

# ADVERTISED

## NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	<b>18 Hider St WARRNAMBOOL VIC 3280</b>
The application is for a permit to:	<b>Extension and external alterations to existing dwelling</b>
The applicant for the permit is:	<b>Designing Spaces Pty Ltd</b>
The application reference number is:	<b>PP2023-0057</b>
You may look at the application and any documents that support the application at the office of the responsible authority:	<b>Warrnambool Civic Centre</b> <b>25 Liebig Street WARRNAMBOOL 3280</b> <b>Or online at:</b> <a href="https://www.warrnambool.vic.gov.au/advertised-planning-applications">https://www.warrnambool.vic.gov.au/advertised-planning-applications</a>
For further reference please contact:	<b>Planning Support</b> <b>Telephone: 03 5559 4800</b> <b>Email: <a href="mailto:planning@warrnambool.vic.gov.au">planning@warrnambool.vic.gov.au</a></b>

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority (Warrnambool City Council).

**An objection must**     \*     **be made to the Responsible Authority in writing**  
                                 \*     **include the reasons for the objection, and**  
                                 \*     **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

If you object, the Responsible Authority will tell you its decision.

Objections/Submissions are accepted by:

- post to Town Planning Office, Warrnambool City Council, PO Box 198 Warrnambool 3280
- in person at the Warrnambool Civic Centre, 25 Liebig Street, Warrnambool
- submitting an 'Objection to grant a Planning Permit' form available from [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au) Click on *Property – Planning Permits - Objection to grant a Planning Permit form*
- email to [planning@warrnambool.vic.gov.au](mailto:planning@warrnambool.vic.gov.au)

The Responsible Authority will not decide on the application before:	<b>2 June 2023</b>
--	--------------------

# Application for Planning Permit

Under Section 47(1)(a) of the Planning and Environment Act 1987

ADVERTISED

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.

## The Land

**1. Address of the land. Complete the Street Address and one of the Formal Land Descriptions.**

### Street Address

Unit No.: \_\_\_\_\_ St. No.: 18 Street name Hider Street

Suburb/locality Warrnambool Postcode 3280

### Formal Land Description

Complete either A or B.

A Lot No.: Lot 1 ☐ Title Plan. 689399F ☐  
or ☒

B Crown Allotment No.: \_\_\_\_\_ Section No.: \_\_\_\_\_  
Parish/Township Name: \_\_\_\_\_

If this application relates to more than one address, please click this button and enter relevant details.

## The Proposal

*You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.*

**2. For what use, development or other matter do you require a permit?**

Construction of extensions and external alterations to existing dwelling.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**3. Estimated cost of development for which the permit is required**

Cost: \$450 K You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

## Existing Conditions

**4. Describe how the land is used and developed now**

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Detached dwelling.

## Title Information

# ADVERTISED

### 5. Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes ☐ Provide a copy  
☒ No  
☐ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive

## Applicant and Owner Details

### 6. Provide details of the applicant and the owner of the land.

**Applicant** (The person who wants the permit.)

Title: Mr First Name: Nathan Surname Divall  
Organisation (if applicable): Designing Spaces  
Unit No.: \_\_\_\_\_ St. No.: 115 Street name Fairy Street  
Suburb/locality Warrnambool State Victoria postcode 3280

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

☒ Same as applicant (If so, go to 'contact information')

Title: \_\_\_\_\_ First Name: \_\_\_\_\_ Surname \_\_\_\_\_  
Organisation (if applicable) \_\_\_\_\_  
Unit No.: \_\_\_\_\_ St. No.: \_\_\_\_\_ Street name \_\_\_\_\_  
Suburb/locality \_\_\_\_\_ State \_\_\_\_\_ postcode \_\_\_\_\_

**Contact information** Please provide at least one contact phone number

Business Phone 55625229 Email nathan@designingspaces.net.au  
Mobile Phone 0418503758 Fax \_\_\_\_\_

**Owner** (The person or organisation who owns the land)

☐ Same as applicant

Where the owner is different from the applicant, provide the details of that person or organisation.

Title: \_\_\_\_\_ First Name: Jesse and Casey Surname Pearce Organisation (if applicable) \_\_\_\_\_  
Unit No.: \_\_\_\_\_ St. No.: 9  
Street name MacKillop Court Suburb/locality Warrnambool  
State Vic postcode 3280

Owners signature (Optional)

Date \_\_\_\_\_

## Declaration

### 7. This form must be signed by the applicant

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.



Signature

NKD

Date

06/03/2023

**ADVERTISED**

## Need help with the Application?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

### 8. Has there been a pre-application meeting with a Council planning officer?

☐

If yes, with whom?: \_\_\_\_\_ Date: \_\_\_\_\_

## Checklist

### 9. Have you

☒

Filled in the form completely?

☒

Provided all necessary supporting information and documents?

☒

A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.

☒

Plans showing the layout and details of the proposal

☒

A plan of existing conditions

☒

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

☒

Signed the declaration (section 7)?

## Lodgement and Payment

Lodge the completed and signed form and all documents with:

**In Person:** Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

**Mail:** PO Box 198, WARRNAMBOOL Victoria 3280

**E-mail** [planning@warrnambool.vic.gov.au](mailto:planning@warrnambool.vic.gov.au)

Please note once your application is received, an invoice will be forwarded to you via email.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 07618 FOLIO 190

Security no : 124101887132V  
Produced 16/11/2022 09:57 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 689399F.  
PARENT TITLE Volume 06074 Folio 691  
Created by instrument 2428467 15/08/1951

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
JESSE CALLUM PEARCE  
CASEY JADE PEARCE both of 9 MACKILLOP STREET WARRNAMBOOL VIC 3280  
AQ830248W 16/03/2018

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AT202083G 30/04/2020  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP689399F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 18 HIDER STREET WARRNAMBOOL VIC 3280

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 30/04/2020

DOCUMENT END

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP689399F</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>16/11/2022 09:58</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

ADVERTISED

TITLE PLAN		EDITION 1		P 00309F							
<b>Location of Land</b>  Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: Section: 34 Crown Allotment: 7(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 7618 FOL 190 Depth Limitation: NIL			<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
<b>Description of Land / Easement Information</b>				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/11/2000 VERIFIED: B.H.							
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 7 (PT)</td> </tr> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 7 (PT)	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = CA 7 (PT)											
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							



10/05/2023

Planning Department  
Warrnambool City Council  
PO Box 198  
Warrnambool, VIC 3280

Att: Ms. Hannah Newson,  
Junior Statutory Planner

**Response to Request for Further Information for Planning Permit Application (PP2023-0057) regarding 18 Hider Stret, Warrnambool, Vic, 3260.**

The following information is being provided to council in response to their request for further information pertaining to the planning permit application as noted above. This information is to be read in conjunction with architectural drawings, Job No. 21-242 Rev. D(ii) by Designing Spaces.

**Proposed Double Garage**

- The proposed double garage facade has been changed to a painted brick finish. It is our intent that this finish will suitably provide a similar visual aesthetic to a rendered finish whilst providing a cost-effective solution for our client. The proposed paint colour will be Dulux 'Natural White' or alternatively selected 'warm white' finish.
- The proposed parapet height has been reduced by 100mm to align more closely with the existing cottage eave line.

**Existing Cottage**

- The existing cottage exterior facade is to have a new painted finish in Dulux 'Natural White' or alternatively selected 'warm white' finish.
- The existing cottage is to be re-roofed in Colorbond corrugated iron in 'Surfmist' finish.

**Proposed Addition**

- Please refer to new 'north street perspective' on sheet 5 Rev. D(ii) where we have demonstrated a pedestrians view from the property boundary. This perspective demonstrates that the proposed roof form behind the garage is obscured.

**Proposed Front Fence**

- The existing rendered masonry fence stands approximately 600mm high and follows the natural fall of the land.

- The proposed timber picket fence will be constructed immediately behind the existing masonry fence and extend up a maximum 1.2m from ground level to top of pickets.
- The timber pickets will be DAR 70mm x 19mm treated pine with 30mm gaps between.
- The picket tops are a square finish or an alternatively advised top as advised by council delegates.
- The timber pickets and existing rendered masonry wall will be painted in Dulux 'Natural White' or alternatively selected 'warm white' finish.

I trust that this information satisfies the further information requested, however please contact me on 03 5562 5229 or via [nathan@designingspaces.net.au](mailto:nathan@designingspaces.net.au) if you have any questions on the above or the application in general.

Yours faithfully,

Nathan Divall  
Managing Director  
Designing Spaces

03/03/2023

Planning Department  
Warrnambool City Council  
25 Liebig Street  
Warrnambool VIC 3280

18 Hider Street, Warrnambool, Vic, 3280

Dear Planning Team,

Please find attached a planning permit application for 18 Hider Street, Warrnambool, Vic, 3280.

Attached are the following documents;

- Planning Permit Application Form
- Copy of Title
- Planning Assessment Report
- Plans and Elevations

Please contact me on 03 5562 5229 or via [nathan@designingspaces.net.au](mailto:nathan@designingspaces.net.au) if you have any questions on the above application.

Yours faithfully,

Nathan Divall Managing Director

Designing Spaces

# Planning report

18 Hider Street, Warrnambool, Vic. 3280

## CONTENTS

ACKNOWLEDGEMENTS	- 2 –
PROPOSAL	- 3 –
SITE ANALYSIS	- 4 –
PLANNING CONTROLS	- 5 –
RESTRICTIONS ON TITLE	- 5 –
HERITAGE OVERLAY ASSESSMENT	- 7 –
MUNICIPAL PLANNING STRATEGY ASSESMENT	- 9 –
SUMMARY	- 11 –

## ACKNOWLEDGEMENTS

Copyright © Designing Spaces Pty Ltd

The document is subject to copyright and may only be used for the purposes for which it was commissioned. The use or copying the document in whole or in part without the permission of Designing Spaces is an infringement of copyright.

## DISCLAIMER

Although Designing Spaces has taken all the necessary steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

## DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 18 Hider Street, Warrnambool, Vic, 3280.

Revision 1

## PROPOSAL

It is proposed to undertake exterior alterations and extension to the property situated at 18 Hider Street Warrnambool. The subject property is a detached 2-bedroom Victorian cottage with lean to rear extension and garage occupying a site extending to 490.01 Sqm.

The proposed works include the construction of a rear single storey extension which will include a living room, an L- shaped kitchen/dining room/family room, bedroom 1 with ensuite and WIR, separate living room, laundry, WC, covered alfresco area, and a double garage.

The extension will add 159.57 Sqm of floor area to the existing cottage containing 45.44 Sqm. A small rear lean-to will be demolished to accommodate the extension. Timber picket fencing will be added to the existing masonry front fence to a height of 1.2m to tie in with the finished concept.

External materials used for the extension will be Hardies Axon cladding to be painted in grey/white tones mixed with sections of painted brick which will be in complimentary colours including the garage walls together with Surfmist coloured aluminium windows and doors.

The extension will stand at a height of 4.13m which is lower than the existing height of the dwelling roofline at 4.7m high.



**STREET PERSPECTIVE**



**NORTHWEST PERSPECTIVE**



**NORTHEAST PERSPECTIVE**

The property when extended will still provide a good standard of open space provision with 40.82% of the site retained as open space, 66 Sqm of secluded open space provided in the rear yard including the alfresco area and 26.5% of the site left permeable.

## SITE ANALYSIS



EXISTING NORTHWEST VIEW



EXISTING EAST VIEW



EXISTING NORTH VIEW

The site is currently occupied by a detached Victorian residence situated next door to the milk bar on Hider Street in the Warrnambool Base Hospital precinct. The dwelling has a rendered external finish under a slightly pitched Zincalume roof covering.

The site extends to 490.01 Sqm with established lawns and gardens, a driveway with crossover leading from Hider Street and a low rendered front fence. There is a footpath extending along the front of the site, and wide nature strip with Norfolk Island pine Tree. occupying a corner site on the corner of Koroit Street and Ryot Streets.

The property is situated within the Hider Street and Ryot Street North Heritage Precinct.





## PLANNING CONTROLS

The site is located in the General Residential Zone (GRZ1).

The following Overlays apply to the land:

- Heritage Overlay Schedule 311 (HO 311) (Hider Street and Ryot Street North Precinct).

## Permit requirements

No permit is required to construct a building or construct or carry out works under the Zone as the site exceeds 300 Sqm and the schedule to the zone does not require a permit for a lot between 300 and 500 Sqm.

A permit is required under the heritage overlay.

## RESTRICTIONS ON TITLE

None.

## Clause 43.01

### HERITAGE OVERLAY

#### Purpose

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To conserve and enhance heritage places of natural or cultural significance.*

*To conserve and enhance those elements which contribute to the significance of heritage places.*

*To ensure that development does not adversely affect the significance of heritage places.*

*To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

## Clause 43.01-8

### Decision guidelines

*Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*

### DESIGN RESPONSE

The subject property is heritage listed in the Warrnambool Planning Scheme covered by Heritage Precinct 311. No internal controls or paint controls apply.



The key consideration of any alterations or additions to properties in a heritage precinct is the impact the works have on the significance of the precinct as a whole.

Importantly, if period properties are to survive, they will from time to time require alteration and updating to keep pace with modern standards of living. This can be achieved without compromising the heritage significance of the dwelling or the wider precinct.

In this instance, the proposed extension has been specifically designed in consideration of the Heritage Guidelines relevant to the Hider Street and Ryot Street North Heritage Precinct as shown overleaf briefly in the following ways:

- The extension is recessed well back behind the front facade of the dwelling.
- The extension has a very low roof pitch so that it does not protrude above the roofline of the dwelling.
- The extension, although larger than the original cottage, does not overwhelm the cottage and is barely visible from the public realm.
- The site is constrained at 490 Sqm which has required careful consideration in the positioning of the extension to achieve a practical footprint and to still achieve adequate private and secluded open space.
- The new garage has been recessed and setback well behind the dwelling façade in accordance with preferred heritage principles.

- External colours and materials proposed are subtle, low maintenance and do not detract from the original cottage or the wider precinct.

## Design Guidelines - basis

## Suggested Approach

### External Alterations and Additions

Ryot and Hider Streets dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.

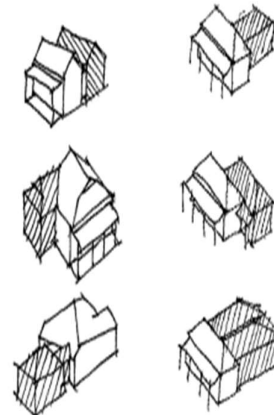
Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

The Statement of Significance for the precinct includes:

**What is significant?**

*The precinct contains a series of intact dwellings from the initial 1870s era of subdivision, along with a mix of Victorian/ Federation era through to interwar period dwellings – most set in small established gardens.*

*Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs.*

*Walls are typically masonry, or clad in weatherboard or conite finished. Dwellings are sited across the steep hill of the street.*

*Therefore the streetscape is one of interest, with dwellings stepping up the street in siting. 19th and early 20th century dwellings are typically ether symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.*

*All 1870-1930s dwellings are consistent in front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.*

*Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.*

The design response has incorporated these requirements to respect the significance of the precinct in the following ways:

- The extension is single storey.
- Front setbacks are retained.
- Low front fencing is retained.
- The main fabric of the cottage is unaffected.
- Demolition is confined to a small rear section which is considered non-contributory.
- The driveway and garage positioning are consistent with the significance of the precinct.

Overall, the proposal is considered to be sympathetic and consistent with the intent of the individual heritage overlay and does not detract from the contribution the property makes to the heritage precinct.

## MUNICIPAL PLANNING STRATEGY ASSESSMENT

### Clause 15.03-1S

#### Heritage conservation

#### Objective

To ensure the conservation of places of heritage significance.

## Strategies

*Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*

*Provide for the protection of natural heritage sites and man-made resources.*

*Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*

*Encourage appropriate development that respects places with identified heritage values.*

*Retain those elements that contribute to the importance of the heritage place.*

*Encourage the conservation and restoration of contributory elements of a heritage place.*

*Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

*Support adaptive reuse of heritage buildings where their use has become redundant.*

*Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or*

*interpret the cultural heritage significance of the building, streetscape or area.*

## ASSESSMENT

The proposed extension is an example of adaptive reuse of a small cottage which currently has limited standards of living and practicality.

The extension represents the conservation and restoration of a contributory place within the precinct whilst retaining the key elements of building fabric of the original cottage.

## Clause 15.03-1L

### Heritage conservation

#### Policy application

*This policy applies to all land within a Heritage Overlay (HO).*

#### General strategies

*Design development to be consistent with the predominant scale of heritage buildings.*

*Reinstate or introduce verandahs where they previously existed or are sympathetic to the form, scale and appearance of a building.*

*Conserve and maintain important landscape qualities including significant trees and rows of trees, including mature Norfolk Island pine trees.*

## ASSESSMENT

The proposed alterations are considered to be in keeping with the architectural style of the building and represent sympathetic additions or reinstatement of elements typical of the era when the cottage was first constructed. The new elements are able to be read as later additions so as not to confuse the interpretation of the place.

The works proposed do not affect the Norfolk Island Pine in the nature strip.

### Clause 65.01

#### APPROVAL OF AN APPLICATION OR PLAN

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*

- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

## ASSESSMENT

The proposed extension and garage do not impact on any natural land features, or pose environmental impacts and meets the purpose of the zone and overlay provisions. Stormwater will be managed via permit conditions.

## **SUMMARY**

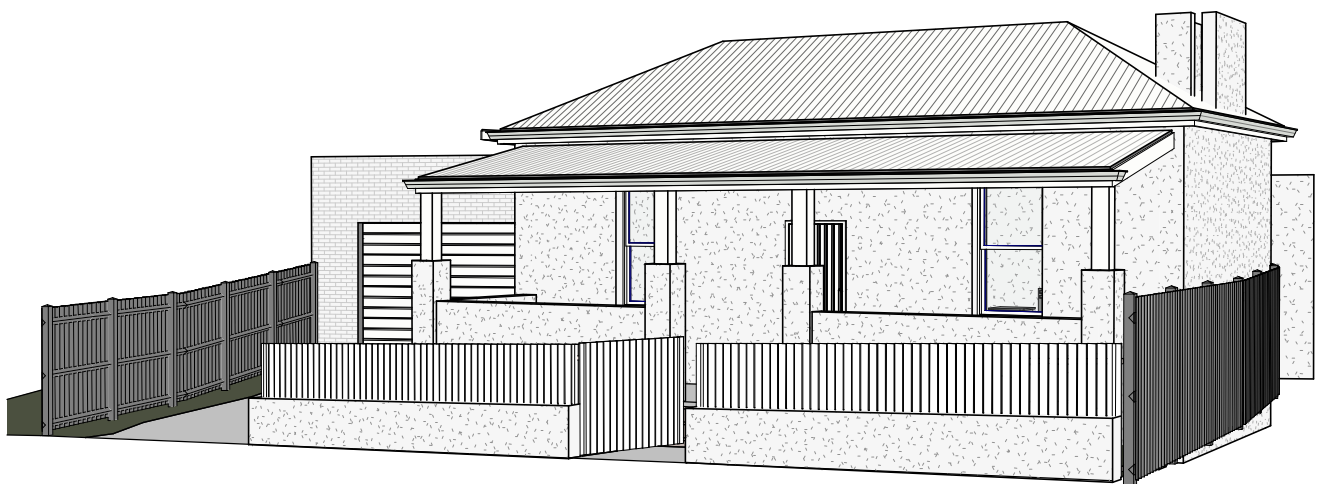
The proposal is considered to meet the purpose and decision guidelines of Heritage Overlay HO 311 and is consistent with the PPF and LPPF.

Overall, it is considered the proposal is sympathetic to the heritage precinct and consistent with the intent of the relevant planning provisions and the orderly planning of the area.

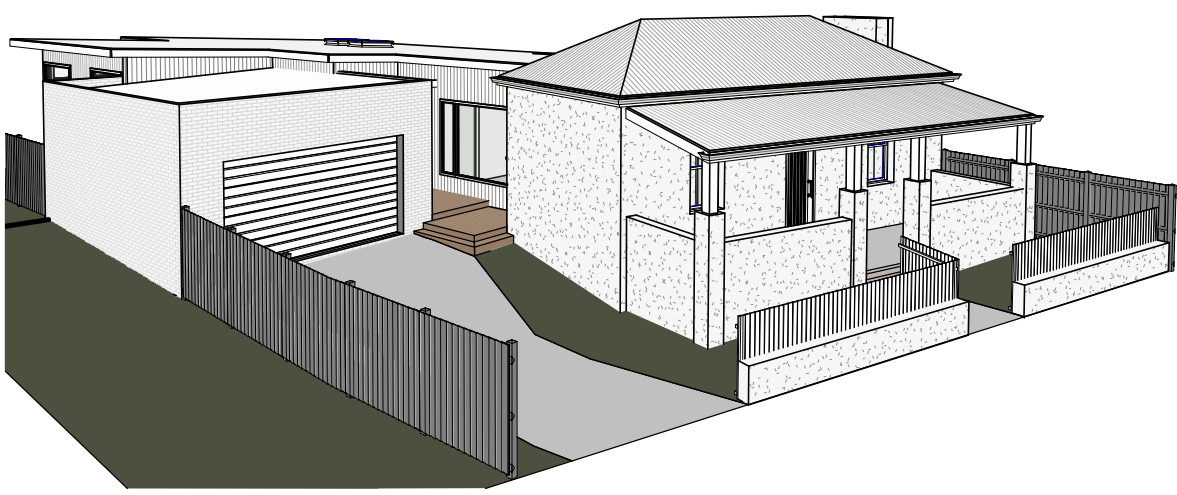
The proposed works are the adaptive reuse of a small cottage which currently has limited serviceability. The extension is intended to provide a higher standard of accommodation, improve its longevity whilst being respectful of its heritage and in consideration of the amenity of the area.

It is respectfully requested that a planning permit be supported for the development in its current form and that a permit is granted by the responsible authority.





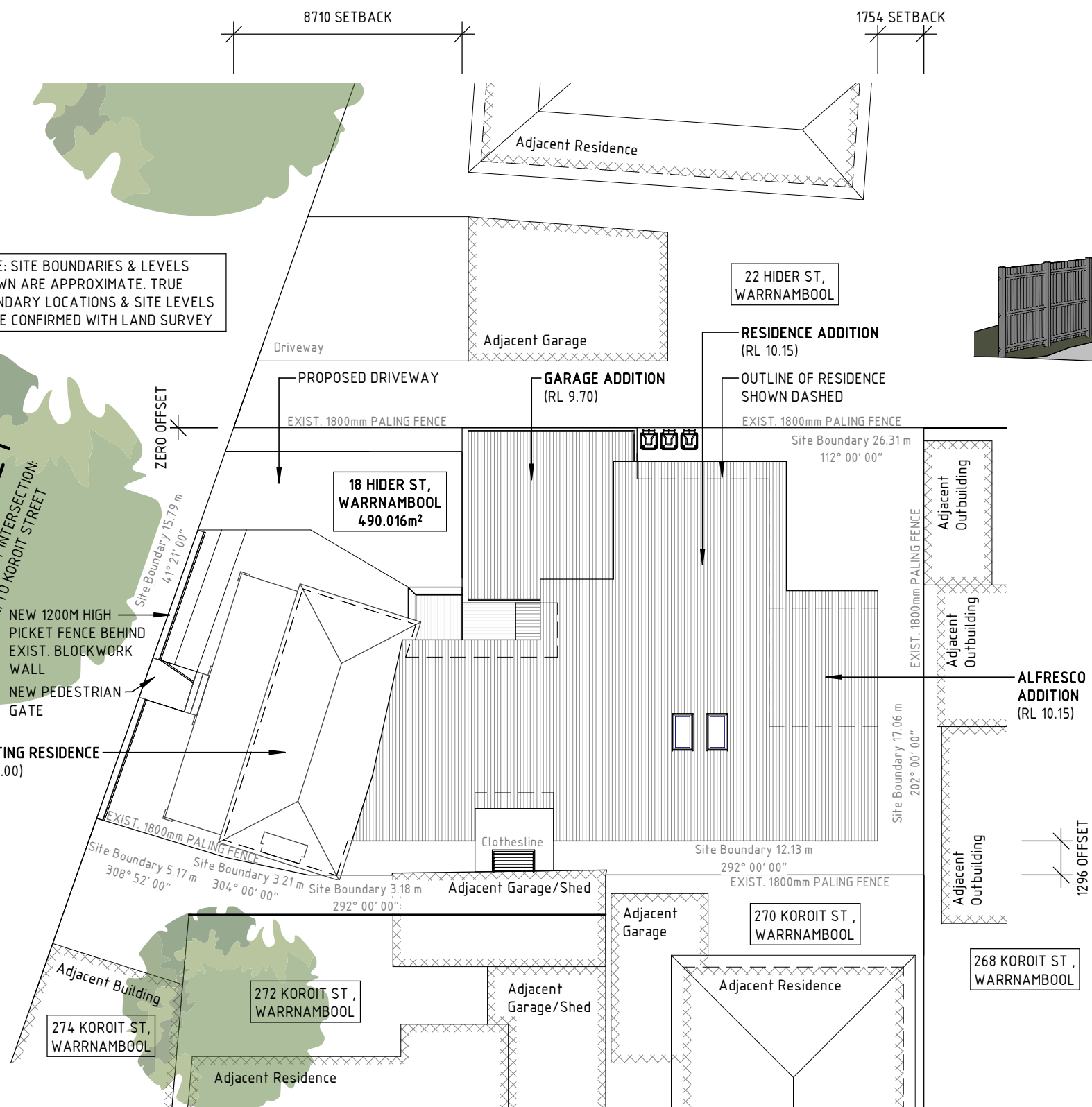
WESTERN PERSPECTIVE



NORTH PERSPECTIVE

No. 18 HIDER ST, WARRNAMBOOL

SITE COVERAGE	
- TOTAL SITE AREA	= 490.016m <sup>2</sup>
- BUILDING FOOTPRINT	= 289.990m <sup>2</sup>
	= 59.18% OF SITE
- PERMEABILITY	= 129.850m <sup>2</sup>
	= 26.50% OF SITE
- GARDENABLE AREA	= 129.718m <sup>2</sup>
	= 26.47% OF SITE
HEIGHTS (MAX)	
SETBACKS	
- RESIDENCE = 4.13m (LESS THAN EXIST. RES.)	
- SOUTHEAST = 1.75m	
- SOUTHWEST = 1.29	
- NORTHWEST = EXISTING	
- NORTHEAST = 0.0m (GARAGE ON BOUNDARY)	
- REFER TO S.P.O.S. PLAN	
- REFER TO NORTHWEST ELEVATION & NORTHWEST PERSPECTIVE	
S.P.O.S. FRONTAGE	

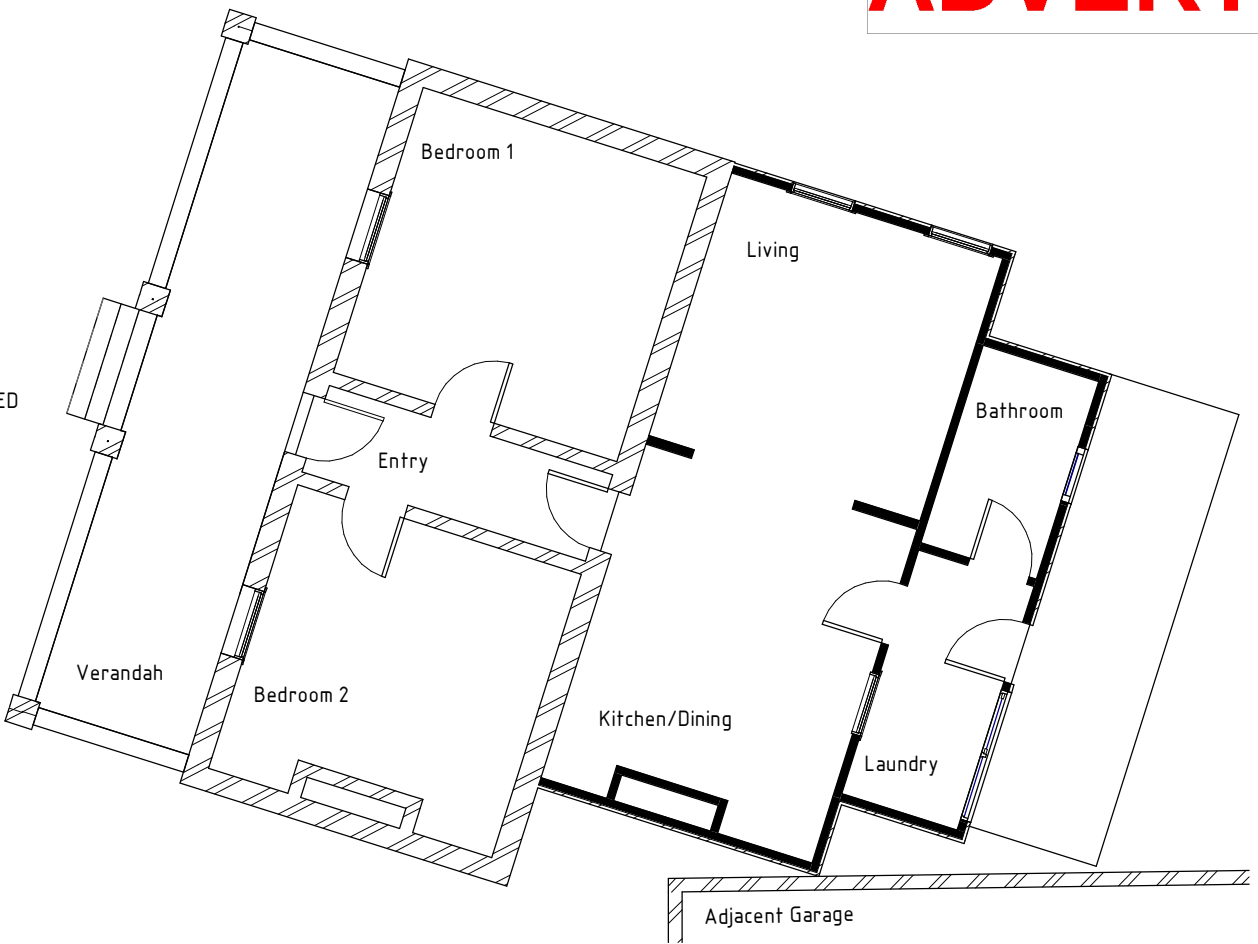


PROPOSED SITE PLAN

1:200

AREA ANALYSIS		
Name	Area	SQ'S
Residence Addition	159.57 m <sup>2</sup>	17.17
Exist Retained Residence	45.44 m <sup>2</sup>	4.89
Garage Addition	43.08 m <sup>2</sup>	4.64
Exist. Verandah	23.27 m <sup>2</sup>	2.50
Alfresco Addition	18.63 m <sup>2</sup>	2.00





EXISTING CONDITIONS PLAN

1 : 100



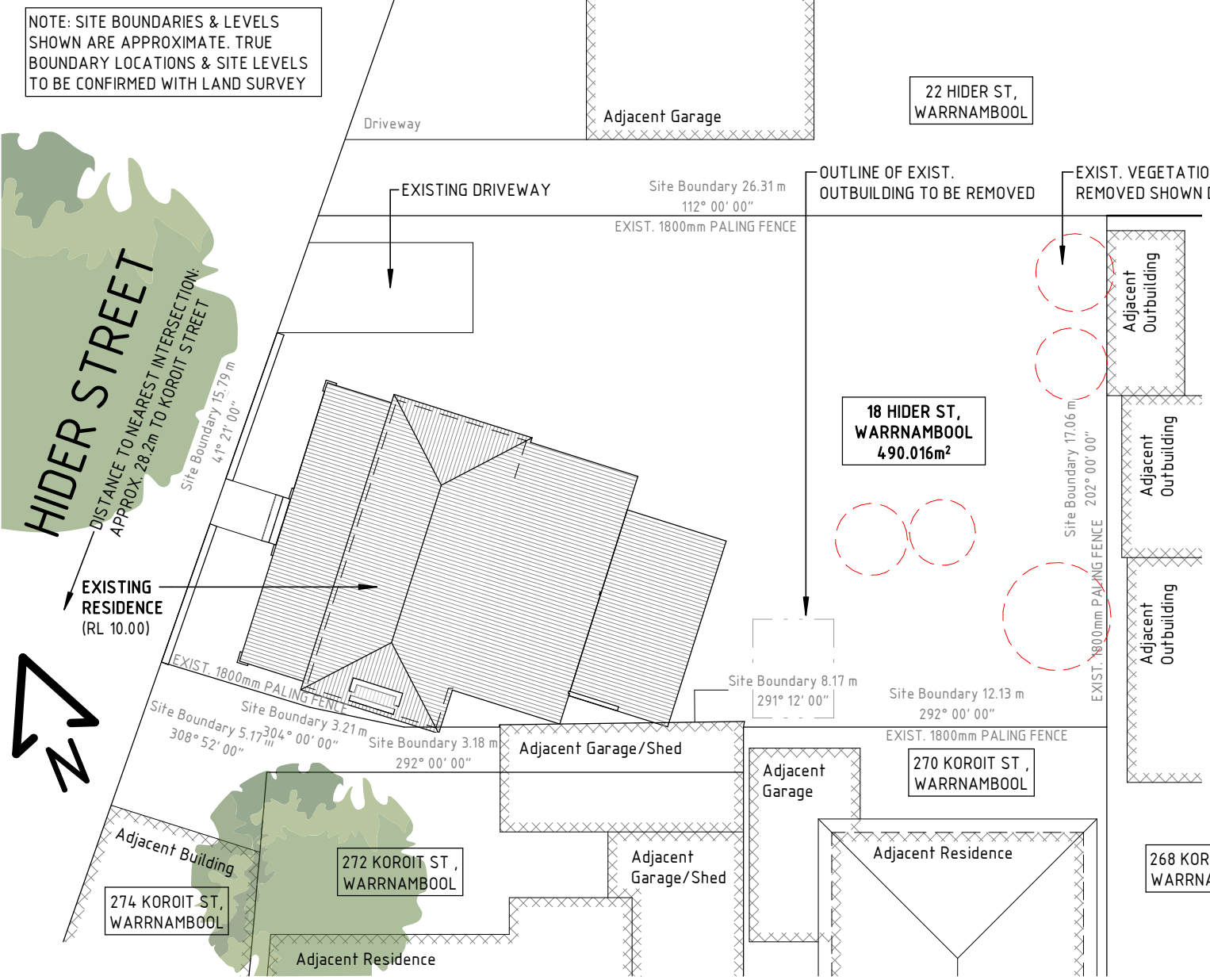
EXISTING NORTHWEST VIEW



EXISTING NORTH VIEW



EXISTING EAST VIEW



EXISTING SITE PLAN

1 : 200

NOTE: SITE BOUNDARIES & LEVELS SHOWN ARE APPROXIMATE. TRUE BOUNDARY LOCATIONS & SITE LEVELS TO BE CONFIRMED WITH LAND SURVEY








HIDER STREET  
DISTANCE TO NEAREST INTERSECTION:  
APPROX. 28.2m TO KOROIT STREET



COLOUR/MATERIAL SCHEDULE

NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones.

## LEGEND

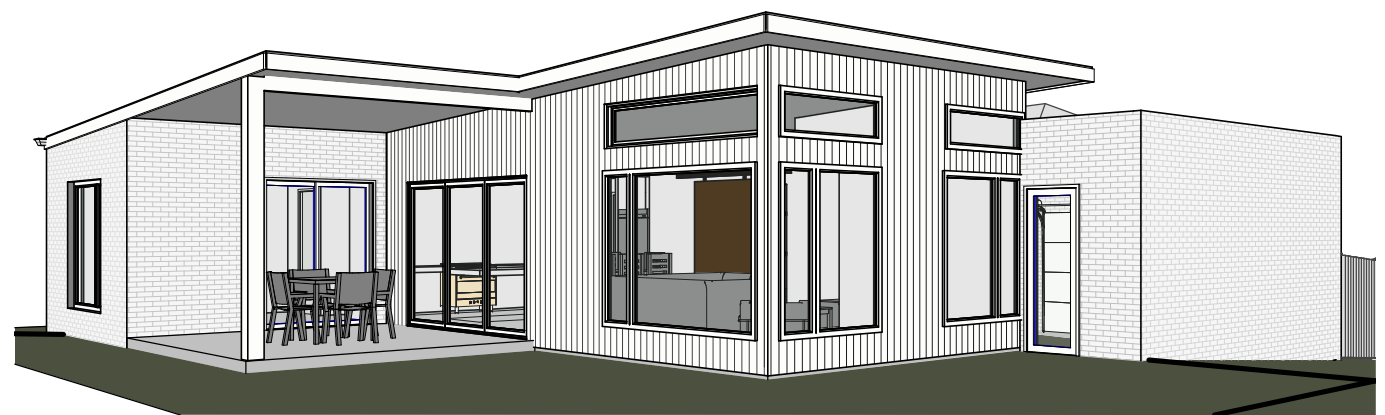
- |   |   |
|---|---|
|  | 240MM BRICK VENEER<br>WALLS             |
|  | 90MM STUD WALLS                         |
|  | 230MM WIDE CAVITY<br>BRICK WALLS        |
|  | EXTERNAL CLADDING<br>ON 90MM STUD WALLS |
|  | EXISTING WALLS<br>TO BE RETAINED        |
|  | EXISTING WALLS<br>TO BE REMOVED         |
|  | SKYLIGHT                                |



1 : 100

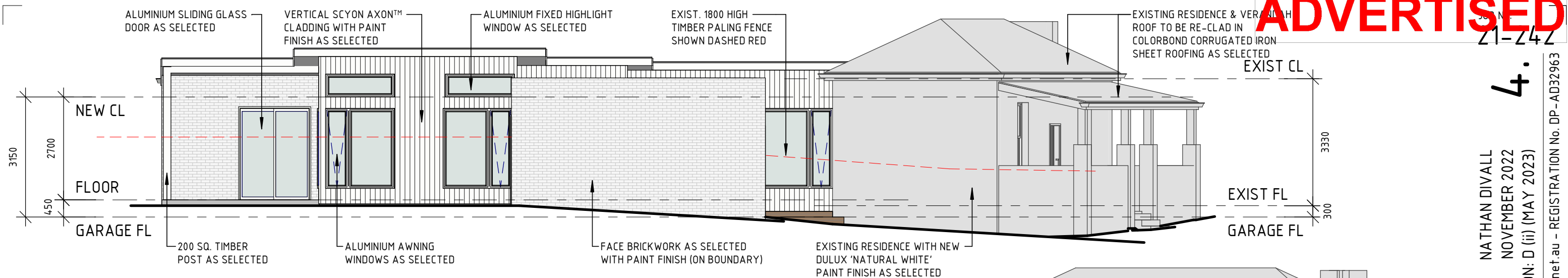


## NORTHWEST PERSPECTIVE



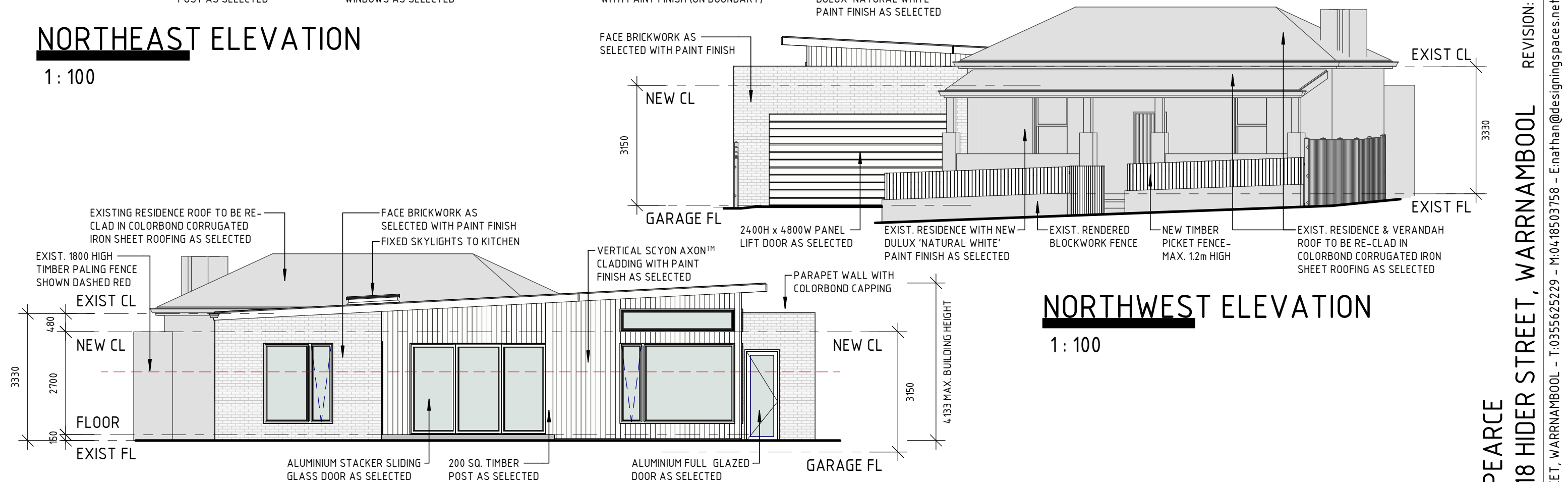
## NORTHEAST PERSPECTIVE





## NORTHEAST ELEVATION

1 : 100

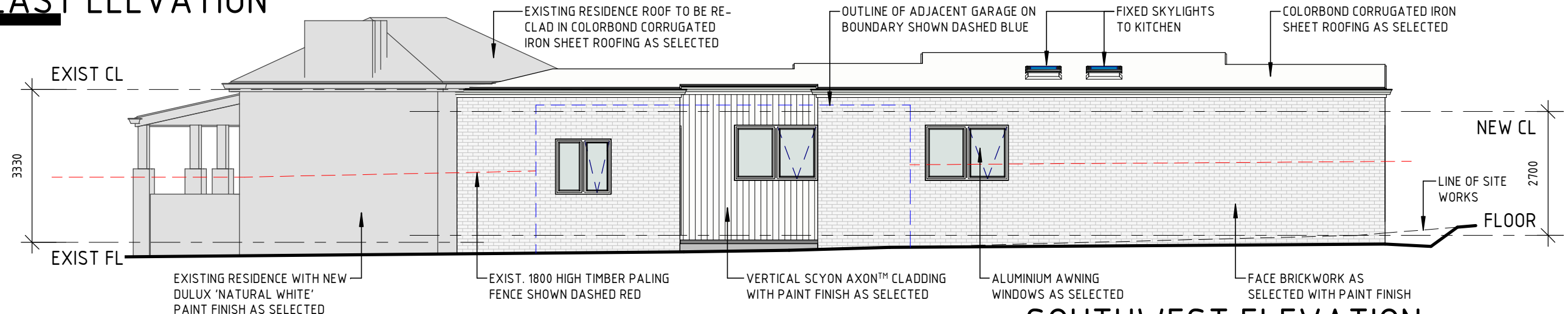


## NORTHWEST ELEVATION

1 : 100

## SOUTHEAST ELEVATION

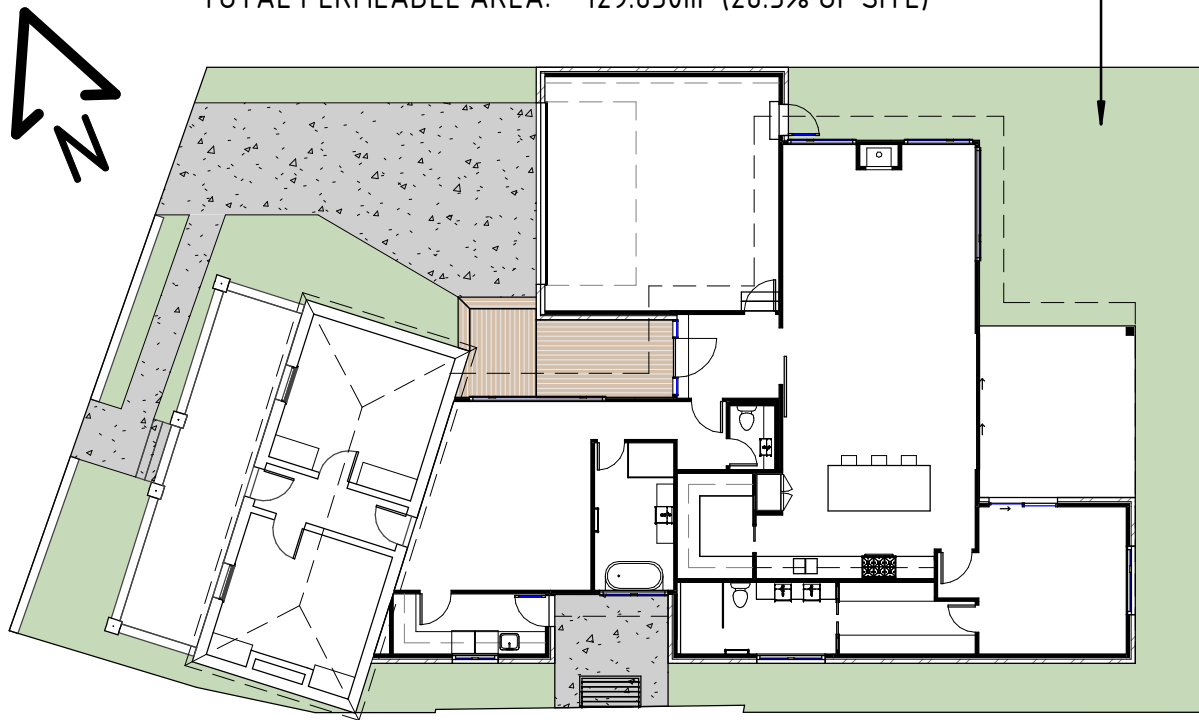
1 : 100



## SOUTHWEST ELEVATION

1 : 100

TOTAL SITE AREA: 490.016m<sup>2</sup>  
TOTAL PERMEABLE AREA: 129.850m<sup>2</sup> (26.5% OF SITE)

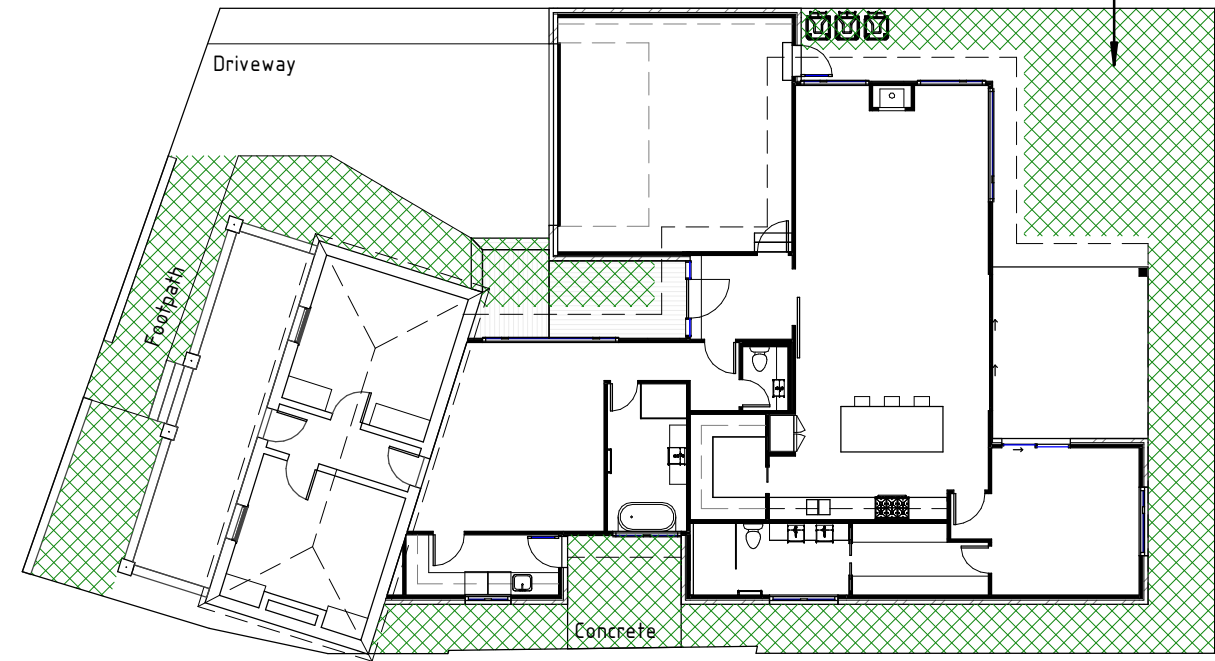


### LEGEND

	SEALED CONCRETE
	TIMBER HARDWOOD DECK
	MANAGED LAWN
	GARDENABLE AREA
	SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)

NOTE:  
All materials selected are as per manufacturers specifications and subject to availability

TOTAL SITE AREA: 490.016m<sup>2</sup>  
TOTAL GARDENABLE AREA: 129.718m<sup>2</sup> (26.47% OF SITE)



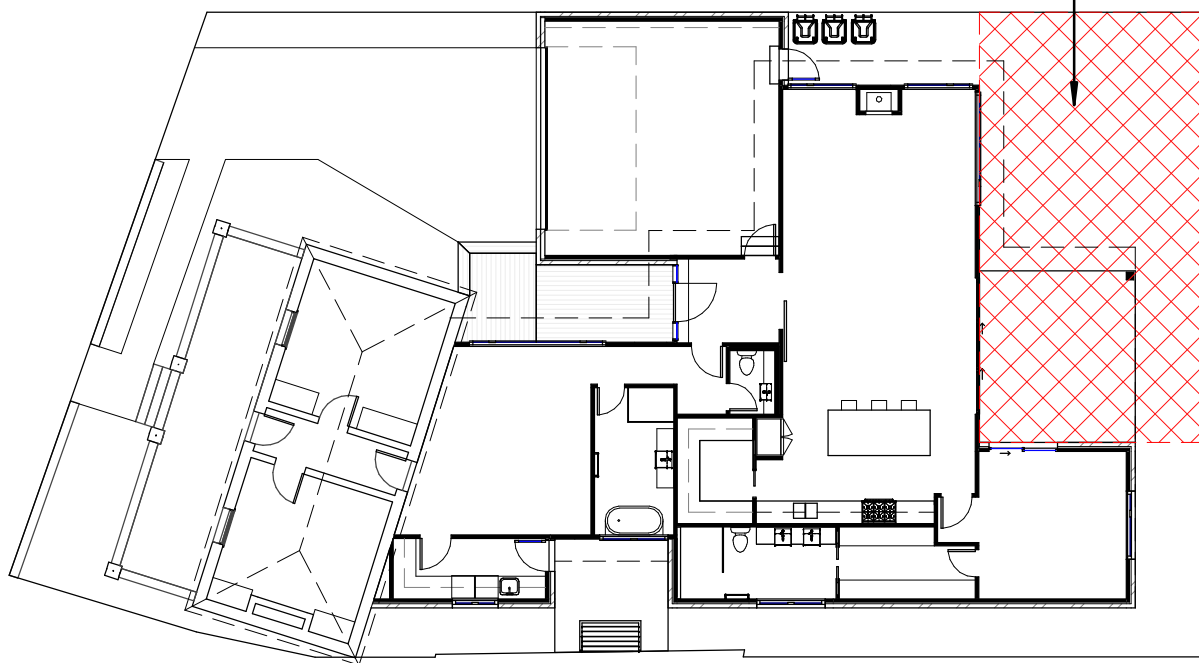
## PERMEABILITY PLAN

1:200

## GARDENABLE AREA PLAN

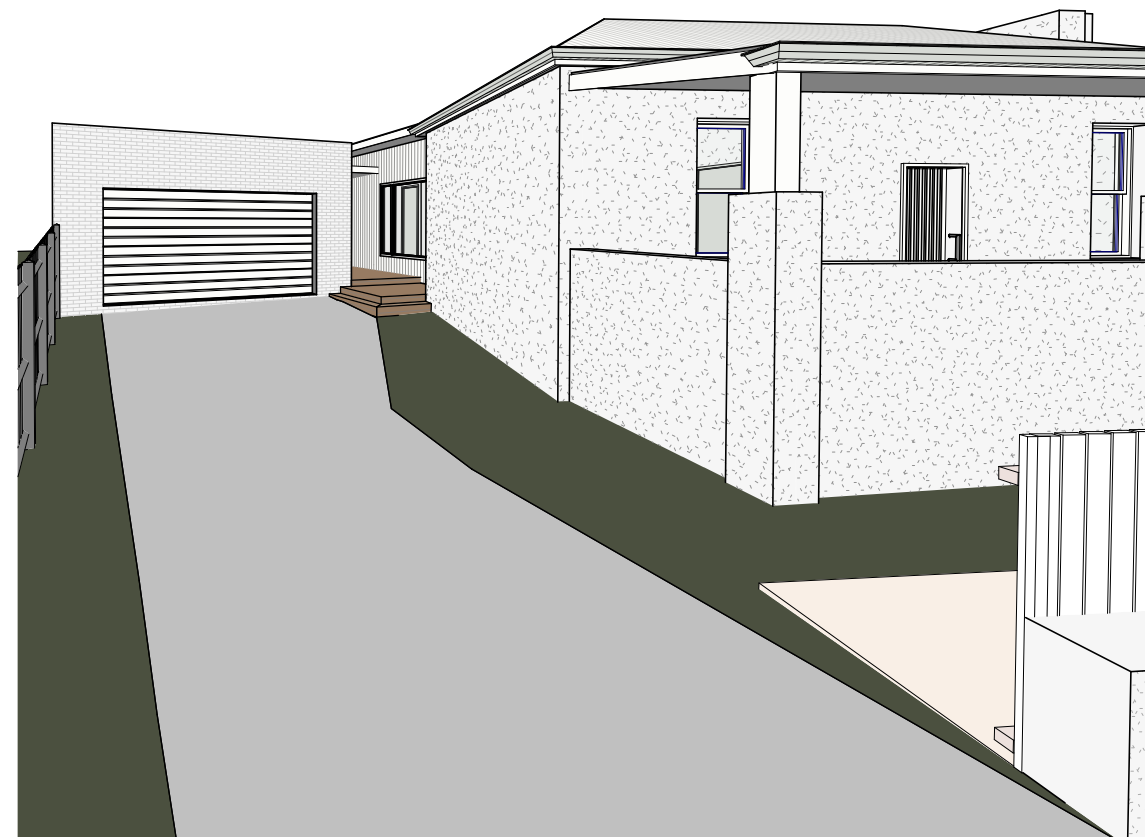
1:200

TOTAL SITE AREA: 490.016m<sup>2</sup>  
TOTAL S.P.O.S: 66.846m<sup>2</sup> (13.64% OF SITE)



## SECLUDED PRIVATE OPEN SPACE

1:200



## NORTH STREET PERSPECTIVE