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44 Macfarlan Street, South Yarra VIC 3141

06 August 2026

Steve Conte
Statutory Planner
City of Greater Geelong
PO Box 104
GEELONG VIC 3220
via email: stephen.conte@geelongcity.vic.gov.au

Dear Steve,

Request for Further Information Response - 8 Laurel Bank Parade, Newtown (PP-598-2026)

On behalf of our client, Mr Cameron Green, Blasco Stuart Architects responds to Council's letter dated 17 July 2026 requesting further information for the application for partial demolition and alterations and additions to the existing dwelling at 8 Laurel Bank Parade, Newtown.

This response addresses the Clause 52.37 canopy tree requirements and provides the remaining information requested by Council, including amended documentation responding to the Heritage Advisor's recommendations.

Documents enclosed

1. Amended architectural drawings - RFI ISSUE
2. Town Planning Report - Revision 2.
3. Tree Health and Condition Report, Leafline Consulting, Version 1.0, dated 29 July 2026.

Response to further information

#	Council request	Response
1(a)	Amended planning report responding to Clause 52.37 (Canopy Trees).	The Town Planning Report has been revised. Sections 4.3 and 5.3 now identify the permit trigger for the rear boundary Jacaranda, respond to the purposes and decision guidelines of Clause 52.37, refer to the Leafline Consulting report and explain the proposed replacement planting.
2(a)	Garden Area Plan.	Included in amended architectural documentation.
2(b)	Canopy trees proposed for removal.	The amended demolition plan identifies one boundary canopy tree proposed for removal at the rear of the site. The proposed plan identifies four new replacement canopy trees. The amended plans show the existing tree's trunk and indicative canopy outline in relation to the proposed extension.
2(c)	Existing roof plan/elevations showing the existing chimney proposed for removal.	Chimneys noted on Existing and Demolition Plans.
2(d)(i)	Proposed window and door framing for the additions.	Additional notations included confirming all new windows are to be timber framed and paint finished.
2(d)(ii)	Proposed front paving and retaining wall construction.	Additional notations included confirming paving and retaining walls to be clad in bluestone.
2(d)(iii)	Proposed verandah step construction and associated paving.	The amended drawings document the proposed verandah stair construction, including red brickwork matching the existing dwelling base walls, concrete cappings matching the existing verandah pier cappings, and bluestone stair treads and associated paving.
2(d)(iv)	Proposed retaining wall construction.	Additional notations included confirming masonry construction and bluestone cladding.
2(d)(v)	Proposed car space and driveway paving construction.	Additional notations included confirming paving and retaining walls to be clad in bluestone.
2(d)(vi)	Heights of the proposed front fence at the east and west ends.	Dimensions added to the Streetscape Elevation.
2(d)(vii)	Proposed construction of the vehicular gate.	The drawings nominate the gate as vertical battens in white.
3	Demolition method statement prepared by a structural engineer.	Demolition statement included on the Demolition Plan.

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Merit issue - Clause 52.37 (Canopy Trees)

The permit requirement is acknowledged, and an arborist report is supplied.

The Jacaranda mimosifolia at the northern/rear boundary is a boundary canopy tree and the existing-dwelling exemption does not apply to it. A permit is therefore required for its removal.

Removal is sought to enable the proposed rear extension and a coherent, usable rear yard on a constrained residential site. Retaining the tree and its canopy immediately beside the extension would materially limit the development envelope and the amount and functionality of private open space, while increasing shading of the principal rear living areas, which are cut into the site to limit the height of the development.

The Tree Health and Condition Report prepared by Leafline Consulting dated 29 July 2026 is provided as supporting information. Consistent with Stephen Conte's email advice of 30 July 2026, it supports Council's assessment of whether removal is required for the development; it is not relied on as a health or stability justification.

The site is approximately 521 square metres and falls within the 501-700 square metre band, for which Clause 52.37-3 specifies four canopy trees. The amended plan proposes four new canopy trees, increasing the relevant on-site canopy tree outcome from one tree proposed for removal to four new trees. The plans nominate the proposed trees to be selected by a suitably qualified landscape designer in accordance with the requirements of the canopy tree policy.

Clause 52.37 matter	Response
Purpose and canopy outcome	The proposal balances the loss of one boundary canopy tree with the delivery of the dwelling extension and a net increase to four new canopy trees, contributing to a greener and cooler site over time.
Existing and proposed development	The location and indicative canopy of the rear tree are shown against the proposed extension. Its retention would substantially constrain the rear building envelope and usable private open space and impact the proposed finished floor levels, which have been kept low to minimise the overall height of development.
Solar access	Removal enables improved solar access to the principal rear living areas and a more functional interface between those rooms and the rear yard.
Tree health and stability	The removal is not sought on these grounds. The Leafline Consulting report is referred to without recasting the application as a health or risk removal.
Minimising impacts	The removal is limited to the single boundary canopy tree affected by the rear addition. Four replacement trees are distributed between the front and rear portions of the site.
Cumulative removal	Confirm whether any canopy tree has been removed, destroyed or lopped on the site in the previous 12 months.
New tree specifications	The final plans must nominate species/type, mature height and canopy diameter, soil conditions, irrigation, and compliant deep-soil areas or planter volumes.



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Merit issue - Heritage Advisor response

The Heritage Advisor's recommendations have been considered and addressed as follows:

1. Demolition Method Statement

A demolition method statement is now included on the demolition plan within the amended architectural documentation.

2. Existing Roof Colour

The roof colour has been changed from white to light grey in accordance with the recommendation.

3. Existing Verandah Elements

The amended design retains the existing front verandah brick piers and cappings, timber posts, fretwork and the balance of the existing timber balustrading. These elements will be retained and repaired as required.

Only the portion of the existing balustrade necessary to accommodate the relocated verandah staircase is proposed to be removed. The former stair opening on the eastern side of the verandah has been infilled with new timber balustrading matching the design and construction of the existing balustrade.

The amended design therefore retains the established composition, materials and decorative detailing of the original verandah while accommodating the relocated staircase.

4. New Verandah Pier, Posts and Fretwork

A new brick verandah pier and capping, timber post and fretwork are provided on the western side of the relocated stair opening. Each element has been designed to match the corresponding existing verandah elements. The existing timber balustrade will be shortened only as necessary to connect with the new pier.

5. Repointing of Existing Brickwork

The recommendation is acknowledged and accepted. Any repointing will match the original mortar in strength, composition, texture and colour.

6. Window and Door Framing

The amended documentation includes the requested information.

7. Front Paving and Retaining-Wall Construction

The amended documentation includes the requested information.

8. Brick Construction of the Verandah Steps

The amended documentation confirms that the proposed verandah steps and associated stair walls will be constructed in red brick matching the existing brick base walls of the dwelling. Concrete cappings will match the existing verandah pier cappings, with bluestone nominated for the stair treads and associated paving.

9. Verandah Steps and Associated Paving

The amended architectural documentation clearly identifies the construction and finishes of the proposed verandah steps, stair walls, cappings, treads, landing and associated paving.

10. Retaining-Wall Construction

The amended documentation includes the requested information.

11. Car Space, Driveway and Paving

The amended documentation includes the requested information.

12. Front Fence and Gates

The proposed front fence heights and vehicular gate construction are documented within the amended architectural documentation.

A separate pedestrian gate has been considered but is not proposed. Due to the slope of the site, a pedestrian gate would need to sit above the proposed fence height and would require the adjoining front fence to be increased in height. The proposed fence has deliberately been kept low to maintain views of the dwelling and minimise its impact on the streetscape.

It is also noted that the recently completed front garden works at the neighbouring property to the east do not include a pedestrian gate. On balance, it is considered that omitting a pedestrian gate provides the more appropriate streetscape and heritage outcome.

We trust the above information and the attached enclosures satisfactorily address the matters raised by Council.

Please do not hesitate to contact me if you require any further information.

Kind regards,

Blair Scott