

ADAM KANE ARCHITECTS

12/06/2026

Planning Officer
Planning & Building Services
City of Greater Geelong

**Re: 3 Margate Street, Barwon Heads
Local Planning Policy Framework Response**

Dear Planning Officer,

Please see below our response in regards to the relevant Planning Zones & Overlays pertaining to the subject site at 3 Margate Street, Barwon Heads.

Zone:

General Residential Zone (GRZ) - 32.08
- *General Residential Zone - Schedule 1 (GRZ1)*

Overlays:

Heritage Overlay (HO) - 43.01
- *Heritage Overlay - Schedule (HO1649) - Flinders Heritage Area*
- *HO1649 Flinders Heritage Area Heritage Design Guidelines - 22.36*
Design and Development Overlay (DDO) - 43.02
- *Design and Development Overlay - Schedule 42 (DDO42)*

Planning Permit Triggers:

Clause 43.01 Heritage Overlay (HO) - Building and Works in a Heritage Overlay
Clause 43.02 Design and Development Overlay (DDO) - Building and Works in the DDO42

ResCode:

Clause 54 not applicable as the Lot is over 300sqm.

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Proposal Description Summary:

The proposed application consists of the construction of a new, two-storey extension to an existing single residential dwelling.

The subject site features a symmetrical, single storey Late Victorian cottage at the front of the property which has been renovated as part of a previous alterations & additions project (*refer City of Greater Geelong Planning Permit 1306-2018*). As part of these construction works, a new two-storey gable roof contemporary extension was added to the rear of the site. This is connected to the existing cottage via a glazed link.

The proposed new extension (subject of this application) is located at the rear of the property.

It is setback behind the cottage dwelling and in alignment with the existing glazed link. It is in alignment with, and connected to, the existing contemporary extension. It is rectilinear in form and its parapet sits below the ridge line of the existing gable roof contemporary extension.

There are no proposed external changes to the existing cottage dwelling at the front of the property.

Please refer to the supplied Architectural Drawings for further details of the proposed design, as well as the Heritage Report supplied by the Client pertaining to the originally cottage dwelling on the site which was undertaken 20/07/1998.

Response to General Residential Zone (GRZ) & General Residential Zone – Schedule 1 (GRZ1):

1. 32.08-04: Minimum Garden Area Requirement

Achieved.

The proposed design provides more than 25% garden area.

The subject site lot size is 490sqm.

2. 32.08-05: Construction and Extension of One Dwelling on a Lot – Permit Requirement

Not Applicable.

The subject site is over 300sqm and therefore is not subject to a Clause 54 assessment by Council.

3. 32.08-11: Maximum Building Height

Achieved.

The proposed design has a height lower than the ridgeline of the existing contemporary extension.

The proposed design has a maximum building height less than 11m from NGL.

4. Schedule 1 (GRZ1)

There are no specific requirements noted in Schedule 1 applicable to the proposed design.

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Response to Design and Development Overlay (DDO):

1. **43.02-2: Buildings and Works Permit Requirement**
Applicable.
The proposed design is for Building and Construction Works in a Design and Development Overlay.
2. **43.02-6: Decision Guidelines**
Applicable.
The Schedule to the Design Development Overlay identifies specific Design Requirements applicable to the subject site.
Refer item *Response to Design and Development Overlay – Schedule 42 (DDO42)*

Response to Design and Development Overlay – Schedule 42 (DDO42):

As noted in DDO42, proposed Buildings and Works must address the following Design Requirements

1. **Site Coverage**
Achieved.
The proposed design has a total site coverage of less than 60%.
Refer architectural drawings for diagram demonstrating compliance.
2. **Street Setbacks**
Achieved.
The proposed design is significantly setback from the street front and well beyond the minimum 4m identified in the Schedule.
3. **Side Setbacks**
Minor variation required.
The proposed extension is built on-boundary at ground level, but setback at first floor for the majority of the building form.
The proposed on-boundary built form is approx. 6.8m in length – a small percentage of the total boundary length (18%).
The proposed extension is significantly setback from the street front, minimising any impact on the existing streetscape rhythm.
The majority of the proposed building massing is within Clause 54 ResCode Side Setback allowances. Refer elevation drawings.
Refer architectural drawings for further details.
4. **Canopy Trees**
Achieved.
The existing large tree at the front of the site adjacent the street is to be retained and unaltered.
5. **Permeability**
Achieved.
The proposed design provides more than 20% pervious surfaces.
Refer architectural drawings for diagram demonstrating compliance.
6. **Garages**
Not applicable.
No change to the existing garage is being proposed.
7. **Fencing**
Not applicable.
No change to the front fencing is being proposed.

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Response to Heritage Overlay (HO):

1. **43.01-1: Construction and Extension of One Dwelling on a Lot – Permit Requirement**
Applicable.
The proposed application is for Building and Construction works in a Heritage Overlay.
2. **43.01-6 & 43.01-8: Heritage Design & Decision Guidelines**
Applicable.
The Schedule to the Heritage Overlay identifies specific Heritage Guidelines applicable to the subject site.
Refer item *Response to Heritage Overlay Schedule HO1649 & Flinders Heritage Area Design Guidelines – 22.36*.
3. **Schedule (HO1649): Solar Energy Controls**
Achieved.
No solar panels are proposed.

Response to Heritage Overlay Schedule HO1649 & Flinders Heritage Area Design Guidelines – 22.36:

As noted in 22.36 – HO1649: Flinders Heritage Area, *where a permit is required for a proposal, it is policy to:*

1. **Promote buildings that incorporate the following design characteristics:**
 - a. **Draws on traditional architectural characteristics;**
Minor variation required.
Whilst contemporary in nature, the proposed extension instead seeks to deploy various tactics to preserve the traditional architectural characteristics of the existing heritage dwelling, including:
 - The exterior of the existing heritage dwelling is to be retained in full, unmodified.
 - The proposed two-storey extension sits below the height of the existing contemporary extension ridge line.
 - The proposed two storey extension is not visible from the front of 3 Margate St (*refer provided architectural drawings & photomontages*).
 - The proposed two storey extension is separated and set-back from the existing heritage dwelling.
 - The second storey massing of the extension is located in alignment with side facades of the existing heritage dwelling, maintaining the streetscape rhythm.
 - The proposed materiality is a render over masonry which is in accordance with the *Flinders Heritage Area Design Guidelines*.
 - The render finish will be neutral in colour and recessive in nature, to not draw attention away from the street-facing heritage dwelling.
 - b. **Detached, single storey or double storey buildings;**
Achieved.
The proposed 2 storey extension has been separated from the existing heritage dwelling. It is only attached to the existing rear contemporary extension. As such, differentiation between old & new is maintained and unaltered.
 - c. **Hipped and/or gabled roof forms with a pitch between 25 and 35 degrees;**
Minor variation required.
The proposed extension features a parapet-style roofline. It presents as an extension of the existing rear contemporary renovation and sits below its gable roof ridge line.
The proposed extension is significantly setback from the street & heritage dwelling, serving as a neutral backdrop for the existing heritage dwelling double-gable roofline.
The proposed two storey extension is also not visible from the front of 3 Margate St (*refer provided architectural drawings & photomontages*).

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- d. **Narrow or wide eaves,**
Minor variation required.
The proposed new extension has a parapet style roofline. However, the existing contemporary extension does not have any eaves.
In this way, both the existing and proposed contemporary extensions seek to differentiate themselves from the existing heritage cottage dwelling through the absence of any traditional roof eaves or overhangs.
- e. **Rectangular timber framed windows (where the vertical dimension is greater than the horizontal dimension) or as a horizontal bank if grouped;**
Achieved.
All proposed windows are vertical & rectangular in nature.
- f. **Employs traditional building materials, including horizontal timber weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a smooth render over masonry;**
Achieved.
The proposed extension is a contemporary response to the existing heritage dwelling.
It features a neutral colour, rendered finish to its façade.
It will present as a recessive backdrop to the existing heritage dwelling.
- g. **Encourage non-zincalume (non-highly reflective zincalume), corrugated sheet metal roofing.**
Achieved.
Proposed roof material of the extension is a dark coloured metal roof sheet.
2. **Encourage the retention of existing allotment configuration;**
Achieved.
The proposal retains all allotment configurations.
 - Street setbacks remain the same / unchanged
 - Existing driveways and crossovers remain the same / unchanged
 - The new extension located behind the existing heritage dwelling and is in alignment with the existing rear contemporary extension.
3. **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;**
Achieved.
The exterior of the existing heritage dwelling at the front of the site is unmodified.
Front / street setbacks remain the same.
4. **Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;**
Minor variation required.
The proposed extension is located well behind the existing heritage dwelling principal façade frontage and thus, any variation on typical side setbacks will be visually recessive and minimal in impact on the existing streetscape rhythm. Whilst the proposed ground floor is on boundary, the proposed first floor is setback off the boundary, thus preserving the side setback visual streetscape rhythm at an above-ground level.
Access to the rear of the site is provided via the Rumpus glazed doors. Refer architectural plans.
5. **Encourage the retention of the narrow, gravel pedestrian lanes off Flinders Parade for their existing pedestrian purpose;**
N/A
Proposed works are not within Flinders Parade.

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6. **Restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration.**
N/A
No works are being proposed to any existing concrete kerb and channels.
7. **Encourage the retention of gravel verges and any works shall reflect existing form/s and coloration;**
N/A
No works to existing gravel verge / cross-overs are proposed
8. **Encourage the retention of nature strips (without kerbing and/or paving), and open drains;**
N/A
No works to existing nature strips are proposed
9. **Encourage existing and intact culturally significant Victorian / Federation / Edwardian / Interwar Bungalow and other heritage places to be retained;**
Achieved.
Existing heritage dwelling will remain externally unmodified.
10. **Encourage existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Barwon River, bridge, jetties, Reserve (Frank Ellis) fronting Flinders Parade and the Barwon Heads Park from the culturally significant buildings to remain unobstructed;**
Achieved.
All existing vistas to and from the heritage dwelling remain the same.
11. **Encourage the significant Morton Bay Fig and Pine trees neighbouring the Barwon Heads Hotel in Ewing Blyth Drive (to the south), and the substantial pine trees in the tea-treed reserve and the substantial pine tree along the southern end of Seaview Avenue to be retained and when and if required, should be replaced with the same or an appropriate equivalent species;**
Achieved.
No trees of any significance are being removed.
12. **Encourage building heights to be single or double storey, and to incorporate the following:**
 - a. **The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;**
Achieved.
The parapet of the proposed extension is below the existing ridge line of the neighbouring adjacent dwelling at 1 Margate St (*refer streetscape/east elevation*).
The height of the proposed extension is also below the existing contemporary extension ridgeline.
The proposed two storey extension is also not visible from the majority of sightlines along 3 Margate St (*refer provided architectural drawings & photomontages*).
 - b. **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;**
Achieved.
The proposed extension is consistent in size and scale with the neighbouring buildings, and other developments within the Margate Street streetscape context.
The height of the proposed extension is also below the existing contemporary extension ridgeline.

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- c. The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;

Achieved.

The height of the proposed extension is below the existing contemporary extension ridgeline.

The proposed two storey extension is also not visible from the majority of sightlines along 3 Margate St (*refer provided architectural drawings & photomontages*).

13. Encourage new garages and/or carports be located at the rear or recessed at the side of existing significant and/or infill buildings;

Achieved.

No new garages or carports are proposed.

14. Buildings and works and fence types, should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

Achieved.

The proposed design is in alignment with the principles and recommendations identified in the City of Greater Geelong Heritage and Design Guidelines 1997, and is respectful of the existing heritage dwelling being retained in full and externally unmodified.

There are no proposed changes to the front fence.

Should you have any questions or would like to discuss further, please let us know.

Regards,
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