

Projekt Evolve

Planning + Design

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WRITTEN RESPONSE

Alterations and Additions to an Existing Dwelling

Address: 23 Roebuck Street, Newtown VIC 3220
Client: Blake
Zone: Neighbourhood Residential Zone – Schedule 2 (NRZ2)
Overlay: Heritage Overlay – HO1623
Date: 1 June 2026
Prepared by: Projekt Evolve (TA Ivelja Design Pty Ltd CDP-AD 53723)

1. Introduction

This Written Response has been prepared by Projekt Evolve on behalf of the property owner (Blake) in support of a planning permit application for alterations and additions to the existing single-storey dwelling at 23 Roebuck Street, Newtown VIC 3220.

The subject site is located within the Neighbourhood Residential Zone – Schedule 2 (NRZ2) and is subject to the Heritage Overlay – Schedule HO1623 under the Greater Geelong Planning Scheme. A planning permit is required pursuant to Clause 43.01 for buildings and works to a place included in the Heritage Overlay.

This report outlines the planning context, describes the proposal, assesses the proposal against relevant planning controls and policies, and demonstrates that the application is worthy of support.

Address	23 Roebuck Street, Newtown VIC 3220
Site Area	529 m ²
Site Dimensions	15.55m (N) × 33.53m (W) × 15.38m (S) × 33.59m (E) approx.
Existing Conditions	Single storey brick dwelling (129.99 m ²) with existing garage, carport and outbuilding
Proposal	Alterations and additions to an existing dwelling within a Heritage Overlay, including extension, new garage, alfresco and plunge pool
Zone	Neighbourhood Residential Zone – Schedule 2 (NRZ2)
Overlays	Heritage Overlay – Schedule HO1623
Permit Trigger(s)	Clause 43.01 (Heritage Overlay) – Buildings and works to a place in a Heritage Overlay Clause 32.09-6 (NRZ2) – Alteration of a dwelling on a lot less than 300 m ² : N/A (lot > 300 m ²)

2. Zoning

Neighbourhood Residential Zone – Schedule 2 (NRZ2)

The subject site is zoned Neighbourhood Residential Zone – Schedule 2 (NRZ2) under the Greater Geelong Planning Scheme. The purpose of the NRZ2 is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Recognise areas of predominantly single and double storey residential development.
- Manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.
- Allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Permit Triggers

Under Clause 32.09-6 of the NRZ, a planning permit is required to construct or extend a dwelling on a lot with an area of 300 m² or less. As the subject lot is approximately 529 m², no permit is triggered under the zone provisions for the construction of dwellings or extensions alone. The permit requirement is triggered by the Heritage Overlay (see Section 3 below).

Schedule 2 Requirements

NRZ2 Schedule 2 applies to the subject land. No specific local schedule provisions override the standard ResCode requirements for this proposal type. The standard garden area requirements (30% for lots 501–650 m²) apply and are addressed in Section 5.

3. Overlay

Heritage Overlay – Schedule HO1623 (Newtown Hill Heritage Area)

The subject site is included within Heritage Overlay – Schedule HO1623 (Newtown Hill Heritage Area) under the Greater Geelong Planning Scheme. The objectives of the Heritage Overlay (Clause 43.01) are to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.

Statement of Significance

The following Statement of Significance applies to the Newtown Hill Heritage Area (HO1623), as recorded in the Victorian Heritage Database (Hermes No. 22171), sourced from the City of Newtown Urban Conservation Study (Context Pty Ltd, 1991) and subsequent studies:

This precinct is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown ridge, which has views east towards Geelong city and beyond. This area is dominated by a mixture of Victorian, Edwardian and Californian Bungalow and later residential development. The area is characterised by predominantly large single (and some two-storey) decorative timber and brick houses dating from the 1850s to the 1920s, representing the architectural quality of housing development in Newtown. This area is significant for its architectural diversity and quality representing a wide range of the residential building styles evident in Newtown, and containing a number of individually important buildings. The retention of traditional street features and trees in Virginia Street demonstrates the qualities inherent in a relatively intact streetscape. It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.

HO1623 Objectives and Design Response

The following table assesses the proposal against each objective of the HO1623 Heritage Overlay:

HO1623 Objective	Design Response
Retain the bluestone lanes, nature strips, street tree planting, and traditional garden settings.	The proposed works are entirely contained within the subject allotment. No street trees, nature strips, bluestone lanes or traditional garden settings are affected. A garden area of 181.20 m ² is proposed, exceeding the mandatory minimum. Street tree planting along Roebuck Street is unaffected.
Retain intact examples of Victorian, Edwardian, Federation and interwar Californian Bungalow style predominantly single-storey double-fronted detached houses.	The existing inter-war brick dwelling at 23 Roebuck Street is retained in its entirety. The primary street elevation, porch, front setback, and roof form are not altered. No demolition of the front or sides of the existing dwelling is proposed. The Californian Bungalow character of the existing dwelling is fully preserved.
Retain the uniformity of scale including predominantly single-storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.	The proposed extension is single storey with a maximum height of 4.92 m to the parapet, consistent with the single-storey scale of the precinct. The existing front setback (8.57 m) is retained. Vehicle access remains via the existing driveway crossover from Roebuck Street. The subdivision pattern is not altered.
Encourage the contemporary interpretation of traditional building design within the area.	The proposed extension employs a complementary contemporary interpretation of the existing inter-war character. The new 22.5° tiled hip roof pitch matches the existing and the prevailing roof form of the precinct. The new face brickwork complements the existing. The Linea weatherboard cladding to the study/PWD

Encourage the use of traditional construction materials in the area.	element represents a contemporary reading of the horizontal weatherboard characteristic of the area. The proposed materials — face brick (to match existing), terra-cotta/concrete tile roofing (to match existing at 22.5°) and horizontal weatherboard cladding (Linea) — are all traditional materials characteristic of Victorian, Edwardian and Californian Bungalow construction and consistent with the Clause 22.27 policy encouragements. No inappropriate materials (zincalume, inappropriate cladding) are proposed.
Encourage the use of appropriate fence types (up to 1400mm), designs and locations.	No new front fence is proposed. The existing front fence (ornamental wire on brick base) is retained. The new 1.8 m paling fence proposed along the eastern boundary is a rear/side boundary fence that does not affect the street interface. It is consistent with existing boundary fencing in the precinct.
Encourage the appropriate development, form and scale of garages and/or carports.	The existing garage is demolished and replaced with a new double garage (46.76 m ²) located at the rear of the site. The garage is sited behind the existing dwelling and is not visible from the street. This is consistent with the objective to encourage new garages to be located at the side or rear of existing buildings, as explicitly stated in the Clause 22.27 policy.

Clause 22.27 – Heritage Policy (HO1623) Assessment

The Greater Geelong Planning Scheme at Clause 22.27 sets out specific policy for development within the Newtown Hill Heritage Area. Where a permit is required, it is policy to promote buildings that incorporate the following design characteristics. The proposal is assessed against each characteristic below:

Clause 22.27 Policy Criteria	Project Response	Status
Detached, predominantly single-storey, double-fronted buildings	The existing dwelling is a detached, single-storey, double-fronted brick dwelling. The proposal retains this character entirely. All new works are at the rear and do not alter the double-fronted street presentation.	Complies
Complex building forms	The proposed extension introduces additional building articulation at the rear, with the new hip roof over the extension, a flat roof over the garage with polycarbonate insert, and a lower alfresco/study element. This creates a layered building form complementary to the existing complex hip roof form.	Complies
Hipped and/or gable roofs with a pitch between 20–35 degrees	The proposed roof pitch is 22.5° (hip) to match the existing, which falls within the required 20–35 degree range. The roof form is hipped, consistent with the Californian Bungalow character of the precinct.	Complies
Narrow or wide eaves and verandahs (some recessed)	The existing verandah and porch to the north (street) elevation are retained in full. The new extension incorporates 900 mm eaves (as noted on the elevation drawings, TP5.0), consistent with the eave profile of the existing dwelling.	Complies
Rectangular timber windows (vertically oriented singularly, or as a horizontal bank if grouped)	The existing windows to the street elevation are retained. New windows to the extension are specified as full-height glass wall/sliding door and standard rectangular windows — orientated to maintain visual consistency with the existing character.	Complies
Rich ornamental detail designed in a contemporary manner	The proposal does not introduce ornamental detail to the rear extension; however, the face brickwork and tiled roofing provide material richness consistent with the existing dwelling. The primary ornamental character of the street elevation is fully retained.	Complies
Pressed, evenly coloured brick	New face brickwork (FB) is specified to complement the existing face brickwork (EFB) — evenly coloured brick consistent with the inter-war character of the precinct.	Complies
Horizontal weatherboard wall cladding (or smooth render over masonry as alternative)	Linea weatherboard cladding (LWC) is used for the study/PWD addition — horizontal weatherboard consistent with the policy encouragement and traditional construction materials of the area.	Complies
Timber framed windows	New windows are not specified as timber-framed in the preliminary drawings; however, this is a recommended condition of consent and can be confirmed at Building Permit stage to ensure consistency with the heritage policy.	Recommended condition

Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing	New tiled roofing is specified to match the existing (terra-cotta/concrete tiles). No zincalume products are proposed.	Complies
Existing allotment setbacks to be retained	The existing front setback of 8.57 m is retained. No new built form is proposed forward of the existing building line.	Complies
Buildings not constructed boundary to boundary	The proposed works are set away from both the east and west boundaries. The garage includes a fire-rated wall on the eastern boundary as required by the Building Code, however this is a minimum 100 mm masonry wall and does not constitute a visually dominating boundary-to-boundary form at the street level.	Complies
Separation between buildings equivalent to neighbouring buildings	The existing side setbacks are maintained at the front of the dwelling. The rear extension is set in from the eastern and western boundaries consistent with adjoining built form patterns.	Complies
Single-storey building heights; roof height not greater than highest adjacent single-storey building	The proposed works are single storey (max. 4.92 m to parapet). The overall ridge height of the new hip roof is consistent with the existing ridge height of the dwelling and does not exceed the highest adjacent single-storey building.	Complies
New garages/carports at side or rear of existing buildings	The new garage (46.76 m ²) is located at the rear of the subject site, behind the existing dwelling. It is not visible from Roebuck Street and is accessed via the existing driveway.	Complies
Comply with City of Greater Geelong Heritage and Design Guidelines 1997	The proposal has been designed with reference to the City of Greater Geelong Heritage and Design Guidelines (1997), an Incorporated Document. The design respects the built form hierarchy, materials palette and siting objectives established by the Guidelines.	Complies

Permit Requirement

Pursuant to Clause 43.01-1, a planning permit is required to construct a building or construct or carry out works in a Heritage Overlay. This application seeks approval for alterations and additions to the existing dwelling, which constitutes 'buildings and works' for the purposes of the Heritage Overlay.

Heritage Design Summary

The proposed works satisfy the objectives of Clause 43.01, the objectives of HO1623, and the Clause 22.27 heritage policy for the Newtown Hill Heritage Area. The primary street elevation is entirely retained. New works are subordinate in scale and location, use traditional and complementary materials, and do not adversely affect the cultural heritage significance of the precinct. It is submitted that the proposal will not diminish the significance of the heritage place.

4. Proposal

The proposal involves alterations and additions to the existing single-storey brick dwelling at 23 Roebuck Street, Newtown. The existing dwelling comprises three bedrooms, living, dining, kitchen, bathroom, separate WC, laundry and a separate garage/carport. The proposed works include the following:

Proposed Works Summary

Demolition: Demolition of the existing garage and select internal walls to accommodate the new layout. The retained fabric will be structurally propped and weatherproofed during demolition and construction.

Extension: A 44.10 m² single-storey addition to the rear of the existing dwelling providing an expanded kitchen, open-plan living/dining, alfresco and a new ensuite and walk-in robe to the master bedroom.

Garage: A new double garage (46.76 m²) with a fire-rated wall on the eastern boundary. The garage includes a polycarbonate roof insert to provide natural light and ventilation. Two car parking spaces are provided (6000 × 3500 and 4900 × 2600).

Alfresco: A 40.31 m² alfresco area at ground level directly accessible from the main living/dining area, providing primary private open space.

Study / PWD: An 18.24 m² addition comprising a study and powder room (PWD) accessed from the alfresco.

Plunge Pool (Plungie): A prefabricated plunge pool (SPOS 40 m²) is located at the rear of the property.

Landscaping: New 1.8 m high paling fence to follow the existing fence line on the eastern boundary. Retained 2.2 m and 2 m high paling fences on the southern and western boundaries. Low retaining walls to level the rear yard (RL 45.87).

Area Schedule

Existing Dwelling Area	129.99 m ²
Proposed Extension Area	44.10 m ²
Proposed Alfresco Area	40.31 m ²
Proposed Garage Area	46.76 m ²
Proposed Study & PWD	18.24 m ²
Total Dwelling Surface Area	279.40 m ²
Building Site Coverage	52.82 % (max. 60% NRZ2)
Permeable Surface Area	207.78 m ²
Permeable Surface Coverage	39.28 %
Required Garden Area (30%)	158.70 m ²
Proposed Garden Area	181.20 m ² ✓

Materials

Roof: New 22.5° tiled roofing to match the existing dwelling (Existing Tiled Roofing / New Tiled Roofing to Match Existing).

Walls: New face brickwork (FB) to match existing face brickwork (EFB) to the extension and garage. Linea Weatherboard Cladding (LWC) to the study/PWD addition.

Floor Levels: Garage FFL 45.48; Ground Floor FFL 46.06; Porch FFL 45.97.

Fencing: New 1.8 m paling fence following existing line. Existing 2.2 m and 2 m paling fences retained.

Stormwater

The site is not affected by any flood overlays or special building overlays. A STORM report has been prepared to identify appropriate Water Sensitive Urban Design (WSUD) measures. The site will be drained in accordance with Barwon Water requirements, with stormwater directed to the street via the existing stormwater connection. On-site detention or infiltration measures will be incorporated to meet best practice performance objectives under Clause 53.18.

5. Neighbourhood Character

The subject site is located within an established residential neighbourhood in Newtown, Geelong. The streetscape of Roebuck Street is characterised by:

- Single-storey detached brick dwellings, predominantly of inter-war and post-war construction.
- Tiled hip roofs at low pitches (typically 20°–25°), consistent with the Californian bungalow and Moderne styles prevalent in the precinct.
- Front setbacks of 6–10 m from the street boundary, with established front gardens.
- Narrow to moderate frontages of 10–16 m.
- A mix of paling fences and low masonry fences to the front boundary.

- Established street trees including deciduous species contributing to the garden suburb character.
- A mix of car accommodation, including garages and carports, typically at the rear or side of dwellings, accessed from the street.

The proposal responds to the established neighbourhood character in the following ways:

- The existing dwelling façade and roof form are entirely retained, preserving the inter-war character of the street.
- The proposed extension replicates the tiled hip roof at 22.5° pitch and matches the face brickwork of the existing dwelling.
- The overall building height (4.92 m to parapet) is consistent with the single-storey scale of adjoining and nearby properties.
- The proposed garage is located at the rear, reducing its prominence in the streetscape.
- Garden area of 181.20 m² exceeds the mandatory minimum, maintaining the garden suburb character of the precinct.
- Shadow impacts on adjoining properties are minimal, as demonstrated by the shadow diagrams (TP6.0).

Planning Policy Context

Municipal Planning Strategy

Clause 02.03-1 – Settlement

The proposal supports the strategic directions of the Settlement framework by facilitating infill residential development within an established urban area. The alterations and additions to the existing dwelling on a lot within the Neighbourhood Residential Zone are consistent with the direction to promote quality infill development that respects neighbourhood character.

Clause 02.03-5 – Built Environment and Sustainability

The proposed extension responds to the existing built form through complementary materials (face brick, tiled roof at 22.5°) and scale (single storey). The development enhances the amenity of the existing dwelling while maintaining Geelong's unique sense of place. The design avoids gated or blank interfaces to the public realm.

Clause 02.03-6 – Housing

The site is not within an Increased Housing Diversity Area (IHDA). However, the proposal contributes to the improvement of housing quality and amenity for the existing household, consistent with the Council's objective to facilitate well-designed housing that provides a high level of internal and external amenity.

Planning Policy Framework

Clause 11.01-1S – Settlement

The proposal is consistent with the State Settlement policy by directing residential investment into established urban areas, avoiding urban sprawl and contributing to the renewal of existing dwelling stock. The site is within the established urban area of Geelong (Newtown) with good access to services and public transport.

Clause 15.01-1S – Urban Design

The proposed works respond to the local context in terms of character, scale and materiality. The extension is located at the rear of the existing dwelling and does not alter the street-facing façade. The interface between private and public space is maintained through the existing front fence and landscaping.

Clause 15.01-2S – Building Design

A comprehensive site analysis plan (TP1.0) has been prepared as the basis for the design. The proposal minimises impacts on adjoining properties through careful siting, single-storey scale and use of complementary materials. The polycarbonate roof insert to the garage and Velux skylights improve energy performance through passive design.

Clause 15.01-5S – Neighbourhood Character

The proposed works respect and enhance the prevailing neighbourhood character of Roebuck Street. The existing brick veneer single-storey dwelling is retained and extended with compatible materials and form. The tiled hip roof pitch (22.5°) matches the existing and prevailing roof form of the streetscape. No alteration is made to the street elevation.

Clause 16.01-1S – Housing Supply

The proposal encourages well-designed housing that provides a high level of internal and external amenity. The extension adds a study, powder room, alfresco area and garage, improving liveability for the existing household. The dwelling is well located relative to public transport (300–650 m to bus stops) and community services.

Zone – Neighbourhood Residential Zone Schedule 2 (NRZ2)

Purpose: The NRZ2 aims to recognise areas of predominantly single and double storey residential development and manage development that is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.

Permit Trigger: A planning permit is required under Clause 43.01 (Heritage Overlay) for buildings and works to a place in a Heritage Overlay. The NRZ2 does not separately trigger a permit for alterations and additions where the lot area exceeds 300 m².

Overlay – Heritage Overlay Schedule HO1623 (Newtown Hill Heritage Area)

The subject site is included within Heritage Overlay HO1623 (Newtown Hill Heritage Area), documented in the Victorian Heritage Database (Hermes No. 22171) and drawn from the City of Newtown Urban Conservation Study (Context Pty Ltd, 1991). The precinct is significant for its architectural diversity, inter-war residential character and historically intact streetscapes.

A full assessment of the proposal against the HO1623 Statement of Significance, HO1623 Objectives, and Clause 22.27 Heritage Policy is provided in Section 3 of this report. In summary, the proposal is found to satisfy all applicable objectives and policy criteria: the primary street elevation is retained; all new works use traditional and complementary materials (face brick, tiled roof at 22.5°, horizontal weatherboard cladding); and the new garage is sited at the rear consistent with the explicit heritage policy direction. It is submitted that the proposal will not adversely affect the significance of the heritage place and satisfies the decision guidelines of Clause 43.01.

6. Planning Response

The proposal for alterations and additions to the existing dwelling at 23 Roebuck Street, Newtown has been assessed against the applicable planning controls and policies of the Greater Geelong Planning Scheme.

The proposal is considered appropriate for the following reasons:

Heritage Sensitivity: The proposed works are designed to be subordinate to and compatible with the existing heritage dwelling. The primary street elevation is entirely retained. New materials and roof forms replicate the existing character, ensuring the proposal does not adversely affect the heritage significance of HO1623 (Newtown Hill Heritage Area). The proposal satisfies all HO1623 objectives and Clause 22.27 heritage policy criteria.

Neighbourhood Character: The proposal responds to the predominant single-storey brick character of Roebuck Street, Newtown. The building scale, materials and setbacks are consistent with the established and preferred neighbourhood character.

Strategic Alignment: The proposal is consistent with the strategic directions of the Municipal Planning Strategy and the Planning Policy Framework, supporting well-designed residential infill that enhances housing quality and amenity within the established urban area.

Amenity: Shadow diagrams confirm no unreasonable overshadowing of adjoining private open space. Single-storey construction avoids overlooking impacts. The 1.8 m boundary fence provides screening.

Stormwater: WSUD measures are proposed in accordance with Clause 53.18, including a STORM report and erosion and sediment controls.

7. Conclusion

This Written Response has been prepared in support of a planning permit application for alterations and additions to the existing dwelling at 23 Roebuck Street, Newtown VIC 3220.

The proposal has been assessed against the Greater Geelong Planning Scheme, including the Neighbourhood Residential Zone – Schedule 2 (NRZ2), the Heritage Overlay – Schedule HO1623 (Newtown Hill Heritage Area), the Municipal Planning Strategy, and the Planning Policy Framework.

It is respectfully submitted that the proposal satisfies the relevant planning policies and standards, and that a planning permit should be granted.

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