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# Planning Permit Application Design Response Report 11 Traum Street, Portarlington

## Greater Geelong Planning Scheme

### **PLANNING POLICY**

#### **Clause 15.01 Built Environment**

*15.01-2S Building Design*

*15.01-2L-02 Environmentally Sustainable Design*

*15.01-5S Neighbourhood Character*

#### **Clause 30 Zones**

*32.08 General Residential Zone – Schedule 2 (GRZ2)*

#### **Clause 40 – Overlays**

*43.02 Design and Development Overlay- Schedule 14 (DDO14)*

#### **Clause 50 Particular Provisions**

*54.00 Site Assessment & Design Response*

**FEBRUARY 2026**



11 Traum Street, Portarlington

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**PLANNING POLICY FRAMEWORK****CLAUSE 15.01 – BUILT ENVIRONMENT****15.01-2S BUILDING DESIGN****Objectives**

- To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

**Strategies**

- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Improve the energy performance of buildings through siting and design measures that encourage:
  - Passive design responses that minimise the need for heating, cooling and lighting
  - On-site renewable energy generation and storage technology
  - Use of low embodied energy materials
- Ensure that the layout and design of development supports resource recovery, including separate, storage and collection of waste, mixed recycling, glass, organics and e-waste.
- Encourage the use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.
- Encourage water efficiency and the use of rainwater, stormwater and recycled water.
- Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
- Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.
- Encourage development to retain existing vegetation.
- Ensure development provides landscaping that responds to its site context, enhances the built form, creates, safe and attractive spaces and supports cooling and greening of urban areas.

**RESPONSE**

- The proposed two storey dwelling is designed to maximise the energy performance of the dwelling by engaging passive solar design principles, allowance for future on-site renewable energy generation and storage as well as the use of low embodied energy materials. Passive solar design principles include north facing living areas with plentiful natural daylight throughout the dwelling and cross ventilation through openable doors and windows.
- The dwelling minimises detrimental impact on neighbouring properties, the public realm and natural environment by working with the natural ground contours as much as possible.
- Stormwater runoff is minimised through the use of on site rainwater tanks located in the subfloor area which can be used for toilet flushing and garden watering.

- The dwelling entry is defined through grand entry steps and entry plaza which interfaces with the public realm with visual presence ensuring public and personal safety, and property security.
- The dwelling design is respectful of adjacent neighbours with generous boundary setbacks at first floor level and 15 degree pitched tiled roof allowing views through the site to surrounding landmark views and vistas.
- Vehicular access is retained via the existing access point with a new concrete driveway with the existing gravel crossover retained.
- Existing vegetation is retained where possible including trees along the front boundary and in the rear yard.
- New landscaping will respond to the proposed dwelling layout providing soft and hard landscaped areas for leisure and enjoyment of the site.

### **15.01-2L-02 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT**

#### **Objectives**

- To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

#### **Strategies**

- Facilitate development that minimises environmental impacts and encourage environmentally sustainable development that:
  - Is consistent with the type and scale of the development
  - Responds to the site opportunities and constraints
  - Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

#### **RESPONSE**

- Energy Performance
  - The building is oriented to have north facing living areas and a large central open plaza to help bring natural daylight to all areas of the dwelling. West facing glazing is limited to reduce the afternoon heat load, while opening doors and windows allow plentiful natural ventilation for cooling.
  - North and west facing roof areas are available for future installation of renewable technologies.
- Integrated Water Management
  - Water efficient fixtures, appliances, equipment, irrigation and landscaping will be adopted within the design.
  - New rainwater tanks will be installed for collection and retention of on site stormwater and includes best practice water sensitive urban design to improve the quality of stormwater run off.
- Indoor Environment Quality
  - The proposed alteration and addition provides openable doors and windows for passive heating and cooling opportunities and plentiful natural daylight.
  - Low toxicity materials are to be specified to reduce indoor air pollutants.
  - Noise levels will be minimised and transfer between buildings and associated external areas by locating any plant and equipment away from habitable room windows or providing acoustic screens where necessary.
- Transport

- The proposed large double lock up garage will accommodate future infrastructure for low emissions vehicle technologies and allows storage of bicycles as a car alternative in addition to walking and the close proximity to public transport.
- Waste Management
  - The use of durable and re-useable building materials will be considered throughout all design and construction stages of the proposed works.
  - Sufficient space is provided at the rear and side of the property for waste management needs including composting and green waste facilities.
- Urban Ecology
  - The proposed works are designed to work with the existing natural ground levels with minimal excavation or fill, and new landscaping will incorporate natural habitats through the planting of indigenous vegetation and provision of canopy trees and space for fruit and vegetable gardens.

### **15.01-5S NEIGHBOURHOOD CHARACTER**

#### **Objectives**

- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

#### **Strategies**

- Support development that respects the existing neighbourhood character or contributes to preferred neighbourhood character.
- Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.
- Ensure development responds to it's context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:
  - Pattern of local urban structure and subdivision
  - Underlying natural landscape character and significant vegetation
  - Neighbourhood character values and built form that reflect community identity.

#### **RESPONSE**

- The proposed dwelling makes use of the original large lot size and reflects the existing and preferred neighbourhood character for new two storey dwellings which reflect the coastal character of their surrounds and take advantage of local views towards the You Yangs and Corio Bay.
- The architectural character and style of the dwelling is reminiscent of Spanish Colonial architecture whose rendered façade, large covered verandahs and balconies, and open balustrades, also reflect the modern coastal style seen throughout the neighbourhood.
- The proposed dwelling supports modern family living with generous bedrooms and a variety of open and more intimate cosy living spaces throughout the dwelling at both ground and first floor levels.
- The first-floor addition respects the surrounding neighbourhood and adjacent properties by creating generous setbacks to all boundaries allowing views through and around the site.
- The existing adjacent neighbouring single storey dwellings at 9 and 13 Traum Street reflect the existing neighbourhood character for face brickwork and rendered brick facades with

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tiled roof finishes. The proposed dwelling reflects this same materiality for rendered brickwork and tiled roof finishes.

- The dominant neighbourhood character for two storey dwellings can be seen across the road at 8, 10 and 12 Traum Street as well as numbers 1, 3, 5 and 7 Traum Street.
- The proposed dwelling will therefore fit seamlessly within the existing neighbourhood fabric.

**ZONE****CLAUSE 32.08 GENERAL RESIDENTIAL ZONE – SCHEDULE 5 (GRZ2)****INCREMENTAL CHANGE AREAS****Purpose**

- To implement the Municipal Planning Policy Framework and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A schedule to this zone may contain the neighbourhood character objectives to be achieved for the area.

**General Residential Zone - Schedule 2 – Incremental Change Area**

**Objectives** – None specified

**Requirements of Clause 54 and Clause 55 – None specified**

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

The minimum garden area requirement for this site of 809.4sqm is 35% of the site or 283.9sqm of garden area.

**Maximum building height requirement for a dwelling, small second dwelling or residential building**

A building must not be constructed for use as a dwelling, small second dwelling or a residential building must not exceed a height of 9m unless the slope of the natural ground level at any section wider than 8m of the site of the building is 2.5 degrees or more in which case it must not exceed a height of 10m.

**RESPONSE**

- The proposed dwelling does not trigger a planning permit under this zone as the subject site is larger than 300sqm.
- The proposed dwelling does not exceed 9m in height when measured directly above the natural ground level. The maximum height as shown on the west elevation is 8.97m between the ridge peak and the natural ground line below.
- The site maintains existing vegetation to the front boundary as well as existing trees in the rear yard. New canopy trees and indigenous vegetation will complement the existing vegetation and create a new soft landscape environment surrounding the dwelling.
- The proposed garden area for the site is 310.7sqm which is greater than the minimum required for this size site.

## OVERLAYS

### CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 14

#### Purpose

- To implement the Municipal Planning Policy Framework and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

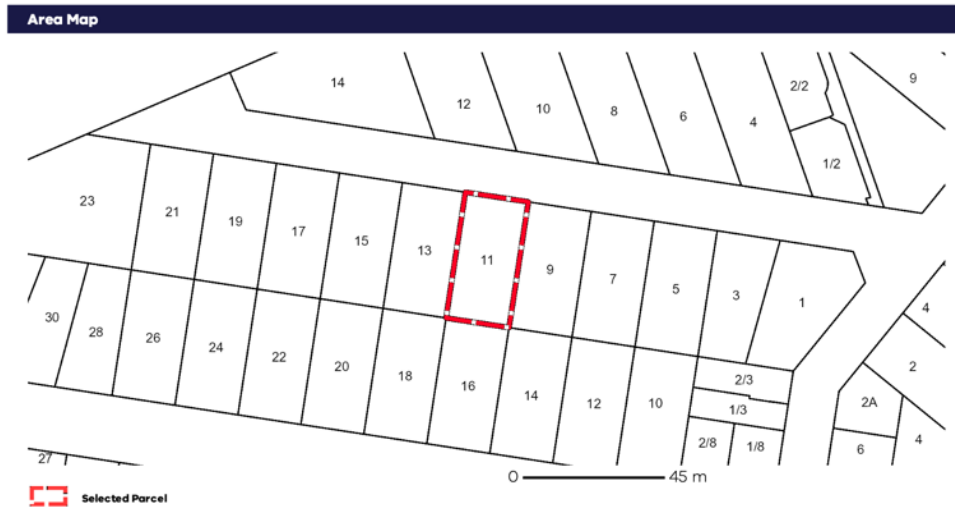
#### Objectives

- To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape feature such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

A permit is not required for buildings and works other than to construct a dwelling which is more than 7.5m above natural ground level (excluding any television antenna, chimney or flue) or extend a dwelling where the extension is more than 7.5m above natural ground level (excluding any television antenna, chimney or flue). to construct a building or construct or carry out works provided all of the following requirements are met.

#### RESPONSE

- A permit is triggered under this Overlay as the proposed dwelling is greater than 7.5m in height above natural ground level in the two-storey section of the proposed dwelling.
- The 7.5m trigger line has been overlaid on the elevations to show the extent of the area above the 7.5m line. This shows that it is primarily only the hip roof of the first floor above this level. Views through the site are from the properties behind on Hereford Street which are located on the natural land upslope. The existing dwellings behind the subject site are located approximately 22m from the rear boundary of 11 Traum Street. Therefore the view lines are located well above the proposed ridge height and these properties will not be detrimentally impacted by the proposed dwelling and will maintain a reasonable sharing of views.

**CLAUSE 54 ONE DWELLING ON A LOT OR A SMALL SECOND DWELLING ON A LOT****CLAUSE 54.01 – NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE****The Neighbourhood**

- The subject site is located on the south side of Traum Street, Portarlington and is located approximately 130m from the Welfare Street intersection which connects to Portarlington Road and Bellarine connections.
- Traum Street is a no through road ending at the Point Richards Flora and Fauna Reserve.
- Public transport connections are available on Portarlington Road with Bus Route 60.
- The subject site is located within close proximity of a number of recreation facilities including Portarlington Recreation Reserve, Point Richards Flora and Fauna Reserve, Bellarine Bayside Holiday Parks, Point Richards Boat Ramp, Portarlington Foreshore Reserve and Portarlington pier.
- Nearby community facilities and amenities include Portarlington Town Centre, Portarlington RSL, Saint Patrick Catholic Church, Portarlington Uniting Church, Portarlington Primary School, Portarlington CFA Fire Station and Portarlington Police Station are all located within a couple of kilometres.
- The subject site is a rectangular site approximately 809sqm in size with a north facing street frontage to Traum Street and is accessed via an existing gravel crossover on the eastern side of the frontage. The site has a natural fall of approx. 1.86m from the rear corner down to the front of the site allowing views over the dwellings on the north side of the street towards the You Yangs and Corio Bay.
- There is an existing single storey sheet steel dwelling with weatherboard addition at the rear located on the site as well as a brick shed. All structures have a shallow pitch gable roof structure. The original dwelling is likely to have been constructed around mid 19<sup>th</sup> century or 1970's with the weatherboard addition more recently added as well as the brick shed.
- The property to the west at 13 Traum Street is a single storey brick veneer dwelling with tiled hip roof dating approx. 1970's. White the dwelling to the east at 9 Traum Street is a single storey rendered finish brick veneer with tiled gable end roof.
- Typical dwelling construction within the street is for two storey dwellings in a range of materials from brick to lightweight cladding is gable or skillion roof forms.
- The neighbourhood is going through a period of change where original dwellings from approx. mid 19<sup>th</sup> century 1970's or similar are being fully renovated or demolished to make way for new modern dwellings which make better use of the site for permanent residents

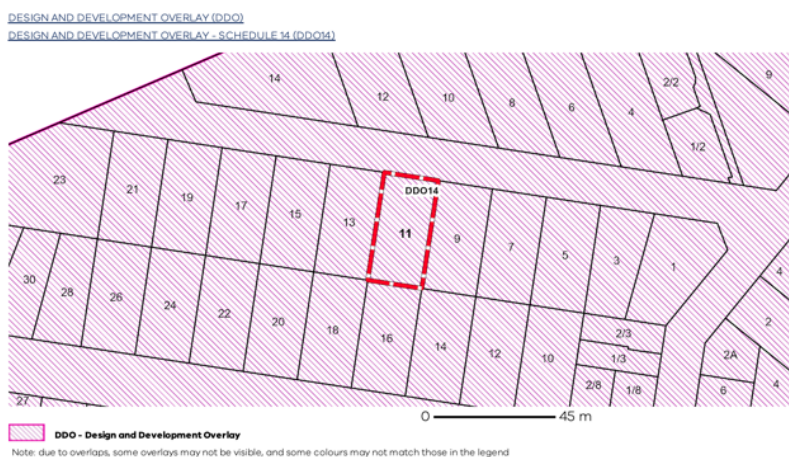
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rather than holiday makers as were the original owners. This trend and development has enhanced the neighbourhood character of the area making it more attractive and providing better security for residents as their properties increase in value.

- Front fences are common along Traum Street which vary from low height open timber framed fencing wire infill, to more opaque timber slat fencing, low height brick or high Colorbond fencing.
- Traum Street is an informal narrow, two-way gravel road that is a dead end with no through road access. Traum Street has wide gravel swales and grass verges to both sides of the road and properties are accessed via gravel driveways.
- There is no formal street planting or footpaths.
- Power poles are located on the north side of the street.
- The subject site is located in a General Residential Zone – Schedule 2 (GRZ2) and is affected by a Design and Development Overlay – Schedule 14 (DDO14)
- The subject site is not located in a Designated Bushfire Prone area.



**GENERAL RESIDENTIAL ZONE – SCHEDULE 2 (GRZ2)**



**DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 14 (DDO14)**

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- The subject site is a rectangular site approx. 809sqm in area located on the south side of Traum Street with a northern street front orientation.
- Vehicular access is via an existing gravel crossover on the eastern side of the frontage.
- The site has a natural fall of approx. 1.86m from the rear corner down to the front of the site allowing views over the dwellings on the north side of the street towards the You Yangs and Corio Bay.
- There is an existing single storey sheet steel dwelling with weatherboard addition at the rear located on the site as well as a brick shed. All structures have a shallow pitch gable roof structure. The original dwelling is likely to have been constructed around mid 19<sup>th</sup> century or 1970's with the weatherboard addition more recently added as well as the brick shed.
- There is an existing steel horizontal slat front fence approx. 1.8m high with sliding gate access across the existing gravel crossover.
- There are no known contaminated soils or easements on the site.
- The existing conditions can be seen in further detail on the attached drawings.

**54.01-2 Design Response**

- It is proposed to demolish the existing single storey dwelling and shed located on the subject site and replace it with a new two storey brick veneer family dwelling. The dwelling entry is accessed via grand entry steps and plaza leading to a large open plan living, dining and kitchen space with walk in pantry. A front, north facing terrace allows views to the north of the You Yangs and Corio Bay. The ground floor also contains accessible bedrooms and family bathroom with a secondary living area and bar with access to a central courtyard and outdoor entertaining area. A grand central staircase with skylight over allows natural light to filter down through the two level section of the dwelling. Upstairs are an additional 3 bedrooms including a master with ensuite and WIR as well as a study, family bathroom and additional living area retreat with juliette balconies overlooking the central courtyard. The first floor north facing terrace allows views to the You Yangs and Corio Bay.
- The north facing living areas are designed with passive solar design in mind to work in conjunction with openable doors and windows for cross ventilation. Limited glazing on the west elevation will help reduce heat load and maintain comfortable temperatures to internal spaces.
- Proposed works also include an oversized double lock up garage at natural ground level accessed via the existing gravel crossover and new concrete driveway.
- The dwelling floor levels are designed to work with the natural ground levels to avoid cutting and filling of the site where possible.
- The proposed two storey form is consistent with the existing neighbourhood character which is typical along Traum Street and the surrounding neighbourhood particularly as new development replaces existing single storey holiday homes from the 19<sup>th</sup> century. The two storey construction allows views over the bay towards popular landmarks and the slope of the site allows the two storey construction to occur without detrimentally impacting the views through the site, or the amenity of neighbouring dwellings to the south on the uphill slope above the subject site.
- The proposed architectural form, scale and appearance draws on a Spanish Colonial influence which blends with the coastal character of the area with its light rendered walls and terracotta tiled hip roof line, as well as large deep terraces and curved archways which create architectural features and lighten the dwelling.
- The proposed dwelling will contribute positively to the Traum Street streetscape and surrounding neighbourhood character and amenity as it provides a new modern family home, increasing neighbourhood security and property values as the area goes through a period of transformation.
- The colour palate includes light cream rendered brick walls with terracotta Spanish tiles, black aluminium door and window framing, and wrought iron balustrades all sitting comfortably within the existing neighbourhood character.
- The proposed works contribute positively to the local context and neighbourhood character with minimal impact on the development of neighbouring properties, the public realm and the natural environment.
- Interface with the public realm supports personal safety by retaining an easily identifiable entry location with high visibility inside and outside the dwelling.
- The existing, approx. 1.8m high steel, horizontal batten front fence is to be retained.
- Please refer to the planning documents for further details.

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Title & Objective	Response	Compliant
<b>54.02 NEIGHBOURHOOD CHARACTER</b>		
<b>A2-1</b> <b>Clause 54.02-1</b> <b>Street Setback</b>	The proposed dwelling is setback 7.93m from the front boundary with the terrace encroaching slightly on this with a setback of 7.17m. The neighbouring dwellings are setback 6.84m to the west and 9.01m to the east. The average of these two dwellings is 7.93m. The proposed setback is therefore in accordance with the planning scheme which allows a new dwelling to be setback the lesser of the adjacent setbacks.	✓
<b>A2-2</b> <b>Clause 54.02-2</b> <b>Building Height</b>	The proposed dwelling does not exceed 9m in height when measured directly above the natural ground level. The maximum height as shown on the west elevation is 8.97m between the ridge peak and the natural ground line below.  The dwelling therefore complies under this slope however this an applicable Design and Development overlay which is triggered at 7.5m in height.	✓
<b>A2-3</b> <b>Clause 54.02-3</b> <b>Side and rear setbacks</b>	The proposed dwelling complies with the setback objectives as displayed by the overlay on the front and rear elevations.	✓
<b>A2-4</b> <b>Clause 54.03-4</b> <b>Walls on boundaries</b>	The proposed dwelling includes a new wall on boundary of 7.5m in length along the east boundary for the garage wall. The wall is max. 2.68m tall and in compliance with the planning scheme.	✓
<b>A2-5</b> <b>Clause 54.02-5</b> <b>Site Coverage</b>	The proposed site coverage is in compliance with the planning scheme at 44%.	✓
<b>A2-6</b> <b>Clause 54.02-6</b> <b>Tree Canopy</b>	Existing vegetation to be retained includes fruit trees and hedge trees along the front boundary. To achieve the objectives of this clause 3 canopy trees have been proposed in the rear private open space as shown on the site plan.	✓
<b>A2-7</b> <b>Clause 54.02-7</b> <b>Front Fence</b>	The existing approx. 1.8m high steel horizontal slat fencing is to be retained with no change.	✓
<b>A2-8</b> <b>Clause 54.02-8</b> <b>Building setback for small second dwellings</b>	There is no proposed small second dwelling.	✓
<b>54.03 LIVEABILITY</b>		
<b>A3-1</b> <b>Clause 54.03-1</b> <b>Street Integration</b>	The proposed dwelling is well integrated with the street to support the safety and amenity of residents with passive surveillance provided by a direct view from the front ground and first floor terraces as well as living and bedroom windows at both levels.	✓
<b>A3-2</b> <b>Clause 54.03-2</b> <b>Private Open Space</b>	The proposed dwelling is provided with 195sqm of rear private open space accessible from ground floor living areas which meets the clause objectives.	✓
<b>A3-3</b> <b>Clause 54.03-3</b>	There is a large area of private open space. The central courtyard is on the south side of the two-storey dwelling component however this area	✓

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<b>Solar Access to Open Space</b>	is 5m wide to ensure sufficient solar access. This courtyard also has direct western solar access.	
<b>A3-4 Clause 54.03-4 Daylight to new windows</b>	All new windows are provided with a minimum of 1m clear to the sky and a minimum area of 3sqm.	✓
<b>A3-5 Clause 54.03-5 Safety &amp; accessibility for small second dwellings</b>	There is no proposed small second dwelling.	✓
<b>54.04 EXTERNAL AMENITY</b>		
<b>A4-1 Clause 54.04-1 Daylight to existing windows</b>	All existing windows on adjoining properties are provided with a sufficient light court to maintain daylight to the existing window.	✓
<b>A4-2 Clause 54.04-2 Existing north-facing windows</b>	There are no north facing windows on adjacent properties within 3m of the boundary.	✓
<b>A4-3 Clause 54.04-3 Overshadowing secluded open space</b>	The proposed alteration and addition does not significantly overshadow secluded private open space. Refer to the shadow diagrams provided for further details.	✓
<b>A4-4 Clause 54.04-4 Overlooking</b>	The proposed alteration and addition does not overlook any secluded private open space or habitable room windows. Refer to the overlooking diagram for details. Opaque or raised sill windows are provided where necessary.	✓
<b>54.05 SUSTAINABILITY</b>		
<b>A5-1 Clause 54.05-1 Permeability</b>	The permeability of the site is 32% in accordance with the planning scheme objective.	✓
<b>A5-2 Clause 54.05-2 Overshadowing domestic solar energy systems</b>	No existing domestic solar energy systems have been identified within the overshadowing area of the proposed dwelling	✓
<b>A5-3 Clause 54.05-3 Rooftop solar energy generation area</b>	The proposed dwelling provides 37.6sqm of area for the future installation of solar energy on a combination of north and west facing roof areas in accordance with the objectives of the planning clause.	✓
<b>A5-4 Clause 54.05-4 Solar protection to new north facing windows</b>	New north facing glazed terrace doors are protected by deep eaves over the terrace while other north facing windows and doors have eaves which project a minimum 300mm from the face of the façade. 1.8m high first floor windows based on the calculation should have a 450mm eave while the doors to the courtyard should have 600mm eaves.  The courtyard doors receive protection throughout the day from the two-storey form on the north side of the courtyard and will not need additional eave protection.	✗

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	To maintain consistency across the design the front north facing windows to the master bedroom and bedroom 2, we wish to maintain the 300mm eave which we believe will provide enough protection and can be supplemented by internal blinds and curtains.	
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