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PLANNING REPORT

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project

proposed additions &
alterations to DWELLING

address

1/42 Golf Links Road
BARWON HEADS

client(s)



March 25th 2026

Town Planning Department
Wurriki Nyal
137-149 Mercer Street
Geelong VIC 3220

Application Summary

Site

1/42 Golf Links Road, Barwon Heads

Proposal

Construction of a second-storey addition, and ground floor addition/alterations to the existing dwelling

Planning Controls

- Clause 32.08 – General Residential Zone (Schedule 2)
- Clause 43.02 – Design and Development Overlay (DDO42)

This report has been prepared in support of an application for planning approval for a second-storey addition to the existing dwelling at 1/42 Golf Links Road, Barwon Heads.

The proposed main addition is located to the rear of the existing weatherboard dwelling and is partially positioned above the attached garage. The addition is largely contained within the existing building footprint.

The design adopts a contemporary built form that responds to the evolving character of the area, while maintaining a recessive upper level to minimise visual bulk and off-site impacts. The proposal has been designed to achieve compliance with the relevant objectives and standards of Clause 54, with regard to overlooking, overshadowing, and building separation.

A planning permit (PP-501-2023) was previously issued for a second-storey addition to the dwelling. The current proposal represents a refinement of the approved scheme, removing the previously approved terrace over the garage and introducing minor external works, including a small ground floor addition to the northern side of the dwelling. The revised design maintains the overall built form outcome while reducing potential amenity impacts.

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1 Permit requirement

1.1 Requirements under General Residential Zone (GRZ2)

As per Clause 32.08, General Residential Zone 2, a permit is required to construct or extend a dwelling on a lot of less than 300 square metres.

32.08-5 Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot less than 300 square metres.

A permit is required to construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling on a lot less than 300 square metres and the fence exceeds the maximum height specified in clause 54.02-7.

Therefore, a permit is required.

1.2 Requirements under Design and Development Overlay (DDO42)

Under Schedule 42, a permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

Table 1: Design Requirements

Design Requirement	
Site coverage	The site area covered by buildings must not exceed 60%.
Street setbacks	Walls of buildings must be set back at least 4m from the front street for lots adjacent to a Transport Zone 2, or 6m for all other streets.
Side setbacks	Buildings must be set back at least 2m from one side boundary.
Canopy trees	Development must provide at least one (existing and/or new) indigenous canopy tree per site (parent lot), with at least one canopy tree provided in the front yard.
Permeability	The site area covered by pervious surfaces must be at least 20%.
Garages	The width of a garage door(s) must not exceed more than 5.6m, or 35% of the lot frontage if the frontage is greater than 16m. Garages must be set back at least 1m behind the front wall of a building.
Fencing	Fencing within the front setback must not exceed 1.5m in height for lots adjacent to a Transport Zone 2, or 1m for all other streets Fencing within the front setback must be at least 50% transparent.

The proposal results in a site coverage that exceeds 60%.

Therefore, a permit is required.

2 Response to 32.08, General Residential Zone 2

Application Requirements

An application to which this clause applies must be accompanied by:

- A site description – Clause 54.01-1.
- A design response – Clause 54.01-2 including a landscape plan.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

2.1 Design Response

The proposed second-storey addition to the existing weatherboard dwelling adopts a contemporary architectural language that responds to both the immediate site conditions and the evolving character of the surrounding neighbourhood.

The design draws on established built form cues within Golf Links Road, where a mix of single and double-storey dwellings, including contemporary infill development, is evident. The upper level is expressed as a clearly defined, recessive form, sitting above and behind the existing dwelling to reduce visual bulk when viewed from the street and adjoining properties. This approach maintains the primacy of the original single-storey form and ensures the addition integrates comfortably within the prevailing streetscape.

Materially and formally, the addition references traditional gable forms common to the area, while adopting a simplified, contemporary interpretation. The use of an 'eaves-less' offset gable and restrained detailing provides a clear distinction between old and new, allowing the existing dwelling to remain legible while presenting a cohesive overall composition.

The siting and massing of the upper level have been carefully considered to minimise impacts on adjoining properties. Setbacks and building separation reduce perceived bulk and maintain appropriate spatial relationships; while overlooking and overshadowing have been addressed through built form, orientation and screening, ensuring compliance with ResCode amenity objectives.

Overall, the proposal represents a balanced response that respects neighbourhood character while accommodating a contemporary extension, consistent with the objectives of Clause 54 and the General Residential Zone.

2.2 Clause 54 Assessment

2.2.1 54.02 Neighbourhood character

<p>54.02-2 Building height objective</p> <p>To ensure that the height of buildings responds the existing or preferred neighbourhood character.</p>	<p>Standard A2-2</p> <p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p>	<p>Deemed to Comply</p> <p>The maximum building height applicable to the site is 8.1 metres and 2 storeys at any point. The proposed maximum building height of 8.1 metres meets the standard/mandatory building height requirement of the General Residential Zone.</p>	<p>Right of Appeal</p> <p>No, standard met</p>
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<p>54.02-3 Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p>Standard A2-3</p> <p>A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> <p>Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p>	<p>Variation</p> <p>Encroachment into setback taken from common property boundary is maximum of 2.63m or 3.93m in height (see Proposed West Elevation).</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings or small second dwellings. • Whether the wall abuts a side or rear lane. <p>Compliant except for addition on along common property boundary. The encroachment does not result in unreasonable amenity impacts on common property or neighbouring property (no. 40 Golf Links Rd), given the ~4.5m width of the common driveway.</p> <p>A setback line has been shown on the West elevation from the boundary of no. 40 to illustrate that the addition shall not disrupt the existing pattern of development/streetscape.</p> <p>See submitted plans.</p>	<p>Right of Appeal</p> <p>Yes, standard varied</p>
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<p>54.02-4 Walls on boundaries objective</p> <p>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p>	<p>Standard A2-4</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Deemed to Comply</p> <p>The proposed wall on the North boundary extends for a length of 11 metres, has an average height of 3.05 metres, and a maximum height of 3.1 metres.</p> <p>There are no carports proposed to be on or within 1 metre of a side or rear boundary.</p>	<p>Right of Appeal</p> <p>No, standard met</p>
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<p>54.02-5 Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>Standard A2-5 The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to a zone; or If no maximum site coverage specified in a schedule to a zone, the percentage specified in Table A2-5: <p>Table A2-5 Site coverage</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> <tr> <td>Housing Choice and Transport Zone</td> <td></td> </tr> </tbody> </table>	Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone		<p>Variation The maximum site coverage specified for this site is 60 percent.</p> <p>The proposed site coverage of buildings is 62.4 percent of the site, which is greater than the maximum required by the standard.</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The existing site coverage and any constraints imposed by existing development or the features of the site. The site coverage of adjacent properties. The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood. <p>While the proposal exceeds the numerical standard by 2.4%, the extent of variation is minor and does not result in increased visual bulk or reduced permeability outcomes relative to the surrounding context.</p> <p>This outcome is further supported by the presence of a 4.5 metre wide common accessway along the southern boundary, which maintains a substantial separation between built form and ensures the objective of the standard is achieved.</p>	<p>Right of Appeal Yes, standard varied</p>
Zone	Area																
Neighbourhood Residential Zone	60 per cent																
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Housing Choice and Transport Zone																	

2.2.2 54.04 External Amenity

<p>54.04-3 Overshadowing secluded open space objective</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard A4-3</p> <p>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced</p>	<p>Deemed to Comply</p> <p>The extent of overshadowing associated with the proposed development is within the requirements of the standard as:</p> <p>More than 50% of the SPOS or 25sqm with a minimum dimension of 3m is not overshadowed for a minimum of 5 hours between 9am and 3pm on 22 September</p>	<p>Right of Appeal</p> <p>No, standard met</p>
<p>54.04-4 Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard A4-4</p> <p>In Clause 54.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p>	<p>Deemed to Comply</p> <p>The development is designed to meet the requirements of the standard with overlooking into existing secluded private open space areas and habitable room windows limited in accordance with the Standard.</p> <p>See submitted overlooking plan.</p>	<p>Right of Appeal</p> <p>No, standard met</p>

	<ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent direct views, such as horizontal ledges or vertical fins. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>		
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2.2.3 54.05 Sustainability

<p>54.05-1 Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To contribute to urban cooling</p>	<p>Standard A5-1</p> <p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p>	<p>Deemed to Comply</p> <p>The site retains 36.35 per cent permeability, assisting in on site stormwater filtration.</p>	<p>Right of Appeal</p> <p>No</p>
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3 Response to 43.02, Design and Development Overlay Schedule 42

	Design Requirement	Response
Site coverage	The site area covered by buildings must not exceed 60%.	$165.27\text{m}^2 / 264.85\text{m}^2 = 62.4\%$ As stated in response to GRZ2.
Street setbacks	Walls of buildings must be set back at least 4m from the main street for lots adjacent to a Transport Zone, 2 or 6m for all other streets.	No change.
Side setbacks	Buildings must be set back at least 2m from one side boundary.	No change.
Canopy trees	Development must provide at least one (existing and/or new) indigenous canopy tree per site (parent lot), with at least one canopy tree provided in the front yard.	No change.
Permeability	The site area covered by pervious surfaces must be at least 20%.	36.35%
Garages	The width of a garage door(s) must not exceed more than 5.6m, or 35% of the lot frontage if the frontage is greater than 16m. Garages must be set back at least 1m behind the front wall of the building.	No change.
Fencing	Fencing within the front setback must not exceed 1.5m in height for lots adjacent to a Transport Zone, 2m for all other streets. Fencing within the front setback must be at least 50% transparent.	No change.