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PLANNING REPORT

PLANNING PERMIT APPLICATION

2 STEPHENS PDE, BARWON HEADS

29 APRIL 2026

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1. OVERVIEW

This application seeks approval for buildings and works at 2 Stephens Parade, Barwon Heads. An existing dwelling is located on the site and it is proposed to construct a new studio and works around the dwelling.

The land is zoned Schedule 1 to the Low Density Residential Zone (LDRZ1) in the Greater Geelong Planning Scheme and affected by a Heritage Overlay (HO1650) and Bushfire Management Overlay.

Planning Permit Triggers

The only permit trigger for this application applies to Clause 43.01 – Heritage Overlay

The application is supported by the following documents:

- Attachment 1 – Plans
- Attachment 2 – Title

2. PROPOSAL

This proposal seeks to construct a new studio on the western side of the site and additional decking and utility yard. The studio building is 31.92m² and the utility area is open aired.

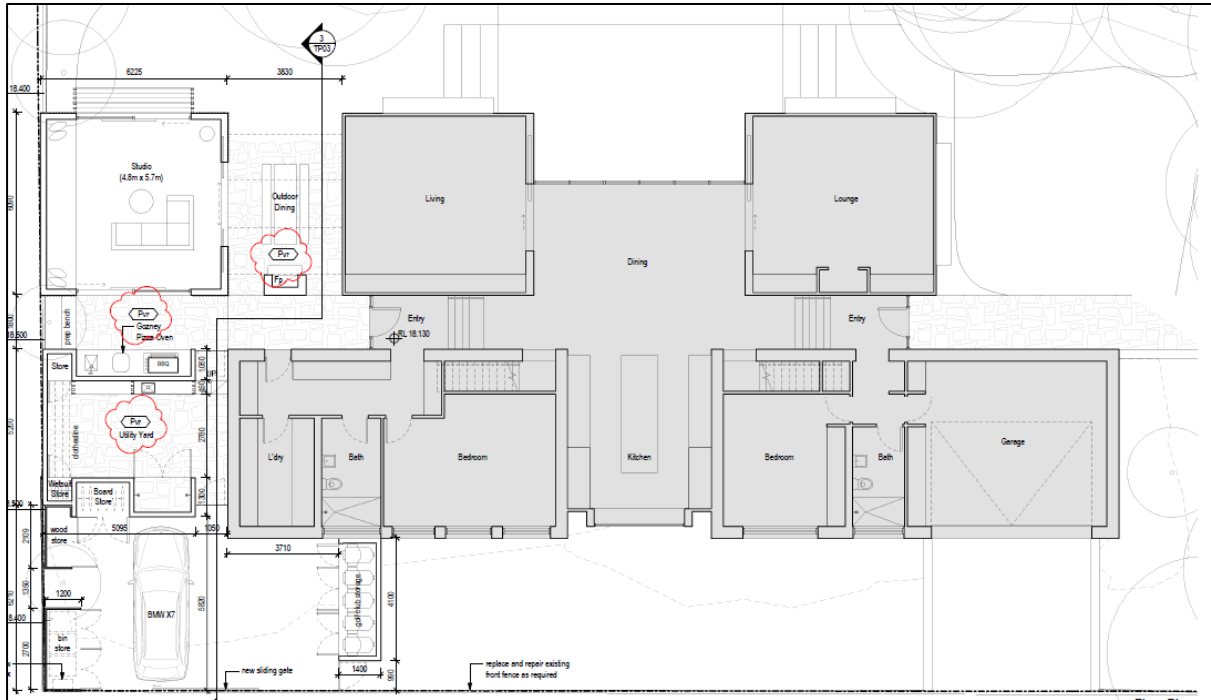


Figure 1 – Proposed works

Refer to Attachment 1 – Amended Plans.

The title particulars are Lot 2 on PS9153080. There are no restrictions or easements on the title.

Refer to Attachment 2 – Copy of Title.

3. SITE CONTEXT

The subject site is located on the corner of Stephens Pde and Golf Links Road, Barwon Heads. It is located to the south of the Barwon Heads Golf Club and north of the Barwon Heads Coast Reserve. This site is part of a small pocket of residential dwellings located on the outskirts of the township of Barwon Heads.

The area of the lot is 1275m².



Figure 2 – Subject site (Nearmap)

The site is located within the Heritage Overlay however is a contemporary residential dwelling. This proposal does not seek to change the overall form of the dwelling. The proposed works align will have minimal visual impact on the streetscape and heritage integrity of the area.



Figure 3 – Subject Site (Google Street View)

4. PLANNING POLICIES

Municipal Planning Strategy

15.03-1L Heritage conservation

This policy applies to heritage places, however as this site has been modified it is not considered relevant. The proposal has considered the Golf Links Statement of Significance in the Design Response.

Principal Planning Policies

The proposed development is supported by a range of local policies in the Greater Geelong Planning Scheme.

Clause 15.01-2S Building Design

This policy aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. This design objective has been considered in the proposed site coverage and design response.

11.03-6L-01 Bellarine

The policy for Barwon Heads aims to protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting. It also aims to ensure development has minimal impact on the indigenous vegetation and landscape character in the environmental significance area. This design has responded to this policy.

11.03-5S Distinctive areas and landscapes

The site is located within the Bellarine Distinctive Landscape Area. The proposed works are consistent with the policy directions as the works are associated with an existing dwelling.

5. PLANNING REQUIREMENTS

The land is zoned Schedule 1 to the Low Density Residential Zone (LDRZ1) in the Greater Geelong Planning Scheme. The site is also affected by a Heritage Overlay (HO1650) and Bushfire Management Overlay (BMO).

Low Density Residential Zone

The subject land is located in the LDRZ1. A planning permit is not required for an extension to an existing dwelling in the LDRZ. Schedule to the LDRZ does not specify area requirements, therefore a permit is not required for buildings and works. The garden area requirement does not apply in the LDRZ.

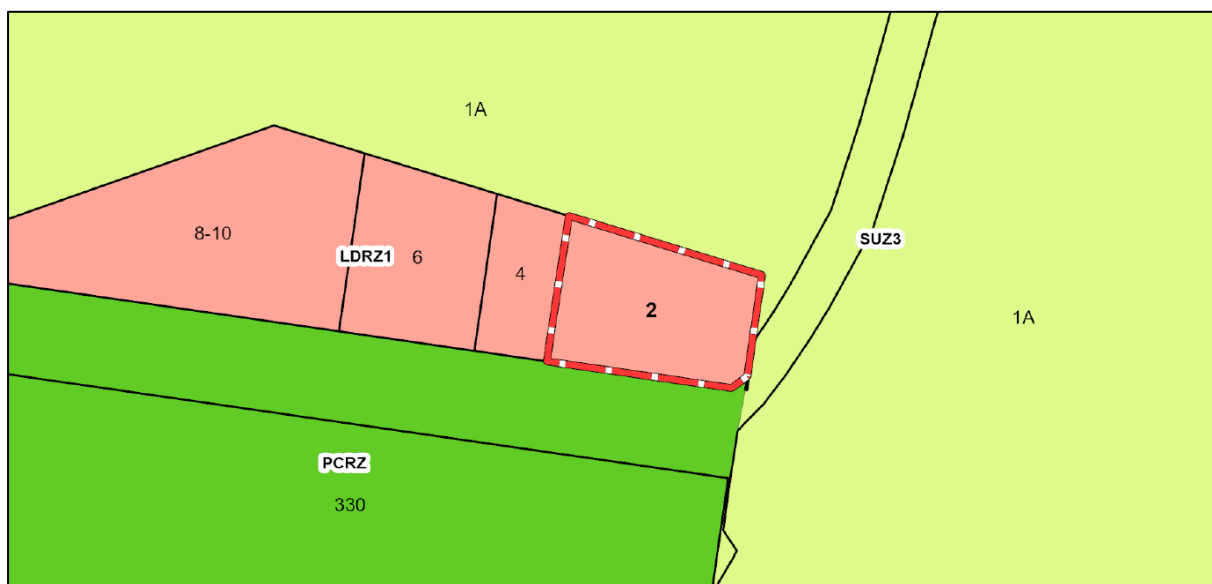


Figure 4 – Low Density Residential Zone

Heritage Overlay

HO1650 applies to the site and a planning permit is required for buildings and works. HO1650 applies to the Golf Links Heritage Area which includes the Barwon Heads Golf Course and the surrounding area.

Based on the *National Trust* principle, the decision-making is limited to the scope of the purpose for which the power to exercise that discretion is conferred. In this instance as the only permit trigger is heritage, therefore this is the only relevant consideration for this application.

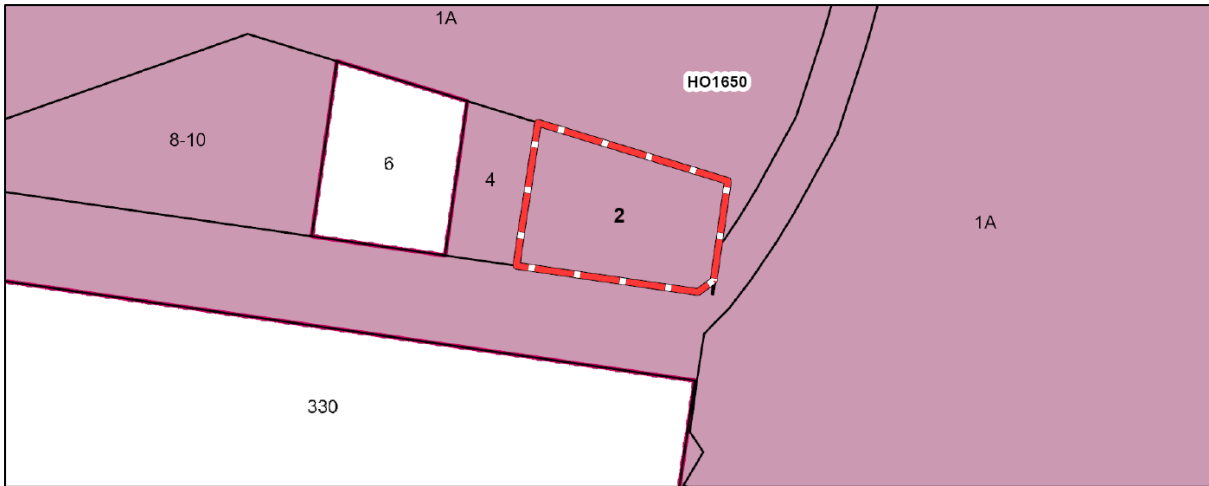


Figure 5 – Heritage Overlay

Bushfire Management Overlay

Clause 44.06 (Bushfire Management Overlay) applies to the land however a permit is not required under this provision for buildings and works as the “alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building”.



Figure 6 – Bushfire Management Overlay

Clause 53.18 Stormwater Management

This provision has been considered and a proposed design will capture the additional site coverage with additional stormwater treatment. The impact will be minimal as the proposed studio is only 31.92m² and the additional covered area is 22.77m. The stormwater will be diverted to the existing system. This notated on the attached plans.

Marine and Coastal Act 2018

The proposed works are located more than 200m from the high-water mark and on private land, therefore consent is not required under the *Marine and Coastal Act 2018*.

Cultural Heritage

A Cultural Heritage Management Plan is not required as the works are associated with the existing single storey dwelling.

6. ASSESSMENT

This proposal seeks to construct a new studio building and works around the existing dwelling. The site is located within the HO1650 Heritage Precinct and a permit is required for buildings and works.

The studio is an outbuilding of 31.92m². The works are less than 50% of the dwelling and do not trigger a planning permit under the BMO. The works are constructed on the western boundary and the height of the wall on the boundary varies from 2.3m to 3.6m. The works also include bin and golf club storage in the frontage setback which is 1.8m high and sits behind the existing fence.

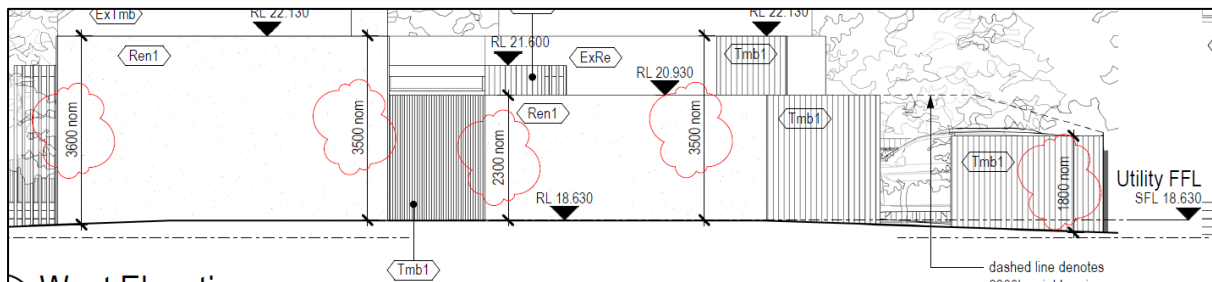


Figure 7 – Western Elevation

The Golf Links Heritage Area Statement of Significance applies to the Barwon Heads Golf Course and surrounds. The dwelling at Stephens Parade is a contemporary dwelling, however values of this area are based on the large to medium-scale built form. The proposed works will not compromise the heritage integrity of this area.

The Golf Links Heritage Guidelines apply to the precinct and provide guidance for buildings design. The proposal is a single storey addition to the rear of the dwelling and works on the western side of the building which is setback from the main building line and used as utility area (not a garage).

The heritage guidelines encourage the garage to be setback beyond the building line. Although the proposed works are not a garage building the works are setback to lessen the visual impact from the street.

The material of the works visible from the street are timber and with a flat roof. The balance of the works are located in the rear of the property and not visible from the street. A material schedule forms part of the plans.

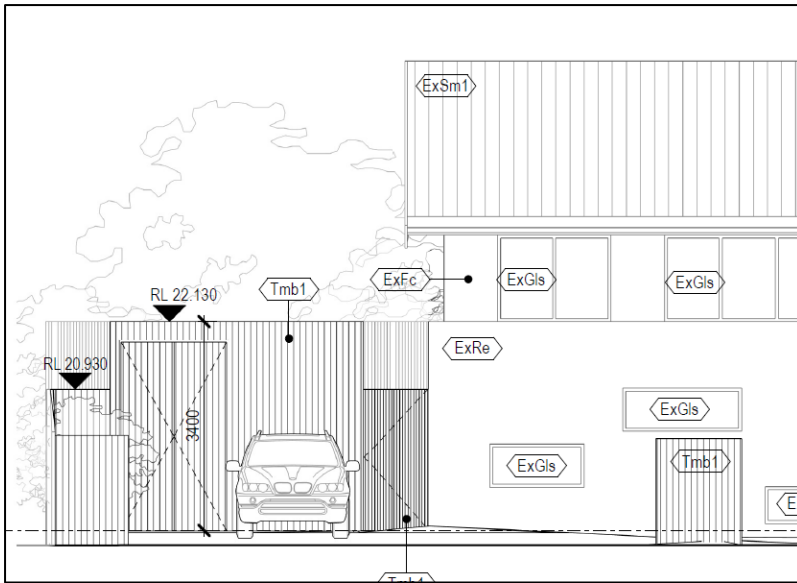


Figure 8-Southern Elevation

No canopy trees will be removed for this proposal.

The stormwater can be managed on the site.

The bushfire risk is not increased as a result of this proposal.

Given the proposal is only seeking approval under the Heritage Overlay, and the assessment exclude assessment under other amenity provisions and the proposal is not altering an intact heritage place, it is requested that the application is exempt from s52 notice under the *Planning and Environment Act*.

7. CONCLUSION

This application has addressed the key policies, zoning and particular provisions in the Greater Geelong Planning Scheme.

It is requested that this application be supported.



Kirsten Kilpatrick
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