City of Greater Geelong, Statutory Planning - Date Received 01.10.2026

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The Planning Professionals

Planning Report

Application for an amendment to Planning Permit PP-1042-2020
for the construction of two (2x) dwellings and two (2x) lot subdivision

36B Cambra Road, Belmont

AMENDED SEPTEMBER 2026

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Introduction

This report has been prepared in support of amendment application to an existing planning permit PP-1042-2020 for the construction of two (2) dwellings and two (2) lot subdivision on the subject site. The subdivision portion of the permit was enacted and therefore this amendment application relates to the substitution of endorsed plans for 36B Cambra Road.

The report provides a full assessment of the proposed design against the relevant provisions of state and local planning policy and the Greater Geelong Planning Scheme.

The subject land is known as **36B Cambra Road, Belmont**.

The report is accompanied by the following documentation which is provided as part of the planning application:

- Certificate of Title
- Planning drawings

About The Planning Professionals

The Practice celebrated a 40 year anniversary in 2025, having been established in 1985.

During that period the Practice has been rebranded a number of times, but its essential operation and service offerings have remained unchanged.

The Practice team includes Architects and Town Planners, serving the whole of Victoria. The primary focus of the Practice is to assist clients in navigating the planning process - strategic and statutory.

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Overview

Address	36B Cambra Road, Belmont
Title	Lot 1 on Plan of Subdivision 816971N Volume 12481 Folio 327
Zone	• Neighbourhood Residential Zone - Schedule 8
Overlays	• None
Land use definition	*Dwelling*
Planning permit	Current planning permit PP-1042-2020 for Construction of two (2x) dwellings on the lot and two (2x) lot subdivision
Permit triggers	Substitution of endorsed plans for single dwellings on the lot as provisioned for in the S.173 agreement on title

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1. The site and surrounds

1.1. The subject land is located at 36B Cambra Road, Belmont, substantially as described by the accompanying plans and submissions and generally below:



Figure 1. Subject land identified in blue (VicPlan)



Figure 2. Subject land within surrounding zoning (VicPlan)

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1.2. The subject land is a formed of an earlier subdivision which created two lots with each lot having frontage to Cambra Road.

1.3. Planning permit PP-1042 was issued on 1 March 2021 for the the construction of two (2) dwellings and a two (2) lot subdivision.

1.4. The development plans and a plan of subdivision were endorsed on 6 August 2021.

1.5. Council issued an extension of time for the permit on 26 July 2023 and subsequently the approved development was due to commence by 1 March 2025 and be completed by 1 March 2027.

1.6. Council has advised through a recent planning information application that as a dwelling has been constructed on Lot 2 and therefore the permit has not expired.

1.7. A Section 173 Agreement AW348715C, which was registered on the property title associated with this site on 7 December 2022.

1.8. The S.173 Agreement AW348715C states that the Owner agrees with the Responsible Authority that unless the prior written consent of the Responsible Authority is obtained, all development on the Land must be in accordance with the Permit to the satisfaction of the Responsible Authority.

1.9. This amendment application is therefore to substitute the previously endorsed plans with the new dwelling design.

1.10. The proposed amendment does not seek to alter the permit preamble, or alter any permit conditions.

1.11. The proposed amendment does not raise any further permit triggers.

1.12. At Council's request a Clause 54 (ResCode) assessment has been provided in this report as part of this amendment application in lieu of a Clause 55 assessment.

1.13. The site has an area of 324sqm (title).

1.14. The subject land is formally described as :
Lot 1 on Plan of Subdivision 816971N 36B Cambra Road, Belmont
Volume 12481 Folio 327

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Appendix

1. Neighbourhood & Site Description (Clause 54.01-1)
2. Design Response (Clause 54.01-2)
3. Clause 54 Assessment
4. Application Plans

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Clause 54.01 Neighbourhood Site Description and Design Response

1. Neighbourhood Site Description

1.1. The subject land is a formed of an earlier subdivision which created two lots with each lot having frontage to Cambra Road.

1.2. Planning permit PP-1042 was issued on 1 March 2021 for the the construction of two (2) dwellings and a two (2) lot subdivision.

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2. Design Response

2.1. The proposal is for the construction of a single dwelling on the lot which is over 300sqm in area.

2.2. The layout of the proposed dwelling is logical and conventional and has been designed with regard to on-site and off-site elements, including nearby dwellings, access, orientation, trees and residential amenity.

2.3. Care has been taken with the design solution to achieve a positive response to ResCode objectives (often achieving a greater than minimum response to ResCode standards) and to ensure that the proposal would not adversely affect the amenity of neighbouring residents.

2.4. The accompanying plans prepared by Sherridon Homes describe the proposal in more detail.

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3. Clause 54 Assessment

Clause 54.02-1 Neighbourhood character objectives		
Objectives	- *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.* - *To ensure that the design responds to the features of the site and the surrounding area.*	**Achieves Objectives**
Standard A1	- *The design response must be appropriate to the neighbourhood and the site.* - *The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.*	**Meets the Standard**
Assessment	The extension is modest and in keeping with the surrounding vernacular which is varied in both age and style and form. Neighbourhood character has been discussed in detail in Section 2 of the report. Positive response to Standards - Achieves the objectives.	

Clause 54.02-2 Integration with the street objective		
Objectives	- *To integrate the layout of the development with the street.*	**Achieves Objectives**
Standard A2	- *Dwellings should be oriented to front existing and proposed streets.* - *High fencing in front of dwellings should be avoided if practical.* - *Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.*	**Meets the Standard**
Assessment	The proposed dwelling will be orientated to Cambra Road with appropriate front setback provided. No front fence is proposed allowing for passive surveillance of the street from the front porch and master bedroom. The existing crossovers will be retained and landscaping within the front setback ensure a positive presentation of the property within the streetscape. Positive response to Standards - Achieves the objectives.	

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Clause 54.03-1	**Street setback objective**	
Objectives	- *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*	**Achieves Objectives**
Standard A3	*Walls of a building should be set back from streets the average distance of the setbacks of the front walls of the existing buildings on the adjacent lots, or 9 metres (whichever is the lesser).*	**Variation required to the Standard**

Assessment	A proposed setback of a minimum of 4m measured to the front of the porch is provided with a minimum setback of 5.1m to the front facade. This setback has been taken as an average of the adjoining properties to the east and west. The Front setback of No. 36C measures approximately 6.7m and the setback of No. 36A measures approximately 3.8m. A variation of 150mm is therefore required which is minor and does not cause adverse impacts on the street setting. Indeed, the variation is so minor that it would barely be perceived from the street. There is no identified neighbourhood character for this area which offers a wide range of front setbacks in any case. Positive response to Standards - Achieves the objectives

Clause 54.03-2	**Building height objectives**	
Objectives	- *To ensure that the height of buildings respects the existing or preferred neighbourhood character.*	**Achieves Objectives**
Standard A4	*The maximum building height should not exceed 9 metres unless a slope requires variation, or a specific zone schedule specifies otherwise.*	**Meets the Standard**

Assessment	The proposed dwelling would not exceed a maximum height of 5.7m above natural ground level. Positive response to Standards - Achieves the objectives

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Clause 54.03-3 Site coverage objective		
Objectives	- *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*	**Achieves Objectives**
Standard A5	*The site area covered by buildings should not exceed 60 per cent unless a specific schedule to the residential zone specifies a different percentage.*	**Meets the Standard**

Assessment	Site coverage equates to 55.57% which meets the requirements of the standard. Positive response to Standards - Achieves the objectives

Clause 54.03-4 Permeability objectives		
Objectives	- *To reduce the impact of increased stormwater run-off on the drainage system.* - *To facilitate on-site stormwater infiltration.*	**Achieves Objectives**
Standard A6	• At least 20 per cent of the site should not be covered by impervious surfaces.	**Meets the Standard**

Assessment	The permeable area is 36.3% which meets the requirements of the standard. Positive response to Standards - Achieves the objectives

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Clause 54.03-5 Energy efficiency protection objectives		
Objectives	- *To achieve and protect energy efficient dwellings and residential buildings.* - *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*	**Achieves Objectives**
Standard A7	• *Buildings should be:* • *Oriented to make appropriate use of solar energy.* • *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.* *Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.*	**Meets the Standard**

Assessment	The proposed dwelling will be oriented with the private open space and principal living area to the north. This provides ample opportunity to achieve an appropriate energy efficient design and the ability to maximise solar gain. Positive response to Standards - Achieves the objectives

Clause 54.03-6 Significant trees objective		
Objectives	- *To encourage development that respects the landscape character of the neighbourhood.* - *To encourage the retention of significant trees on the site.*	**Achieves Objectives**
Standard A8	*Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.* *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.*	**Meets the Standard**

Assessment	A landscape plan has been provided as part of this application and which includes the provision of canopy trees to be planted within the front setback. No native vegetation is proposed to be removed as part of this application. A single pine tree will be removed on the northern boundary. The proposed front setback will ensure that the selected vegetation in this portion of the site will provide a positive contribution to the existing streetscape. Positive response to Standards - Achieves the objectives

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Clause 54.04-1 Side and rear setbacks objective		
Objectives	- *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*	**Achieves Objectives**
Standard A10	*A new building not on or within 200mm of a boundary should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*	**Meets the Standard**
Assessment	The height to setback ratio required by this standard will be met by the proposed design response. No part of the proposed building will be located on or within 200mm of the boundaries. Positive Response to the Standard - Achieves the objectives	

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Clause 54.04-2 Walls on boundaries objective		
Objectives	- *To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*	**N/A**
Standard A11	*A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:* • *For a length more than the distance specified in a schedule to the zone; or* • *If no distance is specified in a schedule to the zone, for a length of more than:* *- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or* *- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,* • *whichever is the greater.* *A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2metres on the abutting property boundary.* *A building on a boundary includes a building set back up to 200mm from a boundary.* *The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless butting a higher existing or simultaneously constructed wall.*	**N/A**
Assessment	No part of the proposed dwelling will be built on boundary.	

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Clause 54.04-3 Daylight to existing windows objective		
Objectives	- *To allow adequate daylight into existing habitable room windows.*	**Achieves Objectives**
Standard A12	*Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.* *Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.* *Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.*	**Meets the Standard**

Assessment	All existing habitable room windows on adjoining properties will continue to achieve adequate daylight through the provision of appropriate setbacks of the proposed dwelling to the subject site boundaries. Positive Response to the Standard - Achieves the objectives

Clause 54.04-4 North facing windows objective		
Objectives	- *To allow adequate solar access to existing north-facing habitable room windows.*	**N/A**
Standard A13	*If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.*	**N/A**

Assessment	Due to the orientation of the site, there are no north facing habitable windows on adjoining properties which would be impacted by the proposed dwelling.

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Clause 54.04-5 Overshadowing open space objective		
Objectives	- *To ensure buildings do not significantly overshadow existing secluded private open space.*	**Achieves Objectives**
Standard A14	*Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.* *If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.*	**Meets the Standard**

Assessment	The proposal will allow for adequate sunlight to the secluded private open spaces of the adjoining dwellings with the all shadows contained within the subject site. Reference should also be made to the shadow diagrams provided in the accompanying drawing package. Positive response to Standards - Achieves the objectives.

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Clause 54.04-6 Overlooking objective		
Objectives	- *To limit views into existing secluded private open space and habitable room windows.*	**Achieves Objectives**
Standard A15	*A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.* *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:* • *Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.* • *Have sill heights of at least 1.7 metres above floor level.* • *Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.* • *Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.* *Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.* *Screens used to obscure a view should be:* *Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.* *Permanent, fixed and durable.* *Designed and coloured to blend in with the development.* *This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary*	**Meets the Standard**
Assessment	The proposed dwelling is single storey and therefore no issues of overlooking are anticipated. Positive response to Standards - Achieves the objectives.	

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Clause 54.05-1 Daylight to new windows objective		
Objectives	- *To allow adequate daylight into the new habitable room windows.*	**Achieves Objectives**
Standard A16	*A window in a habitable room should be located to face:* - *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or* - *A verandah provided it is open for at least one third of its perimeter, or* - *A carport provided it has two or more open sides and is open for at least one third of its perimeter.*	**Meets the Standard**

Assessment	All proposed windows will be provided with the requisite light court. Positive response to Standards - Achieves the objectives

Clause 54.05-2 Private open space objective		
Objectives	- *To provide adequate private open space for the reasonable recreation and service needs of residents.*	**Achieves Objectives**
Standard A17	*If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:* • *An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or* • *A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or* • *A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.*	**Meets the Standard**

Assessment	Given the history of this site and the difficulties in Council assessment against the current and older version of the ResCode provisions a variation to this standard is required. The site has an area of 324sqm, resulting in a minimum private open space requirement of 64.8sqm being 20% othe lot area. The proposal provides approximately 71.5m² of SPOS and therefore meets this requirement. The proposed alfresco area forms part of the SPOS and provides an area of at least 25sqm, with a minimum dimension of 3 metres and convenient access from the proposed living room. Positive response to Standards - Achieves the objective.

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Clause 54.05-3 Solar access to open space objective		
Objectives	- *To allow solar access into the secluded private open space of new dwellings and residential buildings.*	**Achieves Objectives**
Standard A18	*The private open space should be located on the north side of the dwelling or residential building, if appropriate.* *The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.*	**Meets the Standard**
Assessment	The subject site is orientated generally north-south with the private open space being located on the north side (rear) of the dwelling. There is no wall to the north of the secluded private open space which would prevent solar access to this area. Meets the Standards - Achieves the objectives	

Clause 54.06-1 Design detail objective		
Objectives	- *To encourage design detail that respects the existing or preferred neighbourhood character.*	**Achieves Objectives**
Standard A19	*The design of buildings, including:* *Façade articulation and detailing* *Window and door proportions,* *Roof form, and* *Verandahs, eaves and parapets,* *should respect the preferred neighbourhood character of the area.* *Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.*	**Meets the Standard**
Assessment	The proposed dwelling will be generally in keeping with the varied architectural style of the surrounding area. The design solution draws on contemporary design practices as well as the objective of achieving high levels of visual articulation. Materials and colours have been selected to match the surrounding vernacular wherever possible and is of muted tones and non-reflective surface treatments. The proposed design solution is consistent with the pattern and typology of development adjoining the subject land. The existing neighbourhood character has been addressed in detail above. Positive response to Standards - Achieves the objectives	

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Clause 54.06-2 Front Fences		
Objectives	- *To encourage front fence design that respects the existing or preferred neighbourhood character.*	**N/A**
Standard A20	*The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.* *A front fence within 3 metres of a street should not exceed:* *Streets in a Road Zone, Category 1: 2 metres.* *Other streets: 1.5 metres.*	**N/A**
Assessment	No front fencing is proposed within 3m of the front boundary.	

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