valances with timber posts.
 timber framed front doorways (with timber framed sidelights and highlights).
 narrow eaves (with decorative timber brackets).
 corbelled brick chimney.
 timber framed double hung windows (arranged singularly, paired or as tripartite windows),

The early Victorian Italianate dwelling at 21 Austin Street is constructed from stone and is rendered. The former manse at 57 Austin Street is an altered Victorian design and constructed of polychrome brickwork.

The Edwardian buildings in the precinct reflect the following key characteristics:

Asymmetrical facades.
 Recessive hipped roof forms and a gable and front verandah that projects towards the street some, with front verandahs formed under the main roof. Alternatively, broad hipped, gabled or gambrel roof forms.
 Strapped and/or corbelled brick chimneys.
 The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets.
 Timber framed double hung windows and timber framed doorways with sidelights and highlights.
 Timber joinery and roughcast gable infill.
 The dwellings are constructed of horizontal timber weatherboards.
 Galvanized corrugated steel (non-zincalume) roof cladding pitched at 25-35 degrees.
 Timber eave bracket and exposed rafters.
 Timber window hoods.
 Rounded picket fence or capped timber picket fence. ...

The Federation era buildings in the precinct reflect the following key characteristics:

Asymmetrical facades.
 Complex hipped and gable roof forms clad in galvanized corrugated steel (non-zincalume) roof cladding (some colourbond) pitched at 25 to 35 degrees.
 The dwellings are constructed of horizontal timber weatherboards.
 The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets and some verandah's include a side return.
 Bowed projecting bay windows.
 Timber framed or casement or double hung window
 Dominant face red brick chimneys, commonly strapped with terra cotta pots.
 Decorative timber fretwork, brackets and posts to verandahs.
 Timber joinery and roughcast gable infill.
 Timber window hoods.
 Timber shingling. ...

The interwar era dwellings are designed as interwar Bungalows and interwar Californian Bungalows and include the following types:

A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.
 Timber framed double hung windows, arranged singularly, in pairs.
 Galvanized corrugated steel roof cladding and Marseilles terra cotta tiles.
 Verandahs are mainly supported by timber posts and brick piers, or solely with brick piers.
 There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.
 The gable infill comprises timber shingles.
 Gable ventilator.
 Constructed in both horizontal timber weatherboards and face brick.
 Low pitched roof forms.
 Wide eaves with exposed timber rafters. ...

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A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.
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 There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.
 The gable infill comprises timber shingles.
 Gable ventilator.



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*Constructed in both horizontal timber weatherboards and face brick.
Low pitched roof forms.
Wide eaves with exposed timber rafters. ...*

Residential Garages and Carports

The majority of dwellings have front vehicular street access. Along the western section of Austin Street, the properties are elevated on sloping ground causing some properties to include a garage beneath the dwelling.

Significance of Dwellings

Fifty four (54) dwellings of the sixty eight (68) dwellings (79 %) within the Clarkes Hill Heritage Area are considered to have significance within the area. There are two buildings that have local individual C significance. These include 21 Austin Street (built pre 1860-61) and 32 Clarke Street (built 1880-1895). ...

Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments within the Clarkes Hill Heritage Precinct follow a traditional grid pattern layout of subdivision.

The allotment sizes are generally uniform within the street and the precinct as a whole, although the size of the allotments in Montmorency Street, Beales Street and Austin Terrace are smaller to those in Austin Street and Clarke Street.

Setbacks

Throughout the precinct are regular front setbacks. Most dwellings form a consistent front setback pattern. The setbacks to the houses in Montmorency Street, Beales Street, and Austin Terrace are smaller due to the reduced size (width and depth) of the allotment.

All dwellings have side setbacks with clear visual building separation.

Engineering Infrastructure

The Clarkes Hill Heritage Precinct has limited early engineering infrastructure. There is bluestone kerb and concrete and bluestone channel in Montmorency Street. The remaining streets including Austin Street, Clarke Street and Beales Street have introduced concrete kerb and channel and concrete footpaths.

Front Fences

The Clarkes Hill Heritage Precinct has a substantial number of introduced front fences. The Austin Street and Clarke Street properties are characterized by low (1.0 metres) to medium height fences (1.5 metres) ...

There are some visually permeable front fences 1000-1500mm high. These fences are constructed as timber pickets, timber post and woven wire, low brick fences, brick posts and iron palisade, stone and iron palisade fences.

Landscaping

Within the narrow nature strip in Clarke Street are Melaleuca styphelioides - (Prickly Paperbark) and Lophostemon confertus - (Queensland Brush Box) trees. In Austin Street there are a number of species planted including Callistemon salignus - (Pink Tips Bottlebrush), Corymbia ficifolia - (West Australian Flowering Gum), Prunus cerasifera - Pink Flowering Cherry and Eucalyptus leucoxylon - Yellow Gum trees. These trees are not listed but they contribute to the character and appearance of the area.

The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees on the larger allotments. There is a well developed hedge planted on the front (or rear) boundary for the dwelling that is located at 54-56 Austin Street, but has a frontage to Buckland Avenue.

It is noted within this Statement of Significance that the adjoining dwelling to the west of the subject site at No. 29 Austin Street is identified as not having significance within the heritage precinct.

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PROPOSAL

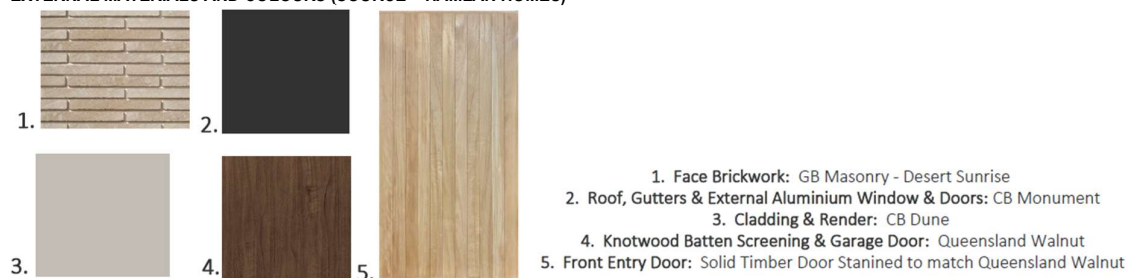
It is proposed to construct a new two storey, split level, dwelling and associated garage on the subject site. The dwelling is proposed to be set back 3.8 metres from the site frontage for the ground floor level porch area, 5.19 metres for the ground floor level front wall of the dwelling, 8.015 metres for the garage and 9.445 metres for the first floor level. The dwelling is to have an overall maximum height of 9.096 metres.

The dwelling is of a modest, contemporary design and does not seek to replicate the existing heritage dwellings within the Clarkes Hill Heritage Area Heritage Precinct. The dwelling has been designed with reference to Council's current Heritage and Design Guidelines (1997).

The design of the dwelling presents to Austin Street with a flat roofed garage and gable end front entry porch at ground level and provides two gable end roof sections separated by a small flat roofed section at first floor level. The overall effect creates a double gable design presentation of the dwelling to Austin Street to the west side of the street frontage.

The external materials proposed include face brickwork at ground level and Nailstrip cladding at first floor level in lightweight tones. The front elevation at first floor level contains feature vertical Knotwood screening. The following external colours are proposed for the dwelling.

EXTERNAL MATERIALS AND COLOURS (SOURCE – HAMLAN HOMES)



A front fence is proposed as part of the development of the site for a dwelling. The fence is of brick pier and base design with 'Powderkote' blade infills and an electric vehicular access gate and separate pedestrian gate constructed of 'Powderkote' blade materials. The fence has a horizontal top and as a result along the site frontage has a height of 950mm to the west and 150mm to the east.

The existing vehicular crossover within the street to the west side of the site frontage accessing the site is to be removed and the kerb and channel re-instated while a new single width crossover is proposed towards the east side of the site frontage. The new driveway will be provided along the east side of the site.

The existing vegetation at the rear of the site is to be retained and new landscaping will be provided

The dwelling provides an overall site coverage of 42%, a permeable surface coverage of 45% and 47% Garden Area.

3D PERSPECTIVE OF THE PROPOSED DWELLING





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PLANNING CONTROLS

Zoning

Clause 32.09 Neighbourhood Residential Zone, Schedule 2 – Urban Preservation Areas

A planning permit is not required to use the land for a dwelling pursuant to the provisions of Clause 32.09-2 of the Neighbourhood Residential Zone. A planning permit is not required to construct a dwelling on a lot of greater than 300sqm in size pursuant to the provisions of Clause 32.09-5 of the Neighbourhood Residential Zone.

The minimum garden area requirements set out at Clause 32.09-4 of the Neighbourhood Residential Zone seek the provision of 35% of the lot as garden area in association with the construction of a new dwelling on a lot above 650sqm.

Clause 32.09-11 of the Neighbourhood Residential Zone states:

A building must not be constructed for use as a dwelling ... that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
 - *contains more than the maximum number of storeys specified in a schedule to this zone.*
- If no maximum building height or maximum number of storeys is specified in a schedule to this zone:*
- *the building height must not exceed 9 metres; and*
 - *the building must contain no more than 2 storeys at any point.*

Clause 32.09-11 also states that 'A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.'

Schedule 2 to the Neighbourhood Residential Zone entitled 'Urban Preservation Areas' does not provide any maximum building height for dwellings.

No planning permit is required for the use of the land for a dwelling within the Neighbourhood Residential Zone. No planning permit is required for the construction of the proposed dwelling within the Zone as the site is greater than 300sqm.

Overlays

Clause 43.01 Heritage Overlay, Schedule 1921 – Clarkes Hill Heritage Area

Pursuant to the provisions of the Heritage Overlay, a planning permit is required to, among other things, construct a building or construct or carry out works, including works within the street to create or remove a crossover and for the construction of a fence where visible from a street or public park.

Heritage Overlay 1921 relates to the 'Milton Heritage Area' and is 'Bounded by and including properties between 10 - 62 Austin Street, to the north, the western boundary of Montmorency Street, together with 5 Austin Street and the adjoining portion of Austin Street to the west, the eastern boundary of Austin Terrace to the east, and to the south, the southern boundary of Clarke Street, other than 50 Clarke Street, between Montmorency Street and Austin Terrace, to the south, Newtown.'

EXTRACT OF HERITAGE OVERLAY SCHEDULE

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1921	Clarkes Hill Heritage Area Bounded by and including properties between 10 - 62 Austin Street, to the north, the western boundary of Montmorency Street, together with 5 Austin Street and the adjoining portion of Austin Street to the west, the eastern boundary of Austin Terrace to the east, and to the south, the southern boundary of Clarke Street, other than 50 Clarke Street, between Montmorency Street and Austin Terrace, to the south, Newtown Heritage design guidelines: Heritage design guidelines: HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines	Yes 21 Austin Street	No	No	Yes	No	No	No	No



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The Schedule to the Overlay states that there are no external paint controls or internal alteration controls that apply to the Clarkes Hill Heritage Area and it is not included on the Victorian Heritage Register. Solar energy system controls apply to the heritage area.

Decision guidelines to be considered by Council as the Responsible Authority are set out at Clause 43.01-8.

A planning permit is required under the Heritage Overlay for the construction of the proposed dwelling, front fence and associated works including the creation of a new vehicular crossing.

Particular Provisions

Clause 52.37 - Canopy Trees

Purpose

To protect and enhance canopy tree cover to support greener and cooler residential areas.

To maximise the retention of existing canopy tree cover where no development is proposed.

To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.

To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.

To encourage canopy tree cover that is site and climate responsive and supports the local environment.

Clause 52.37-1 Meaning of terms

In clause 52.37:

- *canopy tree means a tree that has:*
 - *a height of more than 5 metres above ground level; and*
 - *a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and*
 - *a canopy diameter of at least 4 metres;*
- *boundary canopy tree means a canopy tree if any part of its trunk is within:*
 - *6 metres of the narrowest street frontage of a lot; or*
 - *4.5 metres of the rear boundary of a lot;*

At Clause 52.37-2 Permit requirement this clause provides that 'A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.'

Clause 52.37-3 Canopy tree requirement provides that the number of canopy trees on the site should meet the minimum canopy tree requirements specified in Table 1 of the Clause, which for a site between 701sqm and 1000sqm is 6 trees.

Clause 53.03 - Residential reticulated gas service connection

Purpose

To prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

Clause 53.03-1 states that:

This clause applies to an application for a permit under any provision of this scheme that is for or includes:

- *construction of a new dwelling (other than a caretaker's house) or a new apartment development.*
- *the subdivision of land where the subdivision provides for or is for one or more purposes that include residential development.*

Clause 53.03-2 states (inter alia) 'A permit must not be granted for construction of a new dwelling or a new apartment development that is to be connected to a reticulated gas service.'

Clause 65 - Decision Guidelines

Clause 65 Decision Guidelines and in particular Clause 65.01 Approval of an Application or Plan is relevant to the proposal and Clause 65.01 states that before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate (inter alia):

- *The matters set out in Section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*



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Planning Policy Framework

Clause 02.03-5 Built environment and sustainability

Built environment

Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals. ...

Strategic directions

- *Ensure that development enhances Geelong's sense of place and identity.*
- *Support the design and provision of healthy, walkable neighbourhoods.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*

Heritage

Greater Geelong's rich heritage makes a significant contributions to its sense of place and identity.

The cultural heritage of the region brings economic and cultural benefits to the community. The diversity of heritage places allows for interpretation of the region's development. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

Strategic direction

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

Clause 15 Heritage

Clause 15.03-1S Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Clause 15.03-1L Heritage conservation

Policy application

This policy applies to all land affected by a Heritage Overlay.

Strategies

Retain and conserve significant and contributory heritage places.

Discourage demolition of buildings or other elements that are significant or contributory to a heritage place unless it:

- *Will contribute to the long-term conservation of the fabric of the part of the building being retained.*
- *Involves the removal of later unsympathetic modifications.*
- *Will enhance the heritage significance of the place.*

Support use and development of a heritage place that enhances its significance and contributes to its longevity.

Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.

Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places.

Encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

Support the subdivision of land where:

- *The pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.*



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- The subdivision will conserve or enhance the significance of the heritage place.

Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.

Design development to be consistent with the City of Greater Geelong Heritage and Design Guidelines (Helen Lardner Conservation and Design, 1997).

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01-1S Housing supply

Objective

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

Strategies:

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are 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 widening housing diversity through 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 design.

Support opportunities for a range of income groups to choose housing in well-served locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Incorporated Documents

Clarkes Hill Heritage Area Heritage Design Guidelines

City of Greater Geelong, June 2022

Heritage Place: Clarkes Hill Heritage Area

PS ref no: HO1921

DEMOLITION OR REMOVAL

Retain the surviving early streetscape qualities of the area, including the bluestone kerbs and channels.

Retain significant Victorian, Edwardian, Federation and interwar Bungalow styled dwellings.

BULK, FORM AND APPEARANCE

Encourage additions to existing significant dwellings to be located at the rear.

Design new dwellings and rear additions to existing dwellings to incorporate the following:

- Traditional architectural characteristics employed in a contemporary and/or innovative manner.
- Detached, single storey compositions.
- Hipped and/or gabled roofs with a pitch between 25-35 degrees as the principal design elements.
- Narrow or wide eaves.
- Front or return verandahs.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish.
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.

Encourage the retention of the existing allotment configurations.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.

Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area.

Encourage building heights to be single storey, including the following for new dwellings and additions to existing dwellings visible to public view:

- The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher atypical dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.



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- *The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.*
- *The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view.*

Locate garages or carports to the rear of buildings.

Encourage new fences to be no higher than 1300mm and of a design and construction reflective of the era and construction of the dwelling.

PRIMARY SOURCE

Geelong Region Historic Buildings and Objects Study, Volume 2 (Allan Willingham, 1986)

City of Newtown Urban Conservation Study, Volumes 1-4 (Context Pty Ltd, 1991)

City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b) (Richard Peterson, 1997)

Newtown Heritage Study, Volumes 1-3 (City of Greater Geelong, 2008)

City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)



PLANNING CONSIDERATIONS

The application proposes the construction of a dwelling, driveway and front fencing on the currently vacant subject site. The application also proposes to remove the existing crossover to the west side of the street frontage of the site and re-instate the kerb and channel. The existing trees at the rear of the site are to be retained and new canopy tree planting is proposed. It is submitted that the proposal responds well to the relevant planning provisions which affect the subject site and the proposed development.

Response to Zoning

No planning permit is required for the proposed dwelling pursuant to the provisions of the Neighbourhood Residential Zone and accordingly the proposal is not required to be assessed against the requirements of Clause 54, Rescode. An assessment for compliance in relation to the siting, wall heights, wall lengths, overshadowing, overlooking and other similar requirements will be undertaken when a building permit is sought.

The proposal provides the required 35% of Garden Area as sought by the Neighbourhood Residential Zone.

The proposed dwelling has a height less than the maximum 10.0 metres allowable on land within the Neighbourhood Residential Zone with a slope of more than 2.5 degrees and contains no more than two storeys at any point.

Response to Heritage Overlay

The subject site is located within the 'Clarkes Hill Heritage Area'. The Statement of Significance for this heritage precinct identifies that this area is significant 'for its notable number of Victorian, Edwardian, Federation and interwar Bungalow styled dwellings built on the southern slope of Clarke's Hill, land first subdivided in the mid 19th century.' The Statement of Significance recognises there is diversity in scale and most dwellings have a single storey appearance, though many are elevated as a result of the topography of the land. The physical description of the precinct notes that some of the houses have two storey additions that are recessive at the front, that throughout the precinct there are regular front setbacks and that all dwellings have side setbacks with clear visual separation. The physical description acknowledges that there are a number of introduced front fences, with Austin Street and Clake Street properties characterised by low (1.0 metres) to medium height (1.5 metres) fencing. Some of the front fencing is visually permeable. The Clarkes Hill Heritage Area is historically significant at a local level.

The Heritage Design Guidelines for the 'Clarkes Hill Heritage Area' incorporated into the Greater Geelong Planning Scheme provide guidance in relation to matters of demolition or removal and bulk, form and appearance. The site contains no buildings to be removed and the demolition / removal Heritage Design Guidelines do not refer to vehicular crossovers within this heritage area. Pre-application meeting discussions with Council's Heritage Advisor have identified that the existing concrete kerb and channel is not significant to the heritage area and the removal to allow for a new crossover will have not have any adverse affect on the heritage area if the proposed outcome is matched to that of the recently altered kerb and channel and new crossover for the adjoining property at No. 23 Austin Street.

In terms of bulk, form and appearance the Heritage Design Guidelines for the Clarkes Hill Heritage Area of relevance to the proposal include:

Design new dwellings and rear additions to existing dwellings to incorporate the following:

- Traditional architectural characteristics employed in a contemporary and/or innovative manner.
- Detached, single storey compositions.
- Hipped and/or gabled roofs with a pitch between 25-35 degrees as the principal design elements.
- Narrow or wide eaves.
- Front or return verandahs.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish.
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.

Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area.

Encourage building heights to be single storey, including the following for new dwellings and additions to existing dwellings visible to public view:

- The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher atypical dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view.

Locate garages or carports to the rear of buildings.

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Encourage new fences to be no higher than 1300mm and of a design and construction reflective of the era and construction of the dwelling.

In response to these guidelines it is submitted that consistent with the outcomes for bulk, form and appearance sought by the Clarkes Hill Heritage Area Heritage Design Guidelines the new dwelling will provide traditional architectural characteristics employed in a modest design response that is reflective of the detached, gable and hipped roof designed dwellings in the area. While the windows are not proposed to be of timber construction they are generally of a rectangular design and vertical orientation. The external materials provide a contemporary interpretation of the weatherboard and brickwork character of the area with slimline brickwork and vertical cladding, consistent with adjoining contemporary dwelling within the Austin Street streetscape. The brickwork and cladding are proposed to be of muted tones and the roofing will provide a non-zincalume finish of Colorbond Monument. A gable end porch to the dwelling entry is proposed in a design response similar to that of the adjoining contemporary dwelling to the east and representative of heritage dwellings within the area having front verandah designs. The setback of the ground level front wall of the dwelling is consistent with that of the immediately adjoining dwellings to the west and to the east. The proposed dwelling does not propose any built to boundary walls as exist on the adjoining properties and the minimal side setbacks are reflective of those within the streetscape. As a contemporary designed dwelling is proposed for the subject site the garage is incorporated within the dwelling design, consistent with that of the adjoining contemporary dwelling to the east. The garage will be set back behind the line of the front wall and porch within the ground floor dwelling layout so as not to dominant the streetscape elevation of the dwelling and to provide a consistent garage setback with that of the adjoining property to the east.

With respect to the preferred single storey nature of new dwellings within this heritage area it is noted that the design response for the proposed dwelling presents a single storey height to the street frontage. It is submitted that the first floor component of the proposed dwelling will deliver a generous front setback which matches that of the adjoining two storey dwelling to the east at No. 23 Austin Street. This design response allows the single storey component of the proposed dwelling to be read in the context of the adjoining dwellings, streetscape and site frontage. While the two storey component will be visible as part of the overall built form of the proposed dwelling it is submitted that generous first floor level front setback ensures that the second storey is subservient to the overall design of the dwelling and its streetscape presentation rather than being a prominent element. The proposed design response with a recessed first floor level will ensure that the dwelling when viewed from the east and west perspective will present as single storey to the street consistent with that of the adjoining contemporary designed dwelling at No. 23 Austin Street. The proposed single storey street presentation and recessive first floor design as viewed from the north-west is illustrated by the 3D streetscape perspective prepared by Hamlan Homes.

3D IMAGE OF THE PROPOSED STREETScape FROM THE WEST (SOURCE – HAMLAN HOMES)



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The design response for the proposed dwelling provides at first floor level two gable end roof forms connected by a flat roof section which seeks to minimise visual bulk and massing concerns within the built form. The two gable end roof designed components allow for a visual break within the first floor level built form and seek to provide for an overall dwelling height that is comparable with the existing contemporary dwelling to the east at this second storey level. The ground floor level roofing is consistent with the height of the single storey dwelling to the west and the height of the single storey component of the dwelling to the east, as illustrated within the streetscape plan prepared by Hamlan Homes.

EXTRACT OF STREETSCAPE PLAN (SOURCE – HAMLAN HOMES)



The proposed fence varies in height from 950mm to the west up to 1500mm to the east. The design response of the fence is to provide a horizontal line to match the flat roof design of the garage rather than provide a fence design that slopes with the street frontage which would deliver a contrasting mix of horizontal forms for the site when viewed from the street. The overall fence height is reflective of the varying front fencing heights identified within the Statement of Significance for this heritage precinct. The brick pier and vertical blade infill front fence is reflective of the design of the front fencing of the existing dwelling to the west and will complement the contemporary picket front fence design of the existing dwelling to the east.

With respect to the relevant decision guidelines within the Heritage Overlay at Clause 43.01-8 it is submitted that:

- The proposal achieves the outcomes sought by the Municipal Planning Strategy and the Planning Policy Framework, in particular with respect to Heritage conservation at Clause 15.03-1L the proposal provides a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places..
- The proposal will not adversely affect the natural or cultural significance of the Clarkes Hill Heritage Area through the construction of a new dwelling, removal of the existing crossover and creation of a new crossover, and the proposed front fencing.
- The proposed dwelling responds appropriately to the Statement of Significance for the Clarkes Hill Heritage Area and the Heritage Design Guidelines for the 'Clarkes Hill Heritage Area' incorporated into the Greater Geelong Planning Scheme. The proposed contemporary dwelling provides a well-thought out design response to Council's Heritage and Design Guidelines (1997).
- The location, bulk, form and appearance of the proposed dwelling is in keeping with the character and appearance of adjacent buildings and the heritage place, including with the single storey brickwork character of the dwelling to the west and the contemporary dwelling to the east.
- The proposed works associated with the new dwelling will not adversely affect the significance, character or appearance of the Clarkes Hill Heritage Area.

It is noted that within Council's Heritage and Design Guidelines (1997) the aim of infill development is to create new buildings which retain and enhance the existing heritage character, through buildings which both harmonise with the existing character and provide a good design solution with buildings being recessive and not dominating or obscuring views to heritage assets. Infill development should not copy or replicate heritage buildings and should be a contemporary piece of design. The proposed new dwelling will achieve a good design solution provides which reference to the heritage character of the area through its single storey presentation to the street, the well set back upper level, the gable end roof design, the use of compatible contemporary external materials in muted tones, the appropriate new front fencing along with contemporary elements which will complement the heritage area and reflect the built form of newer dwellings.

Response to Particular provisions

No existing canopy trees are to be removed as a result of the proposed development of the land for a dwelling and new canopy tree planting is proposed to address the requirements of Clause 52.37. No gas connection is proposed for the dwelling in accordance with Clause 53.03.

Response to Planning Policy Framework

The proposal provides for a new dwelling that will contribute to the provision of infill housing within the municipality. The site is located within an identified heritage precinct of the municipality. As previously outline, the proposed dwelling has been designed to provide a contemporary interpretation that relates to the location, bulk, form and materials of the Clarkes Hill Heritage Area consistent with planning policy for heritage conservation. The new dwelling has been designed to be respectful of its location within an existing heritage precinct. The proposed dwelling provides for housing diversity, new housing supply in an established urban area and is consistent with planning policy to deliver well-designed housing that provides a high level of internal and external amenity and incorporates universal design and adaptable internal dwelling design. Overall the proposal provides a good response to planning policies for housing, the built environment and heritage conservation.



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CONCLUSION

As previously stated, no planning permit is required to use or develop the land for a dwelling under the provisions of the Neighbourhood Residential Zone and therefore no Clause 54 assessment is required. Only heritage considerations are part of the assessment of the permit application for the proposed dwelling. Siting and amenity matters including (but not limited to) site coverage, wall heights, wall lengths, overlooking and overshadowing will be assessed at the time of application for a building permit.

It is noted that as the site is greater than 400sqm in area it is required to meet the Garden Area requirements set out at Clause 32.09-4 of the Neighbourhood Residential Zone and the design response achieves this with greater than 35% of garden area provided. The overall height of the new dwelling is also less than the permitted 10.0 metre maximum height allowable within the Neighbourhood Residential Zone on land with a slope of greater than 2.5 degrees.

A planning permit is required under the Heritage Overlay affecting the land for the proposed construction of the dwelling and carrying out of works including the front fence and removal of existing crossover and construction of a new crossover. It is submitted that the proposal responds appropriately to the heritage considerations within the Planning Scheme and will deliver a well-designed, respectful contemporary dwelling within an established heritage area. The new dwelling will provide a positive contribution to the existing built form and heritage dwellings within this heritage area. The proposal responds well to the Clarkes Hill Heritage Area Heritage Guidelines and Council's Heritage and Design Guidelines.

Overall it is submitted that the proposal will deliver an appropriate built form response for the subject site and we look forward to a favourable outcome.

Tania Panozzo
Town Planner
T-Plan