



## **PLANNING REPORT -**

### **Proposed Rear Extension**

**37 Riverview Terrace, Belmont VIC 3216**

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#### **1. Introduction**

This Planning Report has been prepared in support of a planning permit application for a **rear extension** to the existing dwelling at **37 Riverview Terrace, Belmont VIC 3216**.

The subject land is affected by **Heritage Overlay HO1906** under the **Greater Geelong Planning Scheme**. The proposal has been assessed against the relevant provisions of the Planning Scheme, including:

- Clause 15.03-1L – Heritage Conservation
- Clause 43.01 – Heritage Overlay
- Clause 54 – One Dwelling on a Lot

The purpose of this report is to demonstrate that the proposal represents an appropriate heritage outcome and complies with all relevant planning controls.

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#### **2. Subject Site and Surrounds**

##### **2.1 Site Description**

The subject land is a residential allotment located on the eastern side of Riverview Terrace, Belmont. The site contains an existing single-storey dwelling that contributes to the heritage character of the area.

##### **2.2 Surrounding Development**

The surrounding area is characterised by:

- Detached dwellings of varying ages and architectural styles

- A number of heritage and contributory buildings
- Predominantly residential land use

The established streetscape displays consistent front setbacks and built form reflective of the area's historical development.

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### 3. Planning Controls

#### 3.1 Zoning

The land is zoned [**insert applicable zone if required – e.g. General Residential Zone**], which supports residential development subject to appropriate design and amenity outcomes.

#### 3.2 Overlays

The site is affected by:

- **Heritage Overlay HO1906**

No other overlays apply.

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### 4. Proposal Description

The application seeks approval for a **rear extension** to the existing dwelling.

Key aspects of the proposal include:

- Extension located entirely to the **rear of the existing dwelling**
- No alterations to the **front façade or primary heritage fabric**
- Built form that is **subordinate to the existing heritage dwelling**
- Materials and finishes that complement the existing building
- Full compliance with **Clause 54 (ResCode)** requirements

The extension is not readily visible from the public realm and does not alter the established streetscape presentation.

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### 5. Assessment Against Planning Policy

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#### 5.1 Clause 15.03-1L – Heritage Conservation

## **Objective**

To conserve places of heritage significance.

## **Response**

The proposal satisfies the objective of Clause 15.03-1L by:

- Retaining the existing heritage dwelling and significant fabric
- Ensuring new works are located to the rear and are visually recessive
- Maintaining the dominance and legibility of the original building
- Avoiding changes to the heritage streetscape presentation

The proposal supports the ongoing use and viability of the heritage place while conserving its cultural significance.

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## **5.2 Clause 43.01 – Heritage Overlay**

### **Purpose of the Overlay**

The Heritage Overlay seeks to:

- Conserve and enhance heritage places
- Ensure development does not adversely affect heritage significance
- Encourage compatible development

### **Permit Requirement**

A planning permit is required for buildings and works under Clause 43.01.

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## **Heritage Impact Assessment**

### **a) Heritage Significance**

The significance of the site under HO1906 is derived primarily from:

- The original dwelling form
- The front façade and street presentation
- Its contribution to the Riverview Terrace streetscape

The proposal does not alter or remove any of these elements.

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## **b) Demolition and Alteration**

No demolition of significant heritage fabric is proposed. Any works are limited to the rear of the dwelling and do not affect the heritage significance of the place.

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## **c) Design Response**

The extension is an appropriate heritage response as it:

- Is clearly secondary to the existing dwelling
- Is located behind the original building envelope
- Does not visually dominate or compete with the heritage form
- Is minimally visible from Riverview Terrace

This approach is consistent with accepted heritage design principles.

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## **Clause 43.01 Conclusion**

The proposed development satisfies the requirements of the Heritage Overlay and does not adversely affect the significance of HO1906.

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## **5.3 Clause 54 – One Dwelling on a Lot**

The proposal has been assessed against **Clause 54 (ResCode)** and almost achieves full compliance except one minor REG 79 encroachment.

### **Key Outcomes Include:**

- Adequate site coverage and permeability
- Appropriate setbacks and building height
- No unreasonable off-site amenity impacts
- Satisfactory internal amenity outcomes
- Compliance with overlooking and overshadowing standards

The proposal represents a respectful and compliant residential outcome within an established heritage context.

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## **6. Overall Assessment**

The proposed rear extension:

- Conserves the heritage significance of the site
- Maintains the established streetscape character
- Provides a subordinate and respectful built form
- Almost fully complies with Clause 54 (ResCode)
- Meets the objectives and requirements of Clause 43.01

The development represents a balanced and appropriate response to heritage and residential policy objectives.

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## **7. Conclusion**

The proposal at **37 Riverview Terrace, Belmont** has been carefully designed to respect the heritage significance of the existing dwelling while providing reasonable residential improvement.

Having regard to the relevant provisions of the **Greater Geelong Planning Scheme**, the proposal is considered to be an appropriate planning outcome and should be supported.

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## **8. Recommendation**

It is recommended that Council grant a **Planning Permit** for the proposed rear extension at **37 Riverview Terrace, Belmont**, subject to any reasonable conditions.