

Great Design Fast Track Design Statement | Revision No: 02
07 August 2026

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**49 Newcombe Street
Portarlington
Wadawurrung Country**

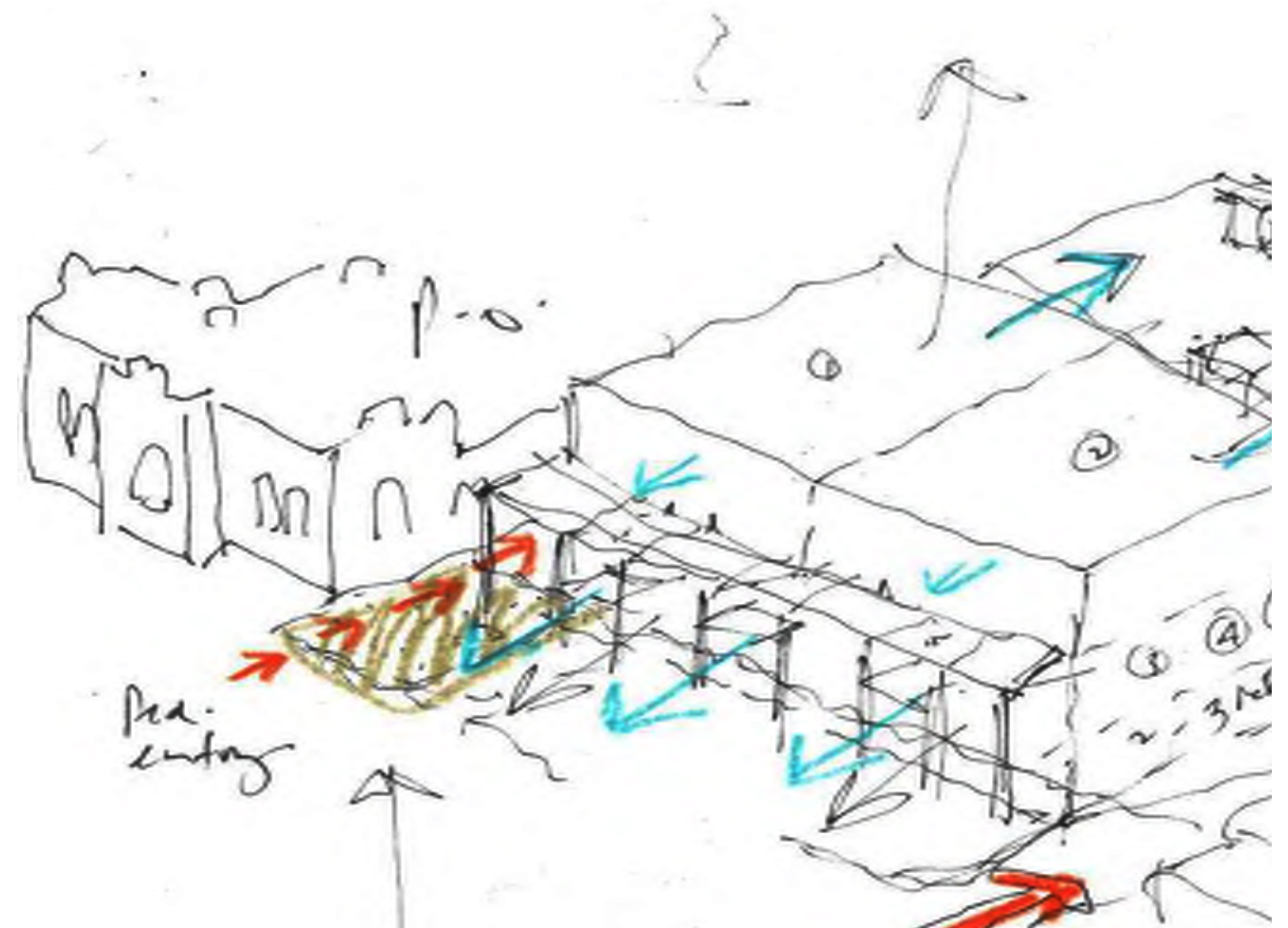
—KTA

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1. Executive Summary

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The key design intent that has underpinned every design move in this scheme has been the goal of delivering the best possible amenity for new residents, whilst simultaneously delivering a design that can materially benefit those surrounding the site.

Introduction

Key Design Objectives

Site & Brief for 49 Newcombe Street Portarlinton

The subject site is on the northern side of Newcombe Street and extends through to the Portarlinton Foreshore Reserve. It is currently occupied by a double storey metal building previously used for retail. The southern side of Newcombe Street is an active retail strip and considered the main centre of activity within the town.

The proposed development aims to contribute to this activity centre with a sensitive and contextually responsive design comprising of street facing retail, forecourt and 10 apartments that address Newcombe Street and Foreshore Reserve

Being a Good Neighbour

The proposal strives to be a good neighbour. On Newcombe Street, it offers a proactive urban design approach for placemaking including a retail tenancy extended by a publicly accessible forecourt. The considered massing, form, materiality and articulation of the building sensitively contributes to the streetscape and draws connections with the grand, masonry Heritage Post Office to the west of the site. A generous setback to the east mediates with the adjacent single level childcare centre.

On the foreshore side a stepped built form is integrated with landscape to carefully manage the development's visual presence so that it is perceived as secondary to the dominance of the historically significant Grand Hotel. Along the northern edge, sea-facing and adjacent to the Portarlinton Park, soft landscape of native coastal plantings creates a subtle interface between the public reserve and the proposed dwellings. A combination of open landscaped 'fencing' and elevated decking achieve dwelling privacy and passive surveillance to the foreshore.

Building Form

To create a development that responds to planning policy in a coherent and cohesive manner, the proposal is characterised by its response to the predominant urban pattern, particularly in regional towns, of a more formal, masonry, street facing building with a more informal, lightweight structure to the rear. Side walls are treated as secondary facades and articulated as such.

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Accordingly the proposal is comprised of two subtly distinct though integrated buildings, linked by a central access breezeway.

The first and slightly taller of the two fronts onto Newcombe Street. Consistent with patterns of the heritage streetscape it is articulated as the primary building and adopts the parapet height of the Heritage Post Office along Newcombe Street. The second building fronts onto the Portarlinton Foreshore Reserve. The setback of the massing, in combination with verandahs and screening elements as well as the use of neutral and natural-coloured materials integrate carefully to manage the perceived height especially from the foreshore.

From the main street approaches, along Newcombe and from the Foreshore Reserve, the proposed development reads as visually unobtrusive and sits politely within its context.

Sustainable Design

The proposal strives to be an exemplar development that meets high performance targets in ways sensitive to the existing heritage context.

A variety of active and passive ESD features are fundamental to the design. The building envelope and internal planning achieves dual aspect dwellings to promote access to natural daylight and cross-flow ventilation to all living and bedroom areas. Indoor outdoor flow of living areas is achieved with well integrated verandahs and balcony spaces to the north and south. Other ESD measures include operable windows for passive ventilation, rainwater capture, storage and reuse, planting to balconies at each level and across the green-roof, along with PV cells mounted on top of the Newcombe Street roof structure. Bike storage and future proofing for car e-charging stations have also been included.

Preliminary energy analysis has been undertaken and results incorporated into the design. Refer to GIW Environmental Solutions ESD report for additional information.

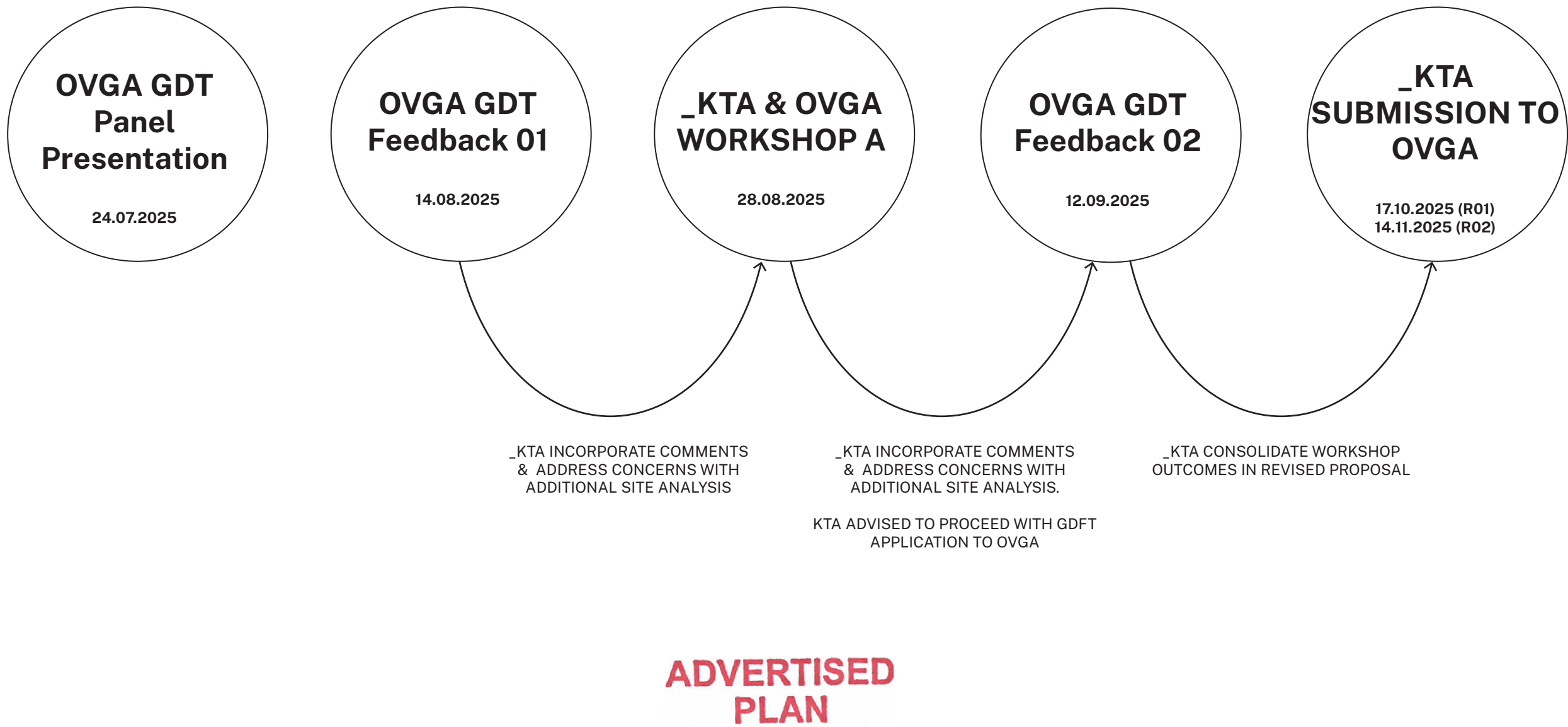
Note: all views contained in this report are produced by Kerstin Thompson Architects. They reflect the current proposal shown in drawings dated 14.11.2025.

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Introduction

Design Review & Feedback process



Design Excellence & Leadserhip About Us

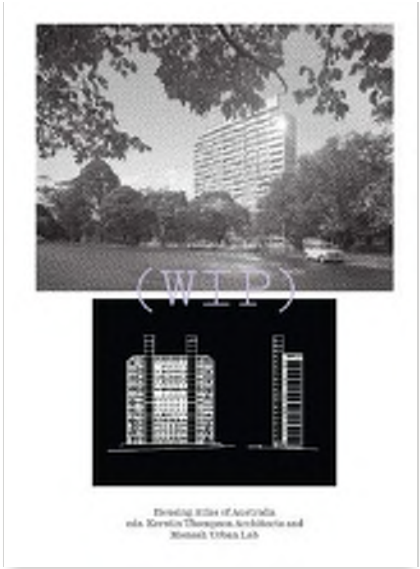
Design Leadership

Kerstin Thompson Architects is a multi-award-winning architecture practice, founded by Kerstin Thompson in 1994 in Melbourne, Australia. The practice is well established as a significant and innovative reference point in Australian architecture and urban design. Known for astute design thinking, KTA designs creative, meaningful and site-responsive architecture that seamlessly combines form, interior and landscape to create coherent and compelling places. Clarity of approach and sensitivity to place are the guiding principles for each and every project.

In over thirty years of practice, KTA has become renowned for its innovative multiple housing designs, with experience ranging from work for government and private sector clients in the social + affordable, master planning, market, Build to Rent, student accommodation and adaptive re-use typologies.

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1



Housing Atlas with Monash Urban Lab, Monash University + RMIT University _Ongoing

3



Good Design Case Study _Napier Street Housing Department of Planning and Community Victorian Government

2



Victorian Government cites Balfe Park Lane as an example of well designed apartments to be included in the State Design Book _April 2025

“The Victorian government has launched the Great Design Fast Track – in their words, “a streamlined planning process for apartments and townhouses that demonstrate great design” –along with a nominations process for exemplar developments to be included in a State Design Book of “future homes.”

Design Excellence: Kerr Street Residences About Us

Project Details

Completed: 2022

51 dwellings
(8 townhouses + 43 apartments)

GFA: 9960m²

Scope:

Design & Construct, Full Services

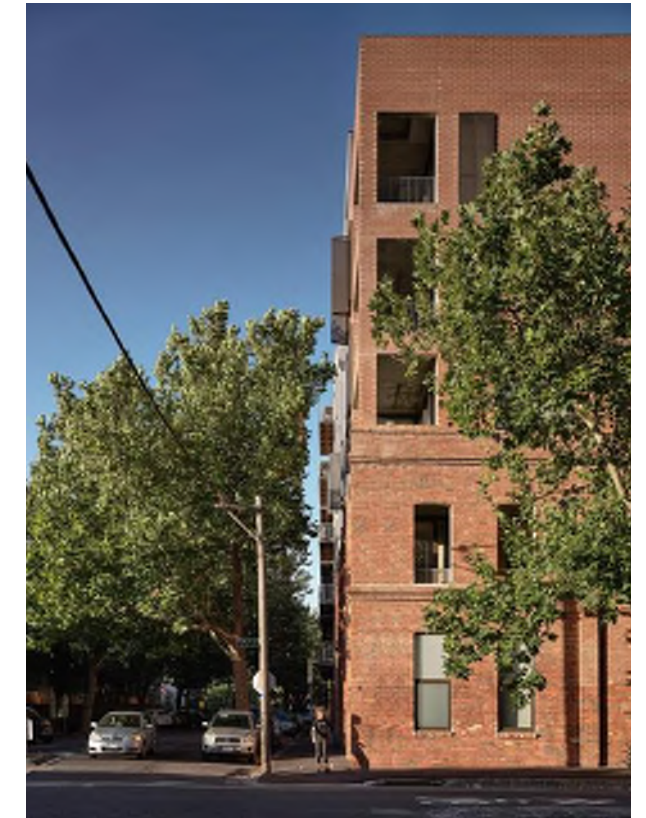
Lead Pro

Recognition:

2023 AIA Victorian Chapter Awards, The Best
Overend Award for Residential Architecture –
Multiple Housing, Named Award

2023 AIA National Awards, Residential
Architecture – Multiple Housing Shortlist

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Design Excellence: Balfe Park Lane About Us

Project Details

Completed: 2021

72 dwellings
(9 townhouses + 63 apartments)

GFA: 6991m²

Scope:
Design & Construct, Full Services
Lead Principal Consultant, site planning,
residential design and documentation

Recognition:
2022 AIA Victorian Chapter Awards The Best
Overend Award for Residential Architecture –
Multiple Housing (Named Award)
2022 National Awards Shortlist for
Residential Architecture – Multiple Housing

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Design Excellence: Church on Napier About Us

Project Details

Completed: 2019

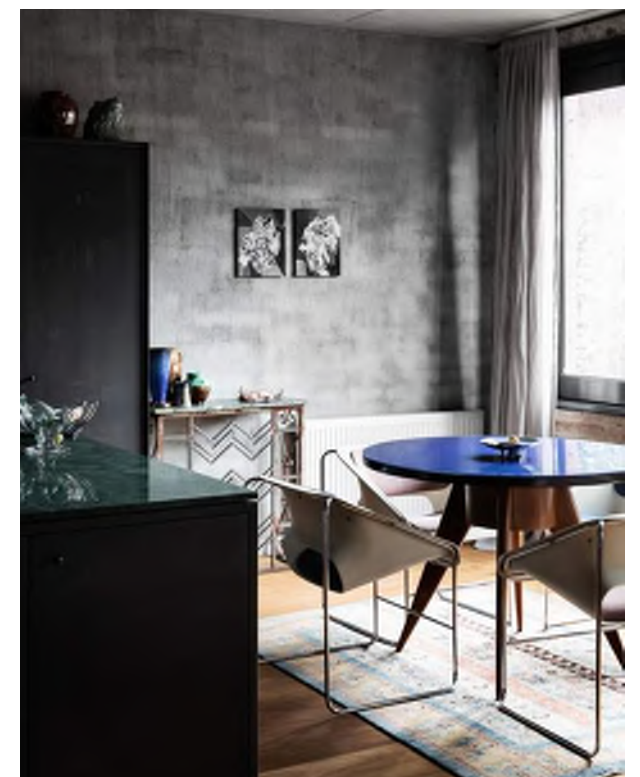
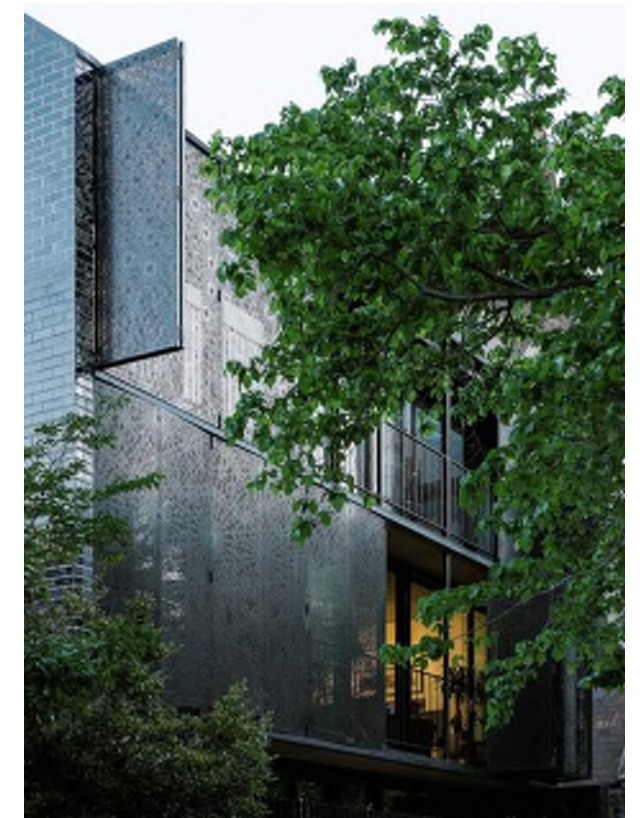
13 dwellings
(1 townhouse + 12 apartments)

GFA: 2566m²

Scope:
Design & Construct, Full Services
Lead Principal Consultant, site planning,
residential design and documentation

Recognition:
2021 AIA Victorian Chapter Residential
Architecture – Multiple Housing Shortlist
2021 AIA Victorian Chapter Heritage
Architecture Shortlist

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Design Excellence: Alma Road About Us

Project Details

Expected Completion: 2027

61 dwellings
(20 townhouses + 41 apartments)

GFA: 7685m²

Scope:
Competition Winning Selected Architect
Design & Construct, Full Services
Lead Principal Consultant, site planning,
residential design and documentation



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2. Context Analysis

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Connectivity & Setting

Context Analysis

The subject site sits on the existing retail/food and beverage strip in the centre of town. It is surrounded by the foreshore reserve which includes a number of community facilities. With bus stops and the ferry terminal close by it is well serviced by public transport.

- LEGEND
- Subject Site
 - Public Green Space
 - ▬ Bus Route
 - Retail / Food & Beverage
 - Services
 - Community
 - ↕ Pedestrian Link
 - ⓑ Bus Stop
 - ⓕ Ferry Wharf

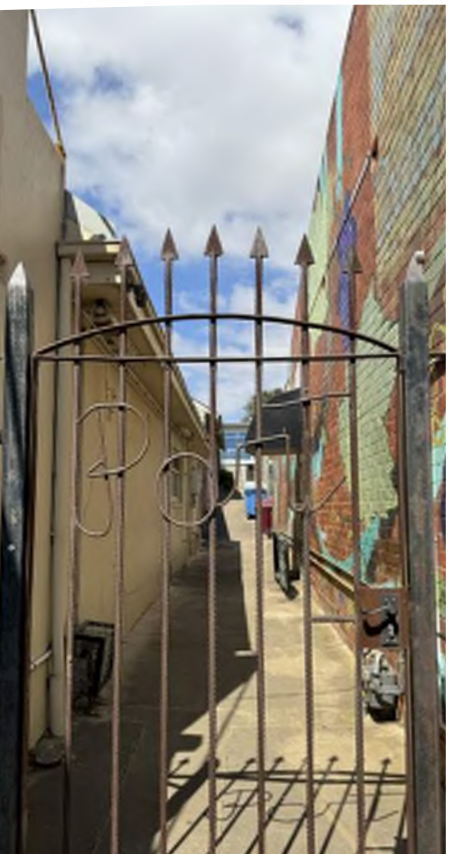
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Local Character Context Analysis

Portarlinton presents two distinct urban interfaces that reflect its dual identity as both a township and a coastal settlement. The high street exhibits a compact, formal character defined by continuous building frontages, deep verandahs, and hardscaped public realms that support pedestrian activity. In contrast, the foreshore interface opens toward expansive bay views, where soft landscaping, open space, and a looser built grain establish a distinctly coastal character.

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Foreshore Character



Urban Character

Photographic Street Elevations Context Analysis



Newcombe Street Streetscape (South East)



Newcombe Street Streetscape (South Central)



Newcombe Street Streetscape (South West)

Photographic Street Elevations Context Analysis



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Urban Design Framework
Context Analysis

Development potential for the area has been identified in the Geelong Urban Design Framework, 2011.

Portarlinton also contains a number of heritage listed buildings. Notably, the Post Office neighbouring the subject site.

LEGEND

-  Subject Site
-  Heritage Buildings
-  Main Activity Precinct
-  Pedestrian Links
-  Development Opportunity UDF September 2011
-  Development Opportunity
-  Recent Developments Built / Proposed



Urban Design Framework: Development Principles

Context Analysis

Extract from Portarlington Urban Design Framework (September 2011)

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Existing Built Form



Conceptual Proposed Built Form



Future Built Form as per Portarlington UDF

Indicative outline of proposal at 49 Newcombe St

Newcombe Street Urban Morphology Context Analysis

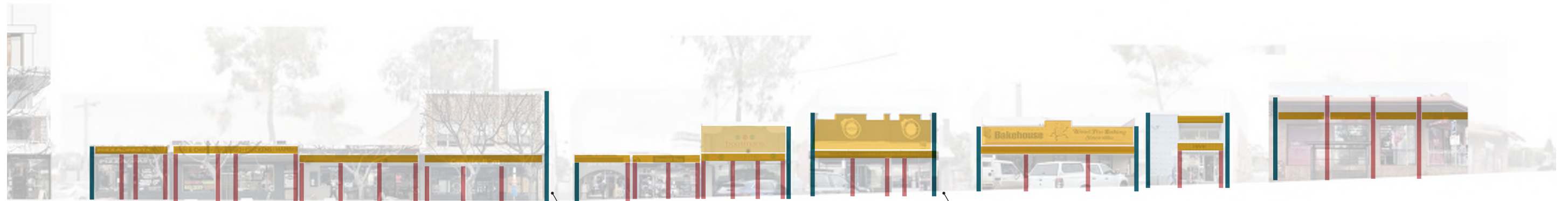
There is a clear pattern of façade hierarchy within the existing Portarlington context. Newcombe Street is defined by its primary, formal façades, characterised by decorative capping and architectural detailing. In contrast, laneway routes are framed by secondary façades, typically of masonry construction, with openings provided only where functionally required. This distinction between primary and secondary façades contributes to the urban morphology and visual character of the area.

Design objective's of SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY include:

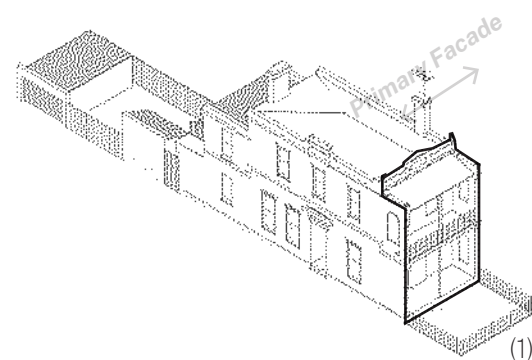
- Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area.
- Design building forms that express the fine grain (narrow frontage) pattern of the town centre.

The subject site also has a direct interface with the foreshore reserve which will still contribute to the overall character of the town centre.

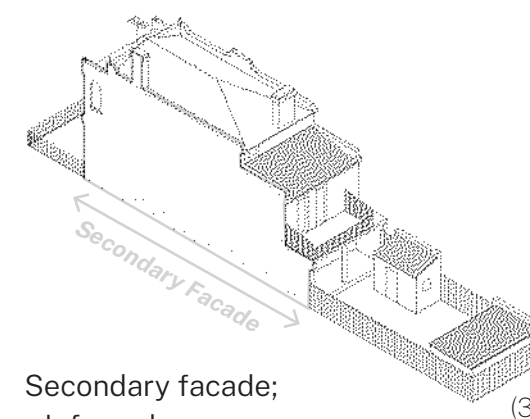
- Decorative Capping
- Horizontal Awnings / Verandah
- Vertical shop front articulation
- Shear wall laneway condition



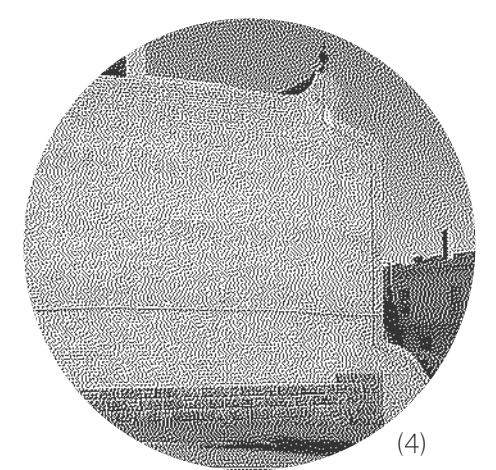
Patterns on Newcombe Street



- Primary facade;
- Formal
 - Deliberate composition
 - Establishes rhythm and pattern



- Secondary facade;
- Informal
 - Functional composition
 - Loose



(1), (2), (3), (4) Credit: Division and multiplication, NMBW Architecture Studio

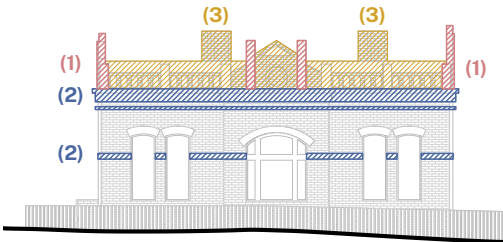
Pattern and Hierarchy

Context Analysis

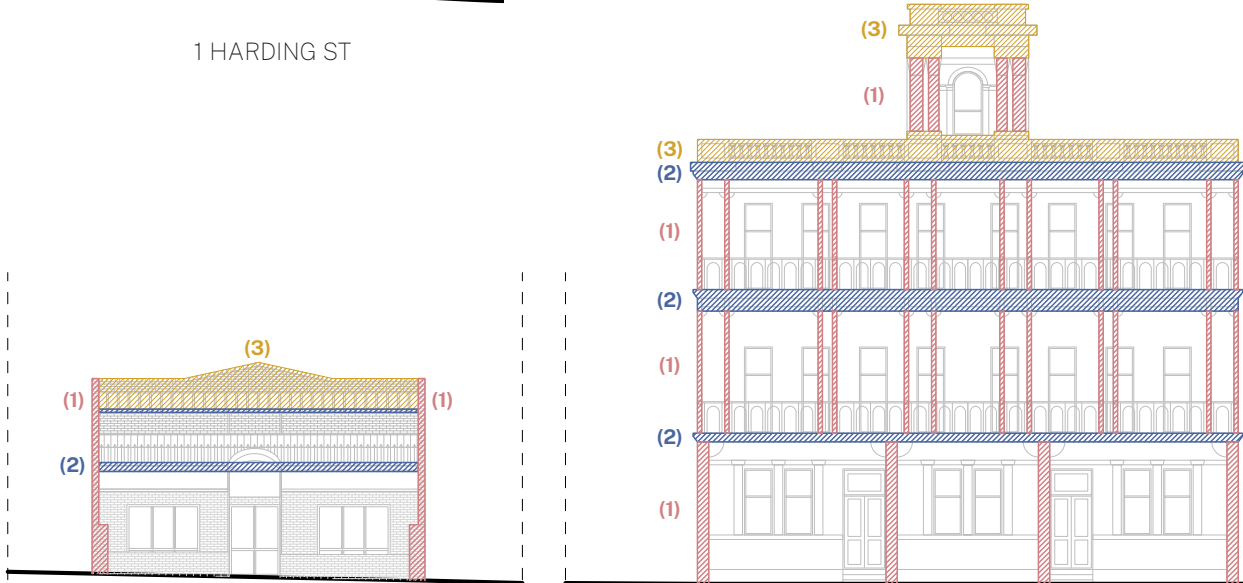
A study of building massing, form, and articulation within the township reveals a recurring design language of; decorative parapets, strong vertical edges with secondary framing, and expressed horizontal banding.

These elements and rhythmically spaced openings contribute to a coherent and ordered streetscape character.

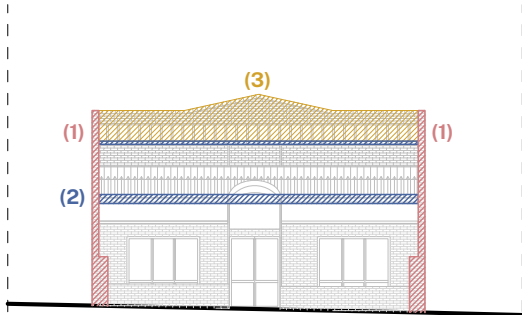
- (1) Vertical Framing Element
- (2) Horizontal banding
- (3) Decorative capping



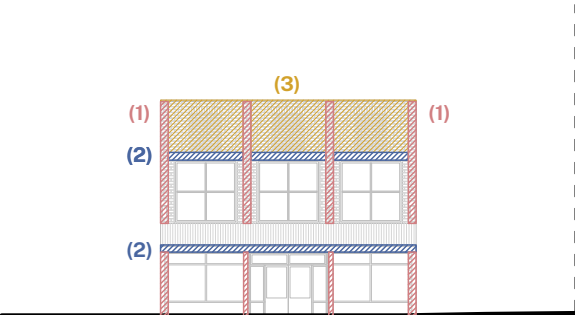
1 HARDING ST



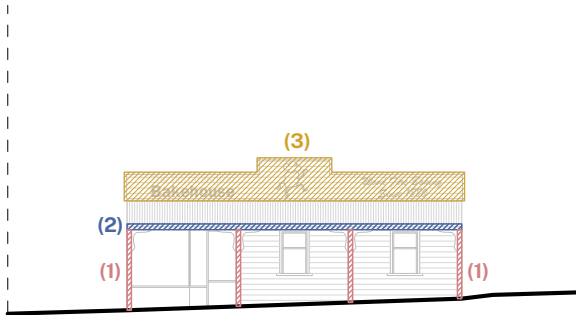
76 NEWCOMBE ST
PORTARLINGTON GRAND HOTEL



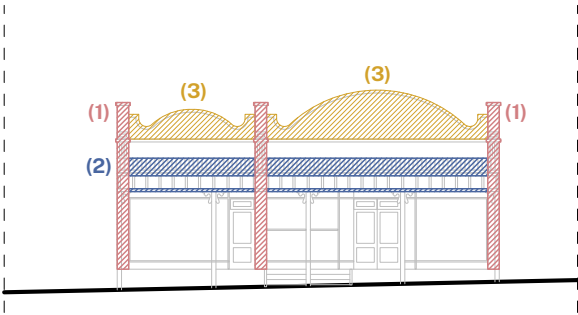
98 NEWCOMBE ST



62 NEWCOMBE ST



48 NEWCOMBE ST



36-38 NEWCOMBE ST

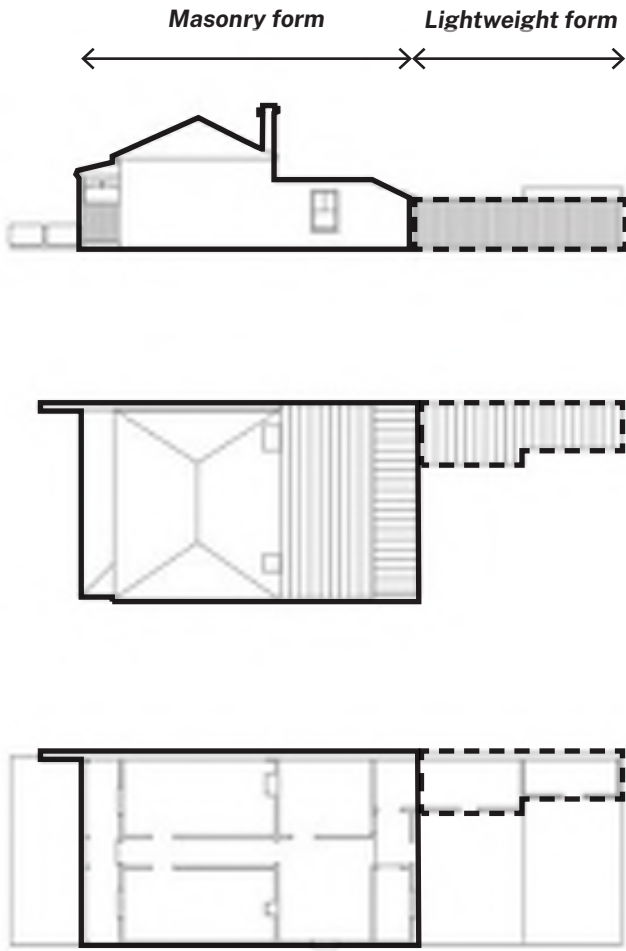
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Contextual building analysis

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Pattern and Hierarchy
Context Analysis

A common and observable urban pattern in vernacular Australian architecture, particularly in regional towns, is the formal masonry, street-facing building paired with more informal, lightweight appendage. This relationship is evident in the existing and historical fabric of Portarlington.



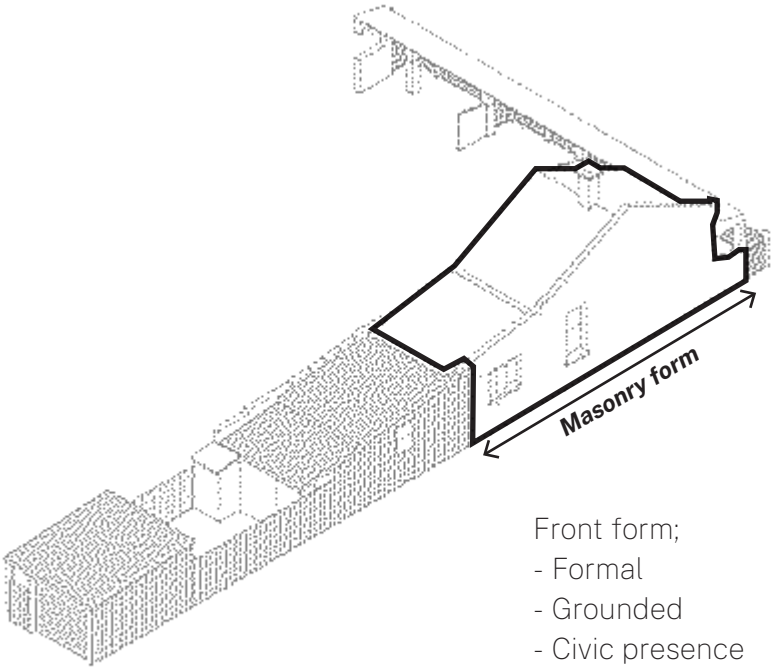
(1)



Portarlington Post Office - Historical Photo

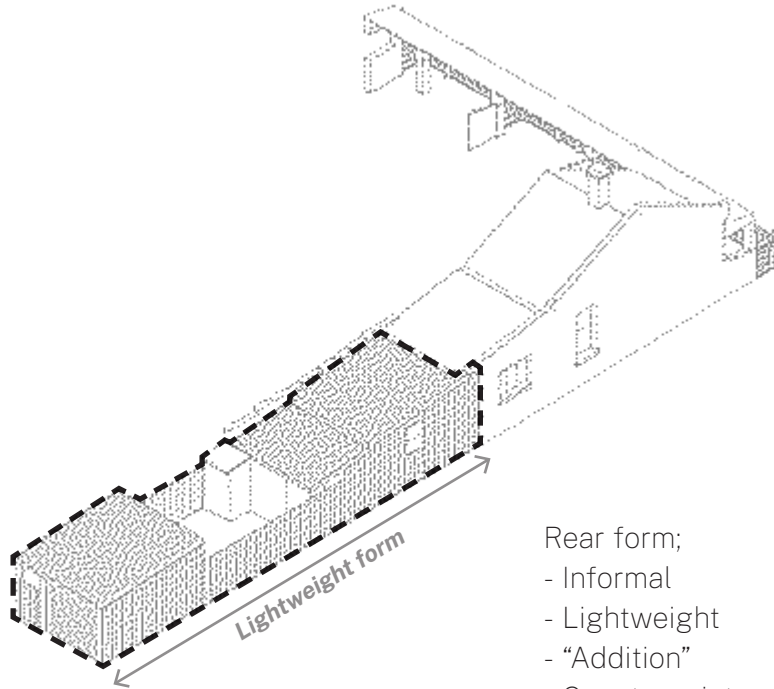


40 Newcombe St



Front form;
- Formal
- Grounded
- Civic presence

(2)



Rear form;
- Informal
- Lightweight
- "Addition"
- Counterpoint

(3)

(1), (2), (3), (4) Credit: Division and multiplication, NMBW Architecture Studio

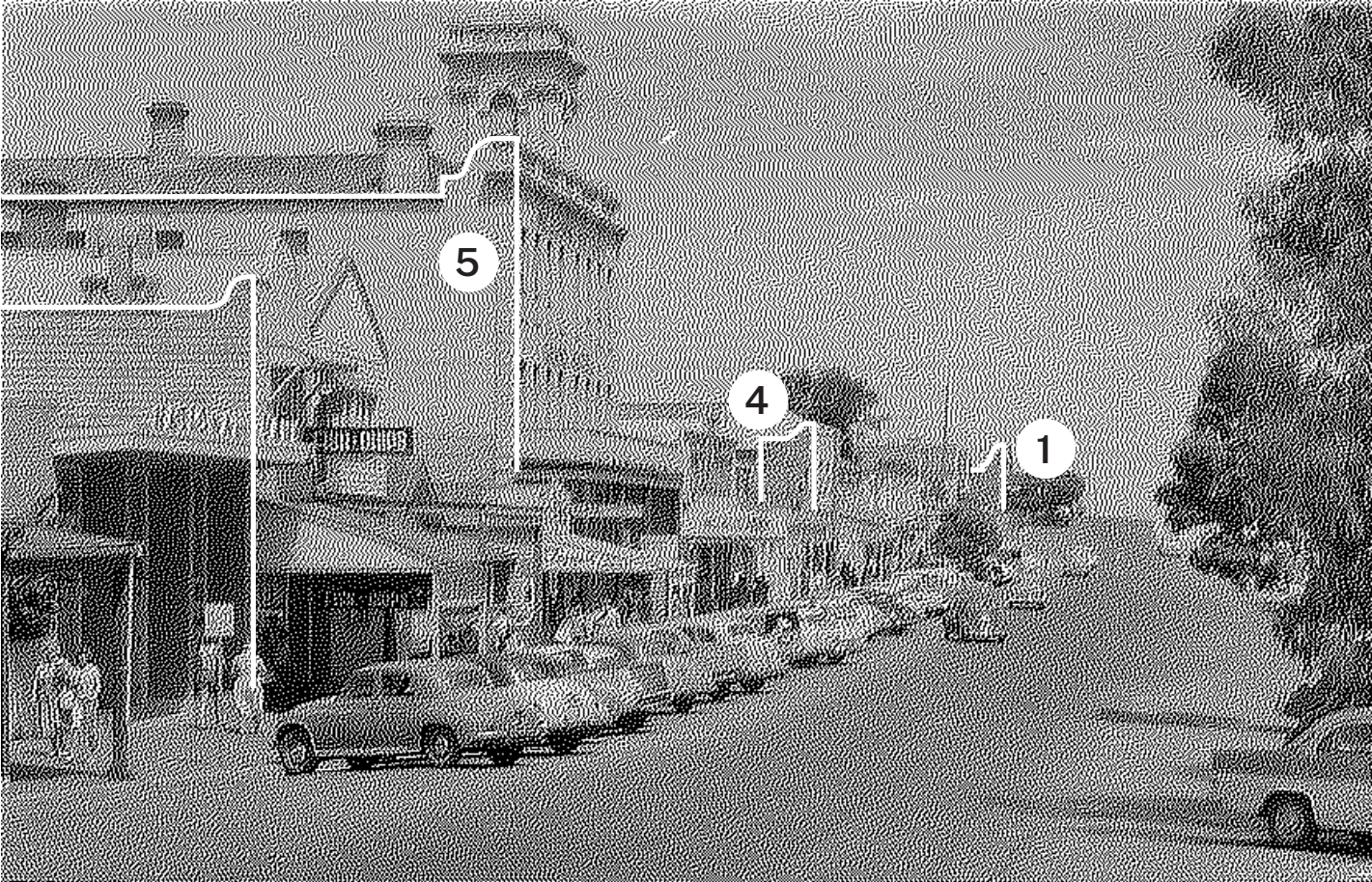
Pattern and Hierarchy

Context Analysis

Expressed masonry forms are an identifiable attribute of the existing streetscape. Calm side elevations and elevated parapets are evident. This materiality and design language contributes to the local identity and urban character along Newcombe Street.

The use of brick for side façades introduces a sense of scale and material quality. From a distance, these walls read as a cohesive backdrop to the street; upon closer approach, the fine grain and texture of the brickwork reveal a tactile quality and material integrity.

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Sheer side walls as a common characteristic of Newcombe St



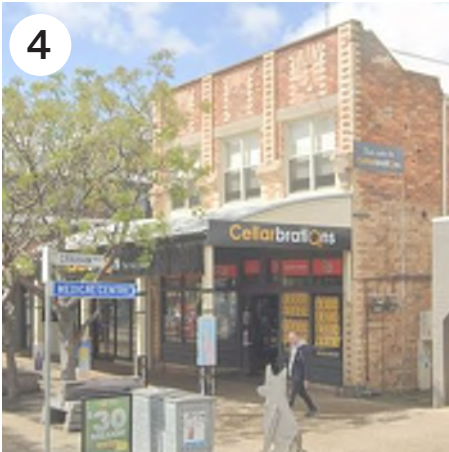
38 NEWCOMBE ST



1 HARDING ST
FORMER POST OFFICE



48 NEWCOMBE ST
THE PORTARLINGTON BAKEHOUSE



62 NEWCOMBE ST



76 NEWCOMBE ST
PORTARLINGTON GRAND HOTEL



98 NEWCOMBE ST

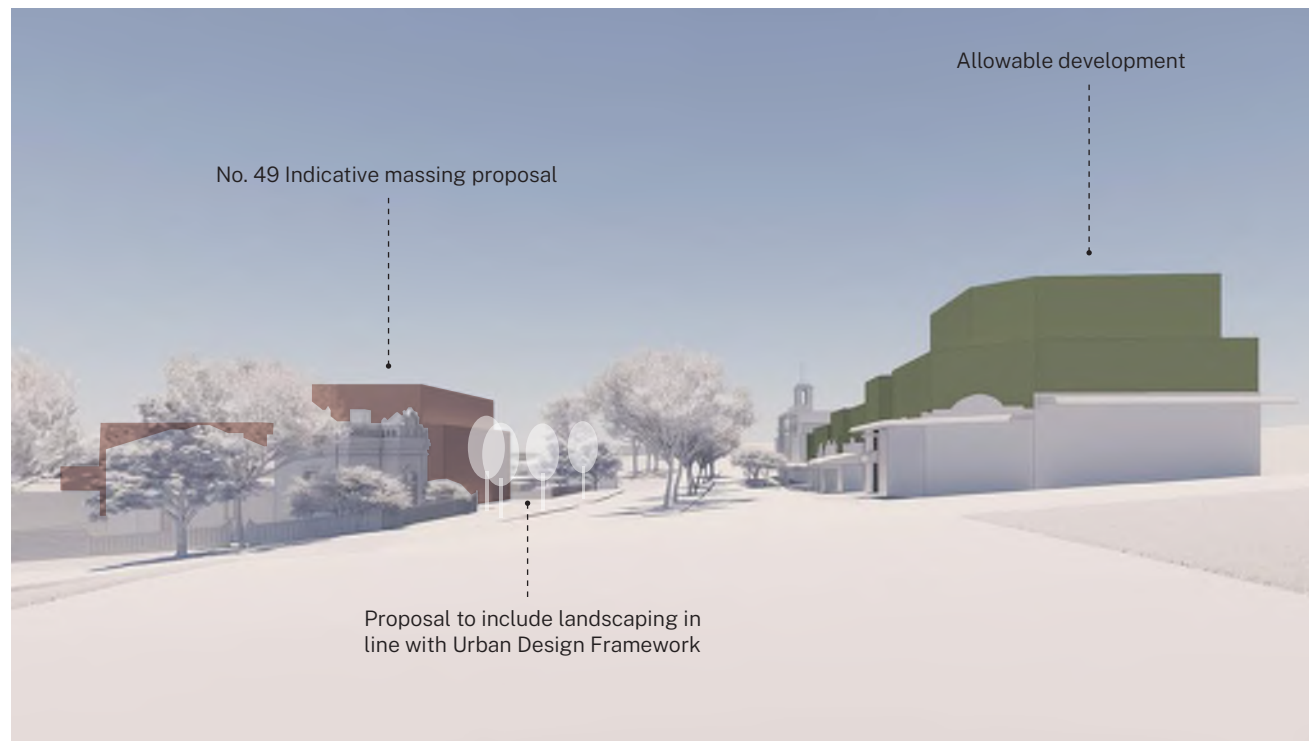
Urban Design Framework: Development Envelopes Context Analysis



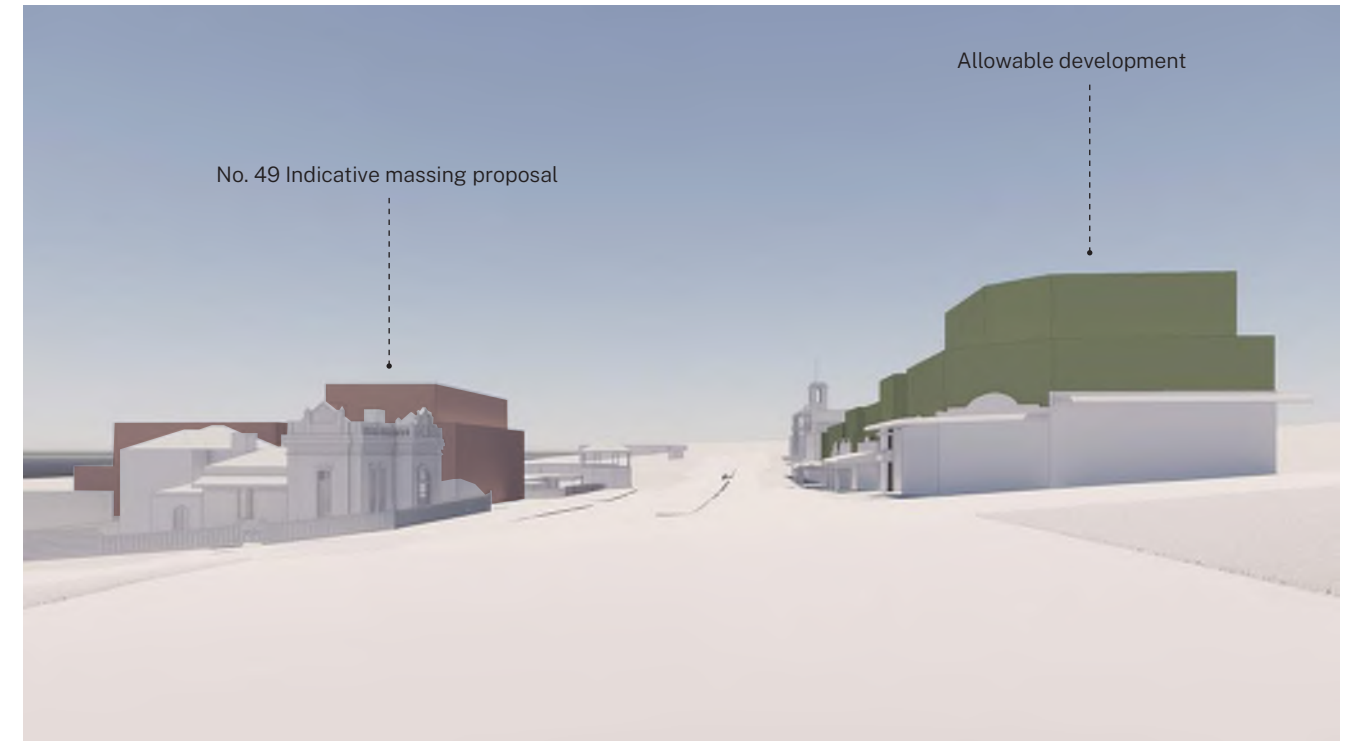
Existing conditions with trees



Existing condition without trees



Future town & proposed development with trees

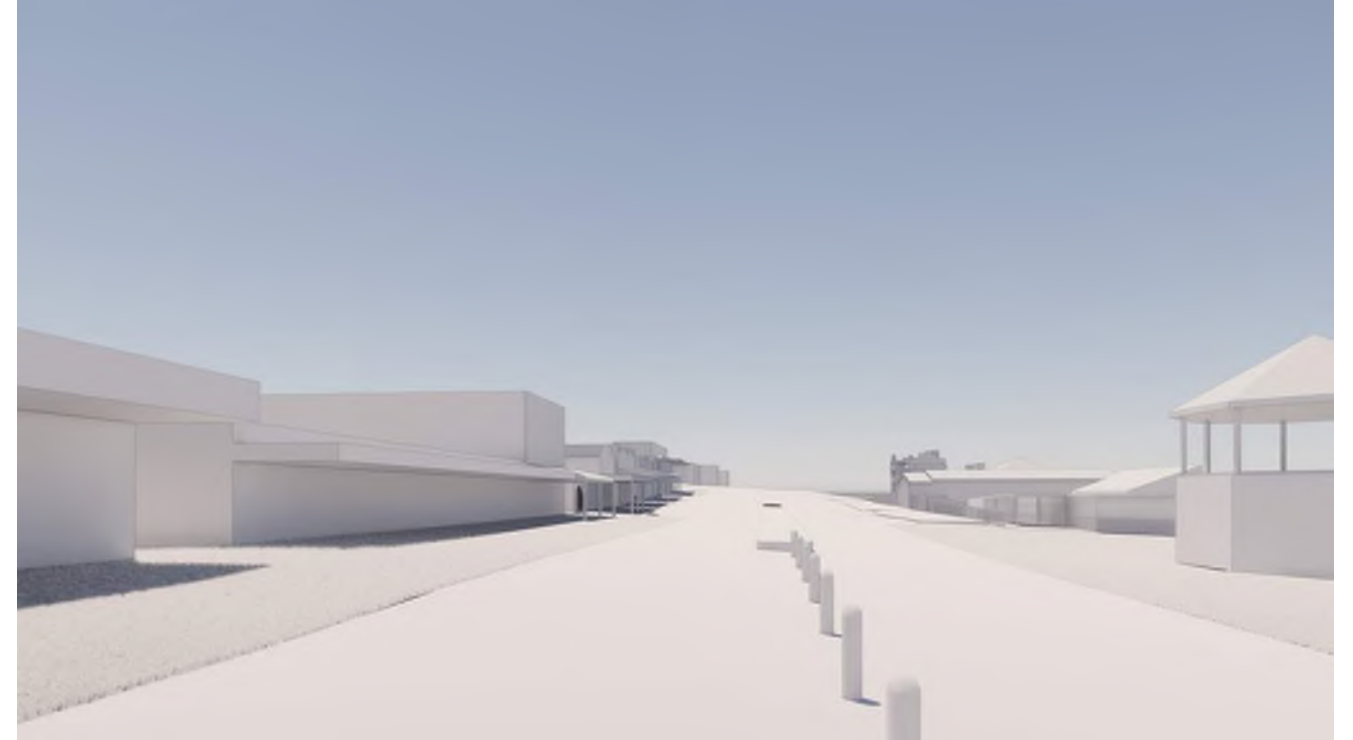


Future town and proposed development without trees

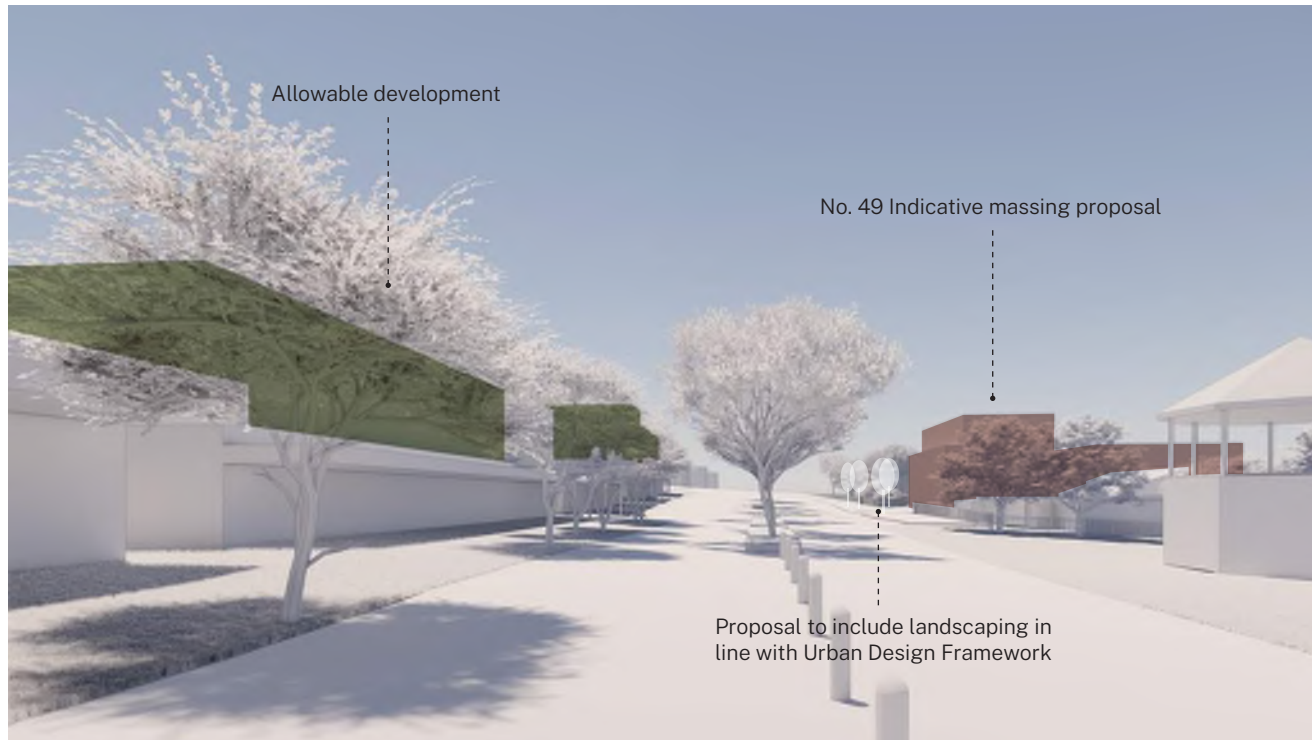
Urban Design Framework: Development Envelopes Context Analysis



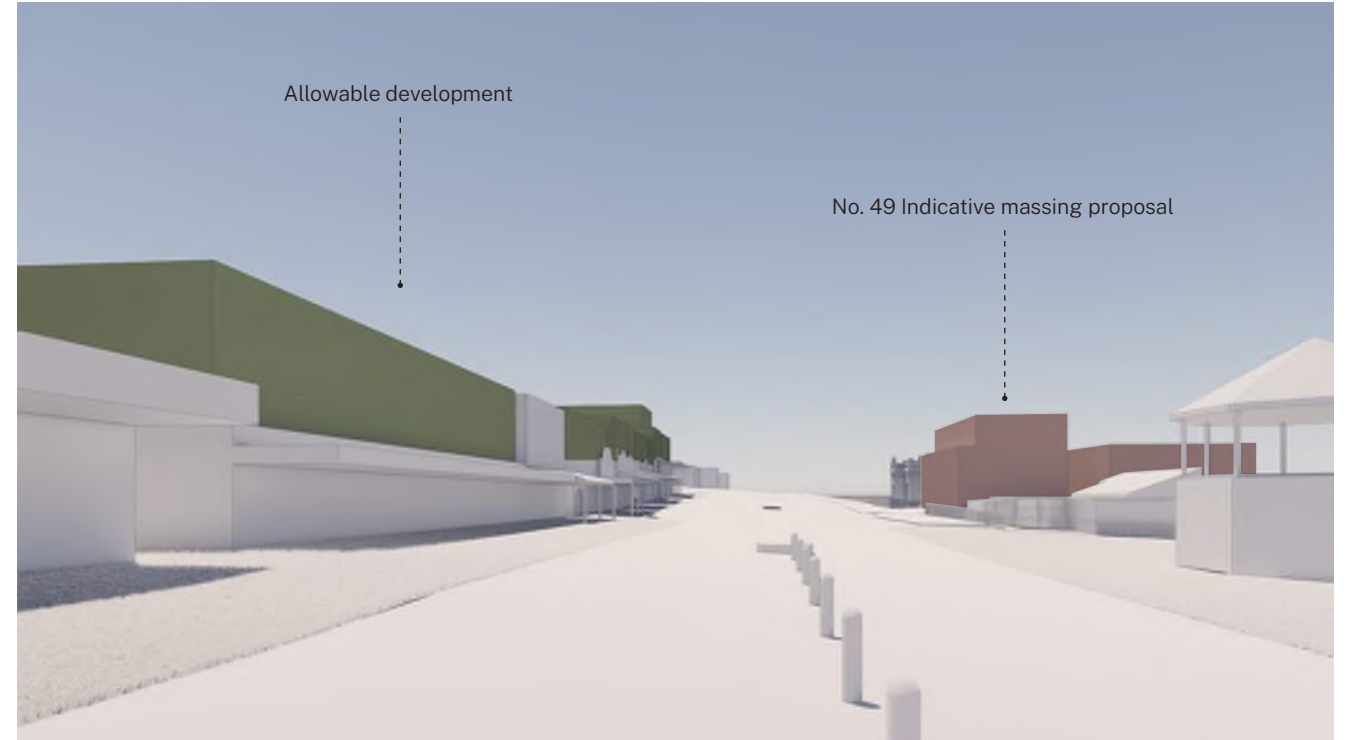
Existing condition with trees



Existing condition without trees



Future town & proposed development with trees



Future town & proposed development without trees

Recent Development Proposals

Context Analysis



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-  Project Site
-  Granted by Council
-  Granted by Council
Confirmed by VCAT
-  Conditional
approved by VCAT
-  Application in
Progress
-  Completed



1 Newcombe Street



20,22-34 Newcombe Street and
25-27 Fenwick Street



10-14 Harding Street



9 Brown Street



5-7 Brown Street



72-74 Newcombe Street

Recent Development Proposals

Context Analysis



- Project Site
- Granted by Council
- Granted by Council Confirmed by VCAT
- Conditional approved by VCAT
- Application in Progress
- Completed

ADRESS
1 Newcombe Street

PERMIT
PP-435-2023

USE
Five units

STOREY
-2 x 2 storey units
-3 x 3 storey units fronting Newcombe Street
-7 and 10 metres high respectively

COMMENTS
Permit issued by Council, no appeals

ADRESS
20,22-34 Newcombe Street and 25-27 Fenwick Street

PERMIT
PP-916-2020

USE
Development of the Land for Seven (7) Shops and Fifty-Five (55) Dwellings

STOREY
-4 plus basement
-16 metres maximum height
-To appear as three stories from Newcombe Street and two stories from Fenwick Street

COMMENTS
Permit granted by Council, taken to VCAT by Objector but decision upheld

*available visuals sourced from VCAT decision, top level not included in approved plans

ADRESS
10-14 Harding Street

PERMIT
PP-524-2021

USE
31 apartments, two levels of basement carparking and retail tenancies

STOREY
4

COMMENTS
Permit granted, no VCAT

ADRESS
9 Brown Street

PERMIT
PP-305-2023

USE
17 apartments above two levels of basement car parking and 4 ground level retail premises and a gymnasium. A rooftop area of communal open space is located on top of the building that includes a swimming pool.

STOREY
-3 storeys plus 2 basement levels
-Originally 4 storeys but VCAT requested amended plans, rooftop open space/pool area was retained, granted on the condition that Level 3 (fourth storey) be removed via amended plans condition on permit

COMMENTS
Council refused permit, VCAT granted permit
VCAT submission made reference to the case of "Proposal N.3" (20,22-34 Newcombe Street and 25-27 Fenwick Street)

ADRESS
5-7 Brown Street

PERMIT
PP-308-2023

USE
32 apartments, 6 retail units, basement level car parking

STOREY
-3 storeys with recessed upper level (fourth storey)

COMMENTS
-application still in progress and awaiting a decision from Council

*available visuals sourced from advertised plan set and may be inaccurate if revisions have been made

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Key Takeaways Context Analysis



Two distinct characters are evident in the existing built fabric; urban & formal v.s coastal & informal



Site lines to the bay enhance sense of place and should be maintained



High Street hierarchy is established through a pattern of primary and secondary facade treatments



The significance of the adjacent heritage building warrants a substantial street setback



The site occupies a junction between the urban township and the foreshore landscape, offering an opportunity to enhance both environments



The Grand Hotel is the most significant building on the streetscape and should not be competed with in height.

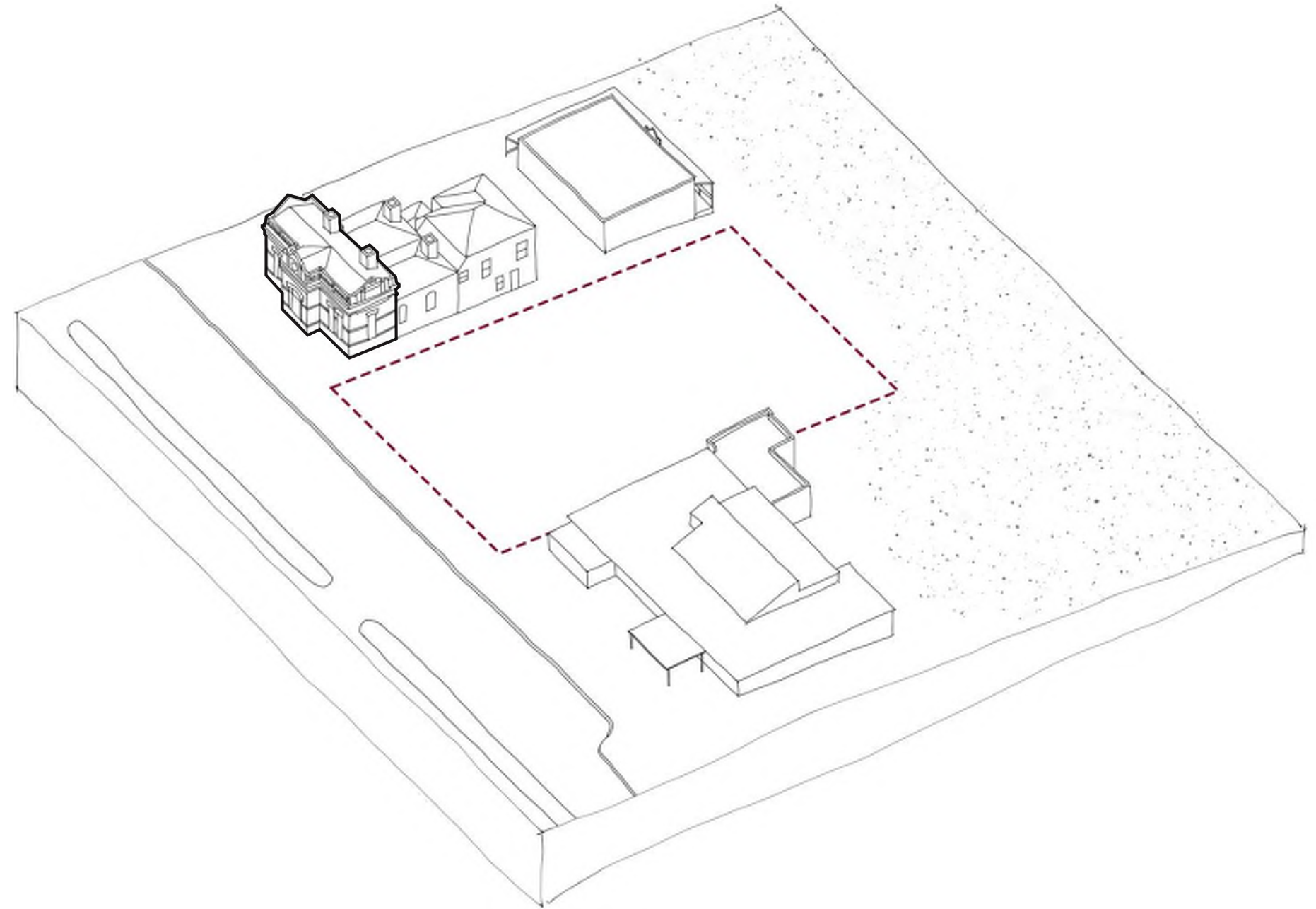
3. Design Response

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Massing: Contextual Understanding Design Response

- Heritage listed Post Office to Western Boundary
- Pre-school to East

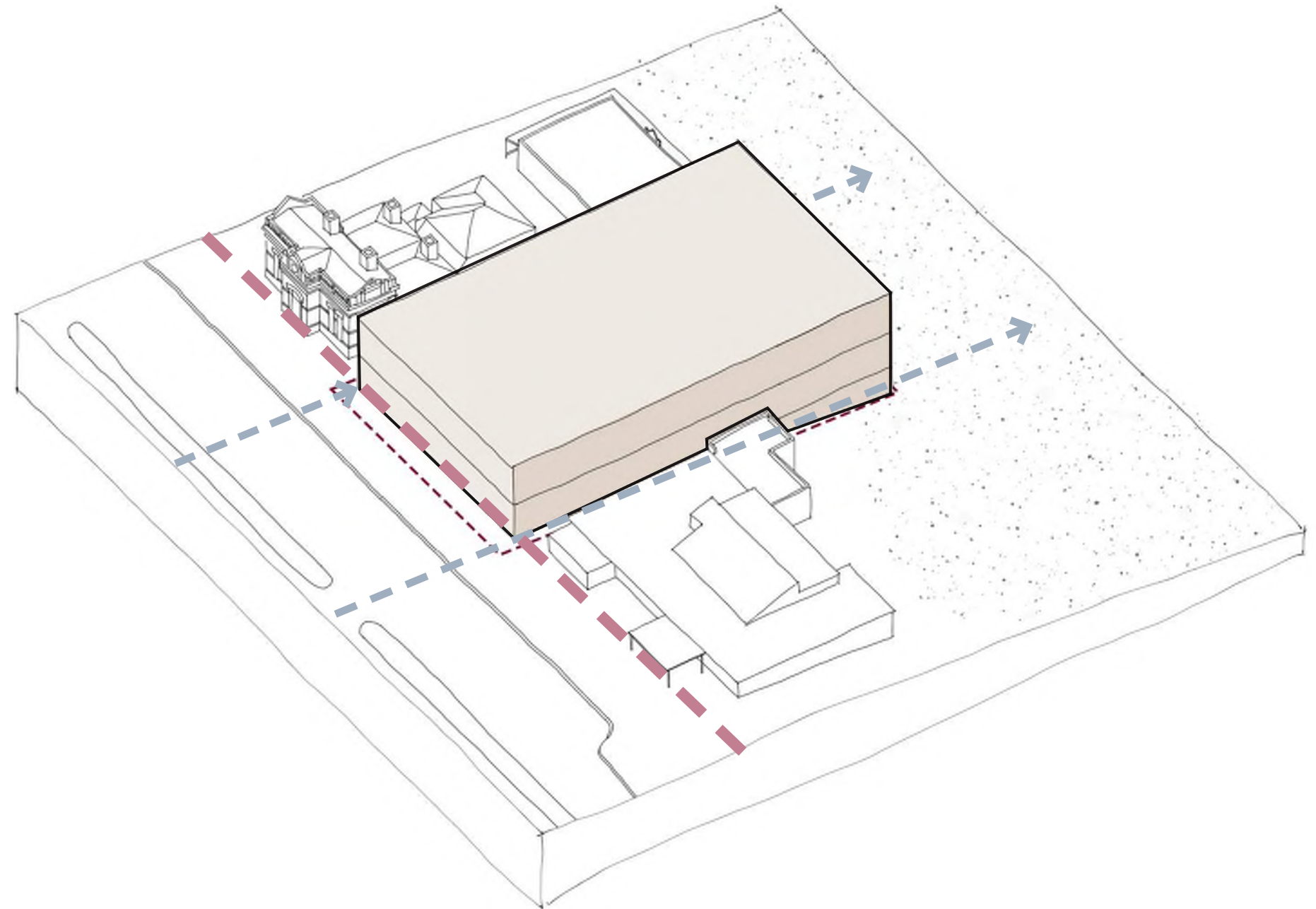
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Massing: Establishing Maximum Envelope Design Response

- Minimum front setback applied.
- Side setbacks to protect views towards the bay.

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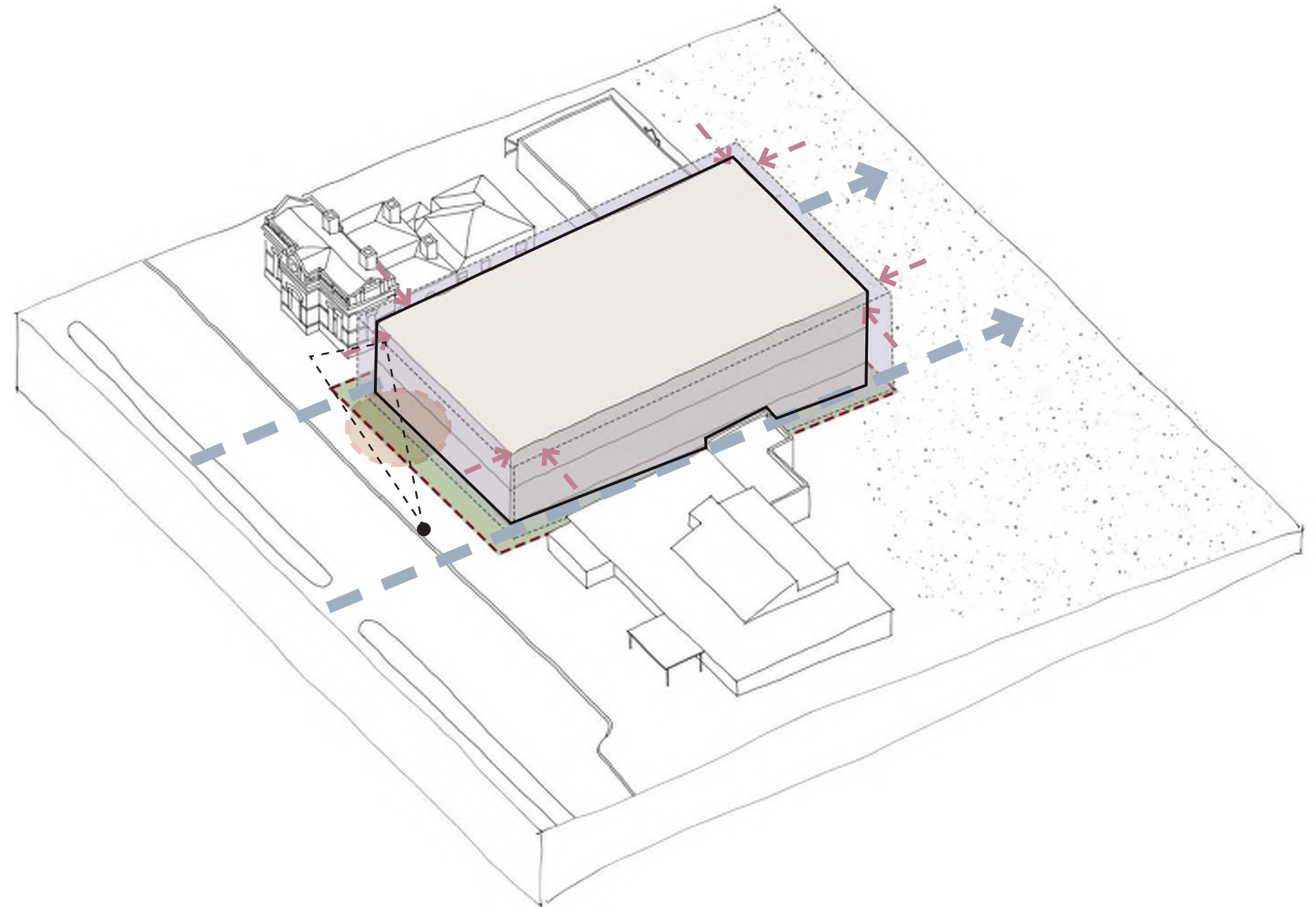


Massing: Respond Sensitively to Context

Design Response

- Introduction of public forecourt on Newcombe Street.
- Increased front setback to open views to Post Office.
- Plant species strategically selected to maintain view corridors to bay.

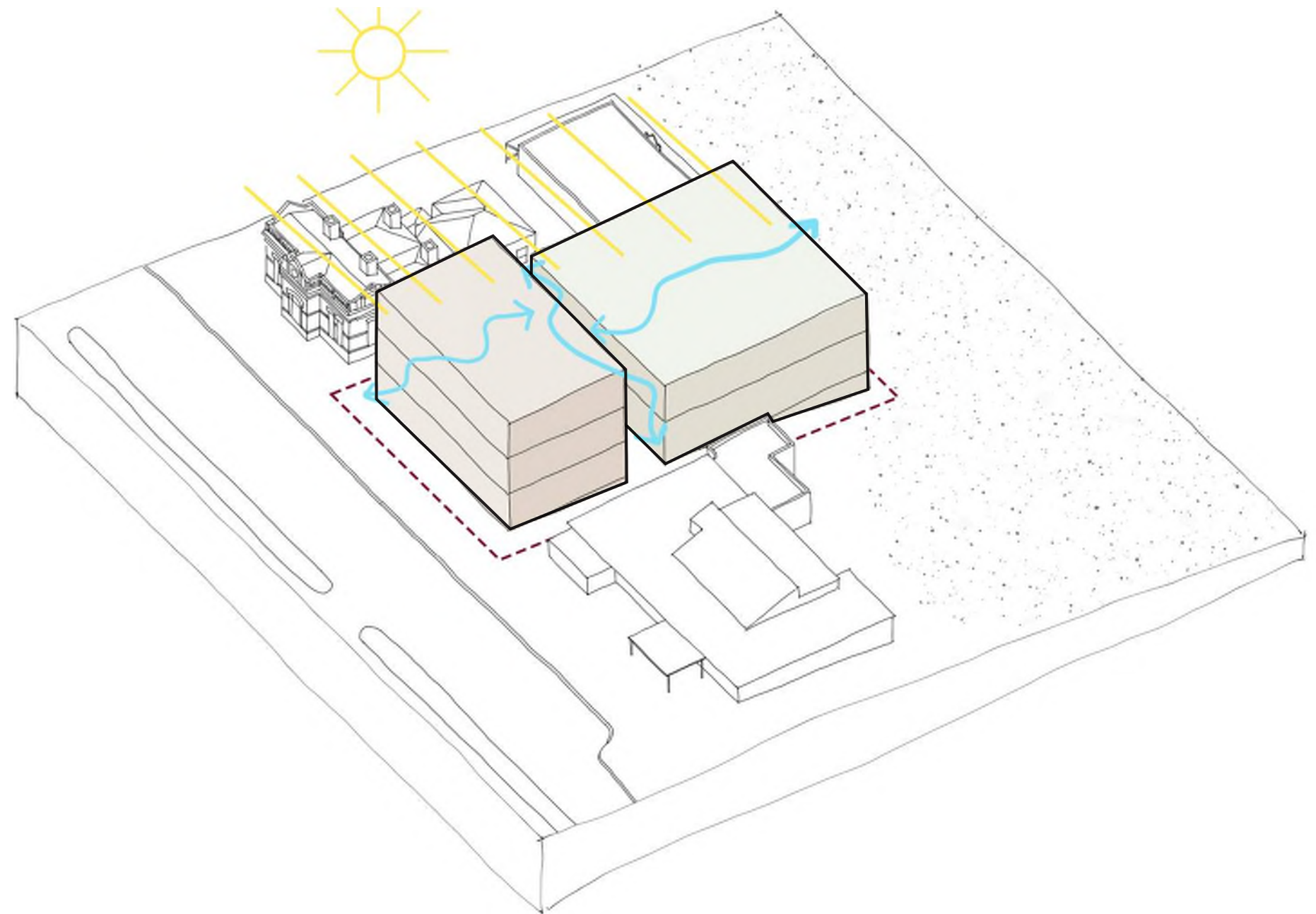
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Massing: Improve Access to Amenity Design Response

- Break mass into two distinct forms.
- Newcombe St block is higher, more formal & masonry.
- Seaside Block is lower, less formal & lightweight.
- Connect via breezeway.

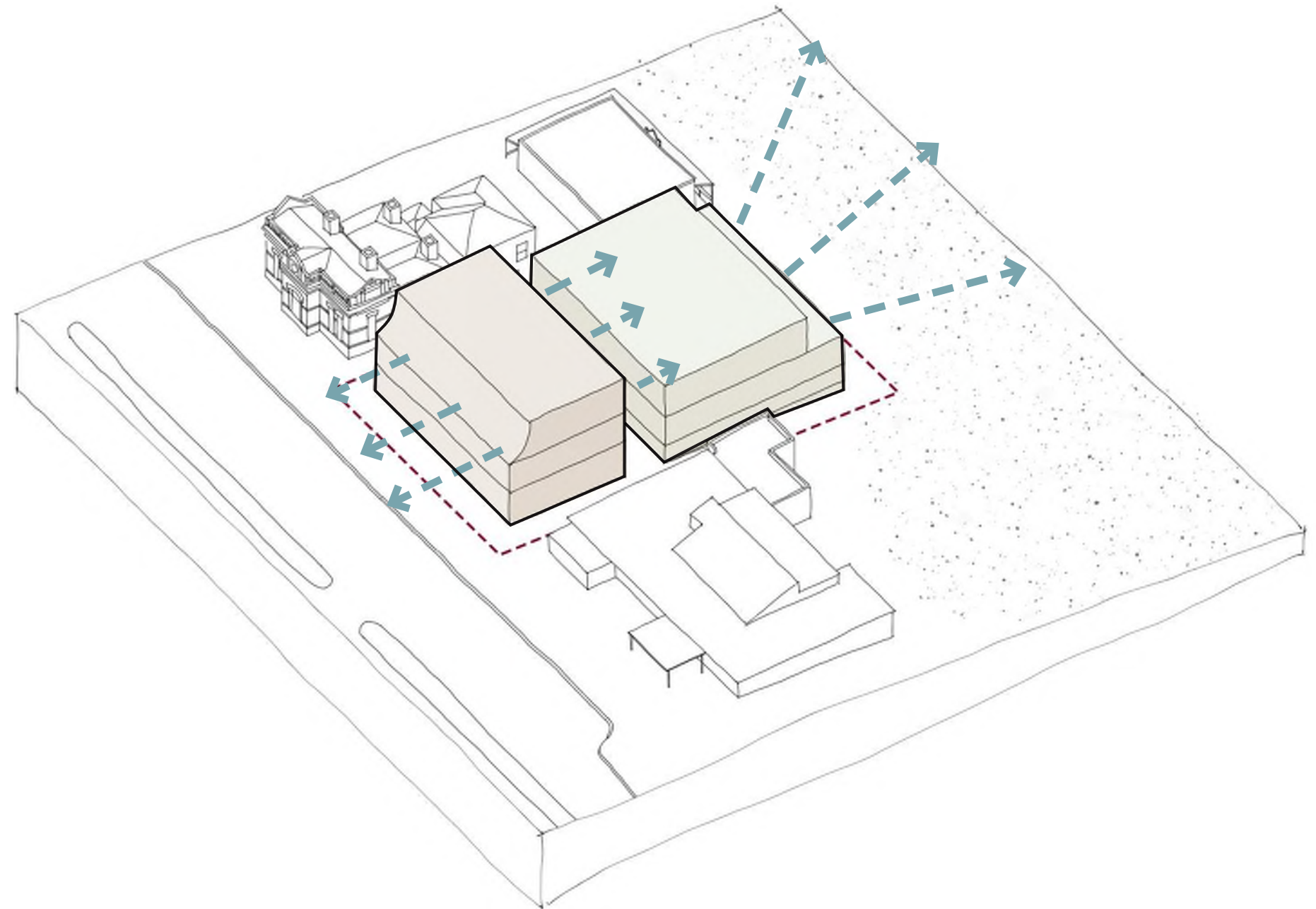
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Massing: Articulate Massing & Facade Design Response

- Setback upper volume along Newcombe street to relate to Post Office.
- Setback upper volume along foreshore to minimise visual impact from Ferry arrival.
- Take cues from existing built fabric to articulate Newcombe Street setback.

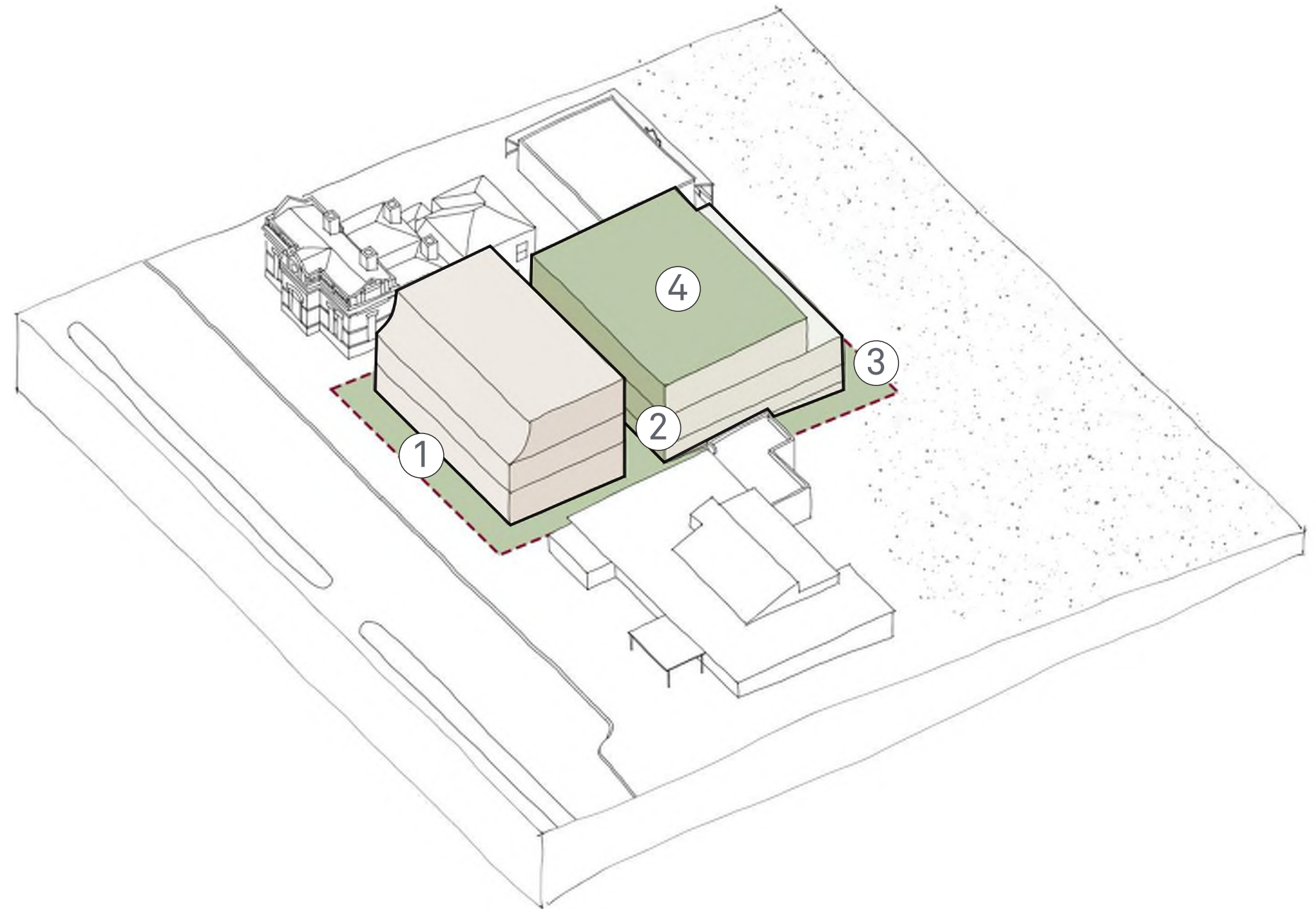
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Massing: Enhance Existing Landscape Character & Biodiversity Design Response

- Establish landscape zones;
1. Forecourt along street edge
 2. central breezeway
 3. seaside garden
 4. biodiverse rooftop

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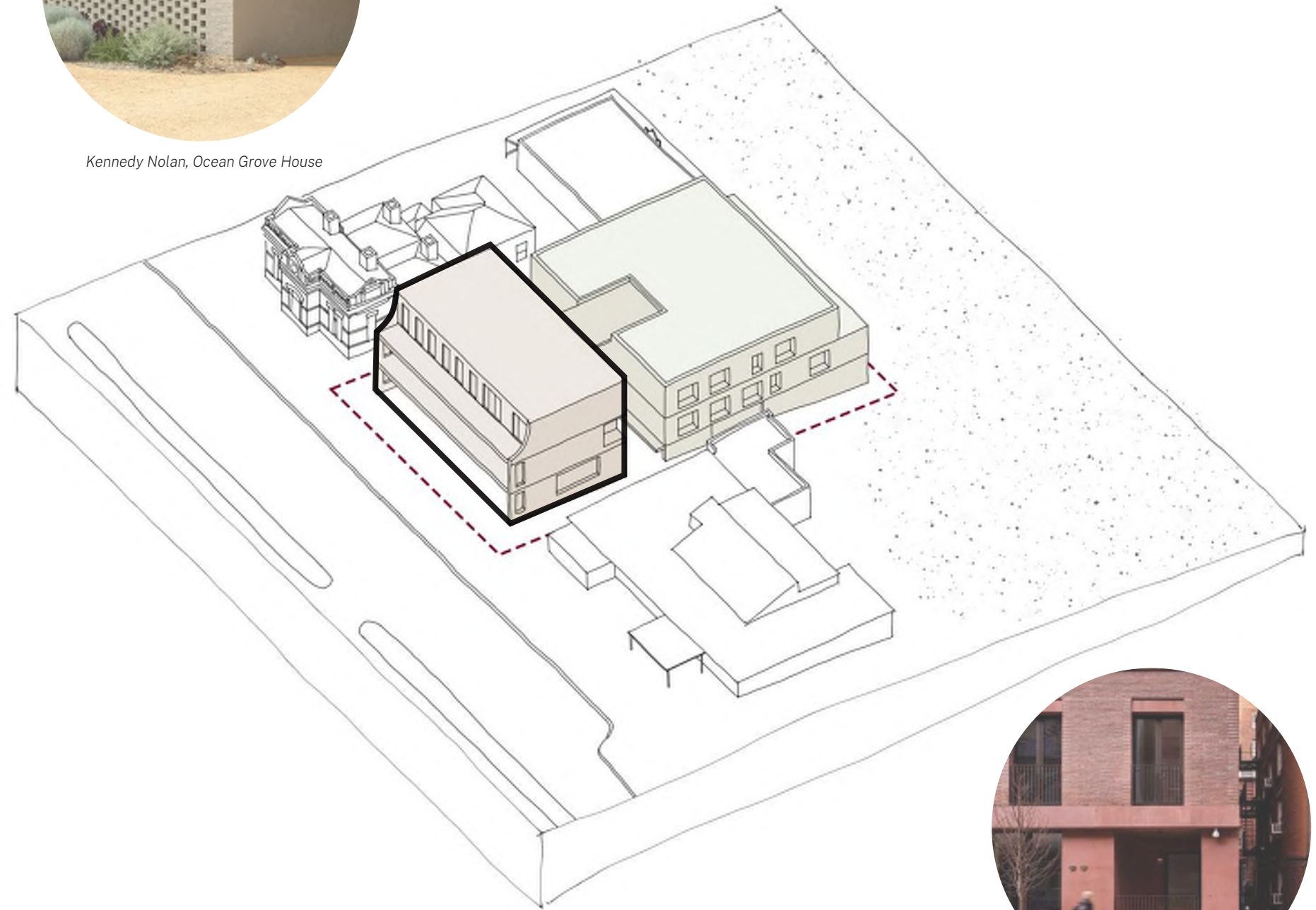
View of forecourt towards Heritage listed former Post-Office

Materiality: Enhancing Urban Character Design Response

Along Newcombe Street, the design establishes a distinctly urban interface through the introduction of a public forecourt that expands the pedestrian realm and provides a moment of respite within the streetscape. The use of high-quality, durable materials reinforces the civic character of the space and contributes to an inviting public realm.



Kennedy Nolan, Ocean Grove House



David Chipperfield, Jane Street Apartments

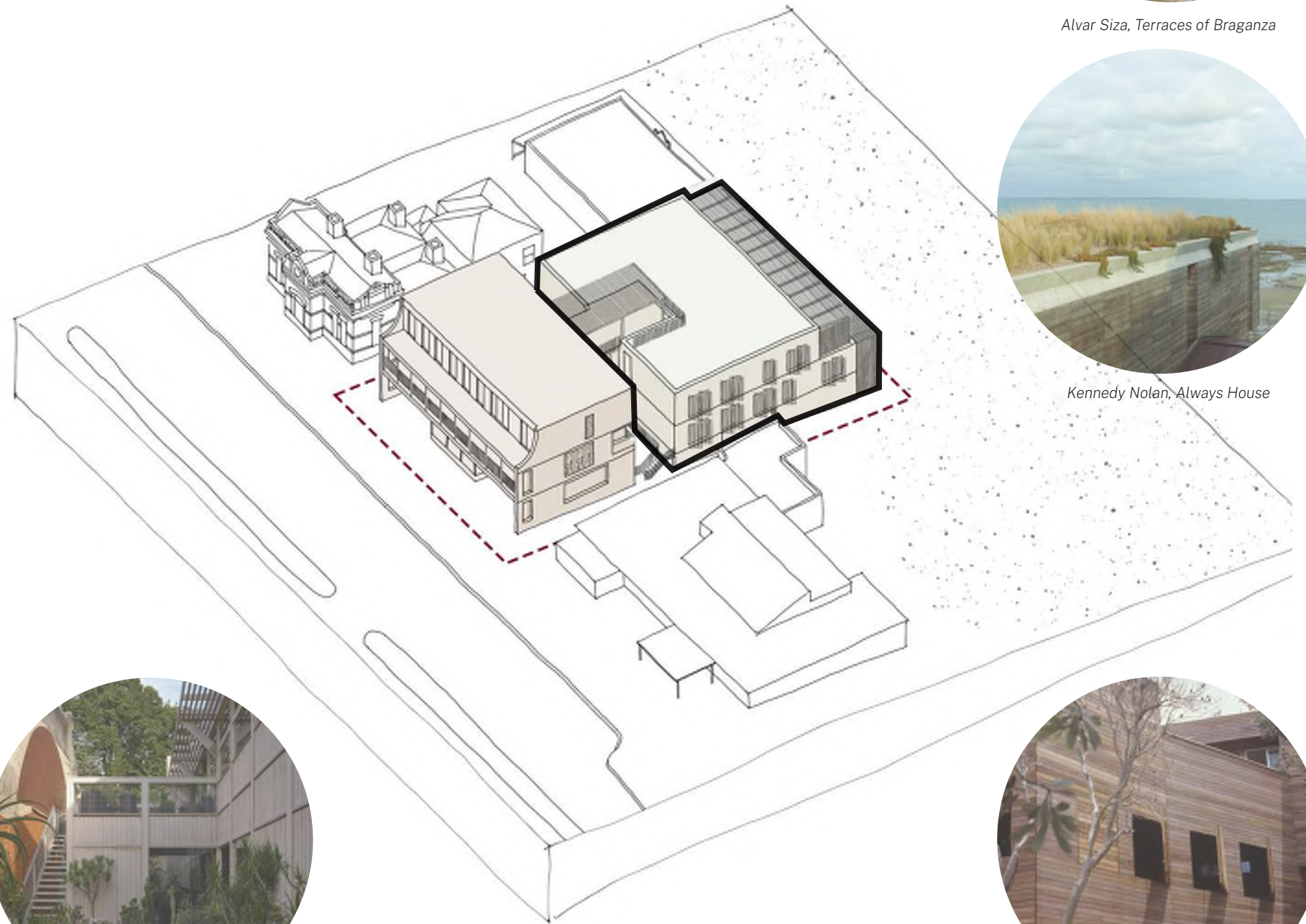
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View of Northern block ground floor entries from the Foreshore reserve

Materiality: Enhancing Foreshore Character Design Response

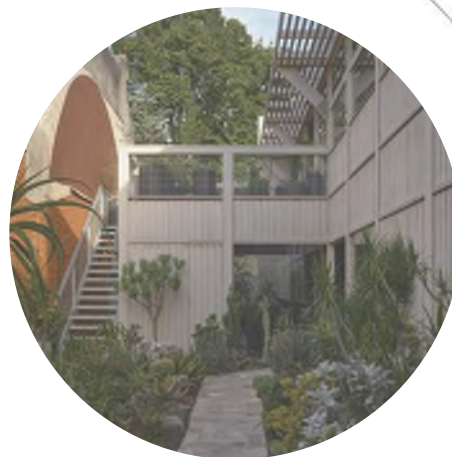
The Seaside block is more informal, of timber and steel elements with pergolas and screens to manage shade and privacy. Side elevations are articulated as secondary facades and include adjustable screens on windows to direct views away from neighbours and towards the sea.



Alvar Siza, Terraces of Braganza



Kennedy Nolan, Always House



Kennedy Nolan, Six Ways House



Gerard Murtagh, Grant House

An lifestyle immersed in nature

Design Response

Victorian coastal living.
Low maintenance. Robust. So you can hose it down, wash the sand away.
Relaxed. Adaptable.
Opportunities to be outside and sheltered overhead.
Open and breezy yet shaded from harsh summer sun -zones you can pull back into.
Or close down in squally conditions.
Edges light and layered, filtering.
Capturing distant views. To water.
And near views. To vegetation.
A different pace. Slower. Time stretched out.
Sounds and smells of being near saltwater and of being on holiday.
Chatter, ice cream, cool drinks.
Somewhere to eat outside, with sand or earth beneath your feet.
And a garden corner to sit and read.

“
The site is situated at a high point of what would have been a series of rolling hills and plains consisting of numerous species of endemic grass, and varying densities of eucalypt prominent woodland. The area would have been swarming with native birds, reptiles and marsupials prior to colonisation.

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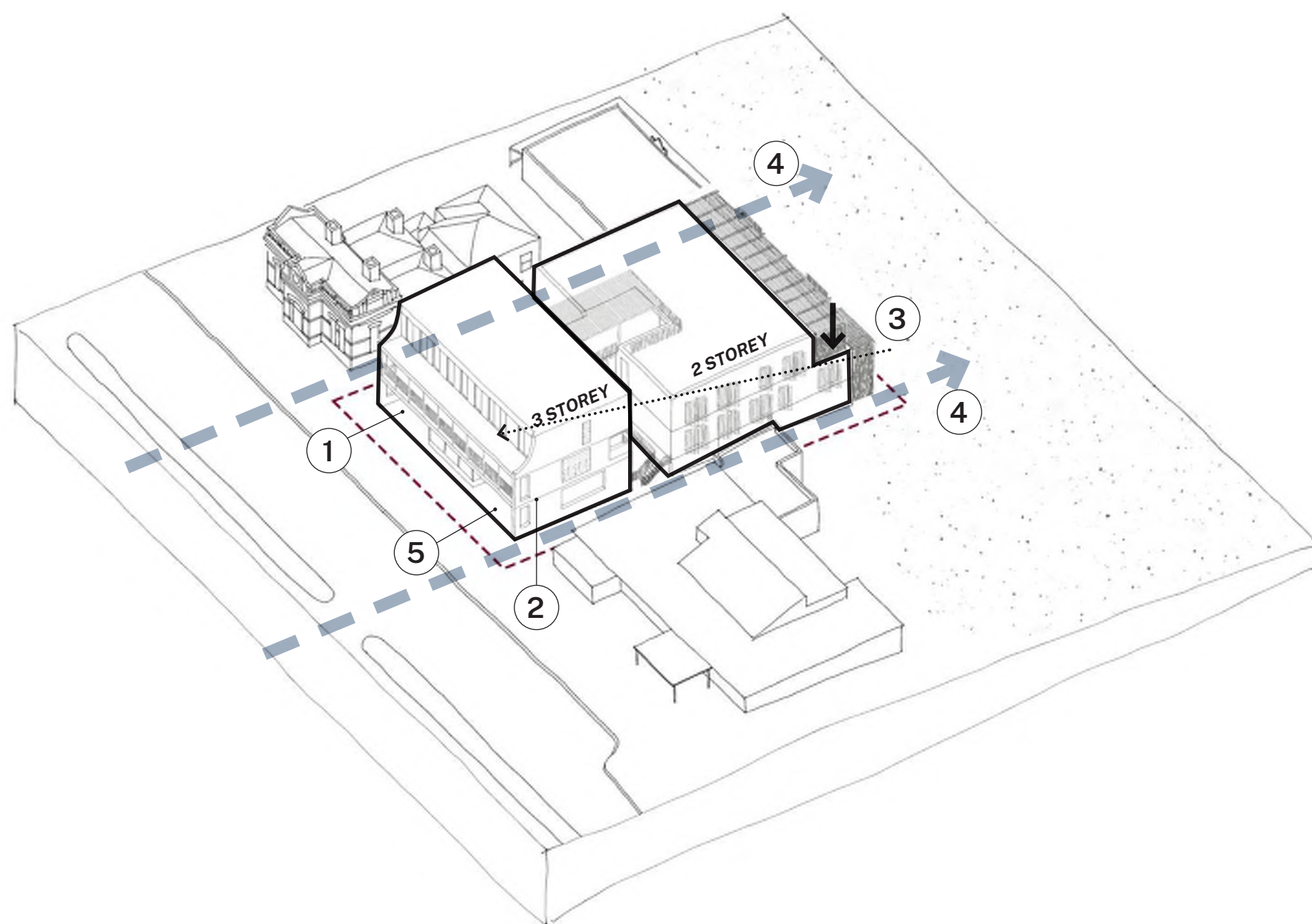
View of Northern block from the Foreshore reserve

4. GDFT Principles

**ADVERTISED
PLAN**

4. GDFT Principles

01 Neighbourly Homes



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Neighbourly Homes Initiatives

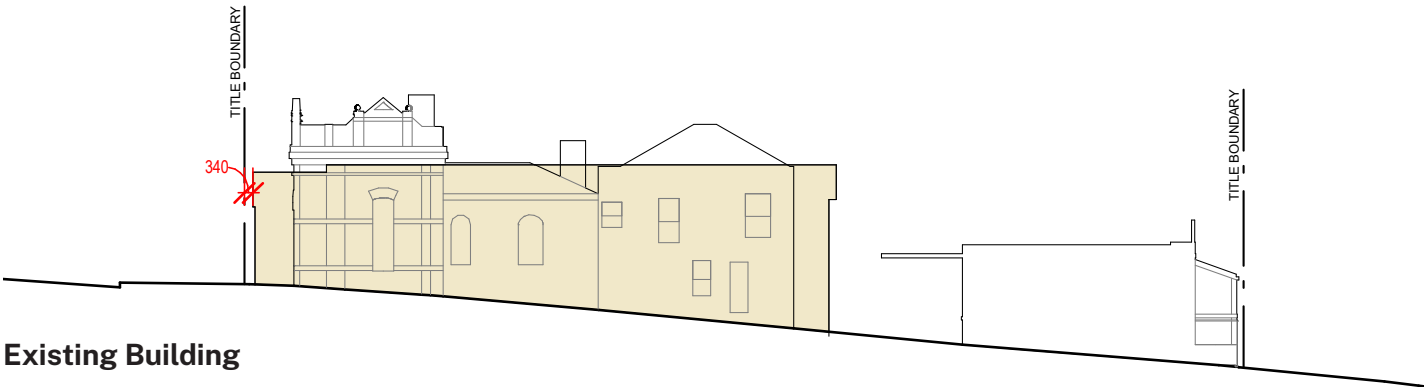
1. High-quality street interfaces contribute to the public realm and provide a clear sense of address.
2. Materiality references its context and makes a positive contribution to the local identity.
3. Building mass articulated to reduce visual impact from ferry arrival.
4. Sight lines to bay maintained from Newcombe street, contributing to sense of place and local identity.
5. Quality materials are applied to vehicle cross-over to ensure a consistent visual appearance across the width of the site.

Heritage Response: Massing

01 Neighbourly Homes

In its current condition the Post Office is significantly obscured.

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Existing Building



View of Existing Building

Heritage Response: Massing

01 Neighbourly Homes

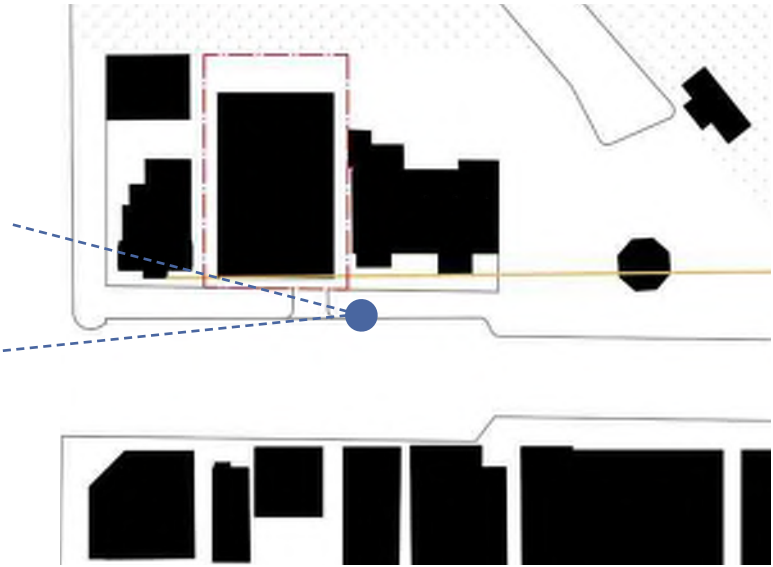
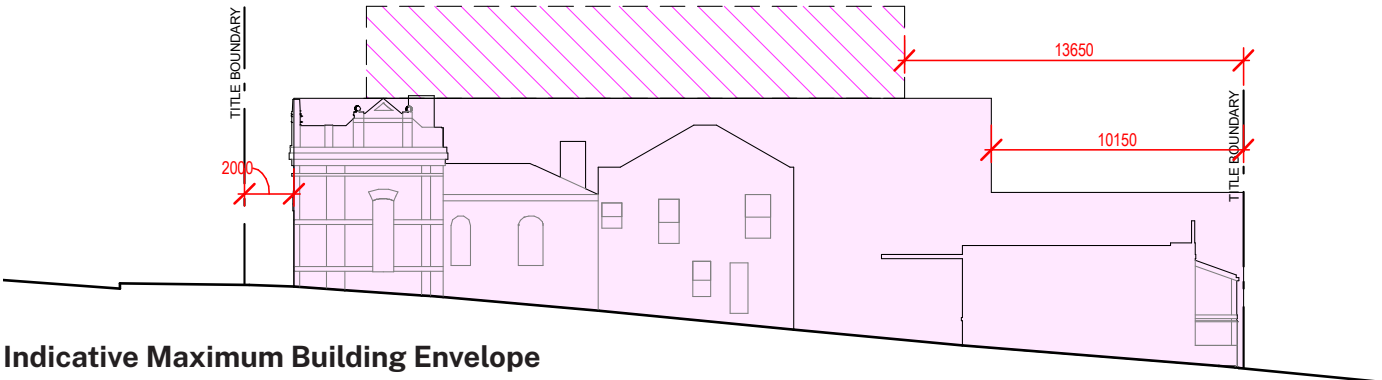
SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY dictates:

- Ensure new buildings match the setbacks of the front facades of adjoining shopfronts. Where the adjoining shopfronts have varied setbacks, design buildings to respond this character.

And allows for additional height to be considered if:

- Higher elements...(are) sympathetic to buildings of heritage significance and any residential interface.

While this approach would partially reveal the Post Office to the street, it obscures key architectural features and fails to establish a clear sense of hierarchy.



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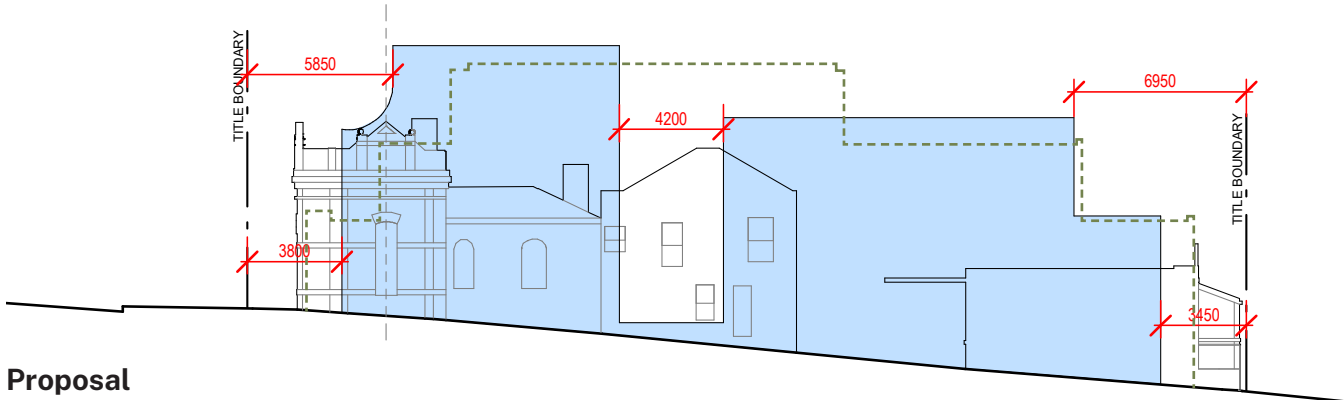
Indicative View of Maximum Envelope

Heritage Response: Massing

01 Neighbourly Homes

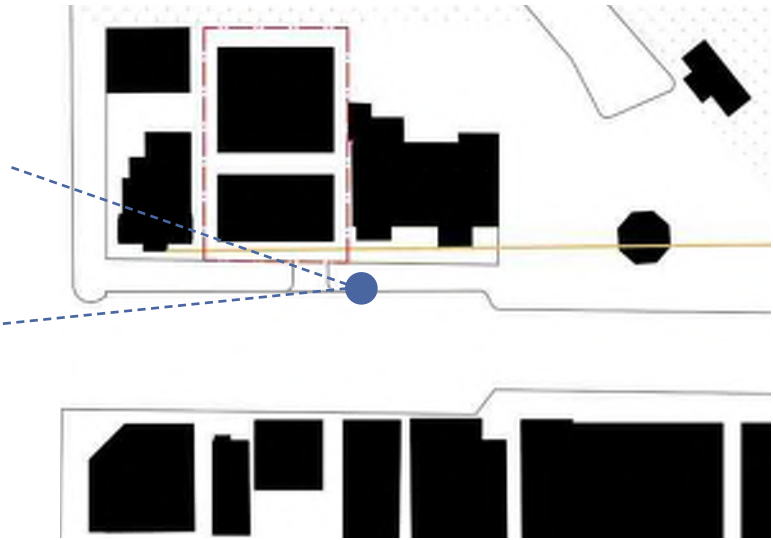
The proposed setback enhances visual connections to the former Post Office, allowing its side elevation and parapet to be more clearly expressed and the building to be appreciated in the round. The upper volume of the proposal now sits discretely behind the Post Office's traversing ridge line, reinforcing the heritage building's prominence.

Inclusion of a street tree and creation of a small urban 'square' is also proposed, creating a public meeting place where the presence of the heritage listed Post Office can be felt and celebrated -enhancing the overall character and sense of identity in the proposed development.



Proposal

- Previous scheme rejected at VCAT
- Ridge of Post Office beyond



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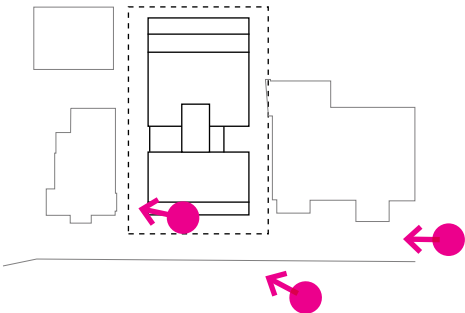
View of Proposed Building Urban Forecourt with Street Tree

Newcombe Street Interface

01 Neighbourly Homes

“High-quality street interfaces contribute to the public realm and provide a clear sense of address”

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Urban Scale

Through building setback & massing, the proposal responds to the urban context of the street



Architectural Scale

Through articulation and a hierarchy of built form, the proposal takes cues from its neighbours to provide a consistent sympathetic architectural expression.



Human Scale

The street interface is designed to prioritise people over cars. The building is setback to generate space for the tenancy to spill out and engage with the street. The ‘forecourt’ becomes a place that encourages interactions and social connectivity.

Note: Proposed canopy tree is not shown in views for clarity

Heritage Response: Primary Facade Articulation

01 Neighbourly Homes

“Any increased height and decreased setbacks are sensitively designed to support housing supply while enhancing local identity.”



Lessons from the neighbours
Heights, setbacks, decoration, and articulations

- 8 Side wall articulation
- 5 Crown
- 4 Top demarcation
- 3 Window head mark
- 2 Vertical openings
- 1 Masonry body with Base demarcation

- 6 Smaller grain ‘bays’
- 7 Fine grain decorations



- 8 Side wall articulation
- 5 Crown
- 4 Top demarcation
- 3 Window head mark
- 2 Vertical openings
- 1 Masonry body with Base demarcation

- 6 Smaller grain ‘bays’
- 7 Fine grain decorations

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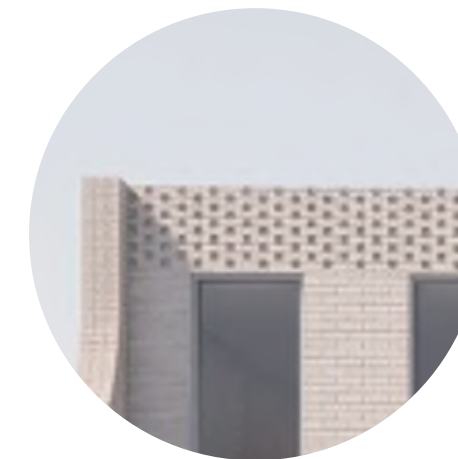
Heritage Response: Primary Facade Articulation

01 Neighbourly Homes

The Newcombe Street frontage draws inspiration from patterns found on primary façades along the high street, enabling the development to integrate seamlessly within its context. The design takes measured cues from the adjoining post office building — echoing its proportions and material rhythm — while maintaining a respectful distinction that avoids visual competition. The brick side walls provide a muted backdrop to the heritage listed building.

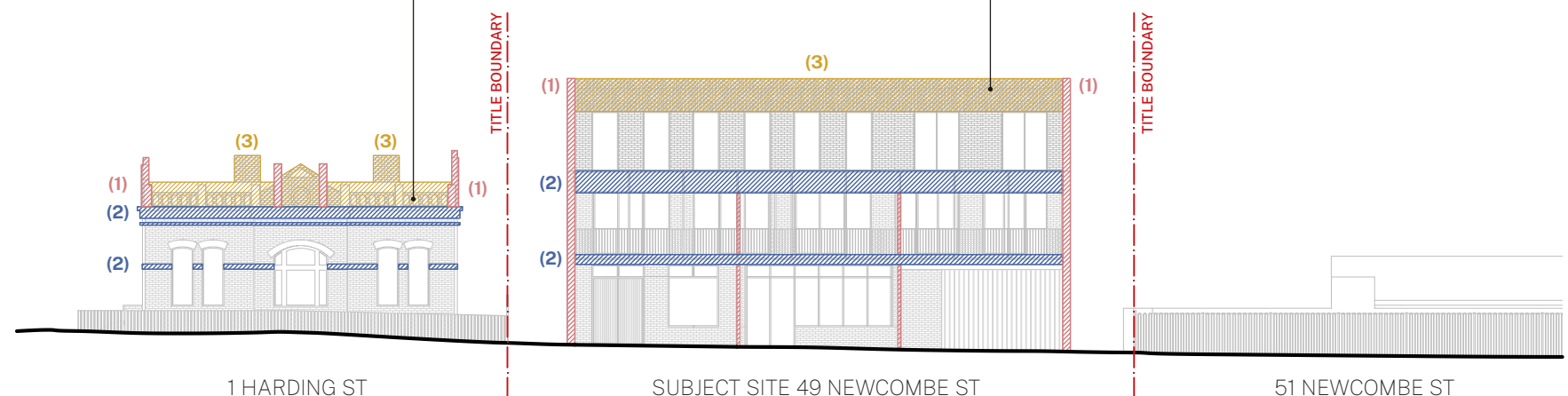
A design objective of SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY is “Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area.” This has been taken into consideration whilst developing the facade articulation, particularly along Newcombe Street which will make a considerable contribution to the character of the high street.

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Design Language

- Formal
- Robust
- Masonry
- Influenced by existing patterns and built fabric





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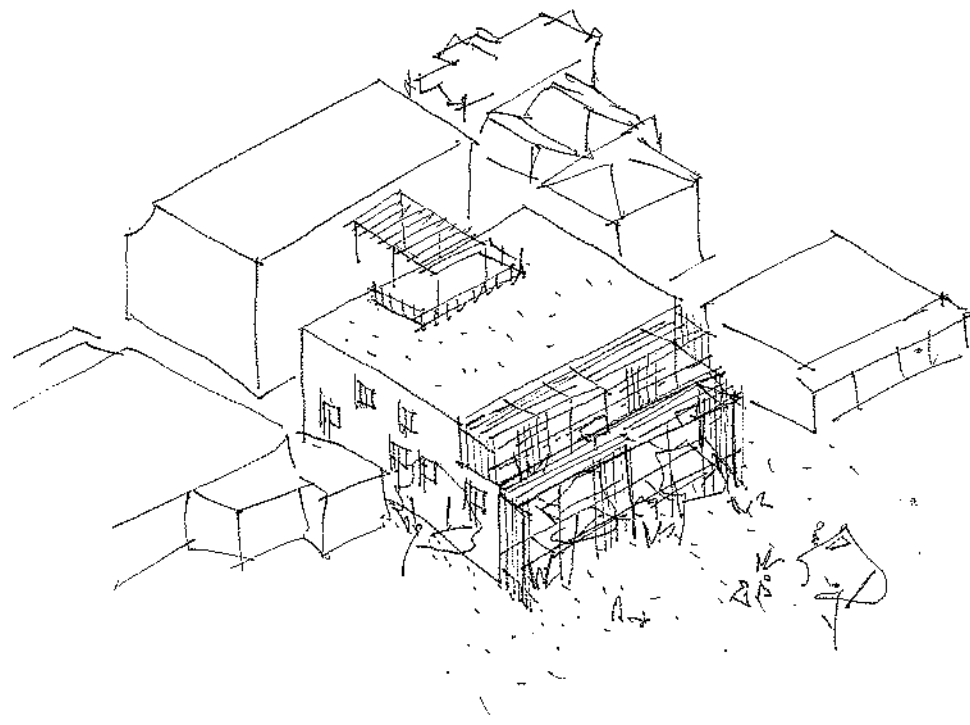
Understanding Bellarine Lifestyle: Bay Interface

01 Neighbourly Homes

The bayside interface is more informal in nature, with an emphasis on light-weight elements and functional shading.

Design Language

- Looser expression / occupied spaces
- Landscape and architecture integrated
- Permeability / Lightness
- Coastal tones consistent with existing fabric



Local Precedents



Seaford Life Saving Club, Robert Simeoni Architects



Noosa House, Vokes & Peters

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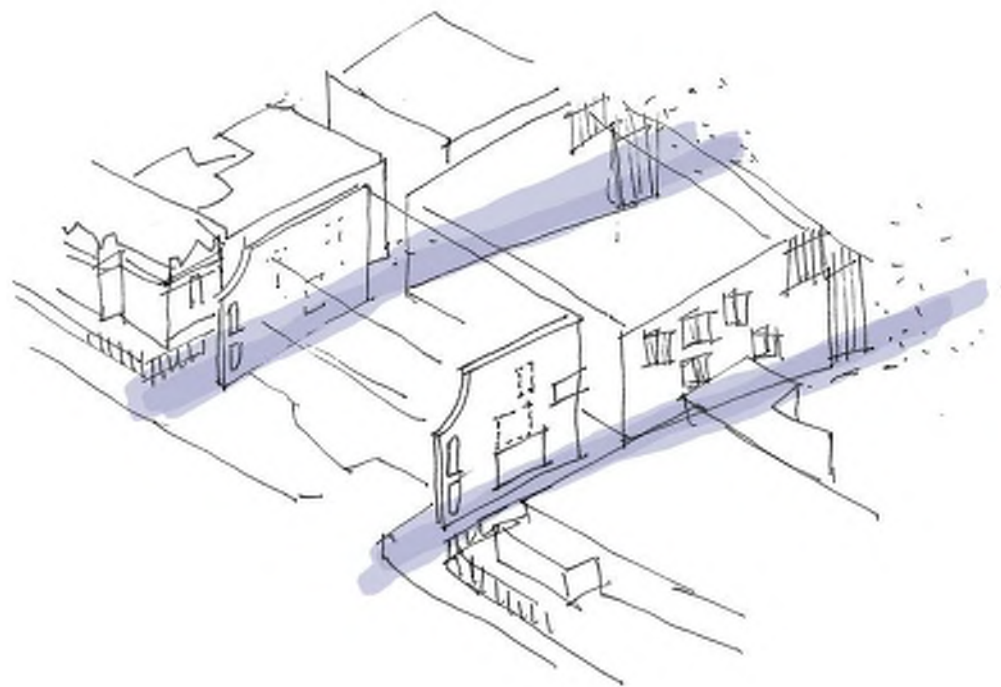
Understanding Bellarine Lifestyle: Access, Sight lines & Secondary Facades

01 Neighbourly Homes

Side elevations are articulated as secondary facades and include adjustable screens on windows to direct views away from neighbours and towards the sea.

Design Language

- Masonry / textured
- Lightweight screen battens
- A quieter language to frame the two main contextual interfaces
- A poetic background of life that captures the changes of the time of the day
- Openings that balance building indoor natural illumination, ocean views, privacy and exterior passive surveillance

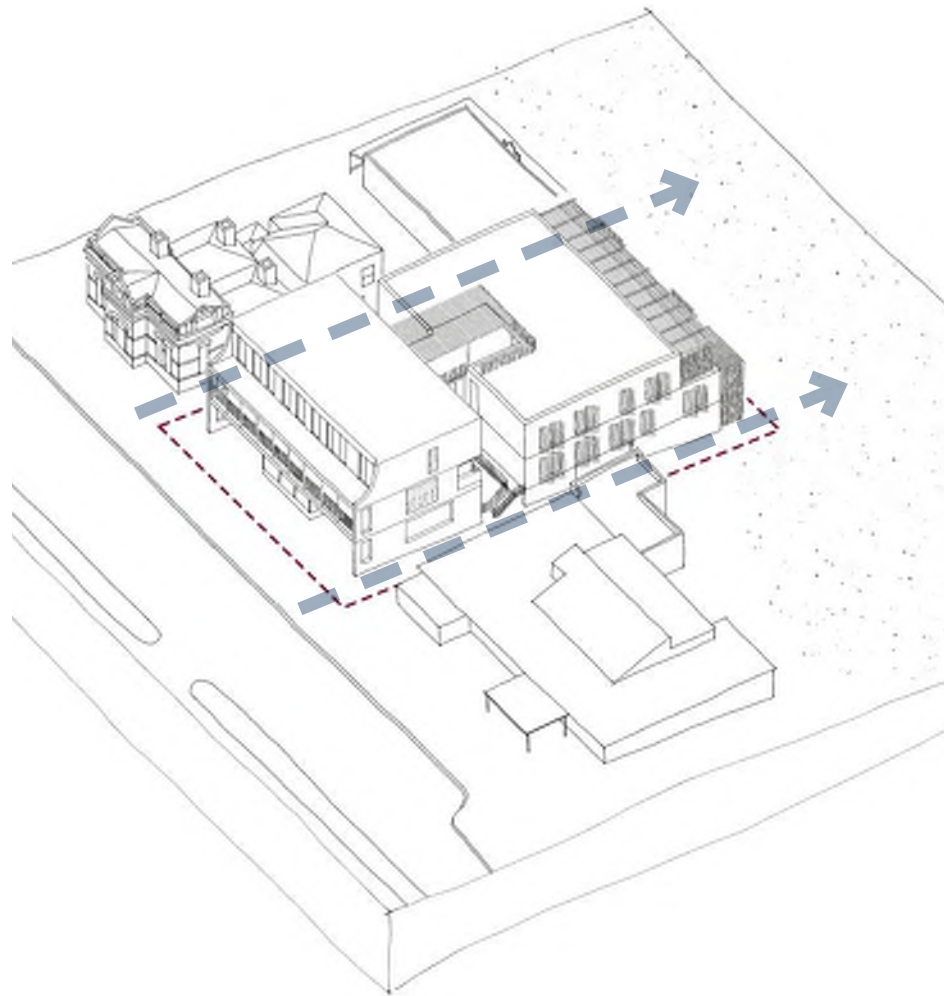


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Understanding Bellarine Lifestyle: Sight lines

01 Neighbourly Homes

Sight lines to bay maintained from Newcombe street, contributing to sense of place and local identity.



View along Western boundary towards foreshore



View along Eastern boundary towards foreshore

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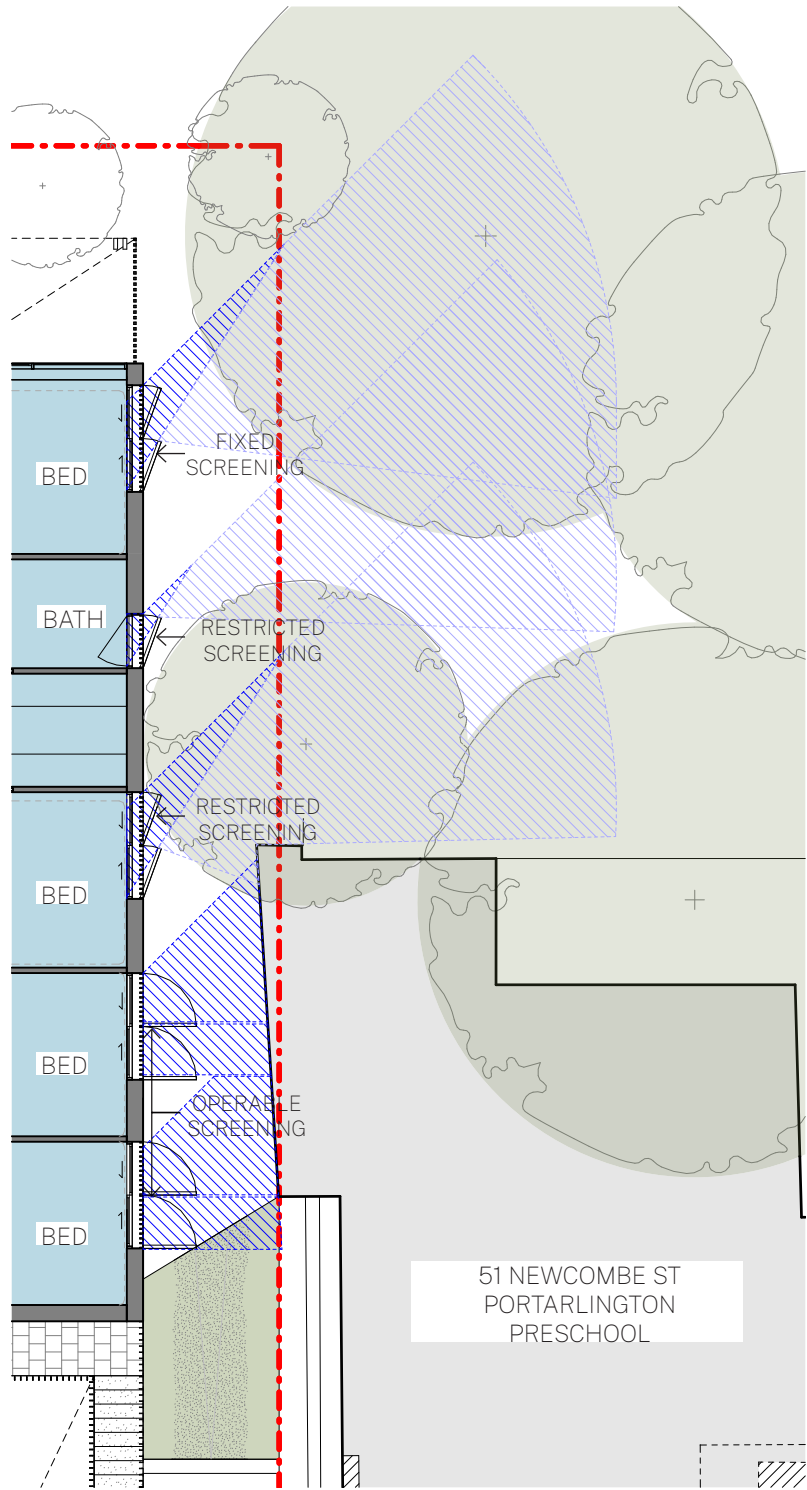
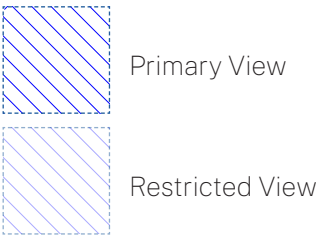
Privacy: Respectful of Neighbours

01 Neighbourly Homes

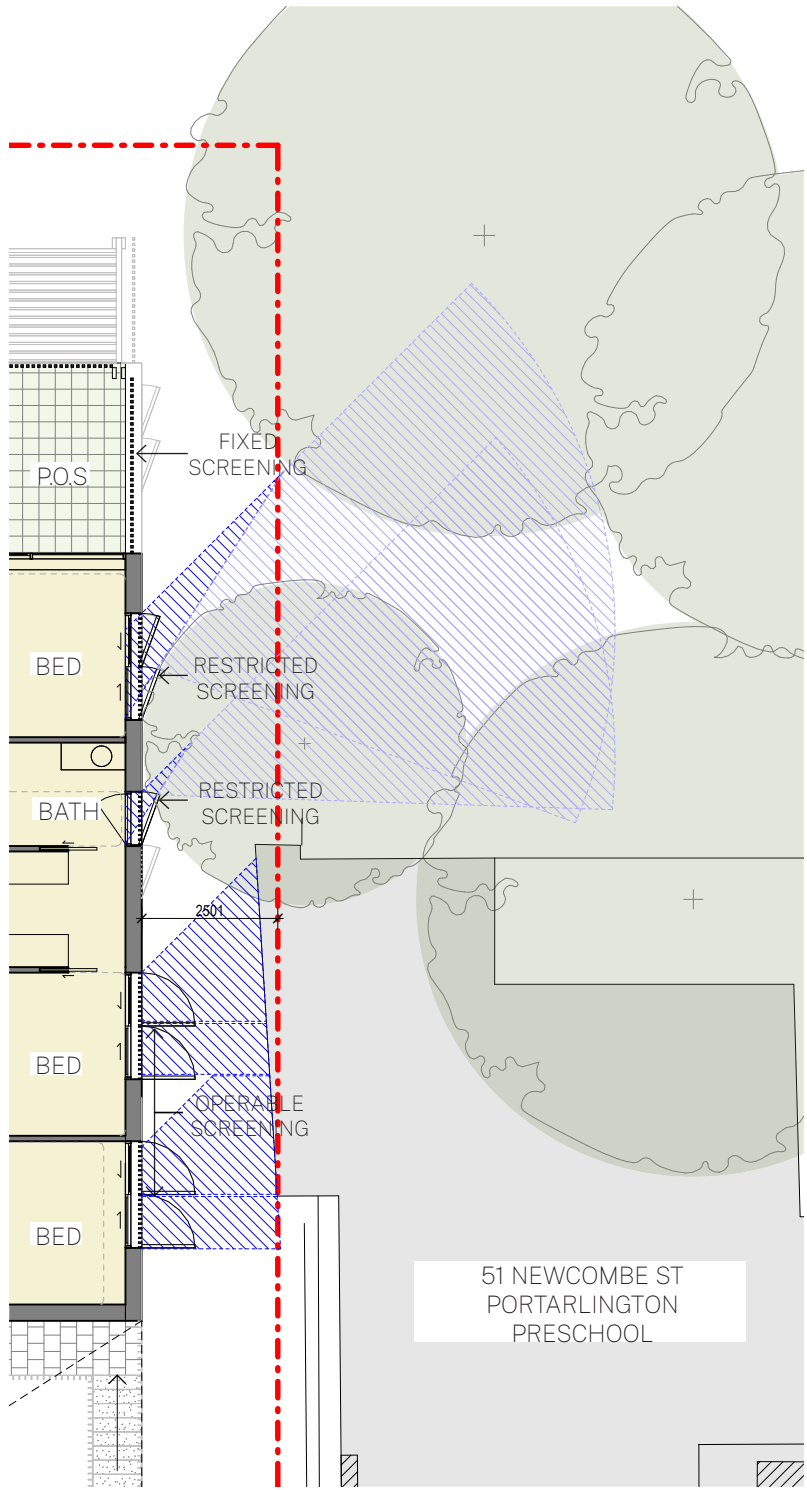
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Screening Elements

- Screening elements allow for directed views out to the bay without direct overlooking into the neighbouring preschool
- Screening elements will be operable as shown in the diagram, restrictions to be applied to give screens limited operability



Upper Ground Level

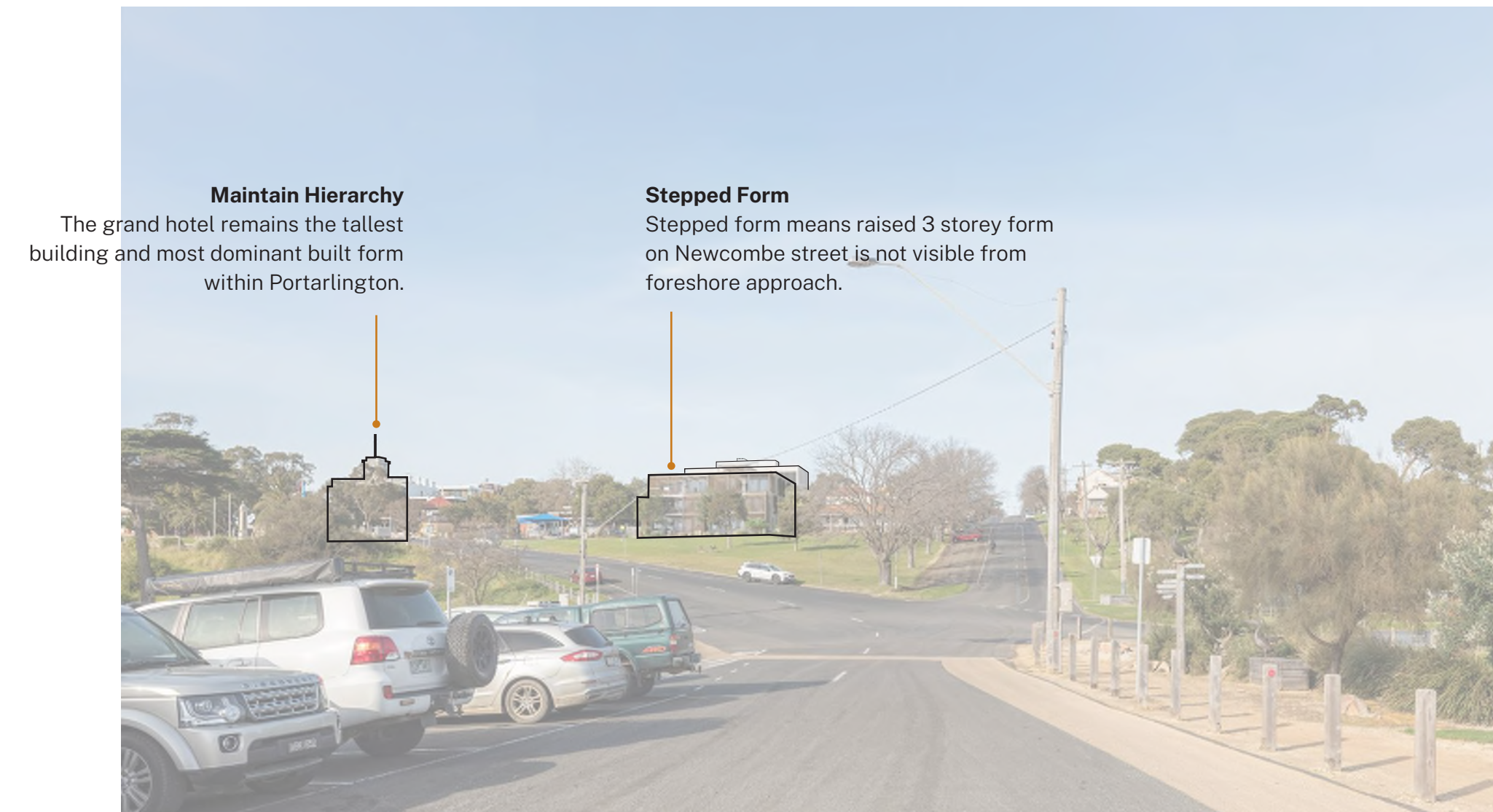


Level 01

Massing: Respectful of Neighbours

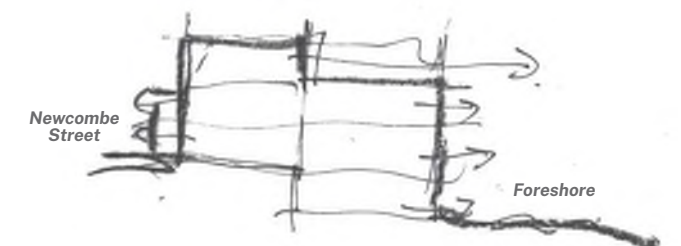
01 Neighbourly Homes

The massing is carefully articulated to step down toward the north, preserving the Grand Hotel's prominence as the dominant form within the streetscape — particularly when viewed from the Ferry approach.



View from Portarlington Pier carpark on Harding Street

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View from Portarlinton Pier carpark on Harding Street

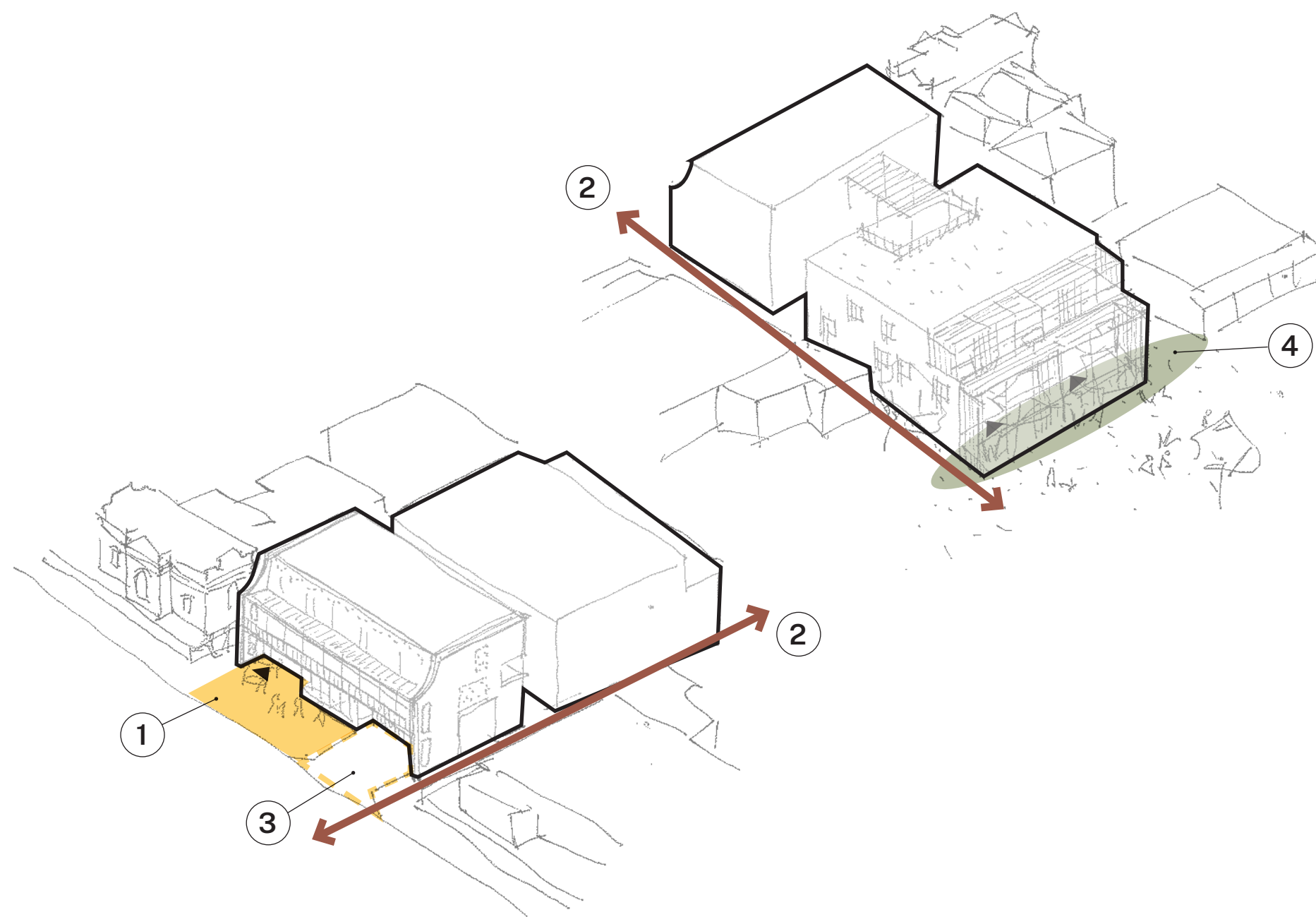


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View from East of site along Newcombe Street

4. GDFT Principles

02 Welcoming Homes



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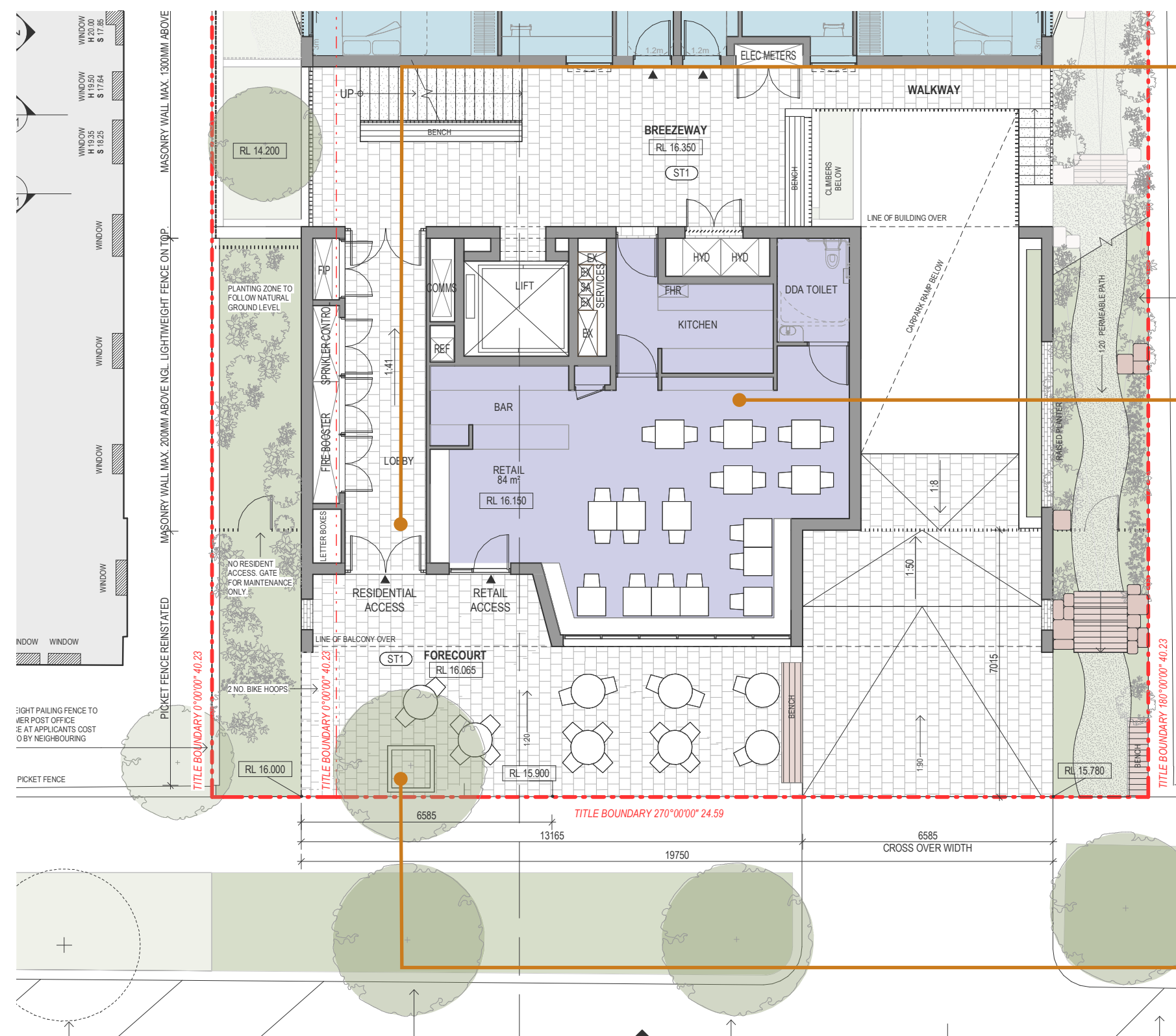
Welcoming Homes Initiatives

1. Creation of public forecourt to create sense of address for residents.
2. Private access way to foreshore provided.
3. Sufficient space to safely pause cars entering the basement carpark.
4. Soft landscape edge provides privacy to rear entrances.

Entry & Sense of Address

02 Welcoming Homes

ADVERTISED PLAN



Proposed New Entry

The residential entry is positioned to front the urban forecourt, strengthening its sense of address and reinforcing the forecourt's identity along Newcombe Street.

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Adaptable Retail Space

The use of this ground floor space is easily adaptable to multiple future uses. There is ongoing demand for office space in Portarlington and this space would suit a commercial office use subject to RA approval.



Suggested species: White Cedar 'Melia azedarach Elite'

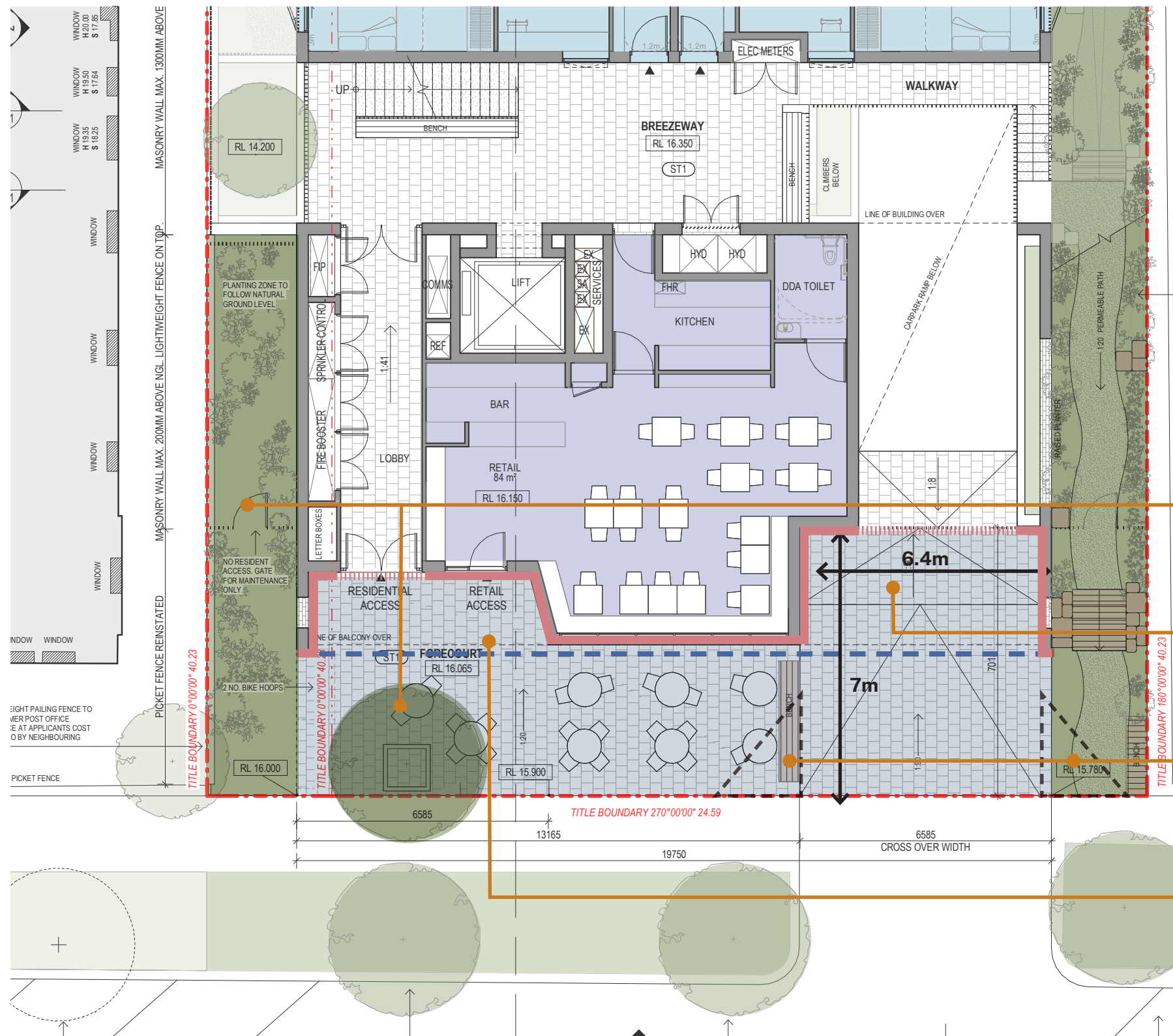
Proposed Street Tree

Proposed street tree heightens sense of address and welcome, creating a public meeting point in front of the retail entry.

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Street Interface Presentation 02 Welcoming Homes

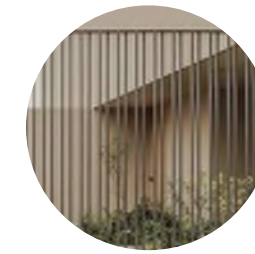
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External Walls
Brick with Punched Openings



Balcony Soffit
Galvanized Metal



Gate
Metal Vertical Slat



Forecourt / Parking Entry
Paving

Landscape Buffer

Low level planting along Western Boundary and Street Tree to forecourt.

Cross-Over

Cross over width minimised where possible. A 7m driveway to the entry will accommodate a resting car and avoid impacting pedestrian access along pathway.

Sight Lines Maintained

2.5m x 2m sight lines remain unobstructed above a height of 900mm ensuring safety of pedestrians using external cafe apron.

Accessible Walkway

Resident and retail entry are accessible via a max 1:20 slope of the paving.

Public Realm Aspiration

02 Welcoming Homes

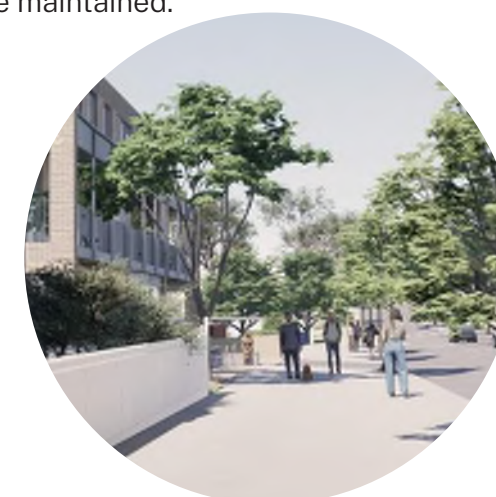
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Landscape Continuity through Site

Low-level planting and strategically placed trees to ensure view corridors between Newcombe Street and the bay are maintained.



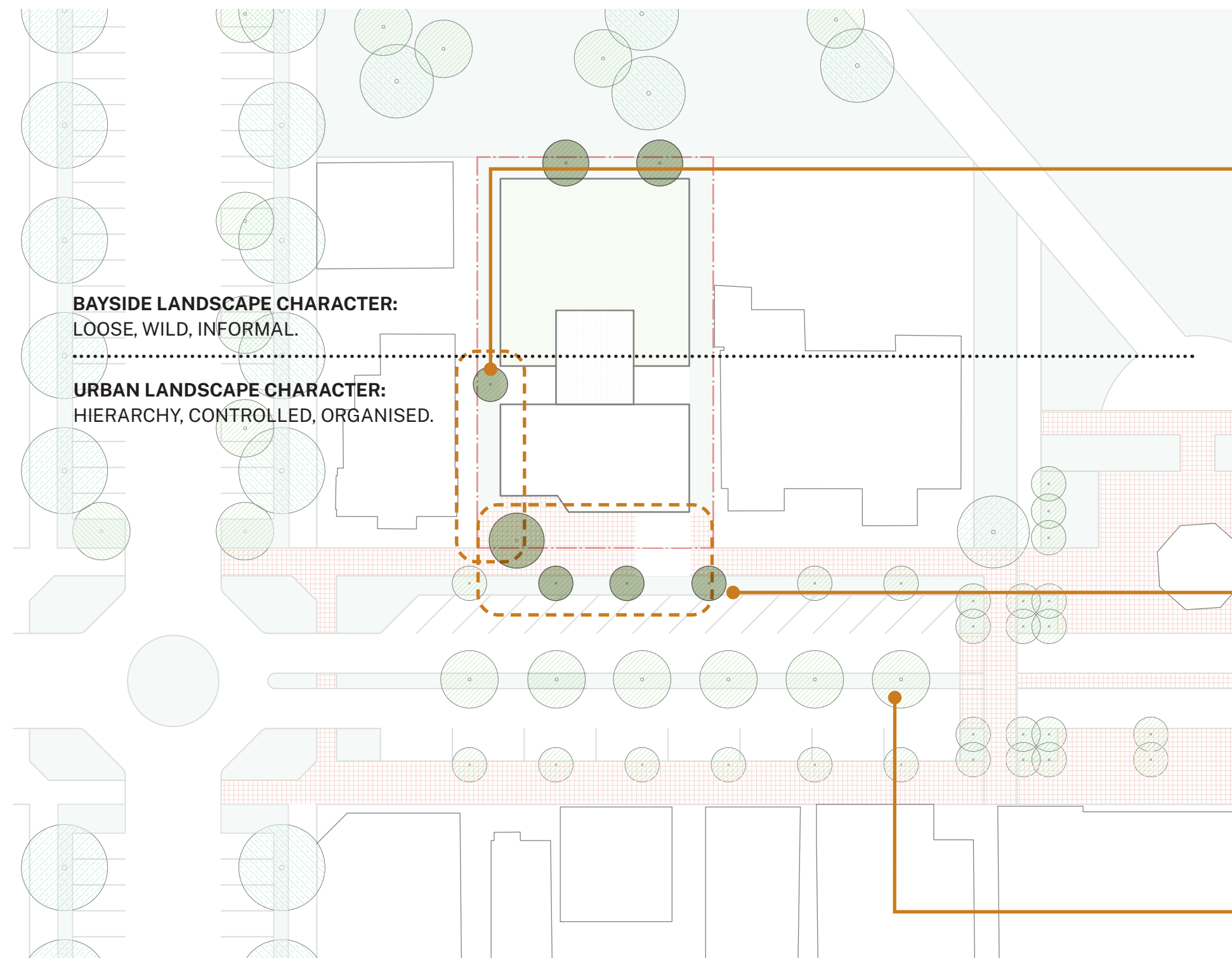
Landscape Contribution to Street

Upgrades to the public realm and additional planting further improve the pedestrian experience on Newcombe Street.

 Trees to be delivered with development

Primary Landscape Character

Row of existing Iron Bark maintained as primary landscape element, creating hierarchy along streetscape.



Development integration with Portarlington Urban Design Framework

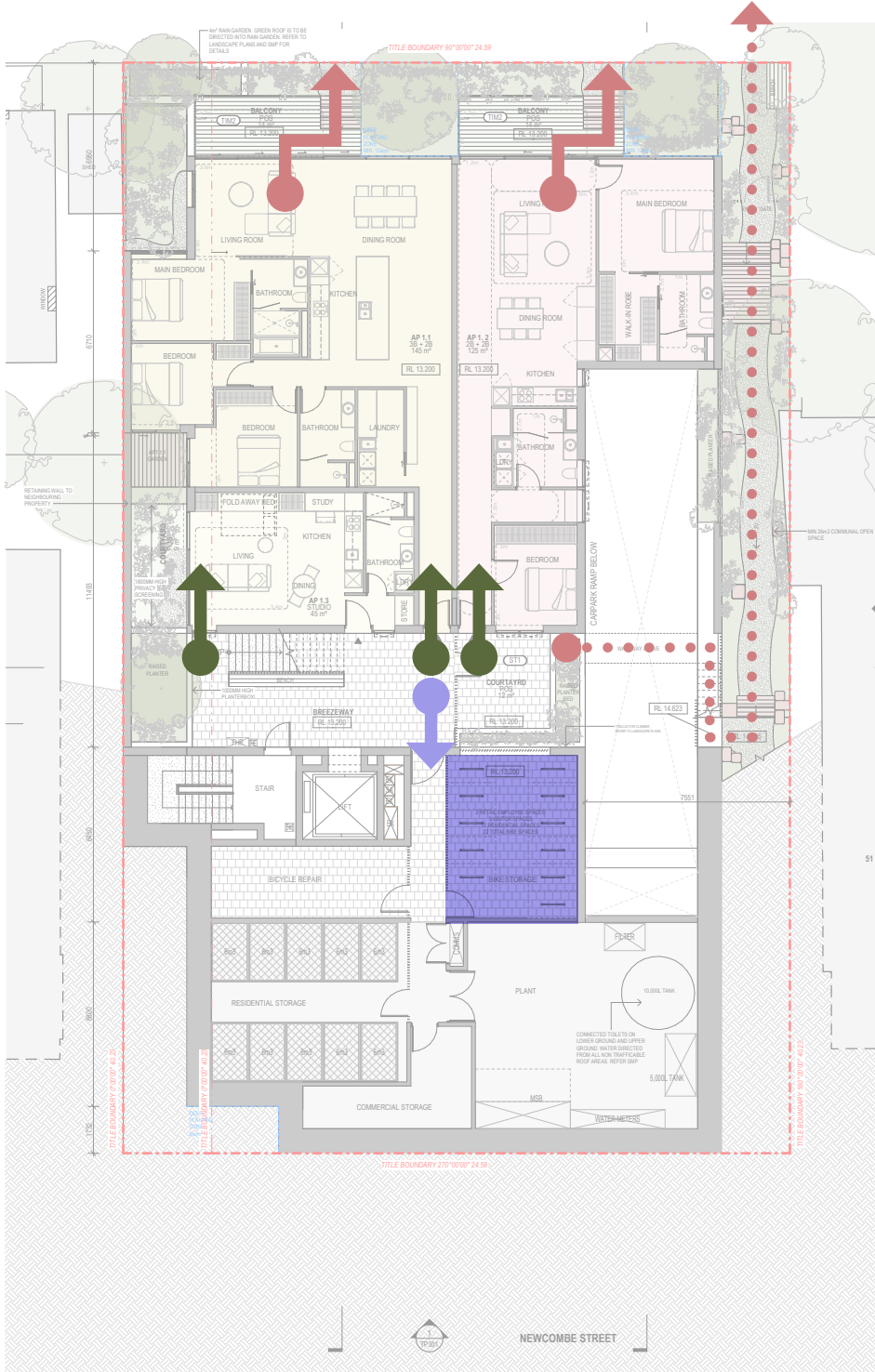
Access & Livability

02 Welcoming Homes

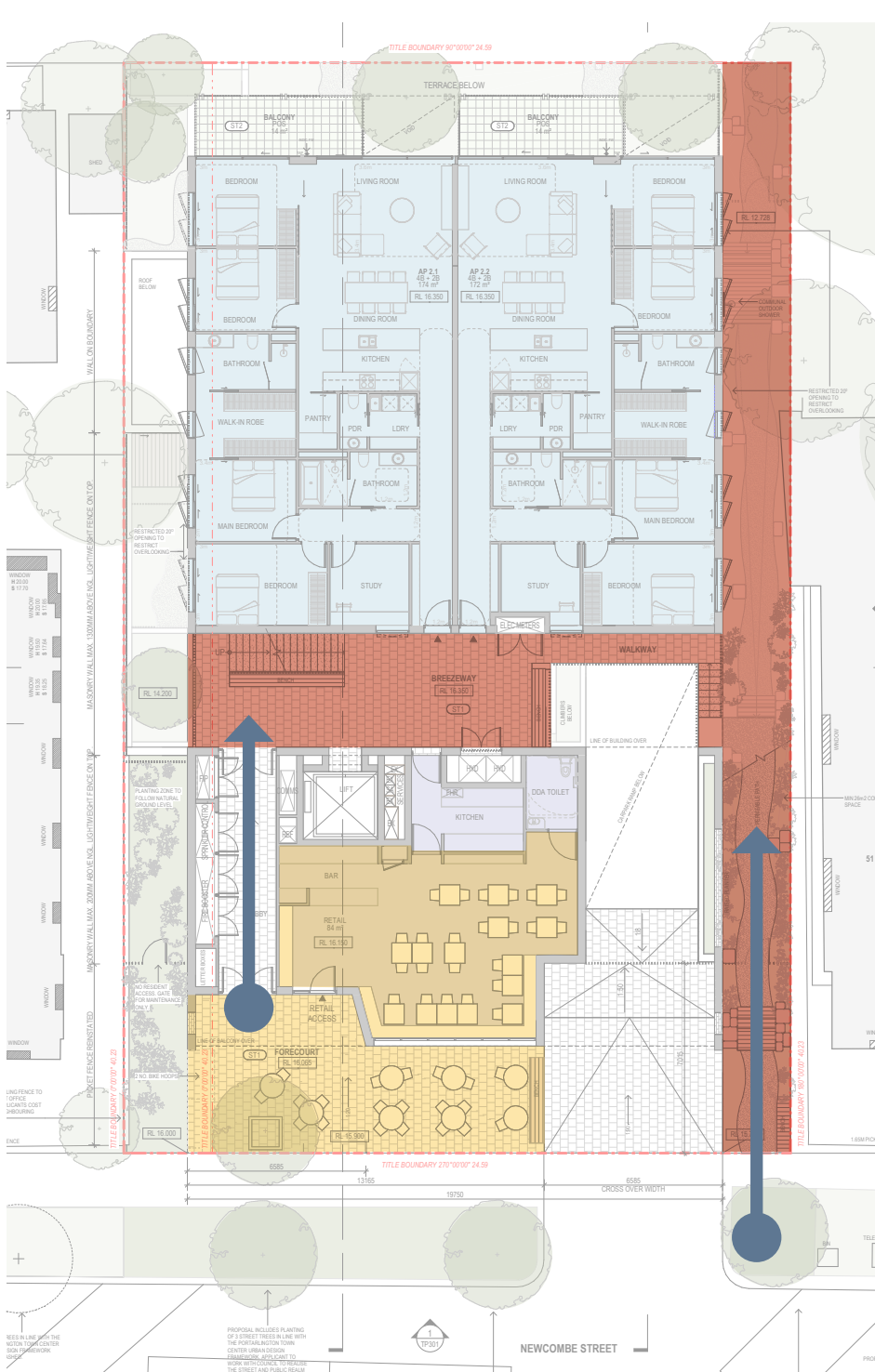
- The ground-floor tenancy space is designed to prioritize pedestrians and visitors, creating a welcoming environment at the building's street level. The entrance is located off the proposed public forecourt, featuring brick paving and high-quality materials.
- External walkways and common areas within the property are light and generous, with seating elements and landscaping, encouraging incidental social interaction with your neighbours.
- Secure bicycle parking is easily accessible and provided off the breeze-way on lower ground level. It is visible from the breezeway providing oversight and security for residents.
- Private pedestrian access prioritises a safe and high quality arrival experience
- Main dwelling entries are located from the generous common breezeway, providing seating, landscaping, and open air
- Foreshore facing dwellings include friendly thresholds off living areas, providing secondary entries and extended open space



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Lower ground plan

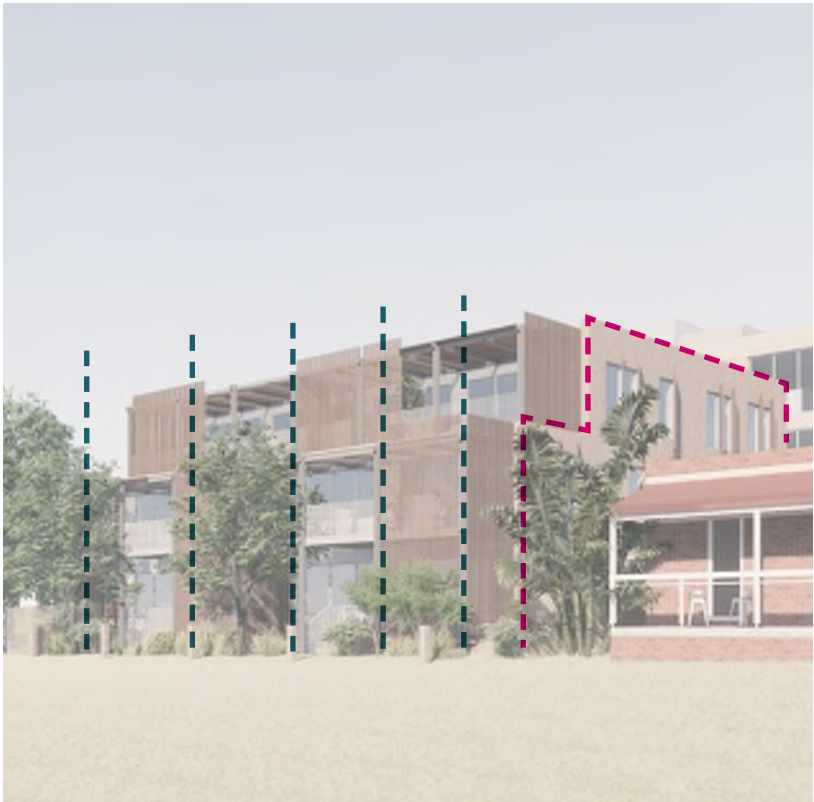
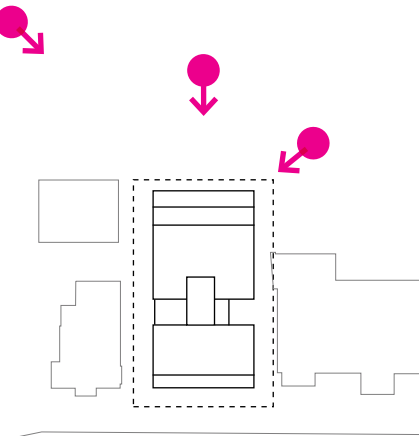


Upper ground plan

Dwelling Entries and Thresholds

02 Welcoming Homes

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Urban Scale
Through building setback & sensitive building massing.



Architecture Scale
Through fine-grain vertical architectural detailing and building articulation. Primary vertical elements and light-weight secondary horizontal elements responds to the tectonic of buildings within the context.

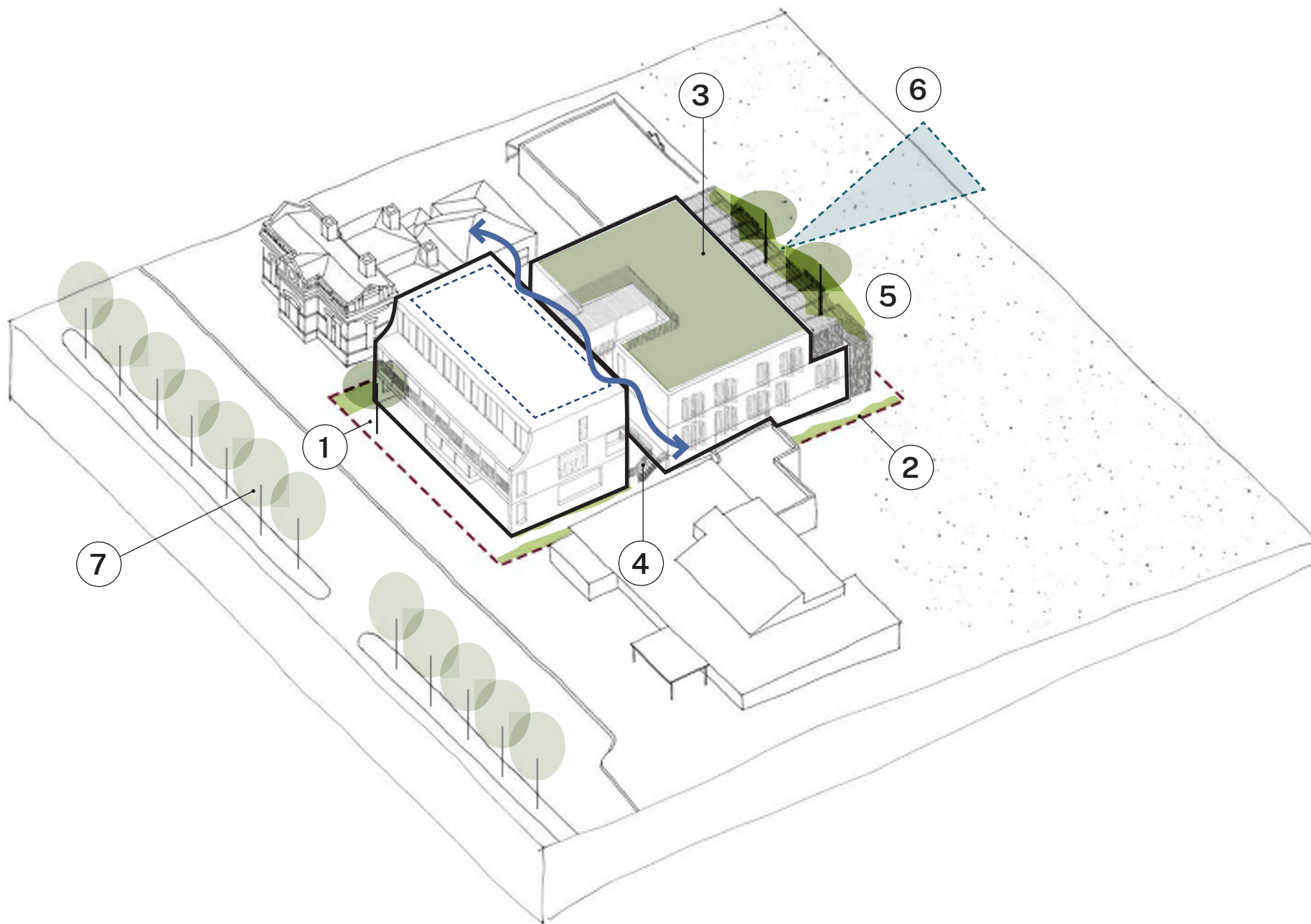


Human Scale
Building allows for the flow of the foreshore into the edge of the building, softening the edges of the development and creating a sympathetic response to the reserve. This allows for human scale approach and interaction to the open-landscaped context.

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4. GDFT Principles

03 Landscaped Homes



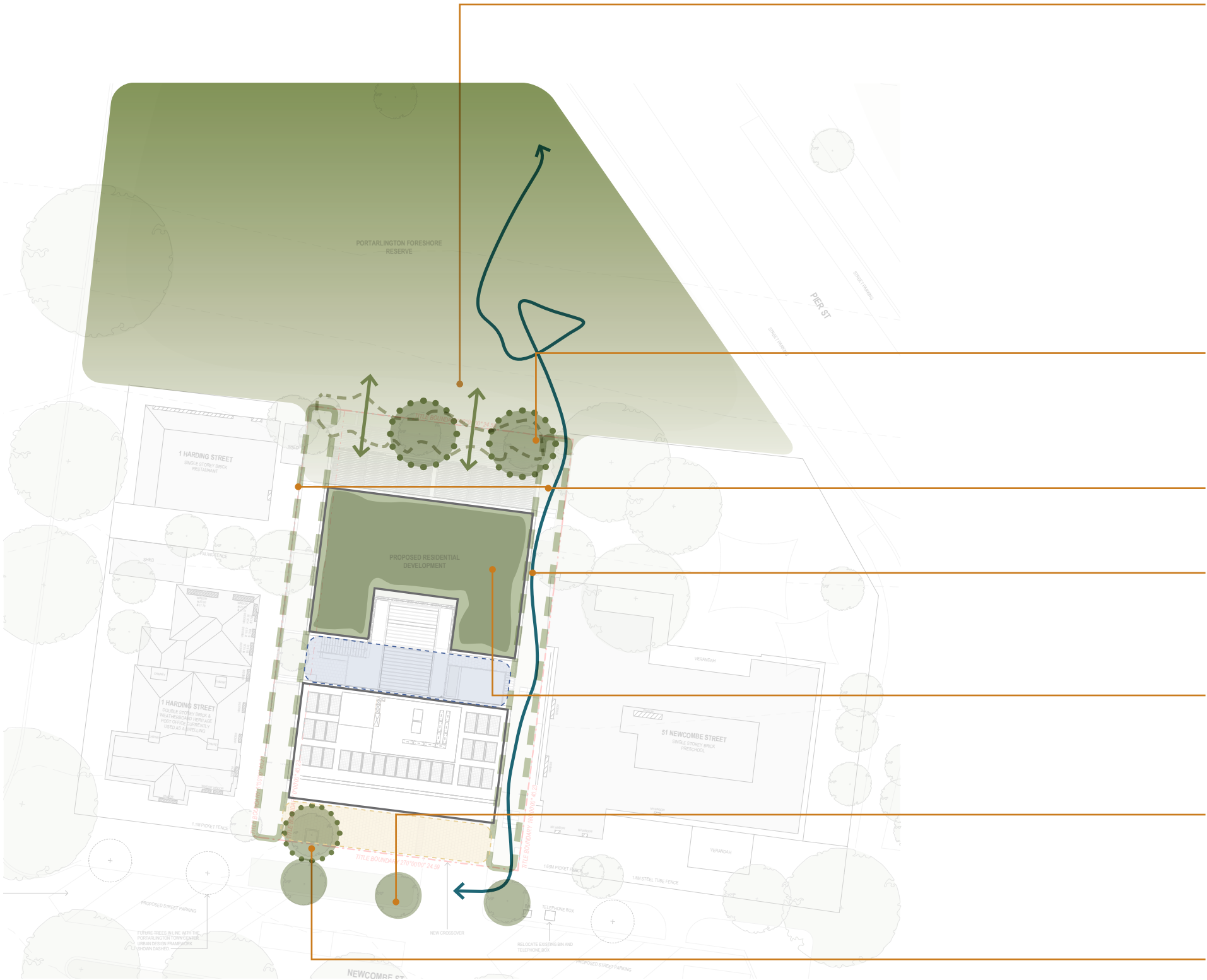
Landscaped Homes Initiatives

1. Deep soil planting opportunity to public forecourt. Inclusion of street tree to contribute to public realm and outlook from South facing apartments.
2. Indigenous planting with low water needs.
3. Non-trafficable roof garden to promote native wildlife and habitat recovery.
4. External breezeway circulation includes planting and external seating.
5. Deep soil planting along Northern boundary.
6. North facing apartments with views to foreshore and reserve.
7. Landscape designed with consideration for existing streetscape and landscape character.

Landscape Design Principles

03 Landscaped Homes

ADVERTISED PLAN



Continuation of foreshore landscape & soft edge

Foreshore landscape to bleed into Northern boundary, providing a continuous landscape into ground floor apartments.



Canopy Trees

Allow for three canopy trees on site. Two along the northern boundary to enhance foreshore character and one along Newcombe street to provide shading in the proposed urban forecourt.

Green buffer

Strip of native planting along East and West boundary creating a considered interface with neighbouring properties.

Private pathway

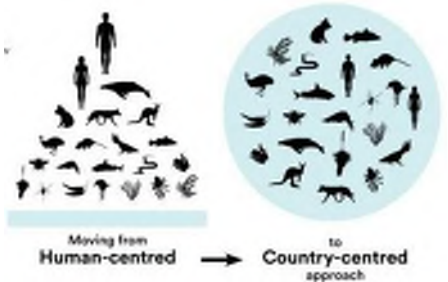
Create private pathway complete with external shower for residents to access the foreshore and bay beyond, enhancing lifestyle and health of occupants.

Create habitat

Uninhabitable wildlife garden to create habitat and encourage country-centered approach to landscape.

Street Trees

Contribute to Geelong UDF by planting 3 street trees



Street Tree

Maintain 'urban' character to Newcombe Street but allow for single canopy tree.

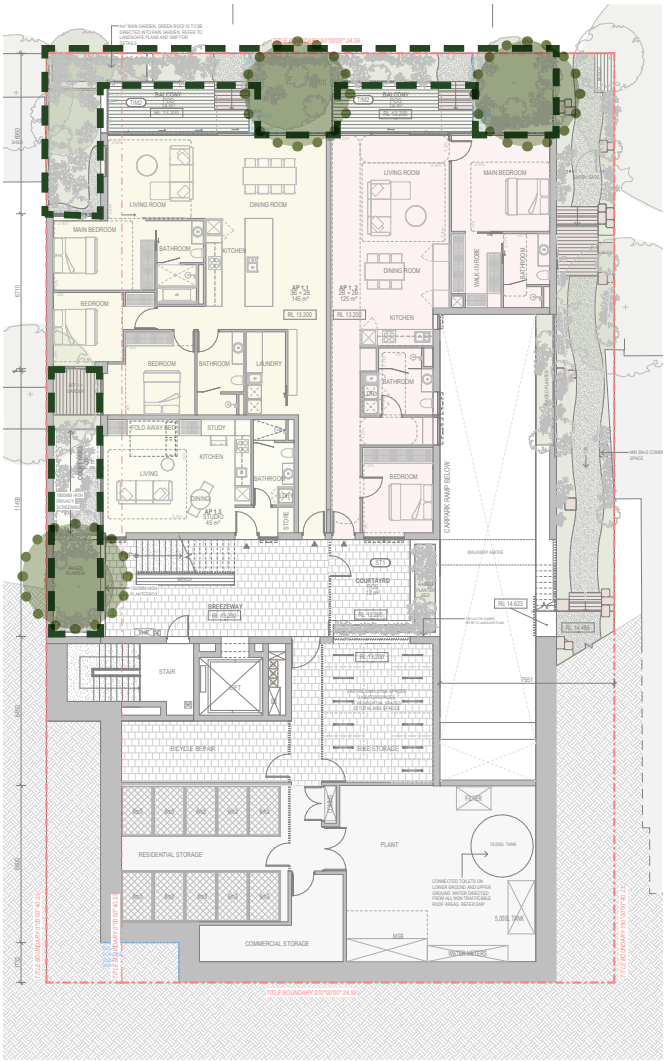
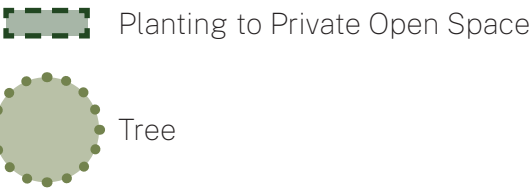
Sense of address and privacy

03 Landscaped Homes

“Landscaping contributes to tree canopy cover, facilitates deep soil planting and improves public and private amenity.”

Landscaping provides a soft edge to the northern boundary. With two large trees proposed each reaching approx 15m tall, the proposal contributes to tree canopy cover. The trees are complimented by shrubs and grasses.

The landscape to the southern boundary provides a soft buffer from the reserve. Trees, shrubs and grasses filter views into the apartments giving a sense of privacy.



View of Northern block from the Foreshore reserve

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Local Biodiversity, Natural Systems and Connections to Nature
03 Landscaped Homes

Deep Soil

Deep Soil Area Requirement for Commercial Zone:
5% of site area = 43sqm

Proposed Deep Soil Area:
27% of site area = 232sqm

22% greater than planning requirement

Canopy Cover

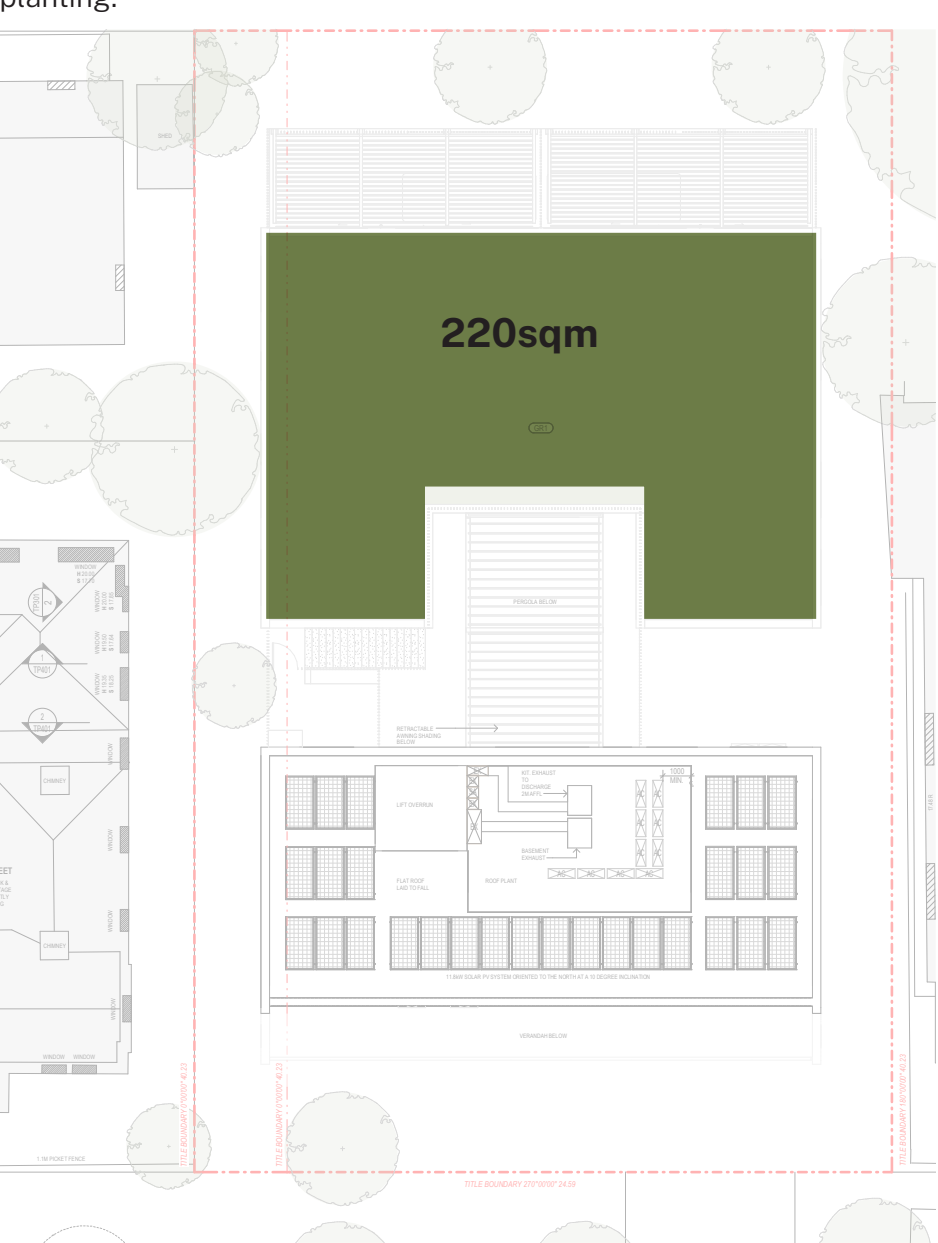
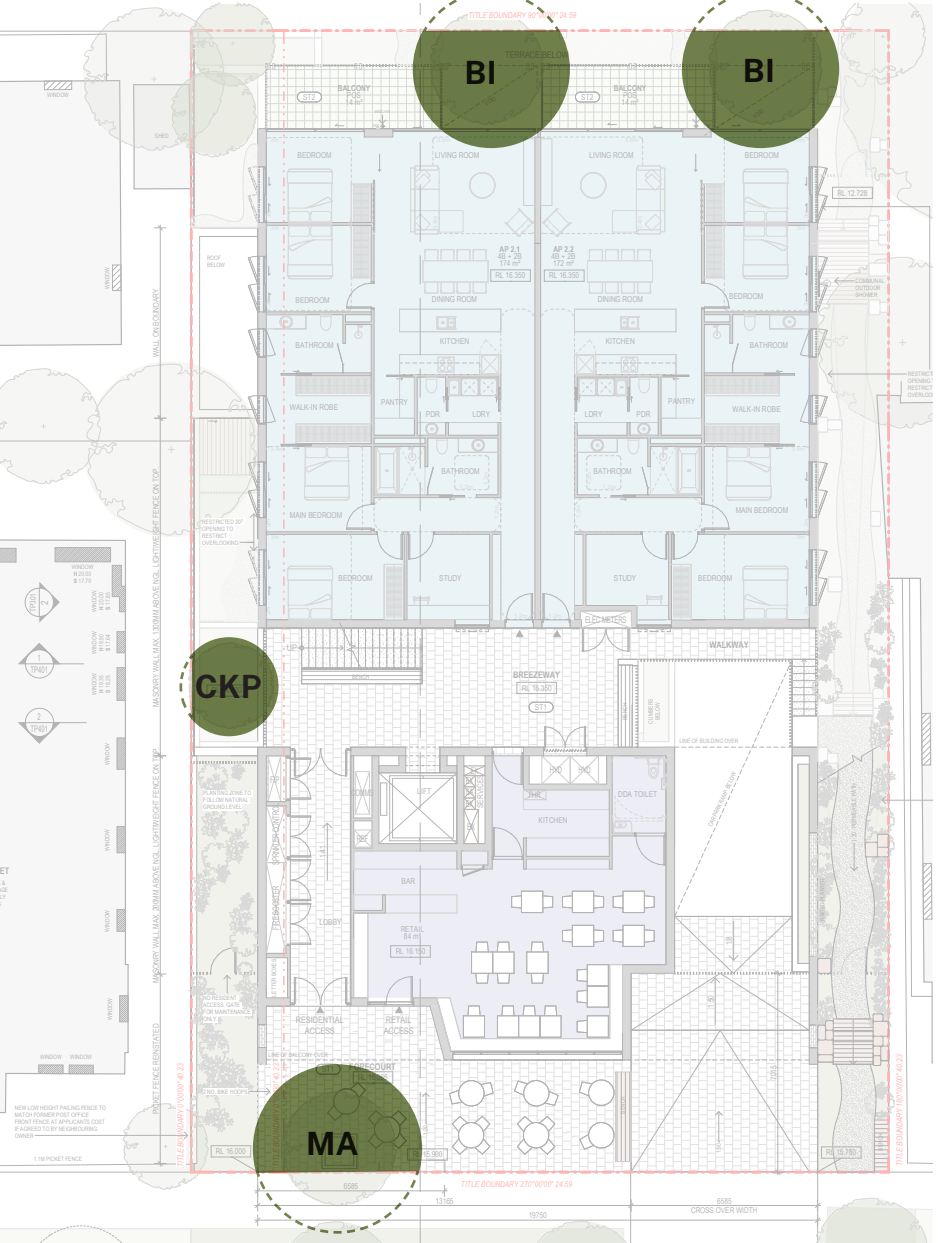
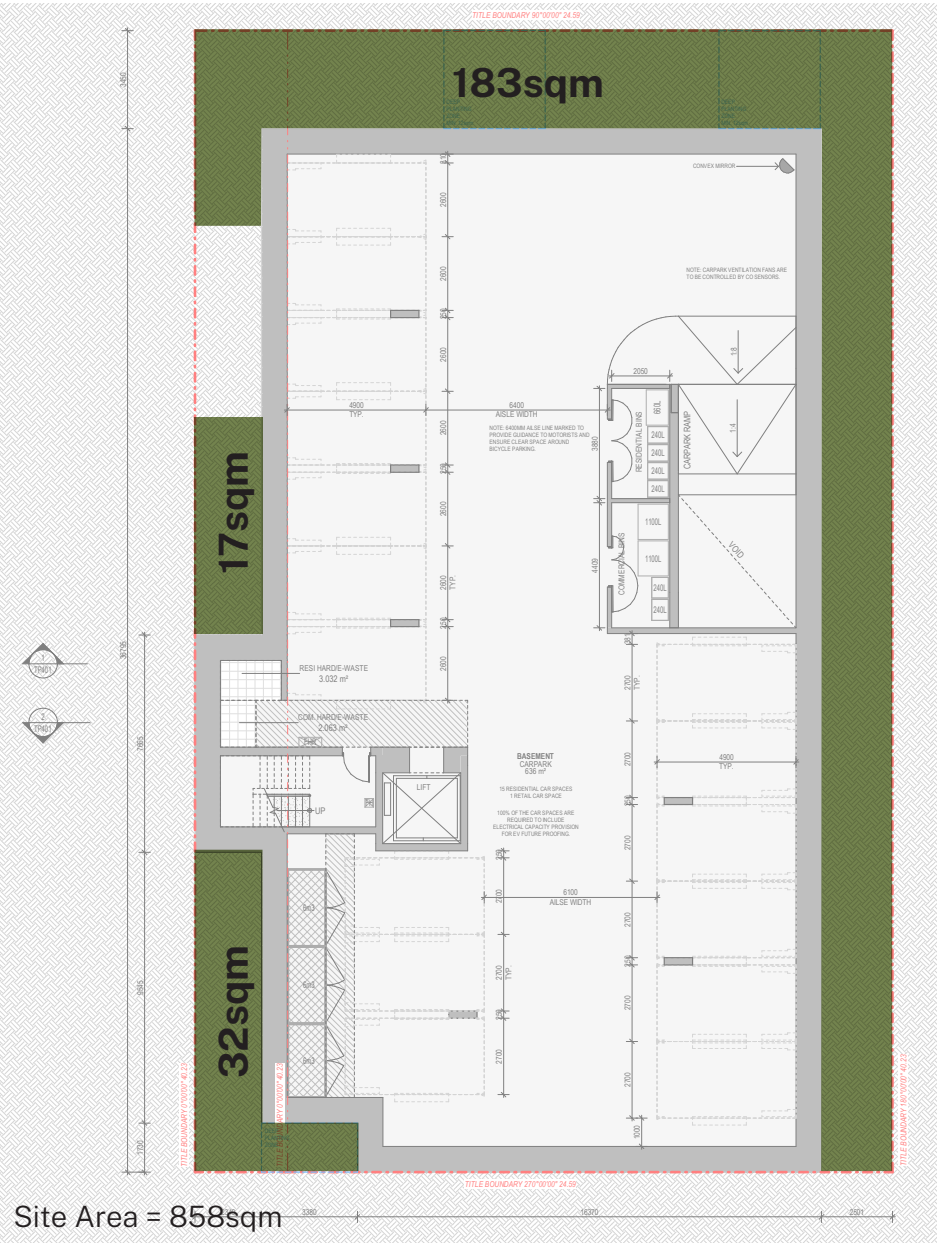
Tree Canopy Cover Requirement:
5% of site area = 43sqm

Proposed Species and Canopy:

2x BI (Banksia Integrifolia), 28sqm canopy (each)
1x CKP (Callistemon ‘Kings Park Special’), 7sqm canopy
1x MA (Melia Azedarach), 38.5sqm canopy
Total canopy area = 101.5sqm
Less canopy over site boundary = 72.9sqm (7.36% of site area)

Promoting Bellarine Biodiversity

The roof garden will remain inaccessible to people, creating a protected environment where biodiversity can flourish. This provides opportunity to celebrate the distinctive character of the Bellarine landscape. Plant selection includes a mixture of wildflowers and native grasses. This offers a benefit to the broader community, not solely to the residents of these homes. The roof build up ensures a 400mm soil depth based on advice from a Landscape Architect. This will be sufficient to support proposed planting.

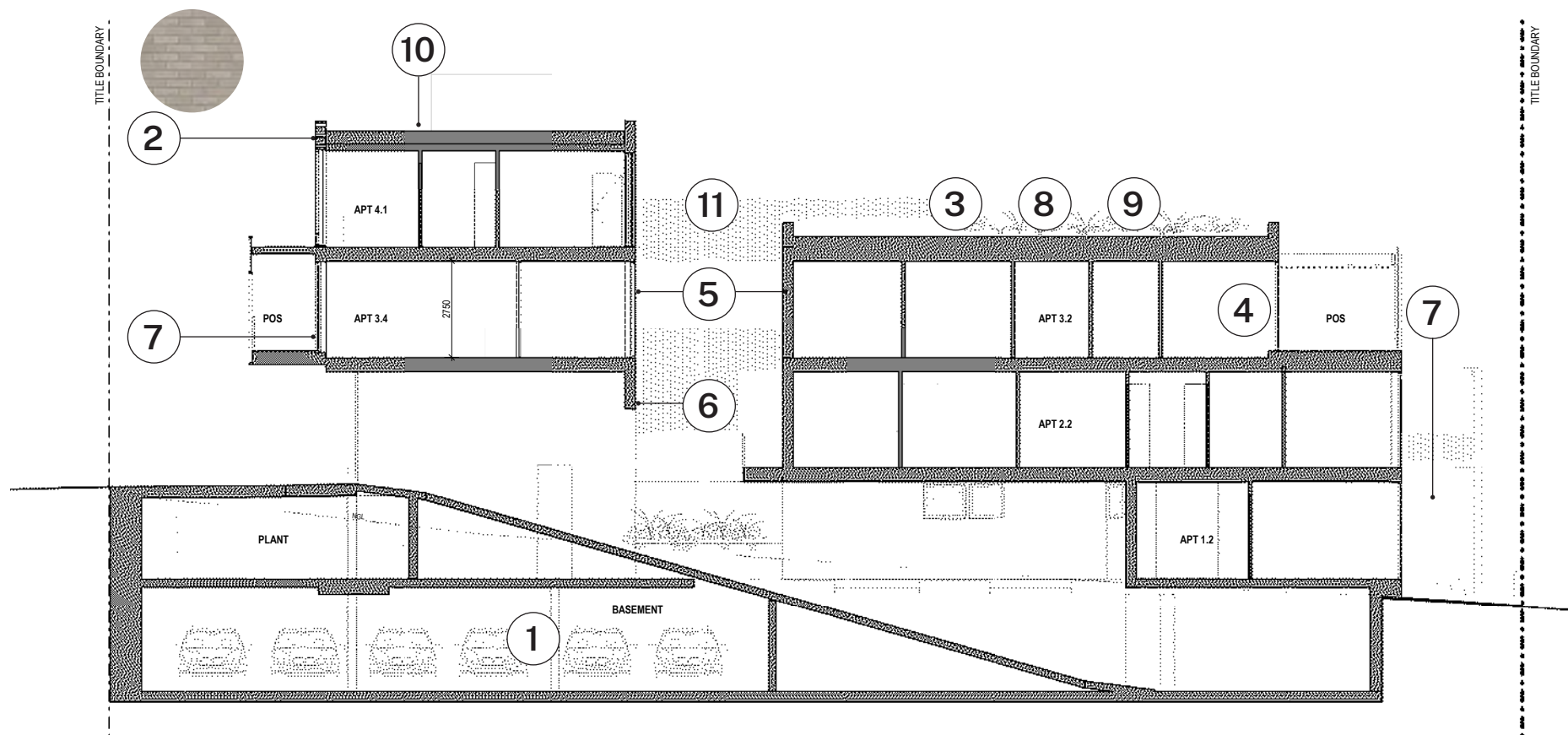


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4. GDFT Principles

04 Sustainable Homes



Sustainable Homes Initiatives

1. 100% of car parking spaces include electrical capacity provision for EV future proofing.
2. Durable building materials.
3. Roof garden acts as thermal mass.
4. Thermally broken windows throughout.
5. Rationalised building form (no setbacks to external walls) to minimise thermal bridging and transfer slabs.
6. Secure bicycle parking off breezeway
7. North and South facing balconies optimally sized to consider shading and daylight.
8. Indigenous planting with low water needs
9. Non-trafficable roof garden to promote native wildlife and habitat recovery.
10. Maximised rooftop PV.
11. External breezeway circulation to promote cross-ventilation and allow for dual aspect apartments.

Life cycle De-Carbonisation / Material Circularity / Energy Efficient & Climate Responsive

04 Sustainable Homes



Lightweight shading to northern facades reduce solar gain.



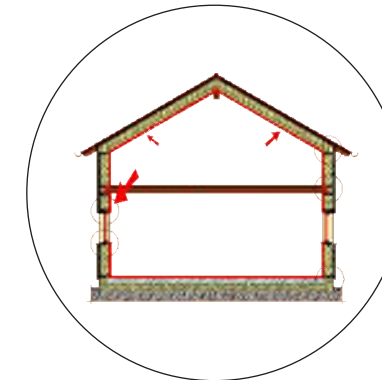
Material research is ongoing with consideration of recycled and low carbon materials.



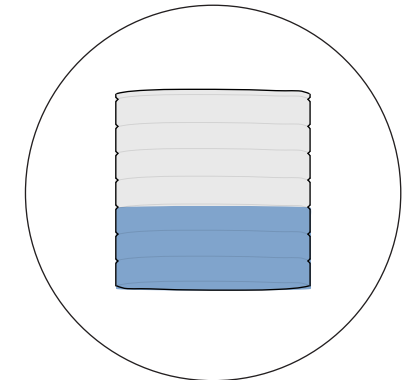
Materials to be selected with durability and maintenance in mind.



View of Southern block from corner of Harding St and Newcombe St



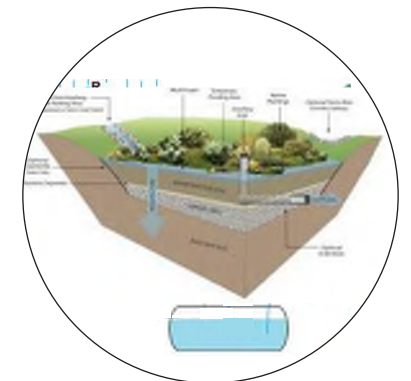
Alignment of external walls to minimise thermal bridging



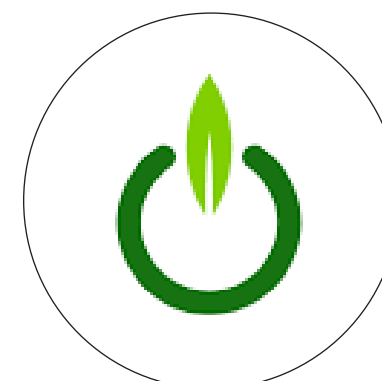
10,000L rainwater tank connected to all toilets and landscape irrigation



Minimum 10kW solar PV system



Inclusion of rain garden



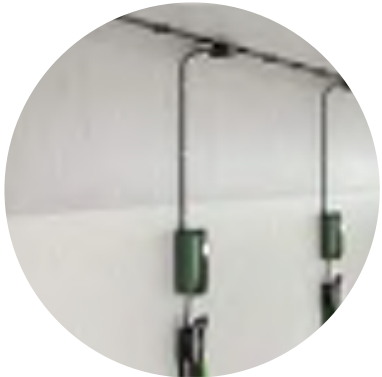
Carbon neutral ready development including a 10 year Green Power commitment for base build electricity.

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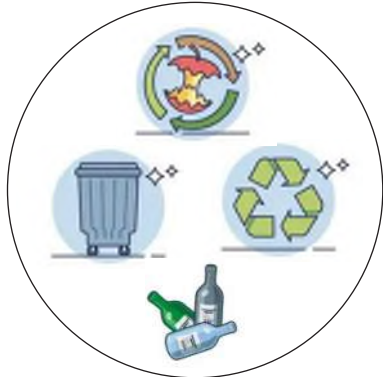
Promoting Sustainable Habits

04 Sustainable Homes

ADVERTISED PLAN



100% of car parking spaces include electrical capacity provision for EV



Separate general, recycling, glass and green waste bins



Easily accessible bike parking to encourage sustainable transport



Breezeway circulation and dual-aspect apartment allows for cross-ventilation and reduced cooling loads



On-site composting facilities

Site Specific Response

04 Sustainable Homes

Environmental Protection and Heritage

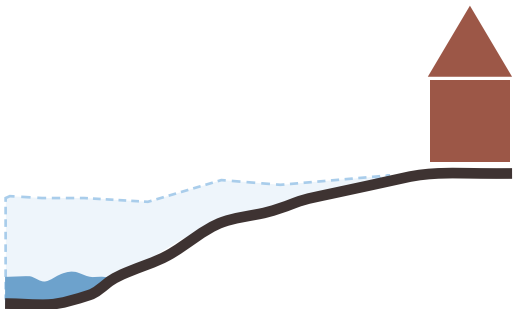
The development aims to preserve landscapes. enhancing the natural environment and coastal qualities of the Bellarine Peninsula.



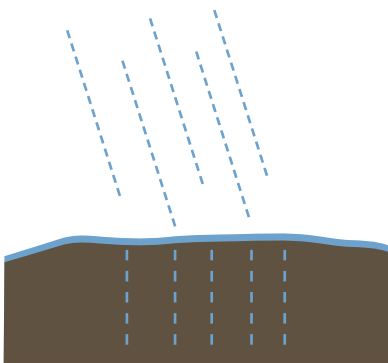
Selection of native vegetation with no irrigation demand after the initial establishment period.

A Changing Climate

The development acknowledges the risk of coastal inundation due to climate change.



Lower ground floor is 13.2m above sea level.

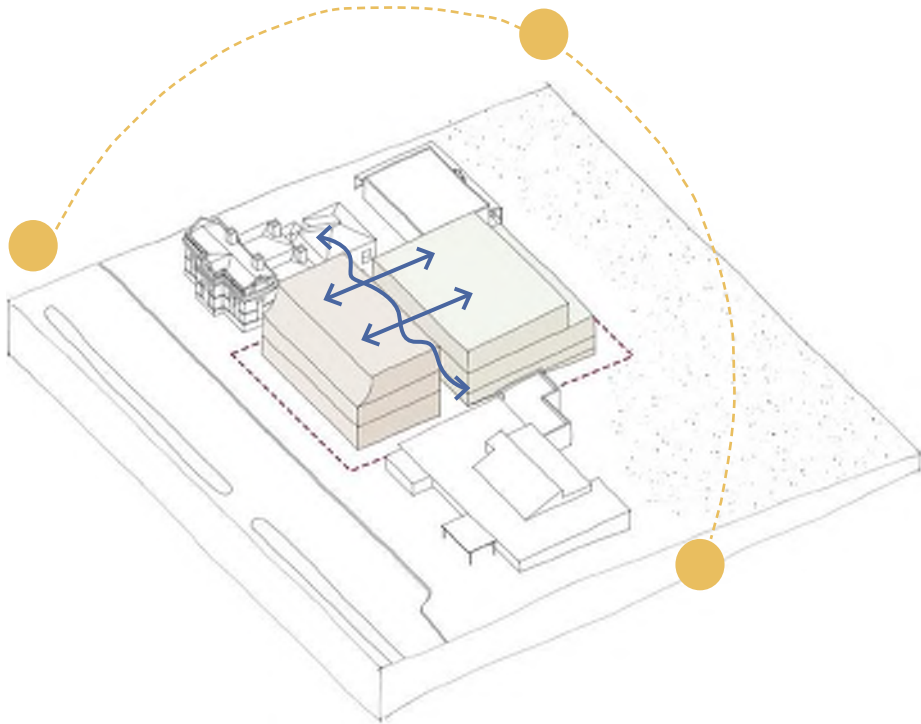


The site has 19% permeability to help manage run off of future weather events.

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Orientation & Siting

South facing balconies are designed to optimise daylight penetration into the interiors.
A central breezeway harnesses prevailing coastal winds to enhance natural ventilation, improve indoor air quality, and reduce reliance on mechanical cooling.
North facing balconies include lightweight shading structures to reduce solar gain.

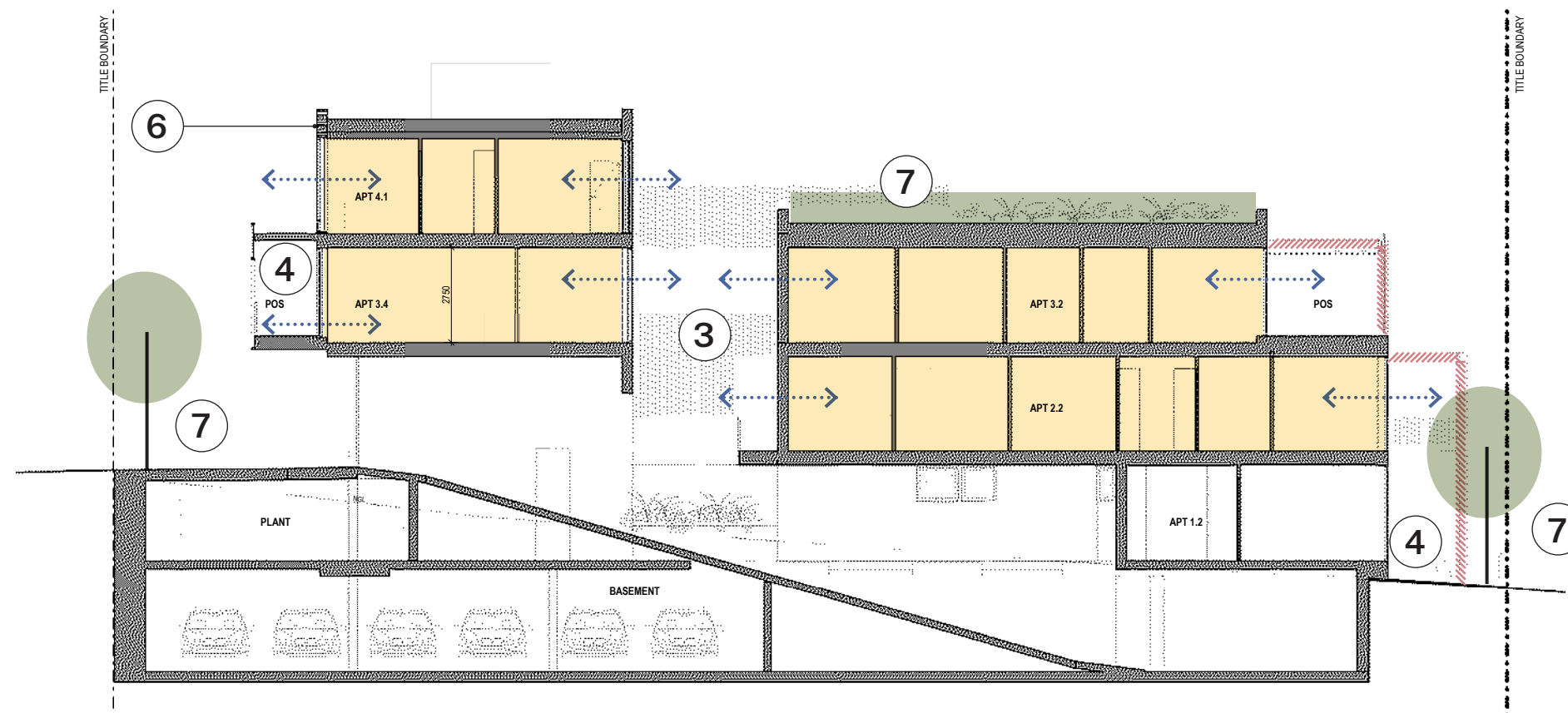


Form and facade articulation are designed in response to site conditions and orientation.

4. GDFT Principles

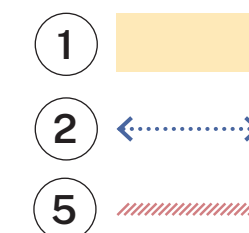
05 Healthy Homes

ADVERTISED PLAN



Healthy Homes Initiatives

1. External circulation allows for 80% dual aspect dwellings.
2. Well-ventilated homes maximising cross-ventilation
3. External breezeway encourages neighbourly interactions and cross-ventilation.
4. North and South facing balconies optimally sized to consider shading and daylight. Shaded and sheltered exterior spaces provided.
5. Shading devices considered holistically throughout the design
6. Natural materials selected (brick).
7. Extensive landscape contributing towards biophilic design.



Indoor Amenity

05 Healthy Homes

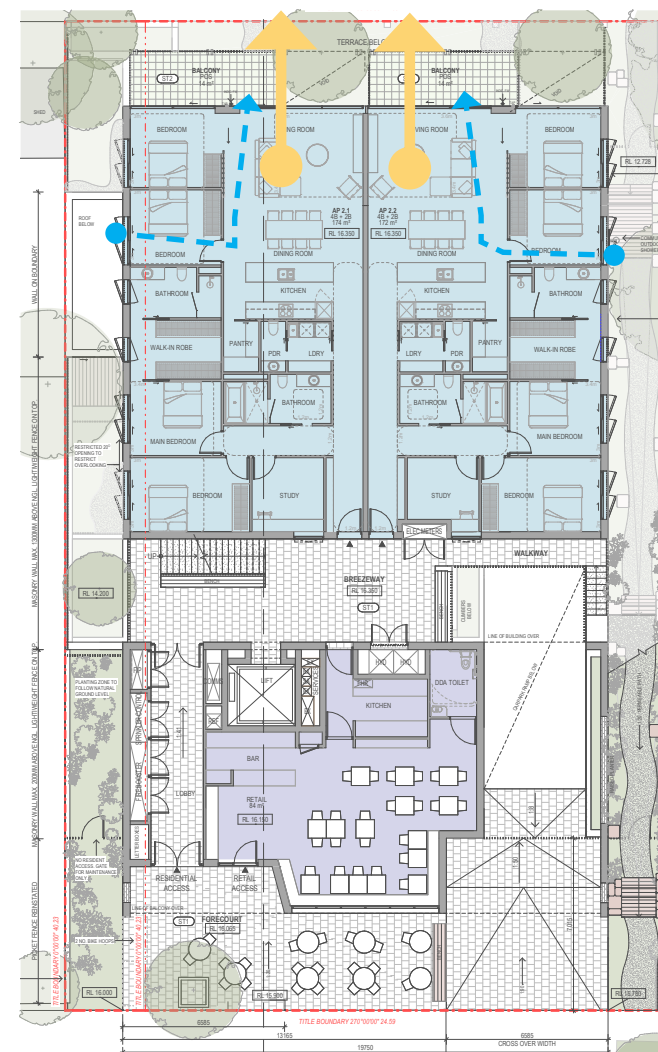
Cross Ventilation and High Amenity Views

All dwellings have access to cross ventilation, using an open corridor 'breezeway' typology.

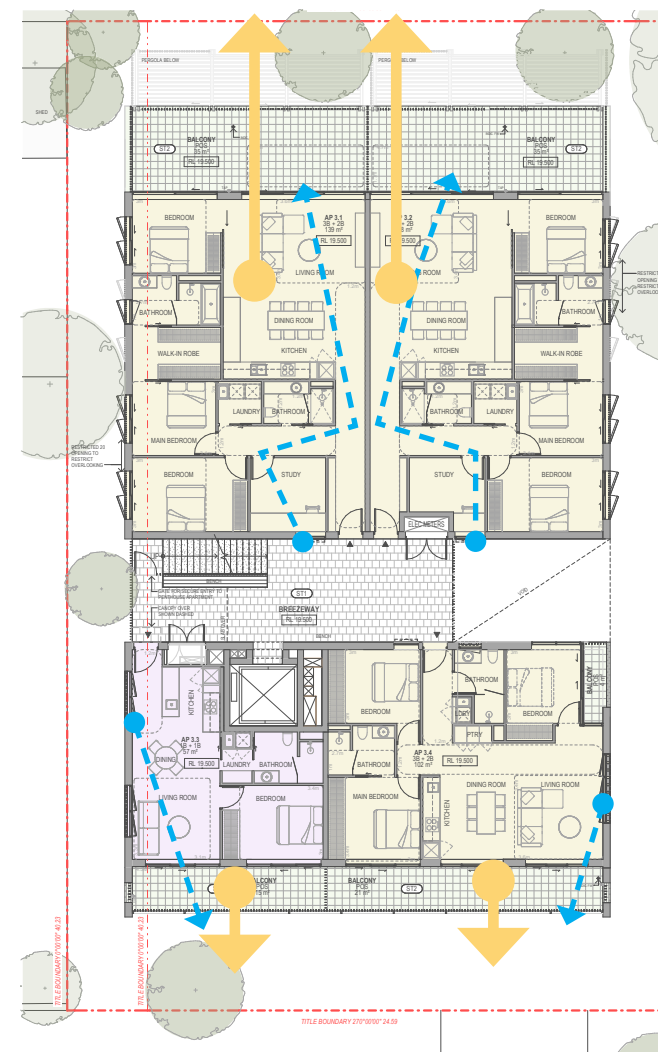
High amenity views are provided from living spaces and dual aspect rooms to maximise available daylight.



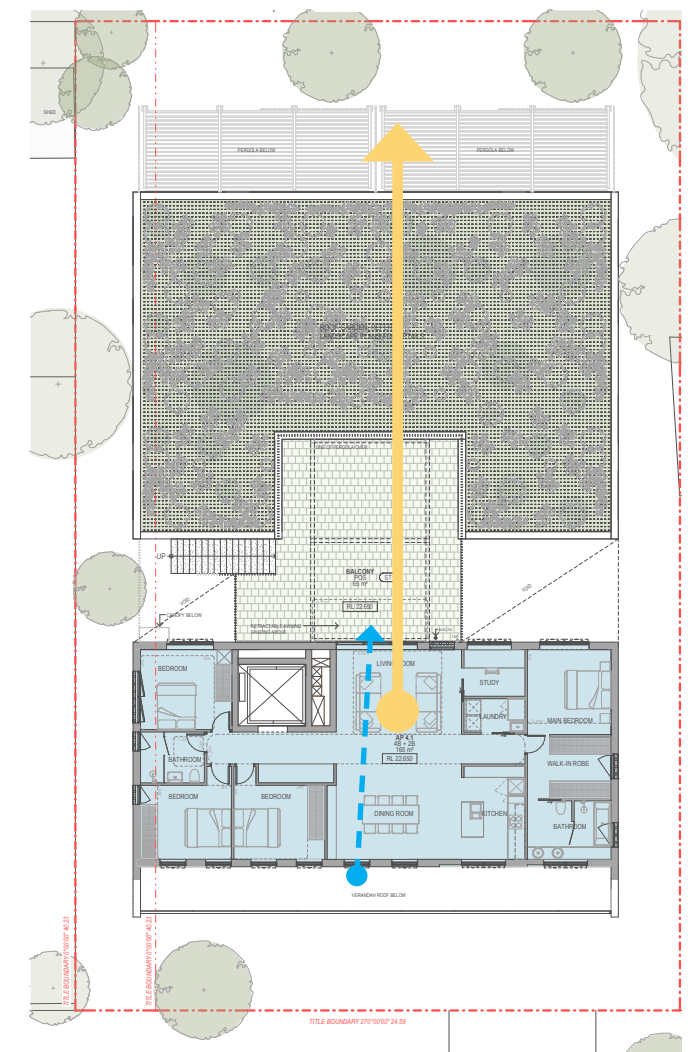
Lower Ground



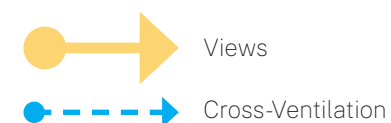
Ground Level



Level 01



Level 02



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Light & Air

05 Healthy Homes

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Apartment House, KTA



Mermaid House, Partners Hill With Hogg & Lamb



La Closerie, Edouard Francois

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Light & Air

05 Healthy Homes

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Breezeway & Open Space

By creating two distinct blocks, the project allows for an open-air breezeway and circulation space between. This leaves space for landscaping and fresh air to be accessed to all apartments whilst creating a welcoming connection between blocks



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4. GDFT Principles

06 Adaptable Homes

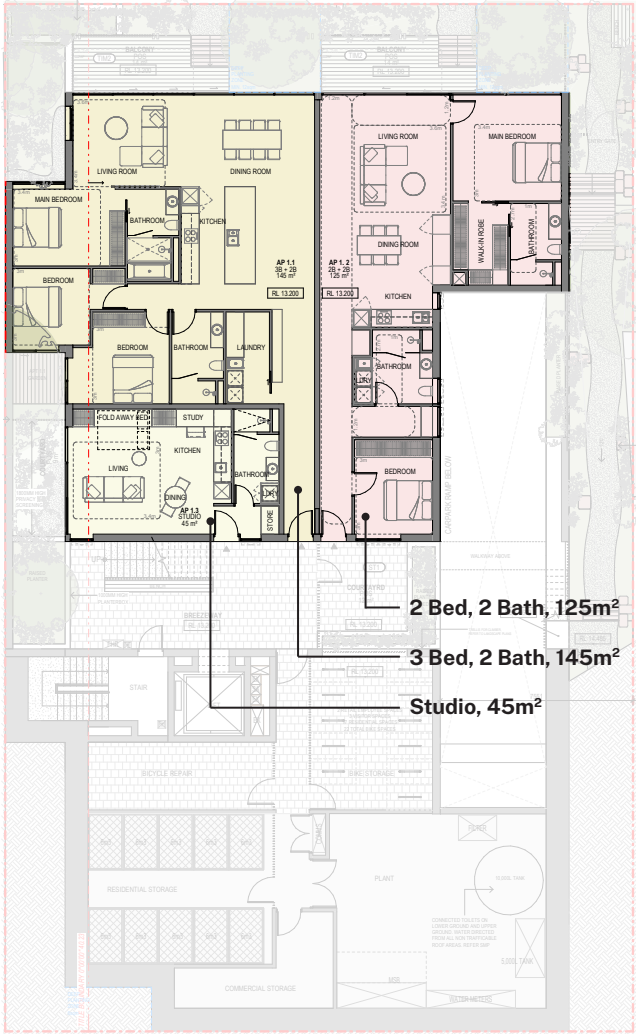
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Adaptable Homes Initiatives

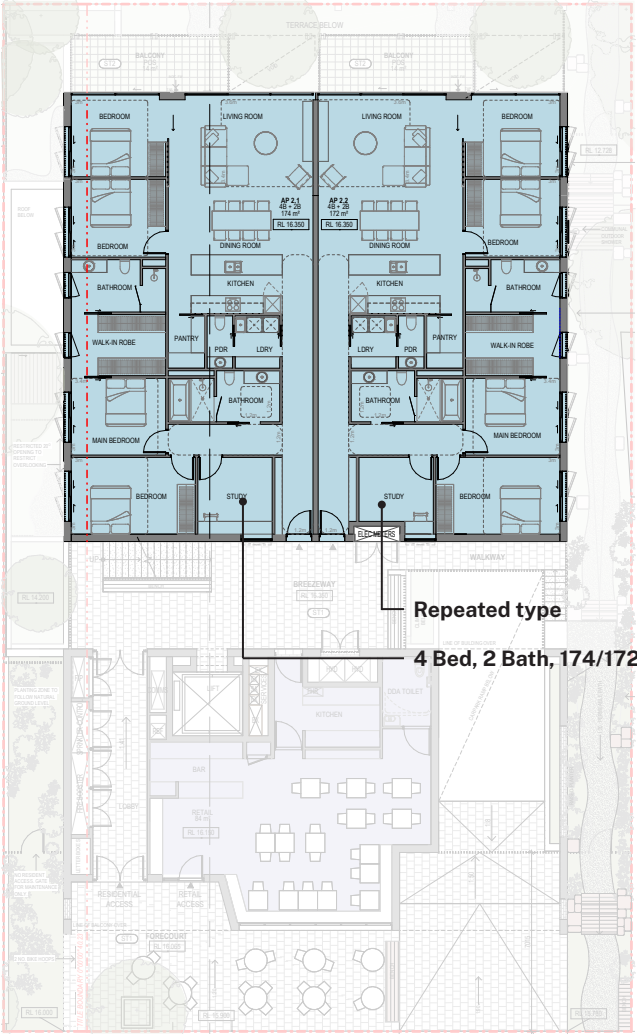
1. Diverse dwelling sizes and types cater to different household needs at all life stages, including families with children and ageing in place.
2. Adaptable and comfortable layouts make good use of space and accommodate various patterns of occupation and use.
3. Flexible layouts can be adapted to changing households needs over time, and support future dwelling consolidation opportunities
4. Effective zoning, and sequencing of internal spaces to enhance functionality, circulation and manage noise.
5. North facing apartments provide baysides views to bedrooms as well as living spaces.
6. Bedrooms as well as living areas have direct access to outdoor space.

Diverse dwelling size and types

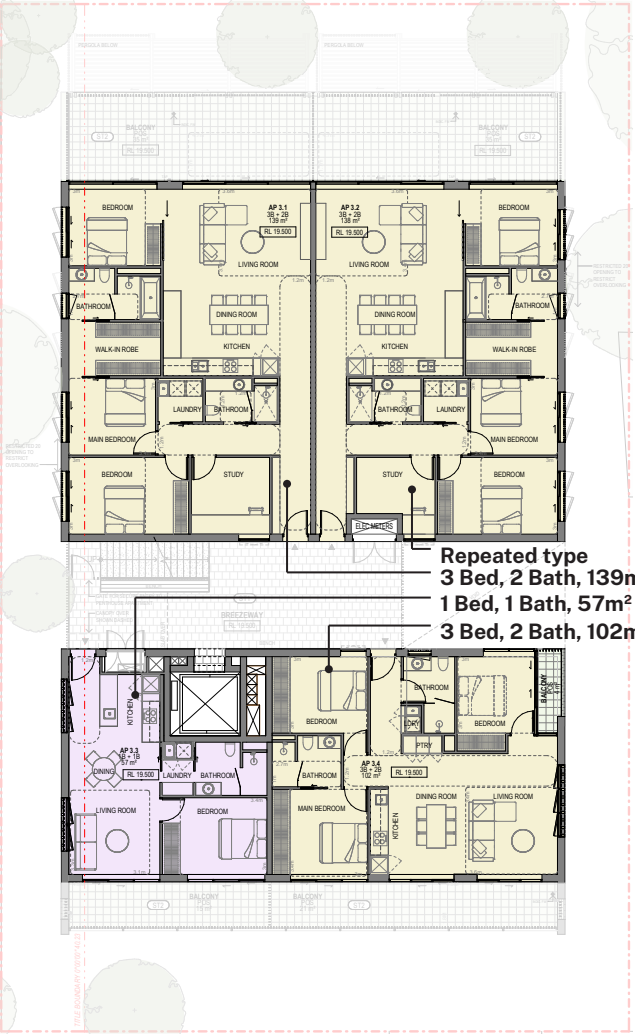
06 Healthy Homes



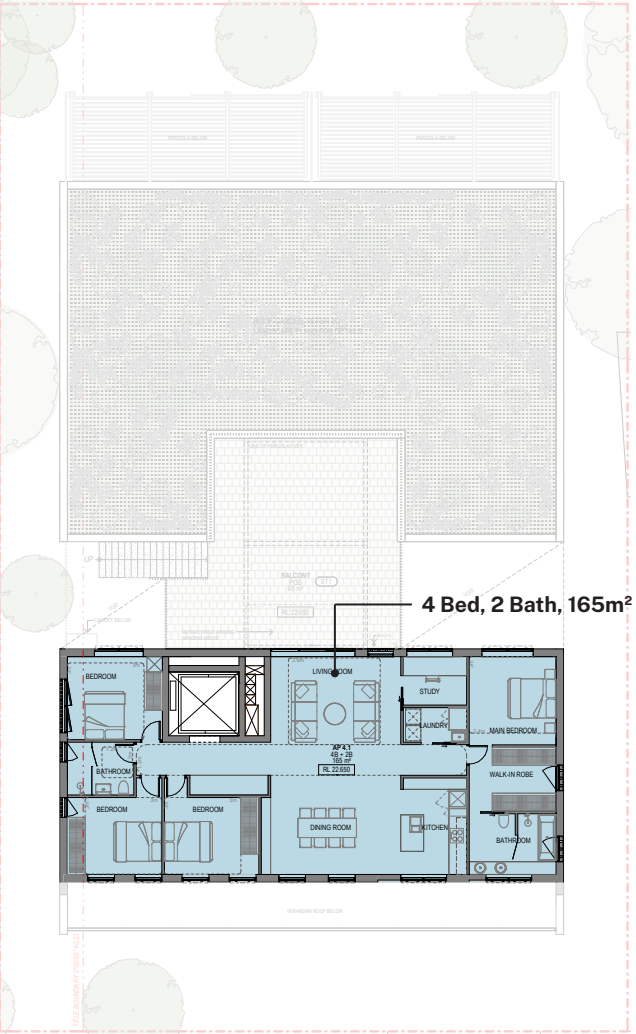
Lower Ground



Upper Ground



Level 1



Level 2

Diversity
The proposal offers a diverse range of dwelling types and sizes, supporting the different needs across all life stages. The development accommodates single person households through to large families.

There are ten apartments on offer, eight of which have a unique layout with only two repeat types across the development.

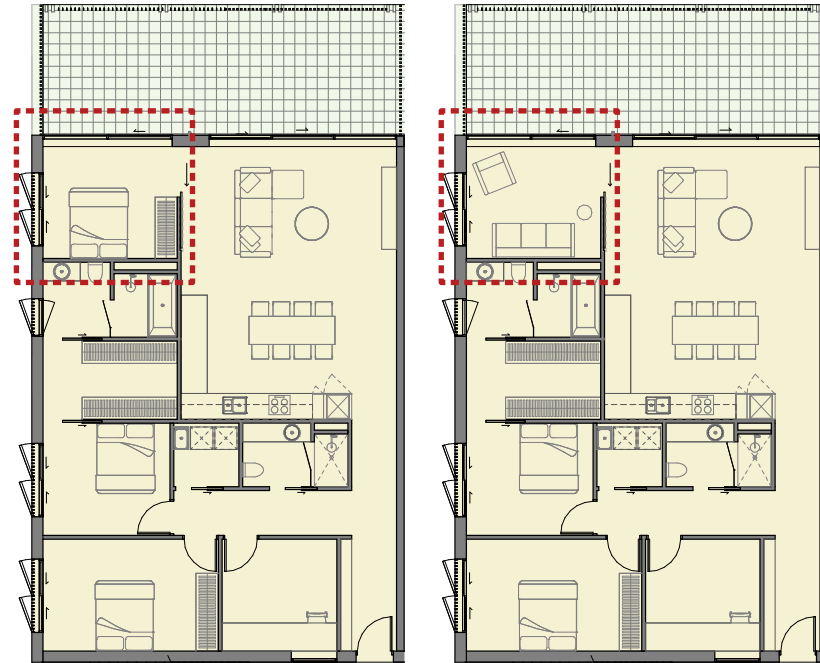
Dwelling mix
The following is a summary of the dwelling mix and size range.

Studio	42m ²
1 Bed 1 Bath	51m ²
2 Bed 2 Bath	125m ²
3 Bed 2 Bath	139m ² - 147m ²
4 Bed 2 Bath	165m ² - 174m ²

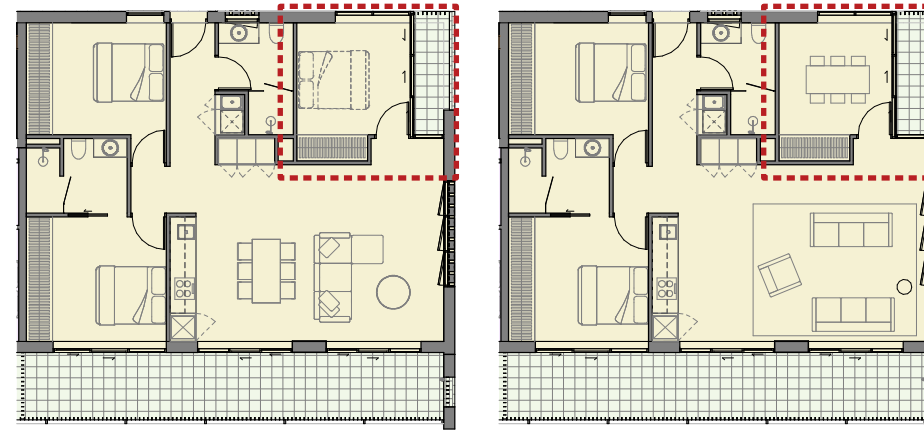
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Flexible, adaptable layouts

06 Healthy Homes



Level 1, 3 Bed



Level 1, 3 Bed



Level Upper Ground, 4 Bed

Preliminary plan studies demonstrating 'flexi' room

The dwellings offer residents flexibility and adaptability enabling spaces to be re-purposed over time with ease.

Flush transitions between indoor and outdoor spaces and their location directly off the main living spaces encourage living zones to be extended outdoors. Step free dwellings also accommodate and supports aging in place.

Large, sliding doors to bedrooms adjacent to the main living space provide occupants with flexibility to easily and frequently alter their apartment according to their daily needs.

Second or third bedrooms can be converted to second living spaces, dining areas, studies, libraries, kids play rooms whilst remaining connected and open to the home's main living zone.

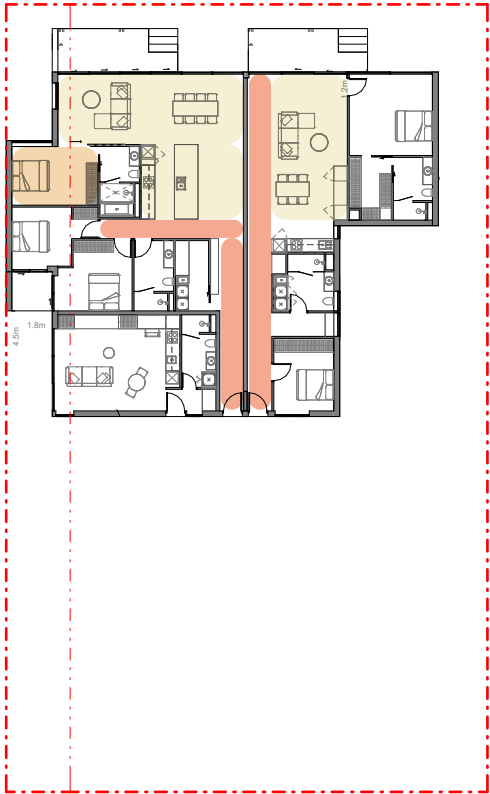
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Zoning and sequencing

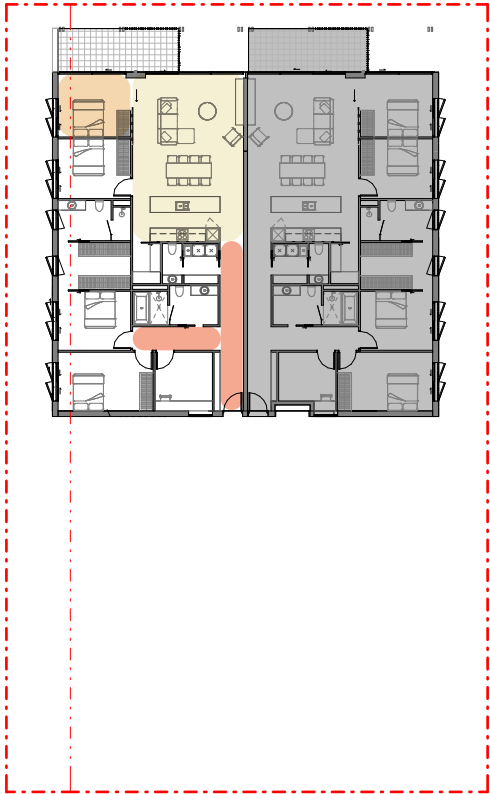
06 Healthy Homes

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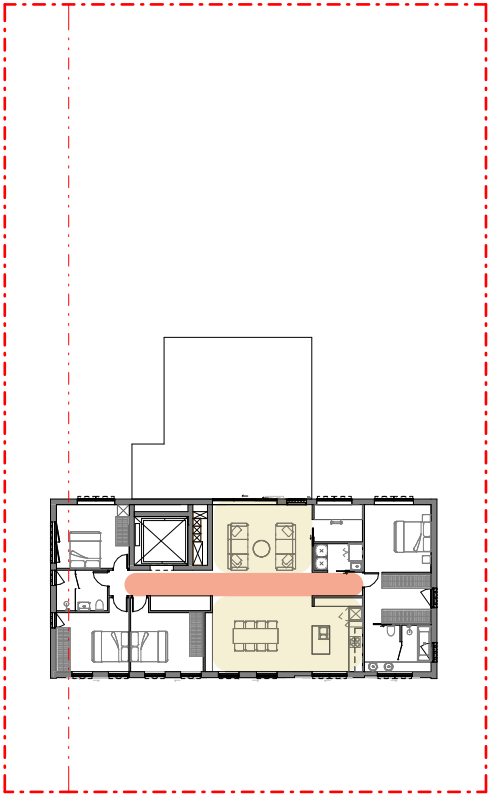
Lower Ground



Upper Ground



Level 1



Level 2

Preliminary plan studies demonstrating zoning aspirations

The dwellings have been arranged to ensure clear zoning of public and private space is achieved.

Circulation paths are carefully considered, minimising unnecessary crossover where possible between public and private spaces.

- Public space
- Private space
- Circulation
- Flexible space

4. GDFT Principles

07 Good Value Homes

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Good Value Homes Initiatives

1. A diverse range of housing meets the needs of different income levels and demographics.
2. 8 star average NatHERS rating offers reduced running costs for residents.
3. A high performing thermal envelope, carefully considered orientation and placement of glazing, inclusion of shading where required, cross ventilated apartments will significantly reduce the amount of heating and cooling required throughout the year.
4. Efficient layouts make good use of space.

Diverse Mix

07 Good Value Homes



The proposal offers a diverse range of dwelling types and sizes, supporting the different needs across all life stages. The development accommodates dwellings for single person households through to large families.

Although the development does not cater for a range of income levels, it contributes to creating a more diverse housing stock for the local community. It offers a different product at a different price point to the typical free standing home which currently dominates.

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Reduced Running Costs

07 Good Value Homes



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The development is committed to providing an 8 star average NatHERS rating. A major benefit of this is reduced running costs for residents. The high performing thermal envelope, carefully considered orientation and placement of glazing, inclusion of shading where required, cross ventilated apartments, combined outs will significantly reduce the amount of heating and cooling required throughout the year.

Quality and Durability

07 Good Value Homes



Balfe Park Lane, KTA
Quality communal space and public interfaces.



Balfe Park Lane, KTA
Signs of habitation. Built in window seats



Kerr St, KTA
Living spaces flow inside to out

The development is committed to providing durable dwellings which can withstand the day to day strain of household activities. A natural material palette of high quality will provide a robust interior inherently reducing the frequency of wasteful and expensive repairs / renovation works.

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APPENDIX 2 PLANNING MATRIX

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THE FOLLOWING COMMENTS WERE MADE ON THE PREVIOUS SCHEME - NOT THE KTA SCHEME		
	VCAT SUMMARY of ADVISORY COMMITTEE REPORT	KTA DESIGN RESPONSE
17a	Unique, sensitive site	KTA developed a radically new concept design based on the complexity and variety of the character of the context.
17b	Planning Scheme seeks balance between increased housing and character - including protecting views from foreshore	The new proposal aims to balance the design of an apartment building whilst protecting views from the street, from the foreshore and to/from the bay.
17c	Visually obtrusive	The design aims to balance project yield with a building mass arranged on site so that the bulk is mediated and pushed to areas of the site which can 'handle' height and width.
17d	Extent of glazing and proposed landscape unfamiliar to Portarlinton	The new design has significantly reduced the overall glazing to create a better dialogue with the contextual built character whilst balancing the amount of glazing to offer visual amenity for the residents.
17e	Height and mass would compete with landmark Grand Hotel	The new design carefully arranged mass to 'defer' to Grand Hotel - particularly from key foreshore view.
18a	Northern interface with foreshore differentiates it from most sites in town centre	The new design proposal aims to develop a northern interface that strongly relates to the foreshore context, incorporating landscape design and new vegetation as integral parts of the architecture. The northern pergola is conceived as a mediation of space between indoor and outdoor areas, featuring a mix of deep soil and loose planter vegetation, as well as double-height spaces that enhance the feeling of open public space flowing into the building. The materiality is intentionally loose, coastal and muted, so as to settle the north elevation into the landscape setting.
18b	Highly visible from range of viewpoints along foreshore	See comments to 17e and 18a.
18c	Large block massing is unfamiliar, highly visible, out of character and unacceptable in this sensitive landscape	Massing has been broken up with clear and site responsive moves. The splitting into two blocks, focusing tallest portion on to the street, terracing and plan staggering of the seaside block all contribute to a broken down mass. With the moves, the mass is not read as a single large block, but a suite of two smaller buildings both with their own articulation which further mediates the expression.
18d	It is essential to break up the mass of the building	As above, the form of the new design proposal is deliberately broken up.
18e	Much greater setbacks from the foreshore interface are required in a stepped manner	The perception of bulk from the foreshore has been reduced through the introduction of a genuine, deep soil landscape zone and the finer, more coastal vertical batten language Foreshore building stepped mass has been reviewed incorporating Council pre-app feedback.
18f	A fourth story is not necessarily problematic but would need to be reviewed as part of an overall design	The 'Fourth storey' has been reconsidered as part of the overall design strategy. The building is never more than three storeys above natural ground level. The former fourth storey has been pushed to Newcombe St to appear as a recessed third storey above the two-storey podium in the urban block, while the seaside block appears as a terraced 3 storey block - effectively 1 storey lower than the urban block.
18g	The extent of glazing over four levels is unfamiliar and needs to be considerably reduced	See response to 17d.
18h	The northern façade is not articulated to emulate the township's fine grain	The northern façade has been composed as a contemporary re-interpretation of the characters of the former Post Office building on the West. The two-storey verandah is the result of a hybridization of Newcombe Street shopfronts articulation and the Post Office geometry. Masonry side walls have openings and are fine grain. They are in dialogue with and allow visual connection with the Post Office. The northern facade has been composed to minimise the sense of bulk when viewed from the foreshore. In particular, vertical, fine grain elements are positioned to break up the horizontality and 'heft' of the massing.
18i	The combination of height, width, mass, materiality and minimal landscaping make the building unacceptable	The massing, footprint, articulation and material strategy of the proposal responds directly to the context and nestles in with a more coastal feel for the site. Landscaping softens the foreshore façade as depicted in visualisations and landscape architect's drawings.
18j	The building's position in the viewshed combined with its height and width makes it detract from the landmark status of the Grand Hotel	See response to 17e.
	VCAT DETERMINATION REPORT	KTA DESIGN RESPONSE
23 and 33	Complete redesign needed to reduce the visual obtrusiveness of the building and inconsistency of the mass with the towns character <i>We find that these changes do not address the shortcomings identified by the Advisory Committee. In our opinion the Advisory Committee envisaged a complete redesign to reduce the visual impact of the building's mass. What has occurred are some small alterations to the same mass. This is a fatal flaw in the applicant's approach and is one that cannot be overstated. As such, we consider that the proposal does not address the Advisory Committee's concerns about the visual obtrusiveness of the building, and the inconsistency of its mass with the town's character.....</i> <i>....However, we regard the raft of existing policies seeking to protect the Peninsula's significant landscapes and respect the low-scale coastal character of its villages carry sufficient weight on their own.....</i>	The scheme has been completely re-designed to address the Advisory Committee's concerns.

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24	<u>Greater setback to the foreshore:</u> We find that the Advisory Committee's finding that 'much greater setbacks from the foreshore interface' has not been responded to, given that the increase to the ground floor and upper ground floor setbacks are marginal.	We have increased the setbacks to the foreshore with the front deep soil area changed from 2m to 4m. Please note: The northern pergola with double height spaces and deep soil vegetation is conceived as a mediating space between outdoor and indoor aiming to establish an organic dialogue with the northern landscape instead having a sharp demarcation with fence vegetation. Level 2 building front setback increased from @15.9m to 25.69m.
25	<u>Forth level problematic when viewed from foreshore:</u> We accept that the second floor (top floor) setback has been substantially changed, but we are not persuaded that the Advisory Committee condoned a fourth level when viewed from the foreshore. It said that this storey would need to be reviewed as part of an overall design .	See response to 18f above, 50 below.
26	<u>Height and mass competes with landmark status of Grand hotel</u> We are not persuaded that the proposal addresses the Advisory Committee's finding that the building's height and mass would compete with the landmark status of the Grand Hotel. It still competes. The building's height remains the same. The mass of its top floor is only reduced by 2.6m (from 16.94m wide to 14.34m wide), and this change is barely appreciable from most viewpoints.	The bulk of the proposal has been reduced compared to the previous scheme. The proposed mass does not compete with the grand hotel as a landmark as it has been designed to sit sensitively within its context. The form, material and detail are sympathetic to the coastal context and the materiality of the proposal has warm, muted tones that sit respectfully within the colour palette of the existing street conditions. Furthermore, the northern building interfaces architectural language and deep soil landscape vegetation are integral parts of the design, ensuring that the building appears, from the bay, to 'belong' to the foreshore rather than compete with the Grand Hotel.
48	<u>Building bulk characteristics of the CZ1 on the south side and sense building is in a coastal location - The form and materiality of the proposal generate a building of bulk and solidity which lacks both the rhythm of the commercial built form along the south side of Newcombe Street and any sense that this is a building in a coastal location, defined in part by an expansive foreshore reserve and a pier.</u>	Articulation and Materiality have been deliberately designed to: - break down the massing to the foreshore. - establish massing which responds to Town Centre location, holding the public realm to Newcombe St. - Reflect the coastal nature of the location through natural, neutral and warm materials.
49	<u>Sites development potential is limited and needs to have regard to the foreshore and development in the southern side to more appropriately fit in and not dominate</u> We agree with the Council's observation that the site's development potential is limited by its location on the north side of Newcombe Street where it abuts a heritage-listed former Post Office, a low scale community facility and an extensive, relatively open foreshore. An appropriate design would not only respond to the two contrasting interfaces of Portarlington's commercial centre location and the highly valued foreshore reserve, but in addition mediate between the heritage of the former Post Office and the low scale informality of the built form of the adjacent childcare building. The proposal is not an acceptable response to the considerable challenges this site presents.	The design deliberately generates two separate building footprints separated by a breezeway. Each block responds directly to it's context - The Urban Block facing the town centre and the Seaside Block facing the reserve and foreshore. The expression and materiality are distinctly contextual. Masonry side walls that, in conjunction with a more solid verandah, create the perception of a two-storey podium in relation to the Post Office parapet height on the west and mediate with the lower childcare building on the east.
50	<u>The third level not to be obtrusive from the foreshore</u> Apart from this, we find that Mr McPherson places too much weight on DDO21's objective to maximise development potential in the town centre. This objective must be balanced against the provisions of DDO21 that support two storey development but require built form above that height to visually unobtrusive in views from the foreshore. We are not persuaded that he gives sufficient weight to the extensive policy framework that justifies this requirement.	The top level (level 2) has been significantly setback (25.69m) and are highly recessive from the foreshore. See also response to 18f, and 24 above and DDO21-4 below.
59	<u>Top floors are visually apparent and landscaping will not the top floors unobtrusive</u> From this viewpoint, as shown in Figure 2, the top floors are visually apparent and are obtrusive in the view. We disagree with Mr MacPherson that the setbacks of these floors reduce their visual impact. We consider that the limited ground floor setbacks to the north visually pushes this elevation towards the reserve and that the band of landscaping proposed will appear as a barrier rather than rendering the building's top floors visually unobtrusive. We accept Mr Vernon's evidence that the planting could be informal and include more than one feathery species, but we consider that a hedge-like appearance will be the result of the limited setback. We agree with Council's urban design advice that the top two levels will continue to have a significant visual impact when viewed from the foreshore as they are likely to be substantially taller than the landscaping within the reserve. However, we disagree with the Council's statement that a 3m setback would be sufficient to provide a 'nuanced landscape interface'. Nor are we in any way persuaded that simply removing the top floor, without changes to the building's mass, would make the building an appropriate response to the site.	Landscaping is complimentary to the scheme and has not been used as a tool to hide visual architectural bulk. See responses to 24, 50 and DDO21-4. Lower ground setback with deep soil planting zone to allow restorative, coastal landscape design - not hedges. Landscaping softens the edges of the foreshore façade as depicted in visualisations and landscape architect drawings.
64 and 68	<u>The width revisited to respond to grain in Newcombe Street and how glimpse of the bay can be provided. The proposal does not appear to have undertaken this exercise</u> Any proposal for a building on this relatively wide allotment will require a thoughtful response to the prevailing 'grain' of the Newcombe Street town centre. Careful consideration as to how glimpses of the bay can be provided. The proposal does not appear to have undertaken these exercises The PCA submits that the proposal's failure to provide views from Newcombe Street to the foreshore is a fatal flaw under the Statement of Planning Policy. We find that it is not appropriate to read the Statement of Planning Policy as literally as this. The location of the site on the north side of Newcombe Street means that its redevelopment is likely to result in glimpses of the Bay rather than open views	KTA proposal is narrower than previous scheme and includes side setbacks to allow views through. See response to DDO21-1. See responses to DDO21-2 and -5 below.
65	<u>The block massing of the building is highly visible and out of character with the township</u> We do not interrogate the building further, as we agree with the Advisory Committee's findings that the block massing of the building is highly visible and out of character with the township. A new <u>design approach is required</u>. The proposal before us is unacceptable in the sensitive landscape which it abuts. The design fails to respect the character of the village of Portarlington, including by protecting significant views from the foreshore	KTA have proposed a new design approach which in turn has reduced the visual bulk of the scheme. The character of the village has been respected.

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THE FOLLOWING ARE TAKEN FROM PLANNING SCHEME

	OVERLAY	KTA DESIGN RESPONSE
	DDO21	
DDO21-1	Bay Setting > Reinforce the centre's proximity to the bay. Protect existing views and vistas from the centre > Protect views of the bay and avoid signage and structures that inhibit views of the bay.	From Newcombe St, KTA have introduced setbacks to the west and east of the development to allow unencumbered views to the bay.
DDO21-2	Building Siting > Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area > Retain the traditional narrow frontage treatments	The proposed design includes an appropriate break up and rhythm to the south façade facing Newcombe St in dialogue with both Newcombe Street shopfronts articulation and the Heritage Post Office building geometry on the West.
DDO21-3	Building Siting > Ensure that new commercial buildings address the street > Ensure new buildings match the setbacks of the front facades of adjoining shopfronts. Where the adjoining shopfronts have varied setbacks, design buildings to respond this character. Orientate commercial buildings to address the street and laneway.	The Newcombe St setback has been carefully designed to respect the Old Post Office and low scale Kindergarten. The proposal sets back to create an urban forecourt, revealing the masonry corner of the Old Post Office and creating a space for the retail to spill out to in finer whether. Building openings & street-front forecourt allows for preference of a human interaction with Heritage post-office over preference for cars, thanks to the basement driveway re-location.
DDO21-4	Building Form > Ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression. > Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible. Articulate the form of buildings and elevations. Generally restrict buildings to a maximum height of two storeys. Higher elements must demonstrate that development: Is sympathetic to buildings of heritage significance and any residential interface; Is visually unobtrusive when viewed from the public foreshore; Is visually unobtrusive when viewed from the public foreshore; Is of high quality design. Provide articulated roof forms on new developments to provide visual interest to the street.	This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright The design responds to the characteristics of the site and locality through massing break-up, materiality and articulation, and will represent a high standard of contemporary expression. Solar access is considered. All apartments have a minimum of two frontages to direct sun light and air, with a further third frontage has access to indirect sun light and air. All apartments will have genuine cross-flow ventilation opportunities, reducing cooling energy and cost. Layout design is compliant under Clause 58/BADs. The proposal is taller than two storey's (by one recessed storey) and demonstrates sympathy to the Old Post Office. The top floor is unobtrusive when viewed from the foreshore. The distribution of height on the site pushes the top floor as far away from foreshore as practical. Articulated roof forms (Skillion, Gabled or Hipped) are deemed inappropriate for the context and due to the falls required of such roof forms, would increase the overall height and perception of bulk of the development. Visual interest to the street is achieved through thoughtful material selection and detailing of the facade and verandah elements.
DDO21-5	Building Form > Design building forms that express the fine grain (narrow frontage) pattern of the town centre > On larger sites articulate facades to emulate the fine grain (narrow frontage) pattern of the town centre.	See response to DDO21-2 above.
DDO21-6	Building Form > Ensure that new buildings encourage social interaction and interest at street level > Orientate commercial buildings towards the street and laneway and provide an entrance to the building directly from street and laneway frontages. Provide a well articulated façade, with shop front windows at street level. On corner allotments, ensure buildings address both street frontages with shopfront windows at street level.	The design is oriented to the street. Entrances are directly from the main street. Shop front windows at ground level will be well articulated and designed to maximise the front activation of the building as well a good hierarchy from residents entry and driveway.
DDO21-7	Building Details and Finishes > Encourage buildings that have regard to the palette of materials and colours in the town, and demonstrate a high level of contemporary finish > Use simple building details. Use a mix of contemporary and traditional coastal materials, textures and finishes. Utilise colours and finishes that compliment those occurring naturally in the area.	High level of contemporary finish is proposed with masonry and timber main palette. Tones are proposed to be natural and neutral - fitting of the coastal location.
DDO21-8	Building Details and Finishes > Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre > Provide verandahs/awnings without posts on commercial buildings wherever possible. If posts are necessary, ensure they are narrow and contribute to the street setting. Relate the height of the verandah/awning to the building elevation. Provide subtle façade lighting and down lighting under verandahs/ awnings where possible.	Architectural detailing and fine-grain elements have been incorporated into all facades within the building. The articulation of the Newcombe St facade through vertical fine-grain metal elements within a masonry base. The armature of the breezeway and foreshore facade create a light-weight, loose and informal language that references the surrounding context. Lightweight verandahs and awnings create a secondary shade and structure to the vertical elements that directly reference the contextual and tectonic language of buildings within the Portarlington area. Height relationship with Post Office parapet on the West and descaling with the low childcare building on the East.
DDO21-9	Building Details and Finishes > Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment > Direct signage at pedestrians (i.e. verandah/awning or street level). Provide signs only on the verandah/awning fascia or under the awning wherever possible. If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs). If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.	DDO21 Signage Guidelines to be followed and further resolved in later phases.

KTA

Project id

2407

Project

NEWC_Newcombe St Portarlinton

Document

Response to various CoGG and VCAT comments/reports

Date printed

22/11/2024

DDO21-10	Walkability > Provide safe, convenient pedestrian movement > Maintain existing pedestrian connections to the town centre. Encourage the provision of additional pedestrian connections within the Town Centre particularly through to Newcombe Street and the Portarlinton Foreshore. Avoid blank walls fronting onto footpaths or linkages.	Existing connections are unaffected by this proposal. Council have acknowledged in pre-app meeting that additional public connections are unnecessary. No blank walls are proposed onto footpaths or linkages.
DDO21-11	Vehicle Access and Car Parking > Provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas > Where practical, locate car parking areas at the rear of sites to minimise visibility from Newcombe Street and adjacent residential areas. Minimise the width of vehicle access points to the car parking areas. Provide shade trees and other planting to ground level car parks. Design car parking areas to minimise large expanses of unrelieved hard surface. If car parking is provided below ground level, it should be accessed from the rear of the property with no part visible from the street frontage	Rear located/accessed carparking is not possible due to council reserve. Vehicle access width will be to safe and practical minimum. Ground level carparking not proposed. Carparking is underground and will not present as large expanse. Refer to Traffic Engineer's report.

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Project

NEWC_Newcombe St Portarlinton

Document

Response to various CoGG and VCAT comments/reports

Date printed

19/11/2024

DDO21-9	Building Details and Finishes > Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment > Direct signage at pedestrians (i.e. verandah/awning or street level). Provide signs only on the verandah/awning fascia or under the awning wherever possible. If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs). If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.	DDO21 Signage Guidelines to be followed and further resolved through construction documentation.
DDO21-10	Walkability > Provide safe, convenient pedestrian movement > Maintain existing pedestrian connections to the town centre. Encourage the provision of additional pedestrian connections within the Town Centre particularly through to Newcombe Street and the Portarlinton Foreshore. Avoid blank walls fronting onto footpaths or linkages.	Existing connections are unaffected by this proposal. Council have acknowledged in pre-app meeting that additional public connections are unnecessary. No blank walls are proposed onto footpaths or linkages.
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