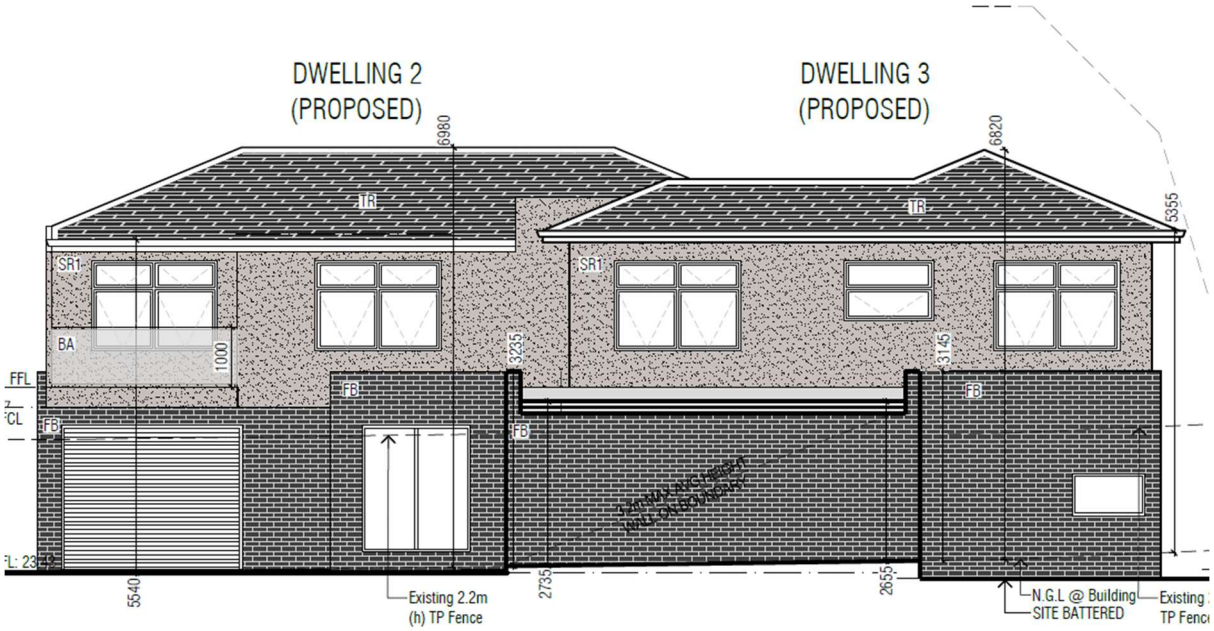
City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

PLANNING REPORT

3 TORQUAY ROAD BELMONT 3216



Proposal: Proposed 2 X double storey dwellings at the rear of existing single storey dwelling.

Local Government Area (Council): GREATER GEELONG City Council

Dated: 6/06/2026 ; Date updated: 24/09/2026

ARCH EXCELLENCE

Architecture | Interiors | Town Planning

https://www.a-x.com.au/

M: 0435 100 208 | E: info@a-x.com.au

This copied document is 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 copyright legislation

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

Table of Contents

01 | Proposal 3
Planning Permit Trigger 4
02 | Site and Surrounds 4
Subject Site 4
03 | Clause 52.06 Assessment 6
Car parking requirement 6
Accessways 6
04 | Planning Policies and Controls 6
Planning Policy Framework 6
05 | Clause 55 Assessment 7
Two or More Dwellings on a Lot 7
06 | Conclusion 10

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

01 | Proposal

The proposal involves the construction of two (2) new double-storey dwellings (Dwellings 2 and 3) to the rear of the existing retained single-storey brick dwelling (Dwelling 1) at **3 Torquay Road, Belmont VIC 3216**, with a site area of 770 square metres. The site is located within the General Residential Zone — Schedule 4 (GRZ4) within the Greater Geelong Planning Scheme. No overlays apply to the subject land.
There is an easement towards southern side of the property for There is no easement at the rear of the property but there is a sewer pipe running parallel to Western boundary
Key features of the development are summarised below:

Dwelling Layout

- The existing Dwelling 1 is a single-storey brick dwelling to be retained in its current form, comprising 127.90 m² of ground floor living area, a proposed new carport of 24.10 m², and a 5.30 m² porch. Dwelling 1 is provided with 25.20 m² of secluded private open space (SPOS).
- Proposed Dwellings 2 and 3 are free-standing double-storey residences located to the rear of the existing dwelling, accessed via a shared concrete driveway from Torquay Road.
- All proposed dwellings are designed with open-plan living, meals and kitchen areas at ground floor level, with all bedrooms located at first floor level.
- Each dwelling has direct access to private open space and storage at ground floor level.
- Existing Dwelling 1 has 3 bedrooms.
- Proposed Dwellings 2 and 3 each have 3 bedrooms.
- All proposed dwelling 3 is designed with 2,700 mm floor-to-ceiling heights across both ground and first floors. Dwelling 2 has been designed with 2,700 mm floor-to-ceiling height for ground floor and 2,550mm for first floor

Vehicle access and car parking

- The existing crossover to Torquay Road is to be retained and serve all dwellings via a shared concrete driveway.
- An enclosed garage (3.5 m × 6.0 m) is proposed for each of Dwellings 2 and 3.
  A new carport (approx. 4.1 m × 6.0 m) is proposed for Dwelling 1.

Landscaping

- Existing trees at backyard on site will be removed. There are no significant trees being removed from site.
- Comprehensive landscaping is to be introduced including 4 new canopy trees (3 × Type A and 1 × Type B), providing 12.16% canopy cover.
- Both existing and proposed dwellings will have direct access to secluded private open space from the living/meals area.
- A garden area of 37.17% (286.2m²) is provided, exceeding the minimum 35% requirement for lots above 650 m².
- Site permeability is 37.03% of total site area.
- All dwellings have direct access to secluded private open space from living areas.

Setbacks & Building Heights

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

- Front setback is changed by introducing of front carport for existing dwelling. Now its 8.79m.
- Side and rear setbacks comply with Standard B2-3.1
- The proposed dwellings achieve a maximum overall height of 7.175 m above finished floor level, well within the 9 m maximum applicable in GRZ4.

Planning Permit Trigger

A planning permit is required under the General Residential Zone (GRZ4) pursuant to Clause 32.08-7 of the Greater Geelong Planning Scheme for the construction of two or more dwellings on a lot. The application is assessed against the requirements of Clause 55 (Two or More Dwellings on a Lot) of the Greater Geelong Planning Scheme.

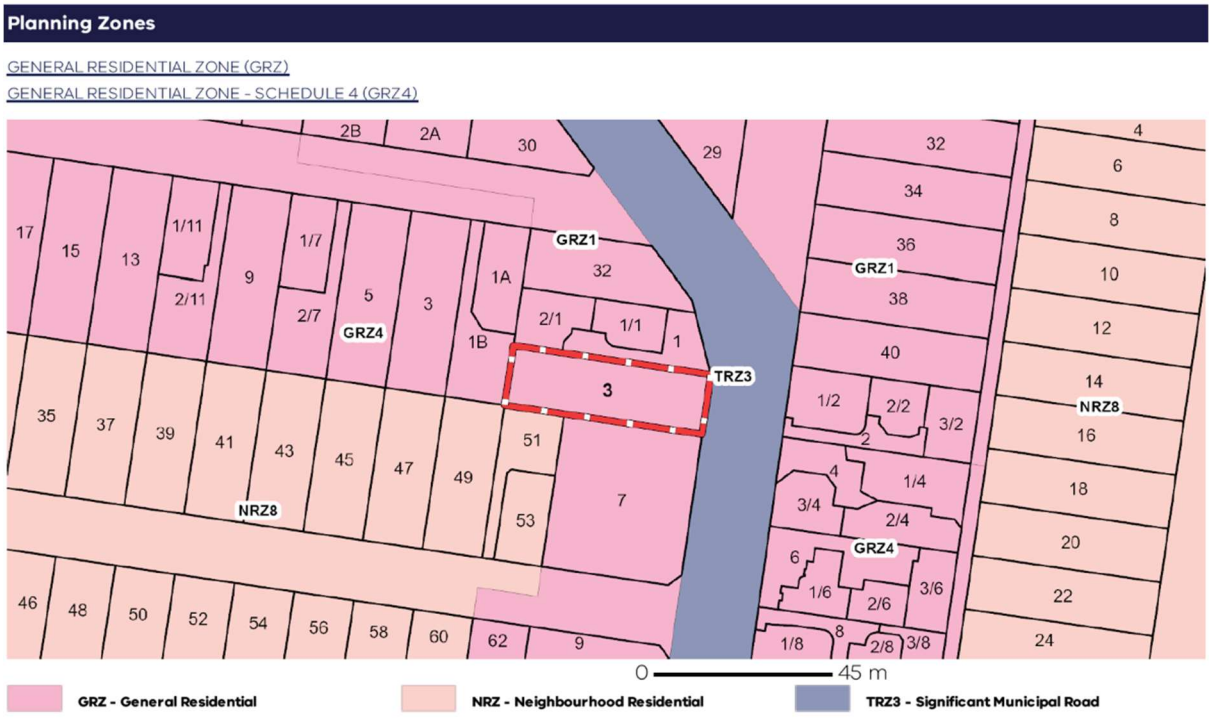
02 | Site and Surrounds

Subject Site

The subject site is located at 3 Torquay Road, Belmont, known as Lot 6 on LP11703 (SPI: 6\LP11703). The site is situated on the western side of Torquay Road and has the following characteristics:

Site Area	770 m²
Frontage Width	15.27 m to Torquay Road
Depth	Approximately 50.4 m
Topography	Gently sloping with a fall of approximately 1.0–1.5 m from west to east; FFL for proposed dwellings set at RL 23.43 m AHD
Existing Improvements	Single-storey brick dwelling (Dwelling 1) with tile roof and existing crossover to Torquay Road
Zone / Overlay	GRZ4 / No overlays
Heritage / Bushfire	No Heritage Overlay. Not in a Designated Bushfire Prone Area.

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026



The surrounding neighbourhood is characterised by conventional suburban residential development, predominantly comprising single-storey brick dwellings on standard allotments. The area is well served by local services and public transport connections. The neighbourhood is undergoing gradual residential consolidation consistent with the objectives of the General Residential Zone.



3 TORQUAY ROAD, BELMONT

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

03 | Clause 52.06 Assessment

Car parking requirement

Under Clause 52.06-5 (as updated by Amendment VC277, 18 December 2025), the car parking requirement for a dwelling is calculated as a flat per-dwelling rate based on the Car Parking Requirement Maps (CPR maps) — not on bedroom count. The applicable rate for most established suburban Melbourne locations (Category 2) is 1 spaces per dwelling. The following table summarises the car parking provision for the proposed development:

Dwelling	Spaces Required (Cl. 52.06-5, Cat 1)	Spaces Provided
Dwelling 1 (Existing)	1 space	1 carport (approx. 3.56 m × 6.0 m)
Dwelling 2 (Proposed)	1 space	1 enclosed garage (3.5 m × 6.0 m)
Dwelling 3 (Proposed)	1 space	1 enclosed garage (3.5 m × 6.0 m)
TOTAL	**3 spaces**	**3 spaces ✓ Complies**

Each dwelling is provided with a minimum of 1 car space, complying with the Clause 52.06-5 requirement of 1 space per dwelling. The driveway width is a minimum of 3.0m in accordance with the access requirements of the standard.

Accessways

The proposed development utilises the existing single vehicle crossover on Torquay Road. The shared concrete driveway provides access to the garages and carport for all three dwellings. The driveway gradient is appropriate for the gentle topography of the site. Pedestrian visibility splays of 2.0 m across and 2.5 m in depth are provided on both sides of the crossover in accordance with Standard B2-6, as annotated on Drawing TP1, ensuring safe sightlines for pedestrians on Torquay Road.

04 | Planning Policies and Controls

Planning Policy Framework

In relation to this proposal, the assessment undertaken pursuant to Clause 55 of the Greater Geelong Planning Scheme has determined that:

- There are no applicable decision guidelines that require the consideration of the Municipal Planning Strategy and Planning Policy Framework, other than those limited matters relevant to Clauses 55.01-1 (Site Description) and 55.01-2 (Design Response).
- There are no applicable decision guidelines that require the consideration of the relevant zone that are not addressed in the Clause 55 assessment below.
- There are no applicable decision guidelines that require the consideration of the decision guidelines in Clause 65 beyond those already addressed.

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

The purpose of the General Residential Zone is to implement the Municipal Planning Strategy and the Planning Policy Framework, to encourage development that is responsive to the neighbourhood character of the area, and to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The GRZ4 Schedule applicable to this site sets out the following key requirements:

•Maximum building height: not specified in schedule; default GRZ maximum of 9.0 m applies — the proposed dwellings achieve a maximum height of 7.175 m above FFL. Complies.

•Site coverage: Maximum 70% — site coverage is 44.57% (343.22 m² of 770 m²). Complies.

•Private open space: minimum 20 m² SPOS with 3 m minimum dimension — all dwellings comply (D1: 25.20 m², D2: 28.30 m², D3: 25.20 m²). Complies.

•Minimum street setback: the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street, or 4 metres, whichever is the lesser. Dwelling 1 is retained at its existing setback. Complies.

•A planning permit is required to construct two or more dwellings on a lot pursuant to Clause 32.08-7. The assessment of the proposal against Clause 55 is provided in Section 05 of this report.

No overlays apply to the subject land. A Heritage Overlay (HO1905) exists in the vicinity but does not affect this property.

05 | Clause 55 Assessment

Two or More Dwellings on a Lot

In summary, the proposal demonstrates a high level of compliance with the Clause 55 standards and meets the objectives of Clause 55 of YARRA RANGESPlanning Scheme. A detailed assessment of the proposal against the provision of Clause 55 is
Provided below

B2-1 Street setback	**Complies with standard and objective.** Front setback is changed by introducing of front carport for existing dwelling. Now its 8.79m which is more than 6m allowed. Proposed Dwellings 2 and 3 are located to the rear of the existing dwelling and are not subject to a street setback requirement as they do not face **Torquay Road**.
B2-2 Building height	**Complies with standard and objective.** The proposed dwellings have an overall height of 7.175 m above finished floor level (Dwelling 2) and 6.91 m (Dwelling 3, west elevation), both below the maximum 9 m permitted in the General Residential Zone. Refer to elevations on Drawing TP3.
B2-3 Side and rear setbacks	**Complies with standard and objective.** The proposed development complies with the side and rear setbacks as outlined in Standard B2-3.1: 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. Side and rear setback dimensions are annotated on the site plan (Drawing ATP1).
B2-4 Walls on boundaries	**Complies with standard and objective.** No Proposed walls on boundary
B2-5 Site coverage	**Complies with standard and objective.**

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

	Total site coverage is 343.22 m², representing 44.57% of the 770 m² site area. This is well below the maximum 70% permitted under the GRZ4 Schedule. Compliant area schedule is provided on Drawing TP1.
B2-6 Access	**Complies with standard and objective.** Vehicular access to the development is via the existing single crossover on **Torquay Road**, serving all three dwellings via a shared concrete driveway. Pedestrian visibility splays of 2.0m across and 2.5m deep are provided on both sides of the crossover.
B2-7 Tree canopy	**Complies with standard and objective.** Total canopy coverage provided is 100.70m² (13.08% of the 770. 0m² site area), which exceeds the minimum 10% required for sites of 1,000sqm or less. Three (4) Type A trees (minimum mature canopy 12.6m² each) and one (1) Type B tree (minimum mature canopy 50.3m²) are proposed. Deep soil planting areas are provided in accordance with Table B2-7.2. Refer to Canopy Cover Calculation on Drawing TP1.
B2-8 Front fences	**Complies with standard and objective.** No new front fence is proposed. The existing front boundary treatment is unchanged and responds appropriately to the neighbourhood character of **Torquay Road**.
B3-1 Dwelling diversity	**Not Applicable - Development of 3 dwellings** The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.
B3-2 Parking location	**Complies with standard and objective.** Dwelling 2 North facing windows are more than 1.5m away from common driveway. All other windows complies with standard.
B3-3 Street integration	**Complies with standard and objective.** Existing Dwelling in unchanged, mailboxes and meters are provided for each dwelling together near entrance, Lighting is provided for all accessways and driveways.
B3-4 Street entry	**Complies with standard and objective.** Existing dwelling is not altered. Proposed dwelling provides a legible and easily identifiable entrance with compliant porch. Dimension of porch is provided on plans.
B3-5 Private open space objectives	**Complies with standard and objective.** Each dwelling is provided with a SPOS area in the form of a yard in excess of 25 square metres that satisfies the minimum width requirements and is accessed directly from a living room.
B3-6 Solar access to open space objective	**Complies with standard and objective.** Dwelling 2 and 3 are setback sufficiently from southern boundary so that SPOS of neighbouring property on southern side 51 DOROTHY AVENUE BELMONT gets ample amount of solar access. We seek variation for dwelling 2 and 3 SPOS for this standard on following justification as discussed with planner earlier: **Dwelling 2: Provided additional north facing windows on ground floor and first floor retrea.** *** Provided North-facing balcony at first floor in the addition to ground floor SPOS (backyard)** **Dwelling 3 : Dwelling 3 is getting ample amount of north and West side solar access in the backyard.** *** Moreover, Bed2 , study and Bed3 on first floor have large North-facing windows** Impact of development on the amenity of existing dwellings is minimal.

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

B3-7 Functional layout	**Complies with standard and objective.** Bedrooms and living areas exceed the minimum requirements. Check ESD plans on sheet TP4
B3-8 Room depth	**Complies with standard and objective.** All living areas are dual aspect or have depths that do not exceed the standard. All bedrooms meet the standard. Check ESD plans on sheet TP4
B3-9 Daylight to new windows	**Complies with standard and objective.** The proposed dwellings have been designed to provide adequate daylight into new habitable room windows. All habitable rooms windows in a dwelling face an outdoor space clear to the sky.
B3-10 Natural ventilation objectives	**Complies with standard and objective.** Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide breeze path (marked on ESD drawings)
B3-11 Storage	**Complies with standard and objective.** Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.
B4-1 Daylight to existing windows	**Complies with standard and objective.** The development provides appropriate setbacks and light courts to neighbouring habitable room windows.
B4-2 Existing north facing windows	**Complies with standard and objective.** There are no North facing habitable windows present on neighbouring property within 3m of southern boundary. Southern wall of new development is more than 3m setback from Southern boundary.
B4-3 Overshadowing open space	**Complies with standard and objective.** Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwellings will be minimal and not greater than the extent of shadows cast by the existing boundary fences and outbuildings.
B4-4 Overlooking	**Complies with standard and objective.** Windows have been designed to limit overlooking into habitable room windows and secluded open space of adjacent properties. Views from living areas are orientated towards the private open space where possible.
B4-5 Internal views	**Complies with standard and objective.** The proposed dwellings have been designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development. Bedrooms are not considered habitable rooms for this standard.
B5-1 Permeability and stormwater management	**Complies with standard and objective.** Site permeability of 38.68% is proposed. The proposed development has been designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.
B5-2 Overshadowing domestic solar energy systems	**Complies with standard and objective.** There are no solar energy system adjacent to or located near to proposed development.

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

B5-3 Rooftop solar energy generation area	**Complies with standard and objective.** Compliant rooftop solar energy generation areas are provided for proposed dwelling. Check ESD plans on sheet TP4
B5-4 Solar protection to new north-facing windows	**Complies with standard and objective.** All north facing habitable windows have been provided with shading devices that meet the standard. Notation on plans confirms this.
B5-5 Waste and recycling	**Complies with standard and objective.** Each dwelling has individual bins and bin storage areas that meet the Standard. Also, Internal waste and recycling areas of 0.07m³ are provided within kitchen of each dwelling. Refer ESD plans on sheet TP4
B5-6 Noise impacts	**Complies with standard and objective.** The proposed development has been designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.

06 | Conclusion

In summary, the proposed development on a lot accords with the policies in the Planning Scheme. It is an appropriate form of infill for the site based on existing development in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.