

65 The Esplanade, Drumcondra 3215

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PLANNING RESPONSE

Revision A

PARTIAL DEMOLITION & CONSTRUCTION OF SECOND STOREY TO EXISTING GARAGE

65 The Esplanade, Drumcondra 3215

July 2026

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CONTENTS

SUBJECT SITE	2
PROPOSAL	2
LAND ZONING & OVERLAYS	3
CLAUSE 54	3
54.01 – NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE	4
54.02 – NEIGHBOURHOOD CHARACTER	4
54.03 – SITE LAYOUT AND BUILDING MASSING	5
54.05 – ON-SITE AMENITY AND FACILITIES	8
54.6 – DETAILED DESIGN	12
CONCLUSION	14

SUBJECT SITE

The subject site is located at 65 The Esplanade, Drumcondra and is currently occupied by an existing double-storey heritage dwelling. The site also contains an existing brick veneer garage located toward the rear of the allotment, fronting the adjoining right-of-way along the western boundary. The existing garage incorporates a wall constructed on the western boundary. Surrounding development comprises established residential dwellings and associated outbuildings

PROPOSAL

The application proposes alterations and additions to the existing detached garage, including partial demolition of the existing roof structure and internal walls to facilitate the construction of a first-floor addition. The proposed addition will provide ancillary accommodation whilst retaining the existing garage at ground level.

The first-floor addition has been designed with a contemporary architectural expression, incorporating vertical grooved cladding and standing seam metal cladding to clearly distinguish the new works from the existing heritage dwelling. The proposal also includes associated external works and materials that complement the existing built form whilst maintaining the functional use of the garage.

As part of this submission, the following report assesses the proposal against the relevant provisions of the Greater Geelong Planning Scheme, including the applicable planning controls affecting the site, and demonstrates that the proposal achieves an appropriate planning and design outcome.

This report is to be read in conjunction with the following attached documents:

65 The Esplanade, Drumcondra 3215

Drawings:

- P001 – COVER SHEET
- P002 – SITE LOCALITY PLAN
- P003 – EXISTING SITE
- P004 – EXISTING PLANS
- P005 – PROPOSED PLANS
- P006 – PROPOSED ELEVATIONS
- P007 – OVERLOOKING DIAGRAM

LAND ZONING & OVERLAYS

The land is subject to the following zoning, planning overlays and specific schedules to the overlays.

Planning Zone	Schedule Relevant to Site
Neighbourhood Residential Zone (NRZ)	Schedule 2 (NRZ2)
Planning Overlays	Schedule Relevant to Site
Heritage Overlay (HO)	Schedule 1 (HO1631)

CLAUSE 54

One dwelling on a lot or small second dwelling on a lot.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework. To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. To encourage residential development that provides reasonable standards of amenity for existing and new residents. To encourage residential development that is responsive to the site and the neighbourhood.

Application

The provisions of this clause apply to an application to: Construct a building or construct or carry out works associated with: – One dwelling on a lot, – A small second dwelling; Construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of a Neighbourhood Character Overlay; in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Mixed Use Zone or Township Zone. The provisions of this clause apply to an application specified above, in the manner set out in the following table.

54.01 – NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

Neighbourhood and site description

As outlined above, the subject site contains an existing double-storey heritage dwelling together with a detached brick veneer garage located toward the rear of the allotment. The garage fronts the adjoining right-of-way along the western boundary and incorporates an existing wall constructed on the boundary. The surrounding neighbourhood is characterised by established residential development comprising a mix of heritage and contemporary dwellings, with detached garages and ancillary outbuildings commonly accessed via the rear right-of-way.

Design response

The proposal has been designed to retain the existing heritage dwelling, with all proposed works confined to the existing detached garage. The proposed first-floor addition has been designed with a contemporary architectural expression, utilising vertical grooved cladding and standing seam metal cladding to clearly distinguish the new works from the existing heritage dwelling. The scale and siting of the addition respond appropriately to the existing garage whilst maintaining the established pattern of development along the adjoining right-of-way. For further information, refer to the accompanying planning drawings.

54.02 – NEIGHBOURHOOD CHARACTER

54.02-1 Neighbourhood character objective

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.

Standard A1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Response

Complies

The proposal retains the existing heritage dwelling, with all works confined to the existing rear garage. The contemporary first-floor addition responds appropriately to the site and will have a minimal impact on the surrounding neighbourhood character.

54.02-2 Integration with the street objective

To integrate the layout of development with the street.

Standard A2

Dwellings should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.

Response

Complies

The proposal does not alter the existing dwelling's orientation to the street. All proposed works are confined to the existing rear garage and will not affect the site's integration with the streetscape.

54.03 – SITE LAYOUT AND BUILDING MASSING

54.03-1 Street setback objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard A3

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table A1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Response

Complies

The proposal does not alter the existing dwelling or its setback to The Esplanade. The existing street setback remains unchanged.

54.03-2 Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard A4

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

65 The Esplanade, Drumcondra 3215

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should 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.

Response

Complies

The proposed first-floor addition has a maximum building height of **6.215 metres**, which is below the maximum building height permitted under Clause 54.

54.03-3 Site coverage objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard A5

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Response

Complies

The proposal does not increase the existing building footprint. Accordingly, the site coverage remains unchanged and complies with the requirements of Clause 54.

54.03-4 Permeability objectives

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

Standard A6

The site area covered by pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone; or
- If no minimum area is specified in a schedule to the zone, 20 per cent of the site.

Response

Complies

The proposal does not alter the existing building footprint. Accordingly, the permeability of the site remains unchanged and complies with the requirements of Clause 54.

54.03-5 Energy efficiency protection objectives

To achieve and protect energy efficient dwellings and small second dwellings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

65 The Esplanade, Drumcondra 3215

Standard A7

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the dwelling or small second dwelling, if practicable.

A dwelling or small second dwelling should be designed so that solar access to north-facing windows is maximised.

Response

The proposal is constructed predominantly above the existing garage and does not unreasonably impact the energy efficiency of adjoining properties. The proposed development is considered to satisfy the objectives of Clause 54.

54.03-6 Significant trees objectives

To encourage development that respects the landscape character of the neighbourhood.

To encourage the retention of significant trees on the site.

Standard A8

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Response

Complies

The proposal does not impact any existing vegetation or significant trees on the subject site. Existing landscaping is to be retained

54.03-7 Building setback

To ensure that small second dwellings are sited to respect the existing or preferred neighbourhood character.

Standard A9

Walls of a small second dwelling should be set back behind the front wall of the existing dwelling on the lot, facing the frontage.

65 The Esplanade, Drumcondra 3215

Porches, pergolas, verandahs, and eaves should not encroach into the setback of this standard.

Response

N/A

54.03-8 Safety and accessibility

To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.

Standard A9.1

A small second dwelling should be provided with a clear and unobstructed path from the frontage that:

- Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path should have a minimum width of at least 1.8 metres.
- Has a minimum clear height of at least 2 metres, with no encroachments.
- Has a gradient no steeper than 1 in 14.
- Has a cross fall no steeper than 1 in 40.
- Is sealed or has an all-weather access.

Response

N/A

54.04 – AMENITY IMPACTS

54.04-1 Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard A10

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 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.

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 setbacks of this standard.

Landings having 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 setbacks of this standard.

65 The Esplanade, Drumcondra 3215

Response

Complies

The proposed addition has been designed to respect the existing boundary conditions and provides appropriate setbacks where required. The proposal is considered to satisfy the objectives of Clause 54 and will not result in unreasonable amenity impacts on adjoining properties.

54.04-2 Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard A11

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 a lot should not abut the boundary:

- For a length more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where the 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.

A building on a boundary includes a building set back up to 200mm from a boundary.

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 should 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.

Response

Complies

The proposal does not increase the existing wall on boundary conditions. Accordingly, the proposal complies with the requirements of Clause 54.

54.04-3 Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

Standard A12

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension

65 The Esplanade, Drumcondra 3215

of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window. In addition to this, the proposal ensures 1m clear to sky from the neighbouring eave.

Response

Complies

The proposed addition will not unreasonably impact the daylight available to existing habitable room windows on adjoining properties and complies with the requirements of Clause 54.

54.04-4 North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard A13

If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Response

N/A

54.04-5 Overshadowing open space objective

To ensure buildings do not unreasonably overshadow existing secluded private open space of dwellings or small second dwellings.

Standard A14

Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

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 should not be further reduced.

Response

Complies

The proposed first-floor addition will not result in unreasonable overshadowing of adjoining secluded private open space. Due to the surrounding existing buildings, detached garages and the adjoining right-of-way, no neighbouring dwellings or secluded private open space will be adversely overshadowed by the proposed works.

54.04-6 Overlooking objective

To limit views into existing secluded private open space and habitable room windows.

Standard A15

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows 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 should be 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.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window 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 should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- Have sill heights of at least 1.7 metres above floor level, or
- Have obscure glazing in any part of the window below 1.7 metres above floor level, or
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

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.

Screens used to obscure a view should be:

- 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.

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.

65 The Esplanade, Drumcondra 3215

Response

Complies

Refer to the submitted overlooking diagram. Due to the existing surrounding buildings, the adjoining right-of-way and the inclusion of frosted glazing to windows with the potential to overlook adjoining properties, the proposal will not result in unreasonable overlooking

54.05 – ON-SITE AMENITY AND FACILITIES

54.05-1 Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

Standard A16

A window in a habitable room should be located to face:

An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or

A verandah provided it is open for at least one third of its perimeter, or

A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Response

Complies

The proposed habitable room windows are provided with adequate access to daylight through their orientation to open space clear to the sky and comply with the requirements of Clause 54.

54.05-2 Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A17

A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

A dwelling with a small second dwelling on the same lot should have private open space of an area and dimensions specified in a schedule to the zone.

65 The Esplanade, Drumcondra 3215

If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot should have secluded private open space consisting of an area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

A small second dwelling should have a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.

Response

Complies

The proposal does not alter the existing private open space serving the dwelling. Adequate secluded private open space is retained on the site, and the proposal complies with the requirements of Clause 54.

54.05-3 Solar access to open space objective

To allow solar access into the secluded private open space of a new dwelling.

Standard A18

The private open space should be located on the north side of the dwelling, if practicable.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Response

Complies

The proposal does not alter the existing secluded private open space. The existing private open space continues to receive adequate solar access, and the proposed works will not adversely affect its functionality or amenity.

54.06 – DETAILED DESIGN

54.06-1 Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard A19

The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

65 The Esplanade, Drumcondra 3215

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Response

complies

The proposed works are located to the rear of the subject site and will not adversely impact the streetscape or neighbourhood character. The contemporary design of the first-floor addition is clearly distinguishable from the existing heritage dwelling, allowing the original building to remain the dominant element while providing a respectful contemporary addition. The proposal is considered to respond appropriately to the existing neighbourhood character

54.06-2 Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.

Response

N/A

CONCLUSION

As demonstrated within this report, the proposed works provides a suitable response to the relevant clauses of the planning scheme and particular overlay which apply directly to the site when reviewed for the minor works proposal.

We believe the proposed works do not affect the neighbourhood character and surrounding areas due minor scale of works. This being the case, we respectfully request that the proposed plans are to be approved.

If you wish to discuss, please do not hesitate to contact me in the office on 5221 5658.

Report Response Prepared by



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