

# PLANNING REPORT

**CITY OF GREATER GEELONG**

**PLANNING PERMIT APPLICATION: PP-865-2025**

**ADDRESS: 7 SUMMER STREET, EAST GEELONG**

**PROPOSAL: PART DEMOLITION, ALTERATIONS AND ADDITIONS TO DWELLING**

**DESIGN RESPONSE TO HERITAGE OVERLAY HO1642 OF THE  
CITY OF GREATER GEELONG PLANNING SCHEME  
AT No. 7 SUMMER STREET, EAST GEELONG.**

**FOR**



**MARCH 2026**

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## **INTRODUCTION**

SPL Architects were retained by [REDACTED] to prepare a planning submission of a proposal to construct alterations and additions to an existing dwelling located at 7 Summer Street, East Geelong.

In the course of preparing this planning submission, the subject site and its environs were inspected, and the development plans have been reviewed and are commented upon in this submission.

A pre-planning meeting was held with the City of Greater Geelong (PRE-35-2025) to discuss the approach to the development.

Pursuant to the City of Greater Geelong Council Planning Scheme, the subject site is situated within a Residential 1 Zone. There exists a heritage overlay applicable to the site. The applicable overlay is HO 1642: Early 20th century residential heritage area and the subject site are also located in the Geelong residential character study. This planning submission highlights the development's ability to comply with the relevant Clauses of the City of Greater Geelong Council Planning Scheme and Residential 1 Zone.

A design response written submission to demonstrate how the proposed development meets the objectives and standards of the City of Greater Geelong Council Planning Scheme was requested and forms part of this planning submission.

## **NEIGHBOURHOOD AND SITE DESCRIPTION**

The subject site is located on the west side of Summer Street, East Geelong.

Single dwellings generally occupy this area. The dwellings around the subject site on Summer Street are single storey in size and are generally of Edwardian appearance. Single dwellings with double storeys are located behind the subject site in Normanby Street and to the front of the subject site in Thorne Street.

Setbacks to the front and sides appear to be minimal for the majority of surrounding properties, with the exception of the front set back on the adjacent No. 5 Summer Street.

The existing dwelling on the subject site is single storey with raised timber floor. The building is a typical Edwardian, (approx. 1914), weatherboard clad, timber framed with timber-framed windows and a corrugated metal roof.

Existing mature trees are present at the front of the property and to the rear private open garden space there are generally palm trees, ferns, medium shrubs, small plants and grass. There are no trees of significance noted. The site falls to the street with a uniform grade of approximately 1 in 100. A low wire fence completes the street facade.

The adjacent dwelling to the south is a single storey, timber frame building with weatherboard cladding, corrugated metal roof and timber windows. The dwelling to the north is single storey, brick veneer rendered building, tiled roof with timber framed windows.

All common boundaries have timber pailing fences that range in height from 1.6 to 1.8m.

The site location in Summer Street is located between Portarlington Road and the Bellarine Highway and is short walk to the Garden St shops, University Hospital Geelong, Geelong High School, Eastern Beach and Park and the Botanical Gardens.

## THE PROPOSAL

It is proposed to retain the existing original Edwardian dwelling and demolish the later built lean-to extension. The lean-to extension currently houses the open plan lounge dining and kitchen. The proposed extension will consist of an open plan living, dining and kitchen on the ground floor and a first floor living and master bedroom with ensuite. The new extension will be set back from the existing original dwelling with a link.

The proposed demolition and redevelopment of the existing residential extension with maintaining the original dwelling and roofline is inline with the residential zoning, the heritage overlay and in keeping with the orderly planning of the area.

The development is proposed to have minimal effect on the environment, through retaining the existing original building and largely maintaining the existing building footprint and through environmentally and human health conscious material selection. The demolition of the existing non-heritage lean-to extension is proposed to be largely via hand, with material preserved for re-use where possible.

The development will reinforce the amenity of the area by providing an increase in residential capacity whilst maintaining the dominance of the heritage streetfront. This aligns with both the intent of the heritage overlay and the local planning residential densification aim.

The property is bounded by Summer St to the East, a ROW lane to the West and residential housing to the North and South. The location in Summer Street is a short walk to the Geelong High School and Eastern Park and the Botanical Gardens.

There are no factors in the proposed development likely to cause or contribute to land degradation, salinity or reduce water quality.

The proposed development largely maintains the footprint of the existing building and will maintain the quality of the stormwater within and exiting the site.

The established garden consists of various species of palm trees, fruit trees, maple, camellias, ferns, roses, shrubs and a small lawn. There are no trees listed in the heritage report. The established garden is largely proposed to remain and it will be protected during construction. One camillia and one banksia rose are proposed to be removed to facilitate the extension.

There is no increase in the risk of flood, erosion or fire hazard with the proposed development.

Construction access to the site is proposed to be via the rear lane and Myers St to minimise disruption to local traffic. Smaller deliveries via Summer Street would be inline with current residential practice.

The development will have no impact on the current and future development and operation of the transport system.

Site area	- 337 m2
Building area	- 260 m2
Existing Dwelling	-125m2
Existing Shed	- 27m2
Demolition	- 46m2
Retained	- 79m2
New Extension	- 135m2
New Ground Floor	- 62m2
New First Floor	- 70m2
Proposed Site coverage	- 49.8%

## **HERITAGE OVERLAY HO1642**

In general, the proposed works will enhance the residential heritage area and preserve the street front.

The objectives of this policy have been complied with in respect to:

- Nature strips, footpaths, plantings will remain unaltered.
- The existing Edwardian weatherboard dwelling will be retained unaltered.
- The setback from the front will remain unaltered.
- The front fence will remain and will be painted to match the existing dwelling.
- The proposed new extension will be set back from the existing building with a link to ensure it remains subservient to the existing building.
- Low maintenance materials proposed for the new extension will provide a degree of separation but, where different, will use a similar colour palette to assist the extension to remain subservient to the existing dwelling.
- Form and scale of the new extension will match the existing residence and will occupy a similar footprint to the existing extension to preserve the existing rear plantings.

## **CONCLUSION**

Based on this assessment, the proposed development meets the objectives and standards of Heritage overlay 1642 of the City of Greater Geelong Council Planning Scheme.

The documented approach was discussed with CoGG Planning and Heritage in a Pre-planning meeting (PRE-35-2025) and aligns with the advice given at the time.

The existing original weatherboard dwelling is proposed to be retained in its entirety, including the roof, (and rear eaves gutter), and front garden, preserving the street front. The proposal extension will be set back from the existing building with a link and will be subservient to the existing dwelling to create an updated family home which will increase the housing choice in this area of Geelong.

The proposal does not affect the amenity of the surrounding properties. The proposal's bulk form and appearance will remain subservient to and will not adversely affect the significance of the existing building and street front heritage overlay. The proposal will enhance the existing building and is also respectful of the existing residential neighbourhood setting.

**APPENDIX A – Clause 65.01**

Pre-planning meeting minutes (PRE-35-2025)

**65.01****APPROVAL OF AN APPLICATION OR PLAN**

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *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.*

The subject site is located in residential zoning area and is covered by a heritage overlay HO1642.

- *The orderly planning of the area.*

The proposed demolition and redevelopment of the existing residential extension with maintaining the original dwelling and roofline is inline with the residential zoning, heritage overlay and in keeping with the orderly planning of the area.

- *The effect on the environment, human health and amenity of the area.*

The development is proposed to have minimal effect on the environment, through retaining the existing original building and largely maintaining the existing building footprint and through environmentally and human health-conscious material selection. The demolition of the existing non-heritage lean-to extension is proposed to be largely via hand, with material preserved for re-use where possible.

The development is proposed to reinforce the amenity of the area by providing an increase in residential capacity whilst maintaining the dominance of the heritage street front . This aligns with both the intent of the heritage overlay and the local planning residential densification aim.

- *The proximity of the land to any public land.*

The property is bounded by Summer St to the East, a ROW lane to the West and residential housing to the North and South. The location in Summer Street is a short walk to the Geelong High School and Eastern Park and the Botanical Gardens.

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

There are no factors in the proposed development likely to cause or contribute to land degradation, salinity or reduce water quality.

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

The proposed development largely maintains the footprint of the existing building and will maintain the quality of the stormwater within and exiting the site.

- *The extent and character of native vegetation and the likelihood of its destruction.*

The established garden consists of various species of palm trees, fruit trees, maple, camellias, ferns, roses, shrubs and a small lawn. There are no trees listed in the heritage report. One Camillia and one banksia rose are proposed to be removed to facilitate the extension.

- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

The established garden is largely proposed to remain. It will be protected during construction and no existing trees will be removed.

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

There is no increase in the risk of flood, erosion or fire hazard with the proposed development.

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Construction access to the site is proposed to be via the rear lane and Myers St to minimise disruption to local traffic. Smaller deliveries via Summer Street would be inline with current residential practice.

- *The impact the use or development will have on the current and future development and operation of the transport system.*

The development will have no impact on the current and future development and operation of the transport system.

**APPENDIX B –**

Pre-planning meeting minutes (PRE-35-2025)

**CITY OF GREATER GEELONG**

WADAWURRUNG COUNTRY P: 03 5272 5272  
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Spl Architects  
140 High Street  
DRYSDALE VIC 3222

25-Feb-2025

PRE-35-2025

Dear Sir/Madam,

Re: **Planning Permit Application No: PRE-35-2025**  
**Address: 7 Summer Street, EAST GEELONG**  
**Proposal: Demolition of existing rear extension and proposed new two storey rear extension**

Enclosed is a copy of the Pre-Application Meeting notes for the above meeting.

Please find attached a copy of the Pre-Application Meeting notes for the meeting referenced above. Kindly note that the advice provided is preliminary in nature.

Although we aim to offer clear and helpful guidance to assist you with your application, following this advice does not guarantee the approval of any subsequent planning permit application.

The advice we provide may be influenced by changes to the Greater Geelong Planning Scheme, the proposal design, additional information received, referral feedback, site inspections, the public notice process, and other evolving circumstances. A full assessment of your proposal will be conducted once the application is submitted.

You are advised at this early stage that it is important that you check:

- Asset locations with Barwon Water as this may impact on your overall design and the ability for the site to be developed. The City takes no responsibility for these assets.
- Your Title including Plan of Subdivision to ensure there are no restrictions.
- If a Cultural Heritage Management Plan is required.

Should you require any further information please contact Statutory Planning on 03 5272 4456 or email [statplanning@geelongcity.vic.gov.au](mailto:statplanning@geelongcity.vic.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Watters', written over a light blue horizontal line.

STATUTORY PLANNER

**STATUTORY PLANNING**  
**137-149 MERCER STREET, GEELONG**

<b>Meeting Date</b>	27/2/2025	<b>Reference No.</b>	PRE-35-2025	<b>On-Site Meeting?</b>	Office
<b>Site Address:</b>	7 Summer Street, EAST GEELONG			<b>Lot Size</b>	338sqm
<b>Attendees</b>	<b>Internal:</b> Rory O'Loughlen Peter Watkins David Rowe		<b>External:</b> Sean Lonergan Joan Peter		

<b>Is the site Bushfire Prone under the Building Regulations?</b>	No	<b>Any known easements or restrictions on the land?</b>	No
<b>Are there any gas pipelines on or adjacent the site?</b>	No	<b>Any infrastructure in the road reserve?</b>	Yes
<b>Any proposed Planning Scheme Amendments that may affect the land?</b>	No	<b>Is the site within 500 metres of a former landfill site?</b>	No
<b>Does the garden area requirement apply?</b>	No (under 400sqm)	<b>Is the site subject to coastal inundation (2040)?</b>	No
<b>Is any part of the site located in an area of Aboriginal Cultural Heritage sensitivity?</b>	No	<b>Do ESD requirements apply?</b>	No
<b>Is the site in an Area of Increased Housing Diversity?</b>	Yes	<b>Is any vegetation required to be removed?</b>	No permit trigger
<b>Is the site designated as Flood Prone under the Building Regulations?</b>	No		

#### Previous Planning Permits / Pre-Application Meetings

<b>Previous Planning Permits</b>	PP-1301-2015: Buildings and Works associated with the installation of a new window to an existing dwelling in a Heritage Overlay PP-722-2013: Buildings and Works associated with construction of a shed.
<b>Information Submitted:</b>	Site Photos, 3D visualisation, proposed floor plans, indicative demolition footprint (no elevation plans provided).
<b>Proposal Description:</b>	Partial Demolition, Alterations and Additions to a Dwelling in the Heritage Overlay

Planning Controls			
<b>Zone:</b>	General Residential Zone – Schedule 4	<b>Triggered?</b>	<b>No</b>
<b>Detail:</b>	Building Siting will be responsibility of building surveyor.		
<b>Overlay(s):</b>	Heritage Overlay (HO1642)	<b>Triggered Overlays</b>	<b>Yes</b>
<b>Detail:</b>	Partial Demolition, Alterations, Additions		
<b>Relevant Particular Provision(s)</b>	N/A		
<b>Detail</b>	N/A		
<b>Relevant Local Policy</b>	Clauses 15.03, 15.03-1S, 15.03-1L Incorporated Documents 'HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines' and City of Greater Geelong Heritage and Design Guidelines		
<b>Any abutting zones or overlays of relevance?</b>	No		

### **Planning Permit Triggers**

Clause 43.01-1;

- Partial Demolition
- Alterations to a heritage dwelling
- Additions to a heritage dwelling

### **Heritage Advisor Comments and Recommendations:**

- **Significance:** The timber weatherboard Edwardian dwelling at 7 Summer Street is identified in the Geelong City Urban Conservation Study (1992) as having contributory significance. It forms part of the Early Twentieth Century Residential Heritage Area HO1642. As outlined in the Early Twentieth Century Residential Heritage Area Statement of Significance, this heritage area is significant for its 'well-preserved ... early twentieth century residential, suburban development dating from the 1890s to the 1930s and is dominated by Californian Bungalow and Edwardian timber villas. Houses are typically modestly proportioned, detach, single-storey and timber with decorative timber fretwork and gable infill.'
- **Heritage Status:** The Early Twentieth Century Residential Heritage Area is identified in the Schedule to the Heritage Overlay as HO1642. No external paint controls, internal alteration controls or tree controls apply, and there are no outbuildings or fences of note. However, solar energy system controls do apply.
- **Partial Demolition:** the partial demolition involves the removal of the rear skillion wings (behind the principal hipped roof). As these wings have been introduced, no adverse affect on the significance of the dwelling and this part of the heritage will result. There will be some minimal adverse affect on the significance of the heritage place with the removal of the rear eave of the principal hipped roof but this negative impact would be negligible.

It was suggested that the demolition plan prepared for the planning permit application include a demolition method statement annotation stating: retained fabric to be safeguarded during demolition and construction (structurally propped, weatherproofed and not damaged).

- **Proposed Two Storey Additions:** Cuboid (parapeted and flat-roofed) two storey additions are proposed at the rear of the principal hipped roof. The addition is proposed to be in line with the north and south wall planes of the existing dwelling and project to the rear of the property. Brick ground floor walls and lightweight vertically-oriented first floor wall cladding is proposed. It was explained that the Early Twentieth Century Heritage Area Heritage Design Guidelines promote single storey developments with hipped and/or gabled roof forms and traditional materials, and the City of Greater Geelong Heritage and Design Guidelines providing opportunities for two storey additions that are recessive, subservient in proportion (set in from the sides) and have matched roof forms and materials as the existing dwelling. For additions equal to and greater than the footprint of existing dwellings, a link is advised in the Guidelines. Ultimately, it was outlined that it is whether the proposed meets the purpose of the heritage overlay, which is about conserving and enhancing the significance of the heritage place. New work that is independent in form and scale and appearance (such as that proposed) may not necessarily have an adverse affect on the significance of the heritage place if: it does not remove substantial significant building fabric; and, if it is not exposed to public view. In this case, the exposure of the sheer two storey wall plane of the north side, due to an absence of setback of the upper floor, was suggested to be considered for a setback in line with the existing chimney (northern line). Given that the addition will be equal or greater than the footprint of the dwelling, and also as a practical measure, a link that visually separates the Edwardian dwelling and the two storey dwelling was also suggested as another option. That is, the provision of a narrow single storey link located under the eaves of the rear (west) hipped roof face that connects to the two storey addition proper. Because the two storey addition would then be further setback from Summer Street and a separate entity to the Edwardian dwelling, a northern (side) setback of the upper floor would not likely be necessary. Because the addition would have less visibility on the south side when viewed from Summer Street, a side setback of the first floor component would not likely be necessary. Another alternative that was discussed was a two storey addition that included an eastern component above the existing rear hipped roof. Commencing at the location of the chimney, an addition in this locality would need to more fully respond to the Heritage and Design Guidelines with a hipped roof form and similar materials, and be set in from the sides of the dwelling to create subservience. While the addition might therefore be more visible, it would at least be in keeping with the character and appearance of the heritage place.

***Planner comments and recommendations:***

- Building Siting, Overlooking, Overshadowing, setbacks etc., will be matters addressed by the relevant building surveyor.

***Plans/ Documents to be submitted with any application:***

- Town Planning Report to respond to:
  - HO1642 Guidelines
  - Geelong Heritage Design Guidelines
  - Applicable Planning Policy
  - Heritage Overlay
- Plans set to show;
  - Proposed Demolition (floor plan, roof plan, elevations, others as relevant).

- Existing Floor Plan
- Proposed Floor Plan
- Existing Elevations
- Proposed Elevations (All materials and finishes clearly notated)
- Visualisations of how the proposed extension will be viewed from the street
- Demolition Method Statement
- Copy of Title
  - A full copy of any restriction on title
  - Title Plan of Subdivision

**Other Information relevant to the application:**

- VicPlan <https://mapshare.vic.gov.au/vicplan/>
- Clause 43.01 (Heritage): <https://planning-schemes.app.planning.vic.gov.au/Greater%20Geelong/ordinance/43.01>
- Incorporated Document HO1642: <https://planning-schemes.app.planning.vic.gov.au/static/incorporateddocs/legacy/Greater-Geelong/581930/C417ggee-HO1642-Early-Twentieth-Century-Residential-Heritage-Design-Guidelines-June-2022.pdf>
- Heritage and Design Guidelines: <https://planning-schemes.app.planning.vic.gov.au/static/incorporateddocs/legacy/Greater-Geelong/401445/ggee-NPS1-Heritage-and-Design-Guidelines,-City-of-Greater-Geelong,-1997.PDF>
- Heritage Listing: <https://vhd.heritagecouncil.vic.gov.au/places/20748>
- Standard Planning Application Form <https://www.geelongaustralia.com.au/planning/task/item/8ca9a900602a203.aspx>
- Fee Schedule: <https://www.geelongaustralia.com.au/planning/article/item/8cd9cd8e6b03baa.aspx>
- Planning Application Checklists <https://www.geelongaustralia.com.au/search/default.aspx?q=checklist>

*DISCLAIMER: All information and correspondence (including plans, drawings, photos, emails, etc.) that you submit to Council in relation to a preapplication proposal, as well as meeting notes and written feedback, will be held in Council's Records Document Management System.*

*Any advice provided at the pre-application meeting is preliminary advice only. Council will attempt to provide clear and concise advice based on the information tabled at the pre-application meeting and the relevant provisions within the Greater Geelong Planning Scheme.*

*This advice may be impacted by consequential changes to the Greater Geelong Planning Scheme, the design, further information received, referral advice, site inspection, the public notice process or any other change of circumstance.*