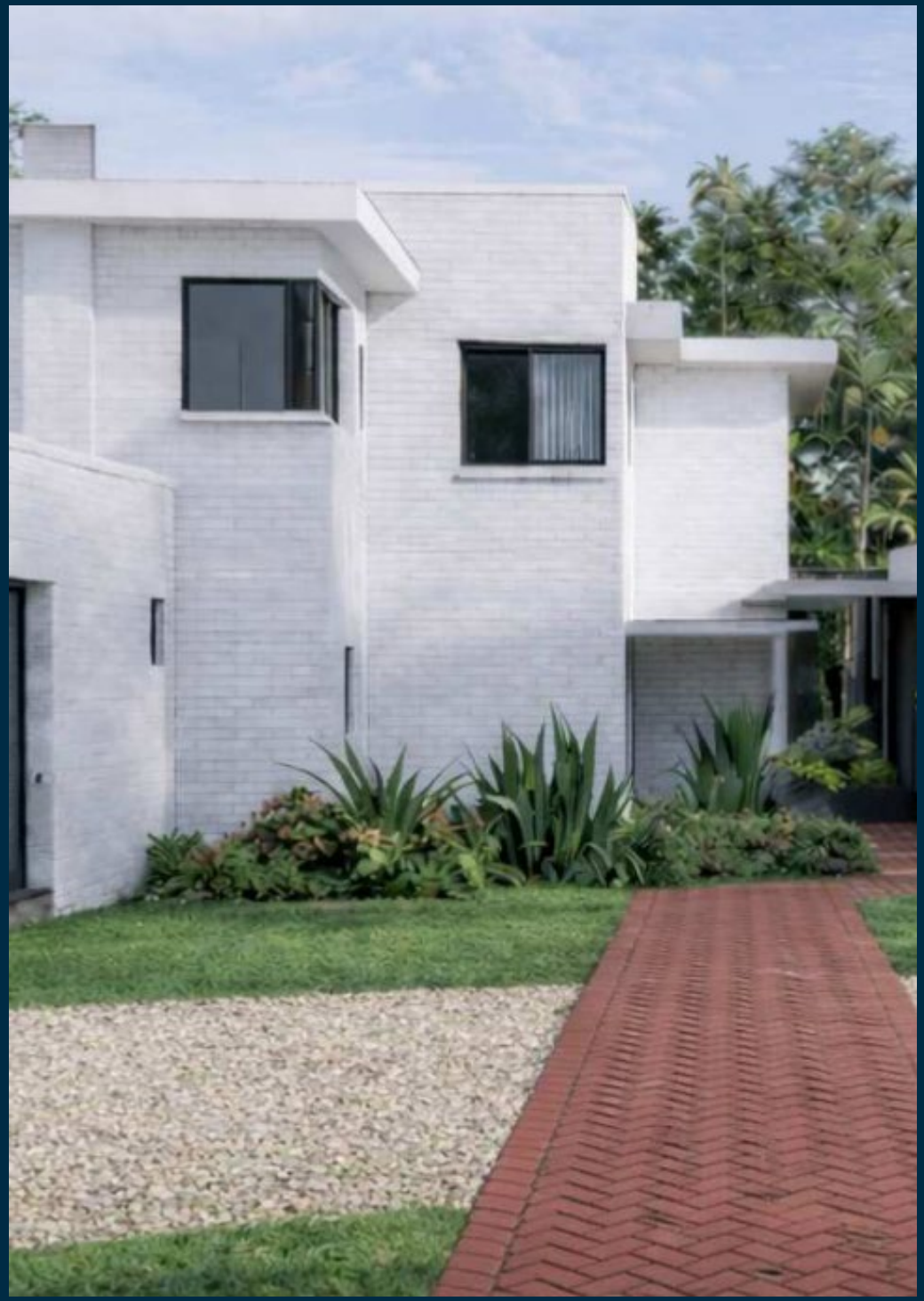


URBIS

22 Roebuck Street, Newtown

Town Planning Report

July 2026
Prepared for: Miepol Pty Ltd

Acknowledgment of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

Urbis staff responsible for this report were:

Director	
Associate Director	
Consultant	
Project Code	
Report Number	V0

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation.

Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Submission documents:

This report is to be read in conjunction with:

- Certificate of Title
- Architectural Plans prepared by Finnis, dated July 2026
- Landscape Plan prepared by Phillip Withers, dated 29 June 2026
- Tree Health and Impact Assessment prepared by Let's Talk About Trees, dated 22 April 2026

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Executive Summary

This report has been prepared on behalf of Miepol Pty Ltd in support of a planning permit application for alterations and additions to the George Laird House at 22 Roebuck Street, Newtown. The proposal includes restoration of the heritage dwelling, demolition of later ancillary additions, contemporary additions, a rear pool house and pool, landscaping works and revised vehicle access arrangements.

The proposal has been designed to retain the heritage significance and prominence of the existing dwelling while providing a functional contemporary living outcome. New works are recessive in form and supported by substantial landscaping, permeable surfaces and canopy planting that reinforce the established garden character of the site and surrounding area.

Overall, the proposal represents a respectful and well-resolved response that is consistent with the Greater Geelong Planning Scheme.

Greater Geelong Planning Scheme

The site is affected by the following planning controls and permissions.

Table 1 - Planning Controls and Permissions

Controls/Provisions	Permissions
Clause 32.09 – Neighbourhood Residential Zone – Schedule 2 (NRZ2)	▪ An application to construct or extend a dwelling, small second dwelling or residential building on a lot above 650 sqm must provide a minimum garden area of 35%
Clause 43.01 – Heritage Overlay (HO1623)	▪ A permit is required to: – Demolish or remove a building – Construct a building or construct or carry out works
Clause 44.05 – Special Building Overlay (SBO)	▪ A permit is not required for landscaping, driveways, vehicle crossovers, footpaths or bicycle paths if there is no significant change to existing surface levels.
Clause 52.37 – Canopy Trees	▪ A permit is required to remove, destroy or lop a canopy tree in the Neighbourhood Residential Zone.

Assessment Summary

This planning report describes the subject site and surrounding context. It further details the proposed works and provides detailed assessment against the relevant planning controls and policies contained within the Greater Geelong Planning Scheme.

Overall, this report demonstrates that the proposal is an acceptable and appropriate outcome for the site for the following reasons:

- ✓ The proposal retains and restores the locally significant George Laird House, with demolition limited to later ancillary additions and new works designed to remain recessive and secondary to the heritage dwelling.
- ✓ The built form responds appropriately to the low-scale residential character of Roebuck Street through a restrained architectural approach, lowered ground level, green roof and low-scale rear pool house.
- ✓ A landscape-led design approach incorporating generous garden areas, canopy planting and permeable paving reinforces the established garden setting and improves site permeability and visual amenity.

- ✓ Arboricultural impacts have been appropriately addressed through retention measures, replacement planting and construction controls, with limited encroachment into the NRZ of adjoining Tree 22 not expected to adversely impact tree health.
- ✓ The revised access arrangement enables safe and functional vehicle movements while the removal of one on-street parking space is not expected to adversely affect local parking conditions.
- ✓ Overall, the proposal is consistent with the Greater Geelong Planning Scheme and delivers an appropriate heritage, landscape and residential outcome.

1 Site Context

1.1 Subject Site

Key details of the site are as follows.

Table 2 - Site Details

Category	Description
Existing Conditions	The site currently contains a two-storey heritage building designed by George Laird, known as George Laird House. The L-shaped site includes a large garden featuring numerous canopy trees and other vegetation.
Location	22 Roebuck Street, Newtown
Area	1066 sqm
Frontages	19.76 metre frontage to Roebuck Street
Title	Lots 1 and 2 on Title Plan 668261F Lot 1 on Title Plan 668418X
Vehicle Access	Vehicle access is provided via a single crossover on the west of the frontage to Roebuck Street
Vegetation	There is an abundance of vegetation, including many trees, shrubs and groundcover

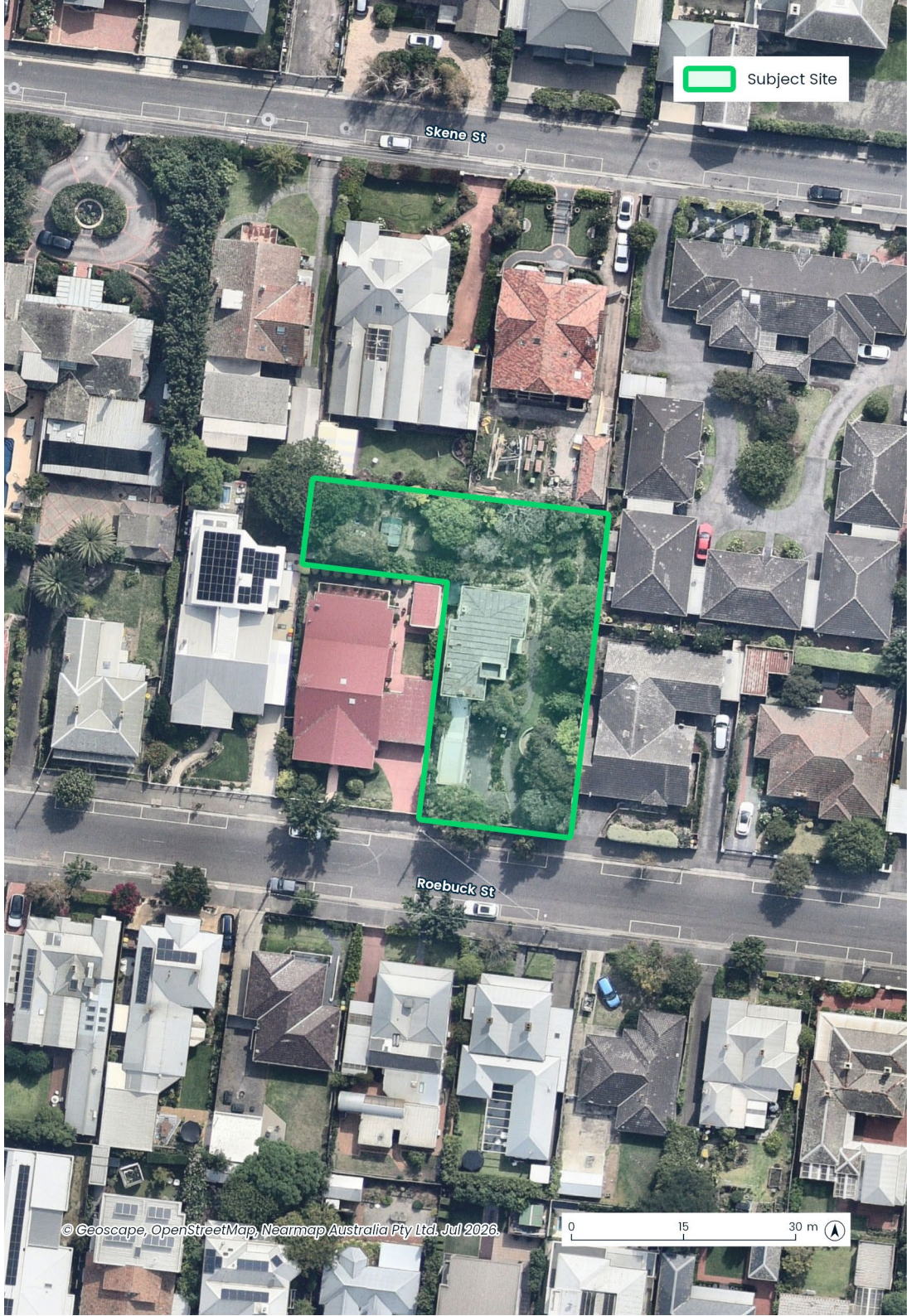




Figure 1 – Looking north-west at the George laird House



Figure 2 – Vehicle crossover and accessway from Roebuck Street



Figure 3 – Looking North from the front fence at the site's front yard



Figure 4 – Looking south-east from the north west corner of the site

1.2 Immediate Surrounds

North

Directly north of the site are 15 and 17 Skene Street, Newtown, both of which adjoin the site's northern boundary. These properties contain two-storey dwellings, with 15 Skene Street constructed in brick and 17 Skene Street constructed in weatherboard. Further north are Skene Street and Aberdeen Street, within a residentially zoned area.

East

To the east of the site are 14–16 Roebuck Street and 11 Skene Street, both adjoining the eastern boundary. These properties comprise single-storey brick dwellings with tiled roofs. Further east is Latrobe Terrace, a north–south connector road through Geelong.

South

Roebuck Street is located directly south of the site and runs east–west, with on-street parking provided along the roadway. Further south are 19 and 21 Roebuck Street, Virginia Street, and additional residentially zoned land.

West

Immediately west of the site is 24 Roebuck Street, a single-storey weatherboard dwelling affected by the Heritage Overlay (HO1429). The western portion of the site also adjoins 26 Roebuck Street, which contains a single-storey weatherboard dwelling with a two-storey rear extension.



Figure 5 North



Figure 6 East



Figure 7 South

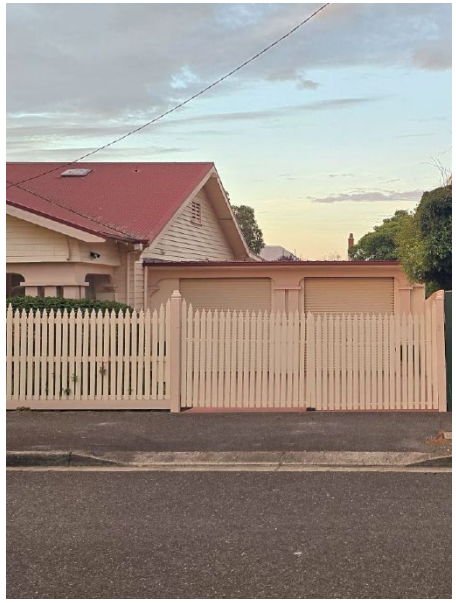


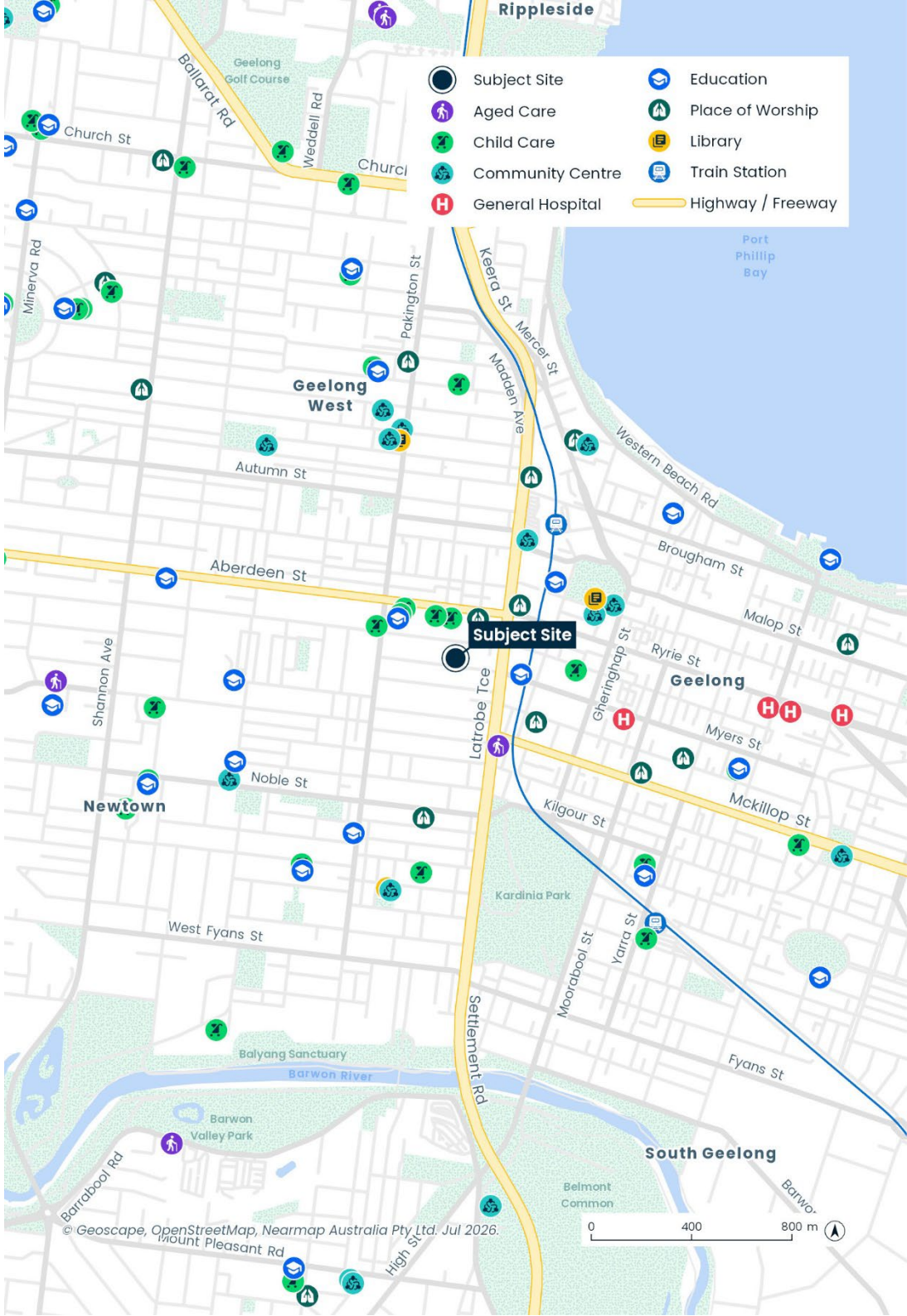
Figure 8 West

1.3 Surrounding Context

The subject site is located at 22 Roebuck Street, Newtown, within the established inner-western suburb of Newtown in Geelong. The site is directly west of the Geelong CBD, separated by Latrobe Terrace. The surrounding area is characterised by established residential development, with convenient access to nearby commercial, community and transport services associated with central Geelong.

Key locational attributes of the site are as follows:

1. Matthew Flinders Girls Secondary College
2. The Gordon - Geelong Tech School
3. Geelong Railway Station
4. St John of God Geelong Hospital
5. Sacred Heart College
6. The Geelong College
7. Kardinia Park



2 Proposal

The proposal seeks to demolish the rear and ancillary structures, including the garage and covered shelter additions at the south of the site to Roebuck Street, and retain and adapt the heritage dwelling known as "The George Laird House".

A new internal layout is proposed within the retained building, together with an addition that provides additional living and recreation spaces. A covered pool house, pool and landscaping is proposed. The design also includes a new crossover and driveway arrangement, retention of one street parking space, and landscape works including tree removal, new planting, permeable paving and a green roof on the new addition.

Key details of the proposal are as follows.

Vehicle crossing

Table 3 - Proposal Details

Element	Proposal
Site area	1066 sqm
Garden area	500 sqm (47%)
Tree Canopy	374.7 sqm (35%)
Max. Building height	7.95 m (existing height)
Number of Bedrooms	Three bedrooms
Vegetation removal	16 trees for removal
Vehicle access	Two accessways and crossovers to Roebuck Street – all cars can enter and exit in a forward direction
Materials	Light paint Bricks, Bronze metal work and aluminium windows

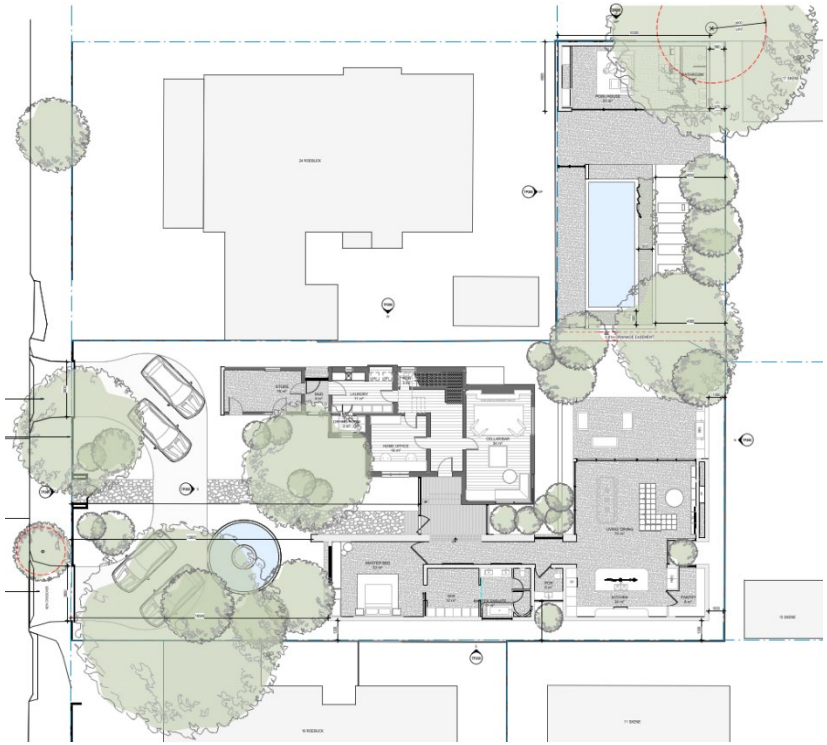


Figure 10 – Proposed Ground Floor Plan

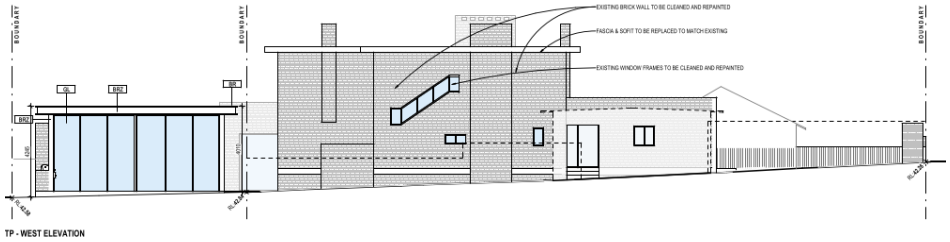


Figure 9 – Proposed West Elevation

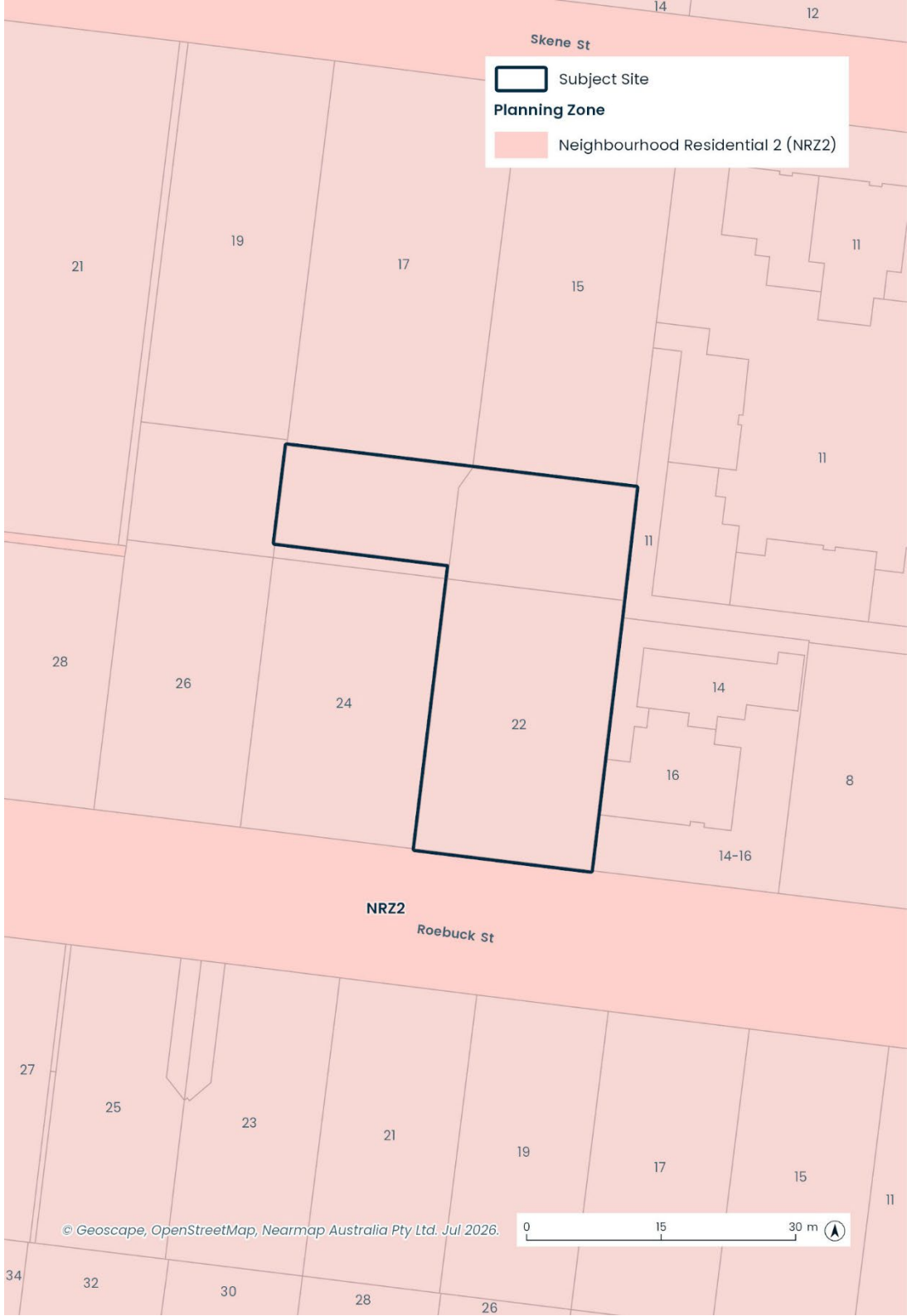
3 Greater Geelong Planning Scheme

3.1 Clause 32.09 - Neighbourhood Residential Zone – Schedule 2 (NRZ2)

The site is subject to the Neighbourhood Residential Zone – Schedule 2 (Urban Preservation Areas). The relevant purposes of the zone include:

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

Pursuant to this Clause no permit is required to construct or extend a dwelling, small second dwelling or residential building. However, an application to construct or extend a dwelling, small second dwelling or residential building on a lot above 650 sqm must provide a minimum garden area of 35%.



3.2 Overlays

3.2.1 Heritage Overlay – Schedule (HO1623)

The site is subject to the Heritage Overlay (HO1623). A permit is required to:

- Demolish or remove a building.
- Construct a building or construct or carry out works.

The site is located within Heritage Overlay HO1623, forming part of the *Newtown Hill Heritage Area*, which includes a Statement of Significance and heritage design guidelines for the broad precinct. Solar energy system controls also apply to the site.

Notwithstanding this, a draft Statement of Significance has been prepared by City of Greater Geelong Heritage Team specifically for the site in recognition of its significance as the George Laird House. We note this is not yet included within the planning scheme, however given the site and building are distinct within the heritage area, the objectives and guidelines contained within the draft Statement of Significance have been considered the relevant assessment framework, rather than the broader precinct objectives and guidelines applying under HO1623.

3.2.2 Special Building Overlay (SBO)

The site is subject to the Special Building Overlay (SBO). A permit is not required for landscaping, driveways, vehicle crossovers, footpaths or bicycle paths if there is no significant change to existing surface levels. SBO consent and flood advice will be applied for from the City of Greater Geelong concurrently with this planning permit application.





3.3 General and Particular Provisions

The following general and particular provisions are related to the proposal:

- **Clause 52.37 (Canopy Trees)** – requires a permit to remove, destroy or lop a canopy tree in the Neighbourhood Residential Zone.
- **Clause 54 (One dwelling on a lot or a small second dwelling on a lot)** - An assessment of Clause 54 siting matters will be undertaken by the Building Surveyor and is not required at the planning stage.

3.4 Municipal Planning Strategy (MPS)

The following Clauses of the MPS are relevant to the proposal:

- **Clause 02.03-5 (Built environment and sustainability)** seeks to conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.
- **Clause 02.03-6 (Housing)** For areas of heritage significance, new development should balance the preservation and restoration of the heritage place and other opportunities for housing.

3.5 Planning Policy Framework (PPF)

The following Clauses of the PPF are relevant to the proposal:

- **Clause 15.01-1S (Urban design)** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-4S (Healthy neighbourhoods)** seeks to achieve neighbourhoods that foster healthy and active living and community wellbeing.
- **Clause 15.01-5S (Neighbourhood character)** seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S (Heritage conservation)** seeks to retain those elements that contribute to the importance of the heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 15.03-1L (Heritage conservation)** seeks to retain and conserve significant and contributory heritage places. Support use and development of a heritage place that enhances its significance and contributes to its longevity. Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.
- **Clause 16.01-1S (Housing supply)** seeks to facilitate well-located, integrated and diverse housing that meets community needs.

4 Assessment

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Consistency with the Planning Controls and Policies
2. Built Form
3. Heritage Considerations – The George Laird House
4. Landscaping
5. Arboricultural Impact
6. Accessibility

Each of these matters is dealt with in turn below.



4.1 Consistency with the Planning Controls and Policies

The proposal does not require a planning permit pursuant to Clause 32.09 (NRZ2). However, the proposal is still consistent with the purpose of the NRZ2. The proposal supports low-scale residential development that responds to neighbourhood character, heritage significance and landscape qualities. The site will remain as a single dwelling, retaining its established residential and domestic character. The design adopts a restrained, context-responsive approach by retaining the George Laird House, limiting demolition to ancillary structures, and incorporating recessive new works with a lowered ground level, green roof and subdued frontage treatment to minimise visual bulk and maintain the heritage dwelling's prominence within the streetscape.

The landscape response reinforces the site's established garden character through substantial planting, permeable paving and driveway treatments, and generous garden areas that support a low-intensity residential outcome.

The proposal is also consistent with the Heritage Overlay (HO1623) and the Draft Statement of Significance (The George Laird House), as it retains the heritage dwelling, limits demolition to later ancillary elements, and includes repair works that match existing materials and finishes, ensuring the heritage place remains the dominant element on the site. In relation to the Special Building Overlay, the proposal responds appropriately to drainage and flood considerations through permeable paving, retention of the existing crossover and landscape treatments that support infiltration and site drainage.

The proposal is supported by the planning policy framework as it balances heritage conservation with sensitive residential adaptation in an established urban area. The retention and adaptive reuse of the George Laird House as a single dwelling conserves significant heritage fabric, with demolition limited to later ancillary additions and repair works undertaken to support its ongoing use (Clauses 15.03-1S, 15.03-1L, 02.03-6).

The proposal maintains a domestic scale and respectful streetscape presence through recessed built form, restrained materials, a lowered ground level and integrated landscaping. The green roof, permeable paving, substantial garden area and new planting further support a landscape-led and environmentally responsive outcome (Clauses 15.01-1S, 15.01-5S, 02.03-5, 16.01-1S).

Located within established Newtown with access to transport and services, the proposal supports the efficient use of serviced urban land while delivering a high standard of residential amenity through a functional three-bedroom layout and generous living spaces (Clauses 16.01-1S, 15.01-4S, 02.03-6).

In relation to Clause 52.37 (Canopy Trees), the proposal includes the removal of Trees 2, 4, 6, 14 and 18, which are non-exempt canopy trees and therefore require planning permission for removal. The Tree Impact Assessment provides a detailed assessment demonstrating that the removal of these trees will not result in an adverse impact on the proposal or the surrounding area. In addition, the proposed landscaping will introduce new vegetation to offset the loss of canopy cover. Importantly, a substantial number of existing trees will be retained and protected, with the removal of the identified canopy trees are associated with the development of the site.

Overall, the proposal conserves and adapts a heritage place while maintaining neighbourhood character and delivering a well-designed residential outcome.

4.2 Built Form

The proposal presents an appropriately scaled and context-responsive residential outcome for this established inner-suburban site. The development retains a single dwelling arrangement across two storeys, with the existing George Laird House remaining the dominant built form. A lowered ground level, green roof and restrained architectural expression reduce perceived bulk and ensure the addition sits comfortably within the site's generous garden setting and surrounding low-rise residential context.

The proposal responds positively to the established garden-suburban character of Roebuck Street, which is defined by detached dwellings, mature vegetation and landscaped front setbacks. The spacious site layout preserves openness around the dwelling, while substantial landscaping, permeable surfaces and canopy planting maintain the site's verdant character and visually soften the built form. The frontage treatment, including the brick

fence, gates and integrated driveway arrangement, provides a clear and orderly residential presentation without creating a dominant street wall. As shown in the figure below, the proposal remains as before in relation to built form within the Roebuck streetscape.

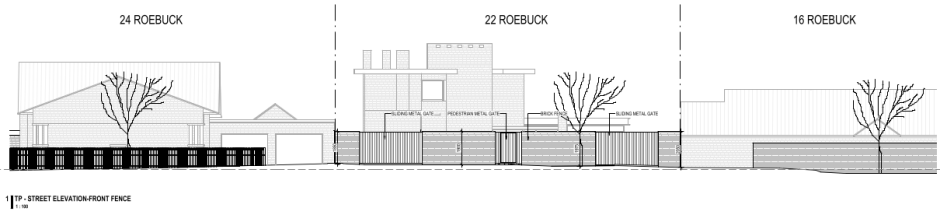


Figure 11 – Streetscape elevation

The proposal integrates effectively with the existing dwelling and site configuration. The new works are arranged around the retained heritage dwelling, maintaining a clear distinction between old and new while preserving the legibility and prominence of the original building. The horseshoe driveway and access arrangement provide a cohesive and functional site layout without compromising the established domestic character of the frontage.

The pool house is located to the rear of the site and presents as a low-scale built form, ensuring minimal visual impact on adjoining properties.



Figure 12 – Render of new front fence and built form

4.3 Heritage Consideration – The George Laird House

The assessment has been informed by the City of Greater Geelong Draft Statement of Significance for the George Laird House, and Council's initial comments on the design from the Pre-application Meeting on the 26 May 2026. The draft statement identifies the place as being of local significance and recognises the significant elements as the 1935 double-storey residence, the garage and the garden setting, while identifying the carport as a later non-significant addition. The proposal aligns with this significance framework by retaining the principal dwelling and garden relationship, limiting demolition to later additions, and ensuring that new works remain secondary to the heritage fabric.

The Draft Statement of Significance identifies the dwelling as a distinctive and highly intact example of International Functionalist architecture, significant for both its architectural qualities and associations. Accordingly, the proposal has

been assessed against the individual heritage significance of the place rather than against a requirement to replicate surrounding heritage development. This approach is consistent with heritage policy, which seeks to conserve significant fabric, maintain an appropriate setting and support development that is respectful of the heritage place. In this context, the proposal's recessed siting, subdued massing, lowered ground level, restrained material palette, and retention of many of the window features ensure the heritage dwelling remains the dominant element on the site. The proposed works maintain the overall integrity of the existing building's structure and form, with new additions at one level scale sitting separate and subordinate to the original form.

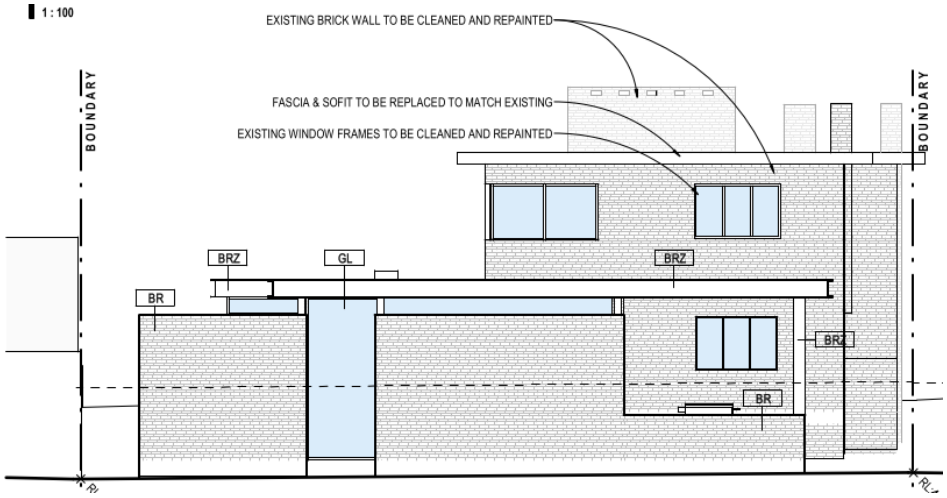


Figure 13 – proposed retention of the window frames and fascia & sofit

The proposal also responds appropriately to its broader residential context in Newtown. While the revised driveway arrangement, fencing, landscaping and tree works will alter the site frontage, the overall outcome remains heritage-led and maintains the visual prominence and legibility of the George Laird House within the streetscape. The new crossover reflects the existing arrangement, reinforcing a coherent frontage presentation, while the horseshoe driveway creates a carefully moderated connection between the retained dwelling and new works. The green roof and low-profile built form further reduce the visibility and perceived bulk of the addition.

Conservation works to the existing dwelling, including repainting and repair of window frames and brickwork, as requested by Council, together with replacement fascia and soffit to match existing finishes, provide an appropriate conservation response to the retained heritage fabric.

The original front fence is to be removed, and a brick front fence is proposed. As discussed with Council in the Pre-application meeting (26 May 2026) it was discussed that the fence could be removed given it does not contribute to the interwar Modern Functionalist design of the dwelling. The proposed fence pays homage to the white brick design of the George Laird House and is a good design outcome.

Overall, the proposal conserves the significance, setting and integrity of the George Laird House and achieves an outcome consistent with the objectives of the Heritage Overlay and broader heritage policy framework.

4.4 Landscaping

The proposal delivers a strong landscape-led outcome that responds to the site's established garden character and surrounding residential context. The design builds on the site's existing vegetation framework through a biophilic landscape approach incorporating a green roof, permeable driveway and paving, substantial garden areas, canopy planting and layered vegetation. The landscape palette includes canopy trees, shrubs, ferns, grasses, climbers and hedging, creating a cohesive and visually soft setting for the dwelling.

Clause 32.09-4 is satisfied, with 500 m² of garden area provided across the 1,066 m² site, representing approximately 47% of the lot, far above the required 35% pursuant to Clause 32.09. The proposal also delivers substantial greening outcomes, including approximately 374.7 m² (35%) of canopy coverage, with the requirement being 20% canopy coverage.

The frontage treatment integrates planting, permeable surfaces, feature landscaping and access arrangements to maintain the garden-led character of the streetscape and provide an appropriate transition between the dwelling and public realm. Furthermore, the landscaping aligns with the heritage context of the site through the retention of the larger trees and the fact the garden will further create a visual impasse from Roebuck Street. The

paths and garden beds will pay homage to the heritage design of the house through the use of granite boulders and slate paving. Please refer to the Landscape Plan prepared by Phillip Withers for more information.

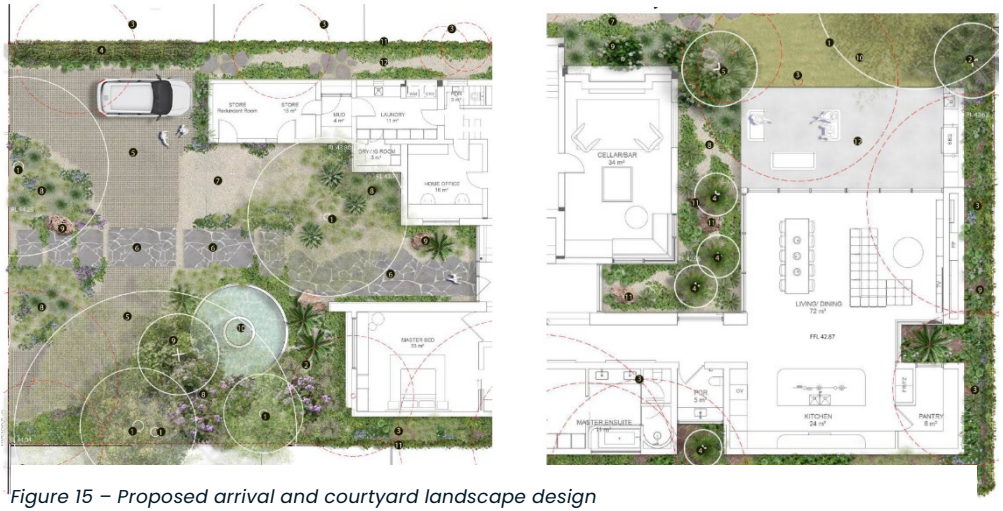


Figure 15 – Proposed arrival and courtyard landscape design



Figure 14 – Proposed landscape elevation for pool and pool house

4.5 Arboricultural Impact

The Tree Health and Impact Assessment prepared by Let's Talk About Trees demonstrates a considered balance between vegetation removal, retention and replacement planting. The proposal identifies 16 trees for removal while retaining selected trees with protection measures and introducing new canopy planting to strengthen the site's long-term landscape structure. The arborist report identifies Tree 8 as suitable for retention within the final landscape outcome, reflecting a targeted approach to preserving higher-value vegetation.

Tree removal is balanced by a meaningful replacement planting strategy and the broader landscape design, which together will improve the long-term canopy structure and reinforce the site's garden setting. The proposed planting response will assist in softening the built form, maintaining visual separation to adjoining properties and supporting the landscape character of the heritage place.

The proposal appropriately responds to Clause 52.37. The arborist report identifies Trees 2, 4, 6, 14 and 18 as non-exempt canopy trees requiring planning permission for removal, allowing the impacts of removal to be formally assessed against the proposed replacement planting and broader canopy outcomes.

Tree 22, which is located on the neighbouring property at 26 Roebuck Street, has been assessed in the Tree Impact Assessment. The assessment concluded that the proposed pool house will encroach into approximately 55sqm of the tree's 706.9sqm NRZ, leaving approximately 651.9sqm unaffected. Given the limited encroachment and proposed construction measures, the development is not expected to adversely impact the health or viability of Tree 22. Final construction methods and protection measures will be detailed in a Tree Management Plan (TMP).

Overall, the proposal achieves a strong landscape and environmental outcome through generous garden areas, substantial canopy planting, permeable surfaces and integrated vegetation design. The green roof, permeable paving and landscape-led layout support site permeability, urban cooling and visual softening of built form, while reinforcing the established garden character of 22 Roebuck Street and its surrounding neighbourhood.

4.6 Accessibility

An additional vehicle crossover is proposed along the frontage of the site. This will facilitate a circular vehicle movement arrangement, enabling all vehicles to enter and exit the site in a forward direction. The proposed new vehicle crossover will match the existing materials of the existing crossover, including the bitumen footpath and a concrete cross over tray. It also includes chamfered corners with a width of 500 mm, as requested by Council in the Pre-application meeting.

The proposed crossover will result in the removal of one on-street car parking space. However, one on-street parking space will be retained and line-marked in front of the site which will be 5.6m in length and centred between the two vehicle crossings. There is a substantial supply of on-street parking available along both sides of Roebuck Street, and the removal of a single parking space is not expected to adversely impact traffic or parking availability in the area.

The SBO affects only the front portion of the site, which will remain permeable through landscaping treatments. All paving within the SBO-affected area will be constructed using permeable materials. SBO consent and flood advice will be applied for from the City of Greater Geelong concurrently with this planning permit application.

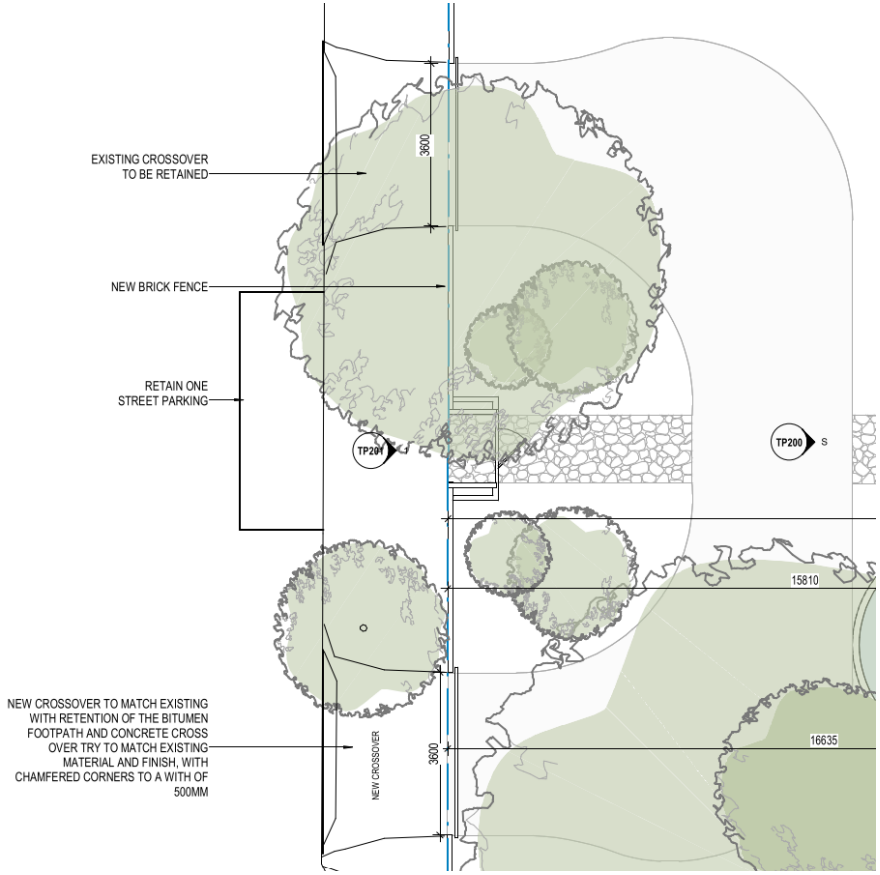


Figure 16 – Proposed vehicle access and additional crossover, retention of one street parking

5 Conclusion

The development retains the George Laird House as the dominant element of the site, with demolition limited to later ancillary additions and new works designed to remain recessive and secondary to the heritage dwelling. The proposal responds positively to the established character of Roebuck Street through a landscape-led approach incorporating substantial planting, permeable surfaces and generous garden areas. The proposal pays respect to the heritage of the George Laird House and has taken into account the Draft Statement of Significance in its design.

The built form, access arrangements and landscaping achieve a cohesive and functional site layout while maintaining a low-scale residential character and minimising impacts on adjoining properties. Arboricultural and drainage matters have also been appropriately addressed, with the proposal not expected to adversely impact the health of adjoining Tree 22.

Having regard to the relevant provisions of the Greater Geelong Planning Scheme, the proposal is considered to be an appropriate and respectful adaptation of a locally significant heritage place and is worthy of support.



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