

## NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	<b>26 Wellington St WARRNAMBOOL VIC 3280</b>
The application is for a permit to:	<b>Construction of second dwelling and 2 lot subdivision</b>
The applicant for the permit is:	<b>Designing Spaces Pty Ltd</b> <b>C/o No associations of Agent are linked to this application</b>
The application reference number is:	<b>PP2023-0058</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.

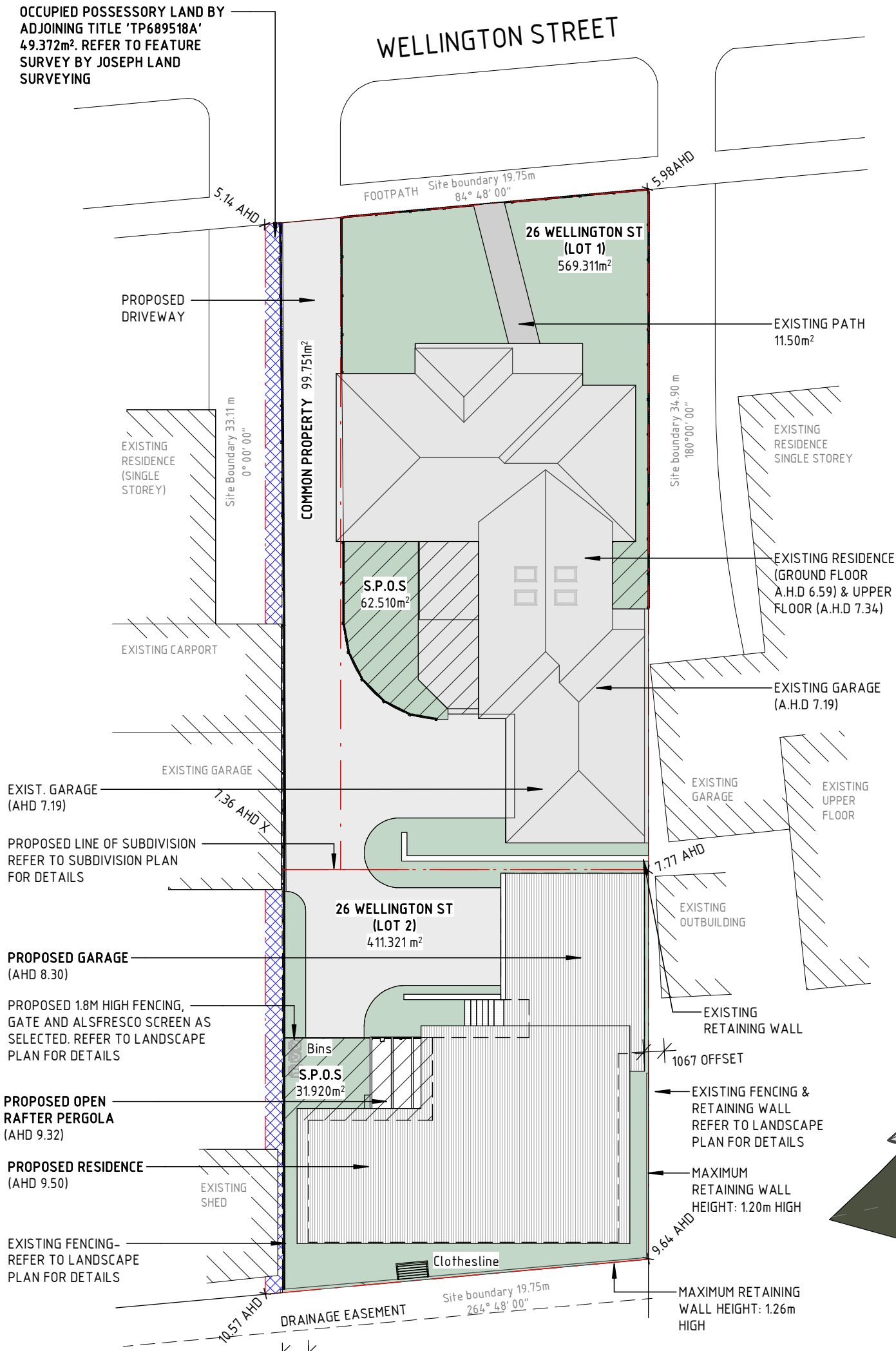
If you object, the Responsible Authority will tell you its decision.

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>14 June 2023</b>
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OCCUPIED POSSESSORY LAND BY ADJOINING TITLE 'TP689518A' 49.372m². REFER TO FEATURE SURVEY BY JOSEPH LAND SURVEYING



## 26 WELLINGTON STREET, WARRNAMBOOL

### SITE COVERAGE

SITE AREA (LOT 1) = 569.311 m²  
SITE AREA (LOT 2) = 411.321 m²  
COMMON PROPERTY = 99.751 m²  
TOTAL SITE AREA: 1080.385 m²  
BUILDING FOOTPRINT (EXISTING RES.) = 247.25 m²  
BUILDING FOOTPRINT (PROPOSED RES.) = 222.89 m²  
TOTAL BUILDING FOOTPRINTS: 470.14 m²  
TOTAL SITE COVERAGE = 43.51 %  
(REFER TO GARDENABLE AREA PLAN FOR TOTAL SITE GARDENABLE AREA)

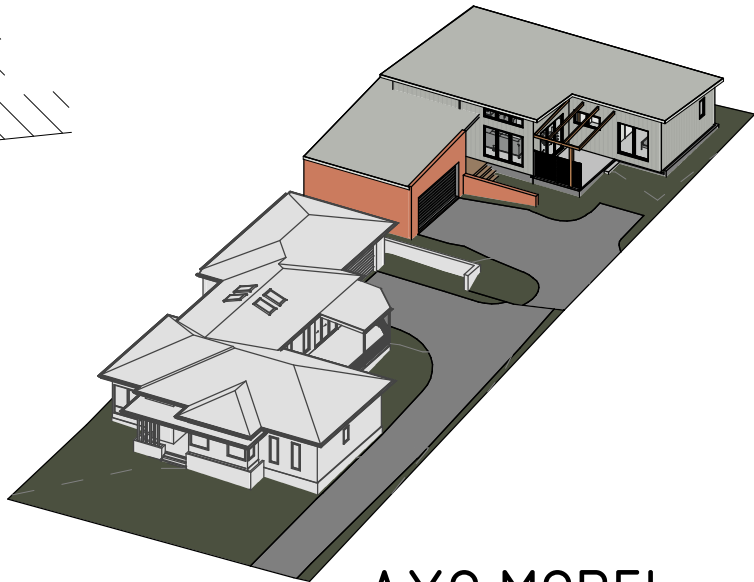
## LOT 1, 26 WELLINGTON STREET, WARRNAMBOOL

### (EXISTING RESIDENCE)

SITE AREA (LOT 1) - SITE AREA = 569.311 m²  
BUILDING MASS - EXISTING RESIDENCE = 247.25 m²  
- BUILDING FOOTPRINT (EX. RES.) = 247.25 m²  
= 43.429 % SITE COVERAGE  
- IMPERMEABLE AREAS = 328.505 m²  
= 42.297 % SITE COVERAGE  
S.P.O.S - 62.510 m²  
FRONTAGE - EXISTING FRONTAGE REFER TO NORTHWEST ELEVATION

## LOT 2, 26 WELLINGTON STREET, WARRNAMBOOL

SITE AREA (LOT 2) - SITE AREA = 411.321 m²  
BUILDING MASS - PROPOSED RESIDENCE = 219.44 m²  
SETBACKS - NORTHWEST = 33.31m (FROM WELLINGTON STREET FRONTAGE)  
- SOUTHWEST = 2.23m  
- NORTHEAST = .200 m (GARAGE)  
- 1.56m (RESIDENCE)  
- SOUTHEAST = 1.011 m (MIN.)  
- 31.920 m² (MIN. 25m²)  
S.P.O.S. LANDSCAPING FENCING - REFER TO LANDSCAPING PLAN  
SITE COVERAGE - BUILDING FOOTPRINT = 219.44 m²  
= 53.35 % SITE COVERAGE  
- IMPERMEABLE AREAS = 265.70 m²  
= 35.40 % SITE COVERAGE  
GARDENABLE AREA - REFER TO GARDENABLE AREAS PLAN  
FRONTAGE - REFER TO WEST ELEVATION



## AXO MODEL

## SITE PLAN

1 : 250

AREA ANALYSIS		
Name	Area	SQ'S
Existing residence	172.00 m²	18.51
Existing garage	43.25 m²	4.65
Existing Alfresco	32.00 m²	3.44
Prop. Residence	155.75 m²	16.76
Prop Garage	46.42 m²	4.99
Prop. Alfresco	13.76 m²	1.48
Prop. Portico	3.51 m²	0.38



## WELLINGTON ST- STREETSCAPE

1 : 100

designing  
spaces  
NATHAN DIVALL

SCOBLE  
26 WELLINGTON STREET, W'BOOL

NATHAN DIVALL  
OCTOBER 2022  
REV A: (MAY 2023)

1.

SHEET No.

22-079



WESTERN PERSPECTIVE



NORTHWEST PERSPECTIVE

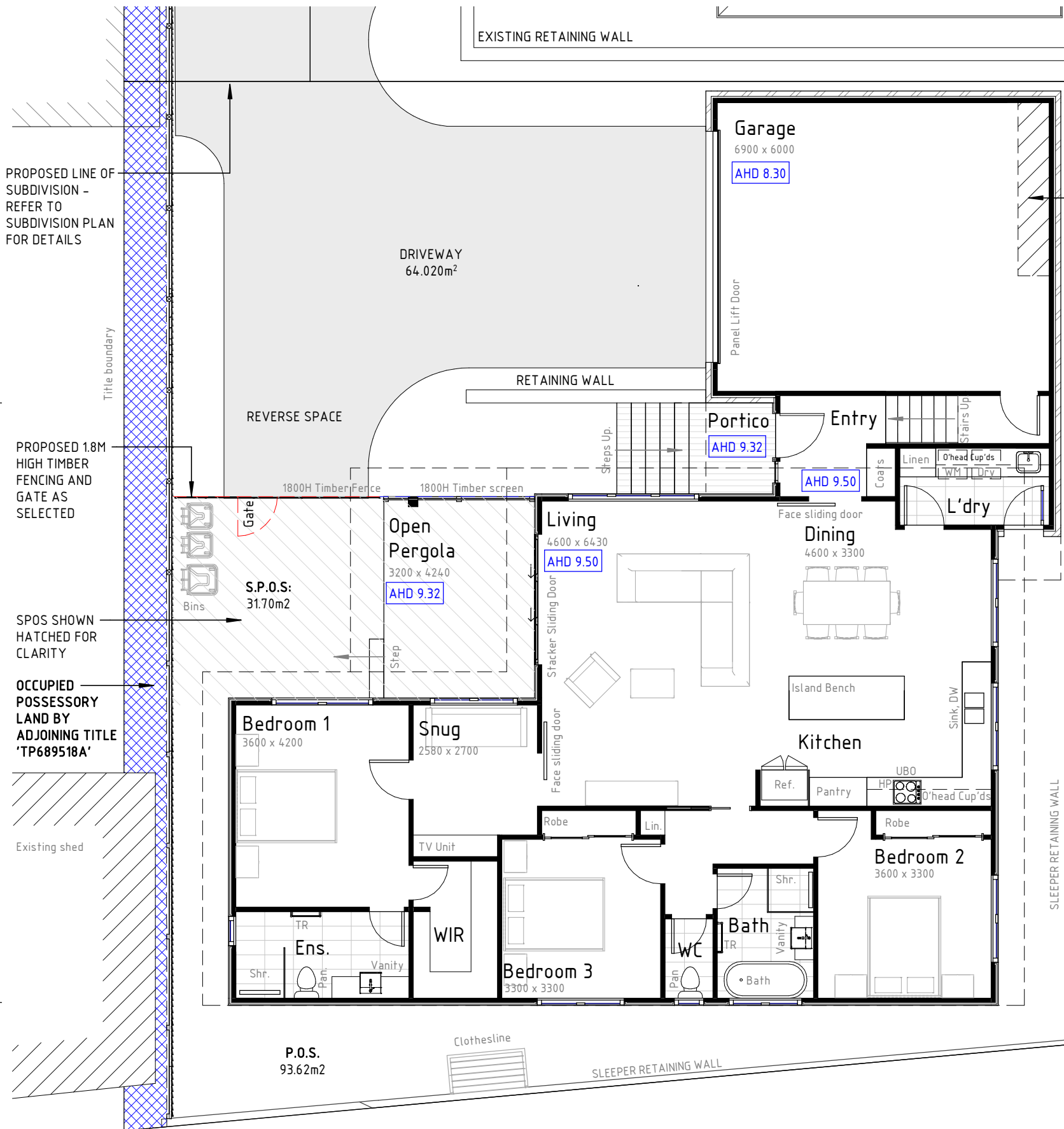


SOUTHWEST PERSPECTIVE

AREA ANALYSIS		
Name	Area	SQ'S
Existing residence	172.00 m <sup>2</sup>	18.51
Existing garage	43.25 m <sup>2</sup>	4.65
Existing Alfresco	32.00 m <sup>2</sup>	3.44
Prop. Residence	155.75 m <sup>2</sup>	16.76
Prop Garage	46.42 m <sup>2</sup>	4.99
Prop. Alfresco	13.76 m <sup>2</sup>	1.48
Prop. Portico	3.51 m <sup>2</sup>	0.38

LEGEND:

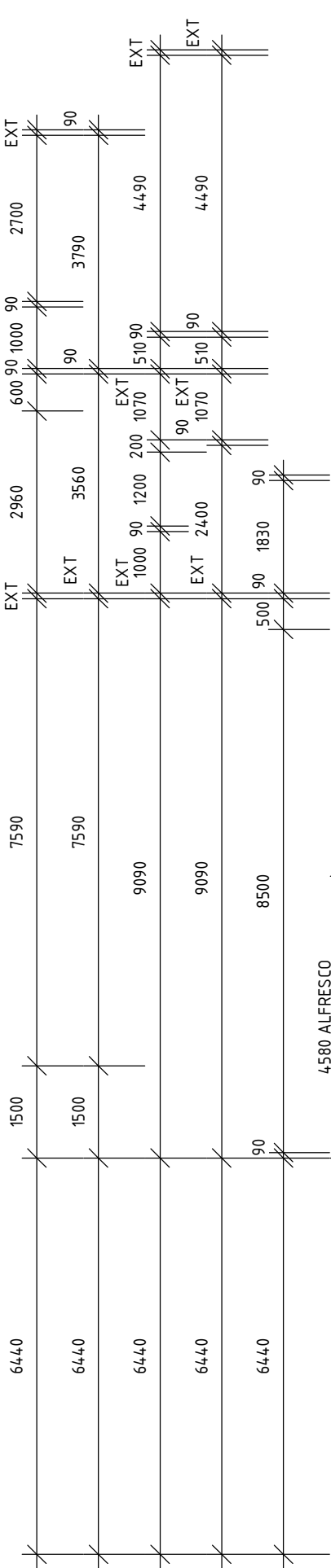
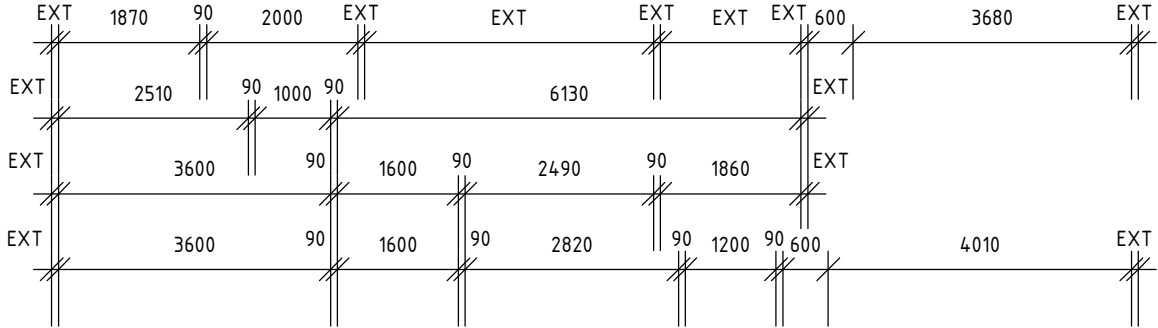
- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 230MM WIDE DOUBLE BRICK WALLS
- EXTERNAL CLADDING ON 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED



GROUND FLOOR

1:100

AREA ANALYSIS		
Name	Area	SQ'S
Exist. Residence	111.24 m <sup>2</sup>	11.97
Prop. Addition	60.83 m <sup>2</sup>	6.55
Prop. Garage	43.25 m <sup>2</sup>	4.65
Prop. Alfresco	32.00 m <sup>2</sup>	3.44



EXISTING WINDOWS  
TO BE REMOVED,  
MAKE GOOD WALL

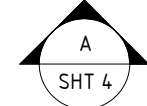
EXISTING WALLS  
TO BE REMOVED  
SHOWN DASHED

ADJUST EXISTING  
FLOOR LEVEL TO  
MATCH EXISTING  
RESIDENCE

EXISTING WINDOW & DOOR TO  
BE REMOVED & REPLACED  
WITH NEW WINDOW

EXISTING SHED TO BE  
REMOVED SHOWN DASHED

4580 ALFRESCO



90 SQ. TIMBER POSTS  
AS SELECTED

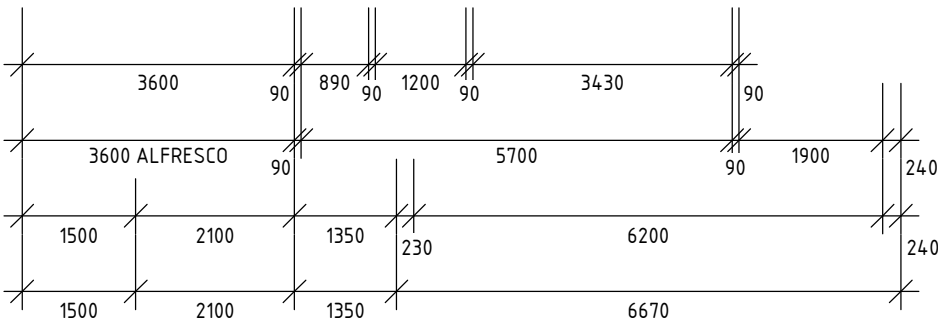
LEGEND:

- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 230MM WIDE DOUBLE BRICK WALLS
- EXTERNAL CLADDING ON 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED
- SKYLIGHT
- SMOKE DETECTOR TO AS.3786 (INTERCONNECTED)
- EXHAUST FAN
- DOWN PIPE

NEW & EXISTING ROOF  
LINES SHOWN DASHED

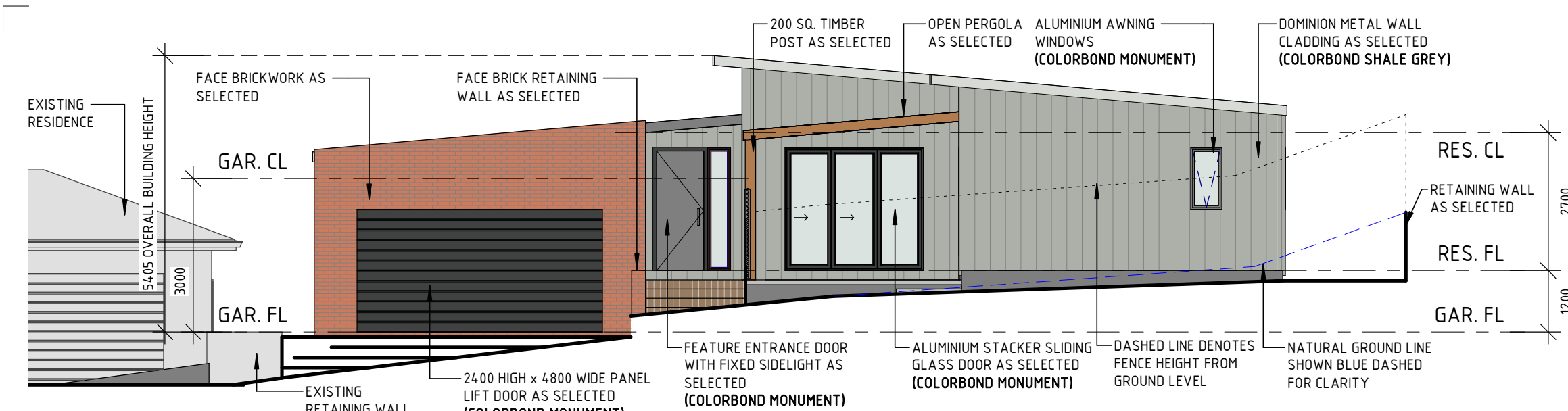
BEAM SCHEDULE

B1- 190 x 45 MGP10 FASCIA  
BEAM TO SPAN MAX. 3000  
B2- 150 x 45 LVL hySPAN ROOF  
BEAM TO SPAN MAX. 1600

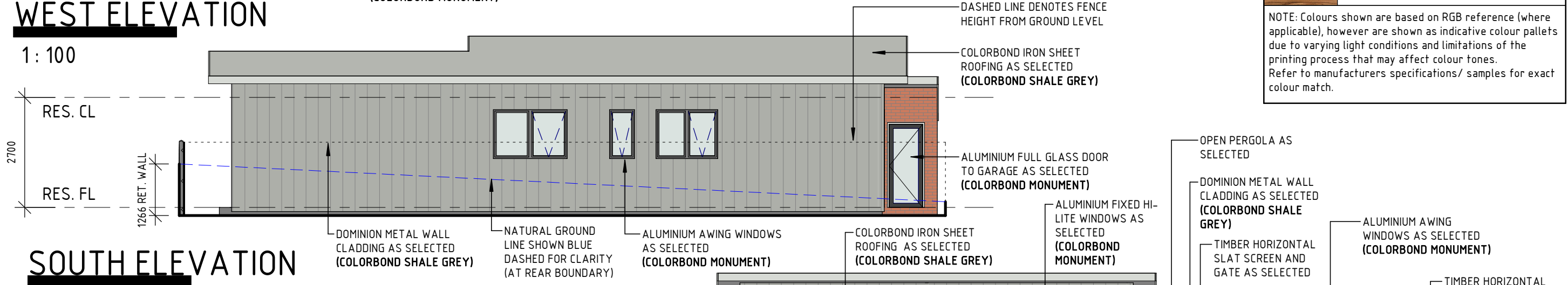


FLOOR PLAN  
1: 100

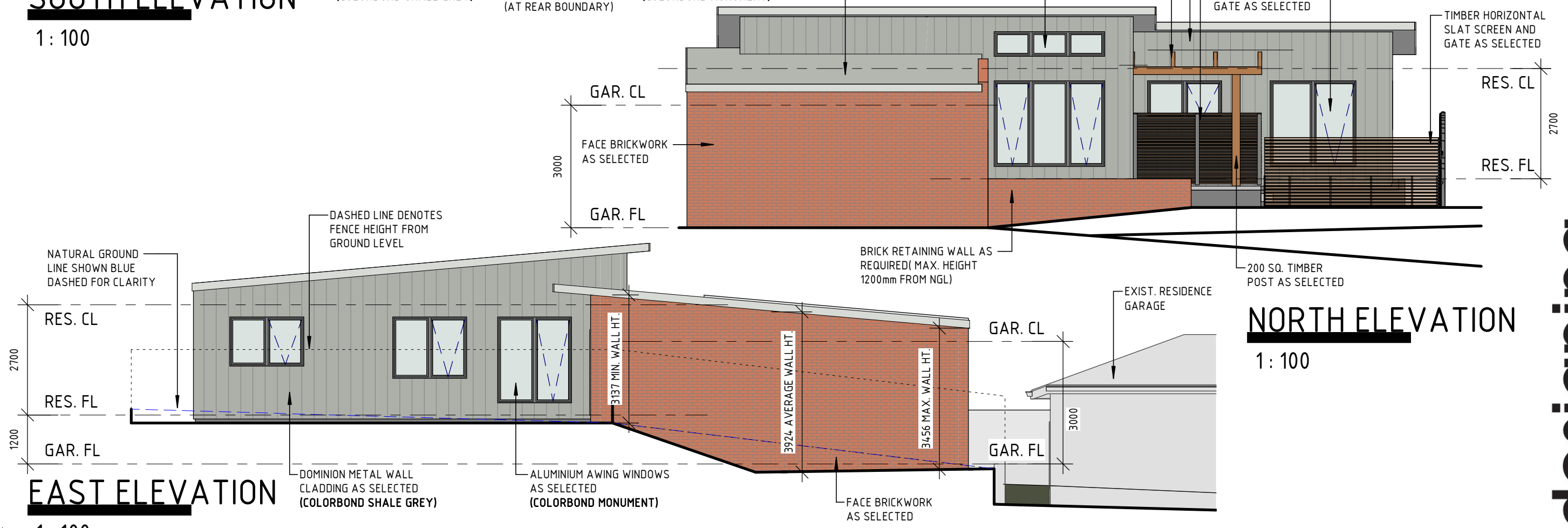




**WEST ELEVATION**  
1 : 100



**SOUTH ELEVATION**  
1 : 100



**EAST ELEVATION**  
1 : 100

COLOUR SCHEDULE	
	<b>RED TEXTURE: PGH BRICK</b> (OR SIMILAR) - All Brickwork exterior cladding - Retaining walls
	<b>MONUMENT: COLORBOND</b> - Aluminium Window/ Door Frames - Garage Door
	<b>SHALE GREY: COLORBOND</b> - Fascia/ Gutters - Roof Sheeting - Lysaght Dominion cladding
	<b>HARDWOOD TIMBER</b> - Decking - Stairs
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. Refer to manufacturers specifications/ samples for exact colour match.	



OCCUPIED  
POSSESSORY LAND  
BY ADJOINING TITLE  
'TP689518A'

EXISTING  
RESIDENCE  
(SINGLE  
STOREY)

EXISTING CARPORT

EXISTING GARAGE

PROPOSED SEALED  
DRIVEWAY  
218.338m<sup>2</sup>

DECK GREATER  
THAN 800mm FROM  
GROUND LEVEL









ROOF LINES  
SHOWN  
DASHED FOR  
CLARITY

EXISTING  
SHED

2532

## GARDENABLE AREA PLAN

1: 250

LANDSCAPING SCHEDULE			
A.		GREY TUSSOCK GRASS ' <i>Poa Sieberiana</i> ' Approx height: 0.5M	
B.		COMMON WALLABY GRASS ' <i>Austrodanthonia Caespitosa</i> ' Approx height: 0.8M	
C.		COASTAL SALT BUSH ' <i>Atriplex Cinerea</i> ' Approx height: 1.0-1.2M	
D.		DROPPING SHE-OAK ' <i>Allocasuarina verticillata</i> ' Approx height: 4.0-10M	
NOTE: Tree and shrub varieties may need to be substituted with similar plants according to local availability and growing conditions. Trees and shrubs may be planted in beds containing native ground cover or in lawn areas sown with hardy grass. All garden beds shall be topped with min 100mm thick mulch. Ensure that all trees and shrubs are stacked with 25mm sq. hardwood stakes and ties with flexible ties. Height of proposed plants in view corridor to be maintained to a height of proposed plants in view corridor to be maintained to a height of not greater than 1.2m			

GARDENABLE AREA  
(SHOWN GREEN FOR  
CLARITY)  
= 209.89 m<sup>2</sup>

TOTAL SITE AREA =1080sqm  
POSSESSORY LAND =49.37sqm  
=1030.63sqm  
Gardenable Area =365.17 m<sup>2</sup>  
(35.43% ACHIEVED)

ROOFED PAVING  
15.776m<sup>2</sup>

GARDENABLE AREA  
(SHOWN GREEN FOR  
CLARITY)  
= 43.14 m<sup>2</sup>

PROPOSED  
GARAGE

PROPOSED  
RESIDENCE

GARDENABLE AREA  
(SHOWN GREEN FOR CLARITY)  
= 112.14 m<sup>2</sup>

1000

1550

EXISTING  
RESIDENCE  
(SINGLE  
STOREY)

EXISTING CARPORT

EXISTING GARAGE


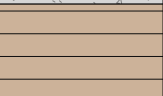
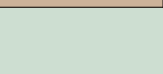
OCCUPIED  
POSSESSORY  
LAND BY  
ADJOINING TITLE  
'TP689518A'

EXISTING  
SHED

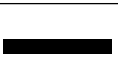

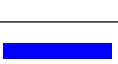
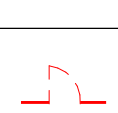
## LANDSCAPING & FENCE PLAN

1: 250

### SURFACES SCHEDULE

	Sealed plain concrete driveway as selected
	Timber hardwood decking (excluded from garden area calculation as over 800mm above natural ground level)
	Managed Lawn
NOTE: All materials selected are as per manufacturers specifications and subject to availability	

### FENCING SCHEDULE

	Existing brick front fence
	Existing paling fence (1.8 m high)
	Existing colorbond fence (1.8m high from ngl)
	Proposed timber screen fence and gate (1.8m high from natural ground)

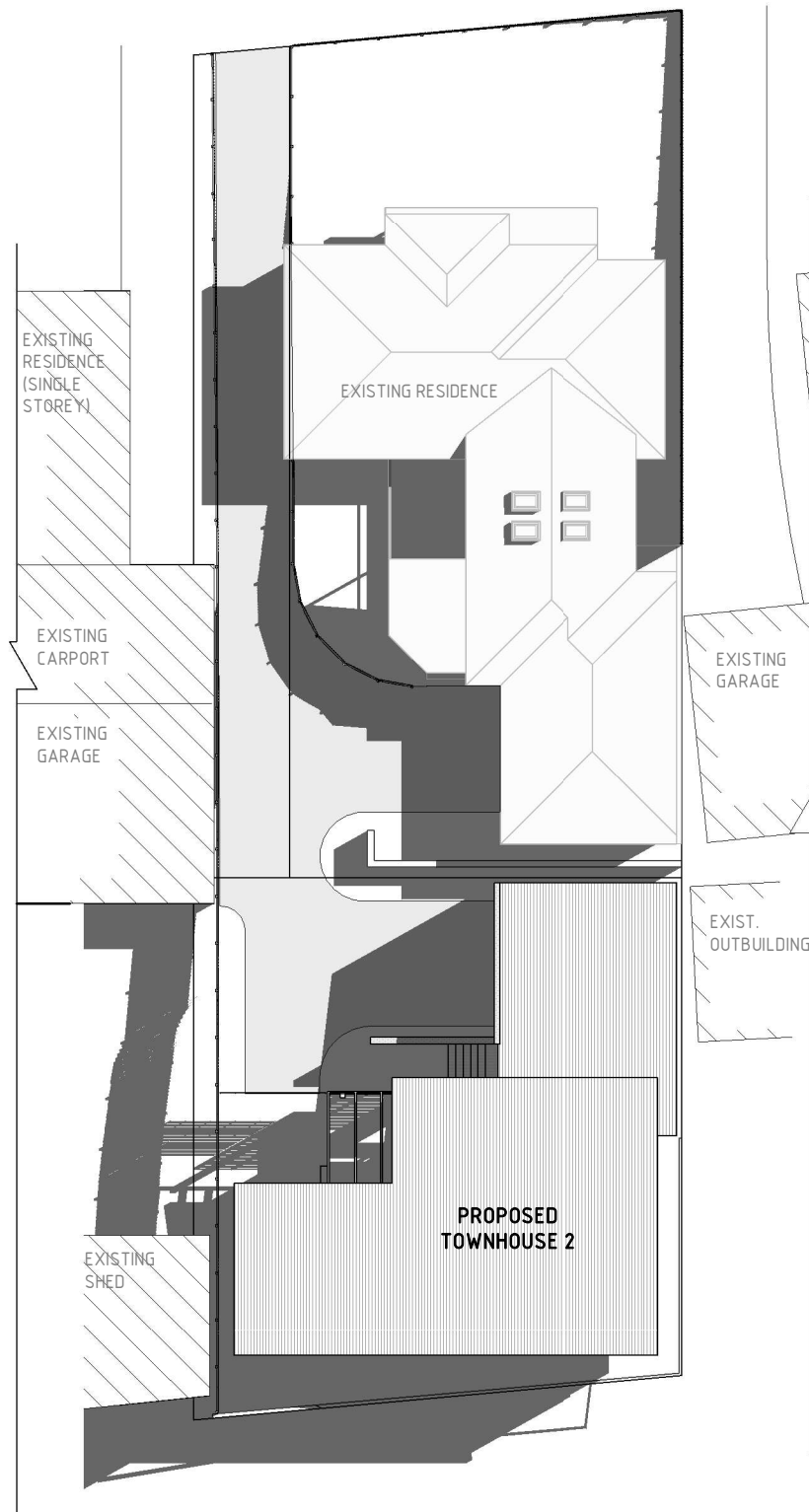
NOTE:  
EXISTING LANDSCAPING  
TO LOT 1 NOT  
DOCUMENTED

EXISTING COLORBOND FENCE 1800mm HIGH

EXISTING PALING FENCE (1800mm HIGH)



NOTE: ALL SHADOWS ARE SHOWING THE DATE OF  
23RD SEPTEMBER 2022

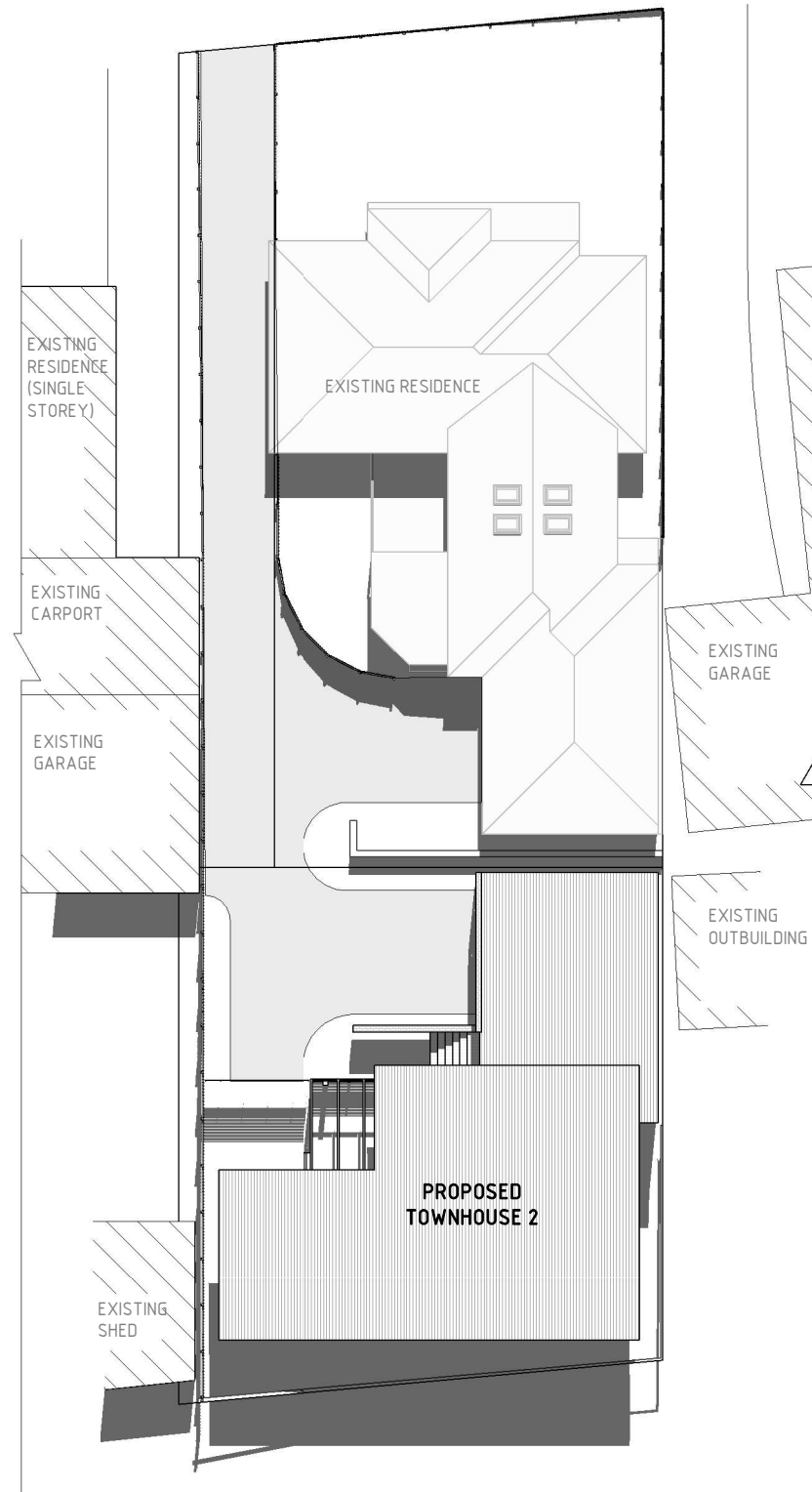


**SPRING EQUINOX – 9AM**

1:300



NOTE: ALL SHADOWS ARE SHOWING THE DATE  
OF 23RD SEPTEMBER 2022

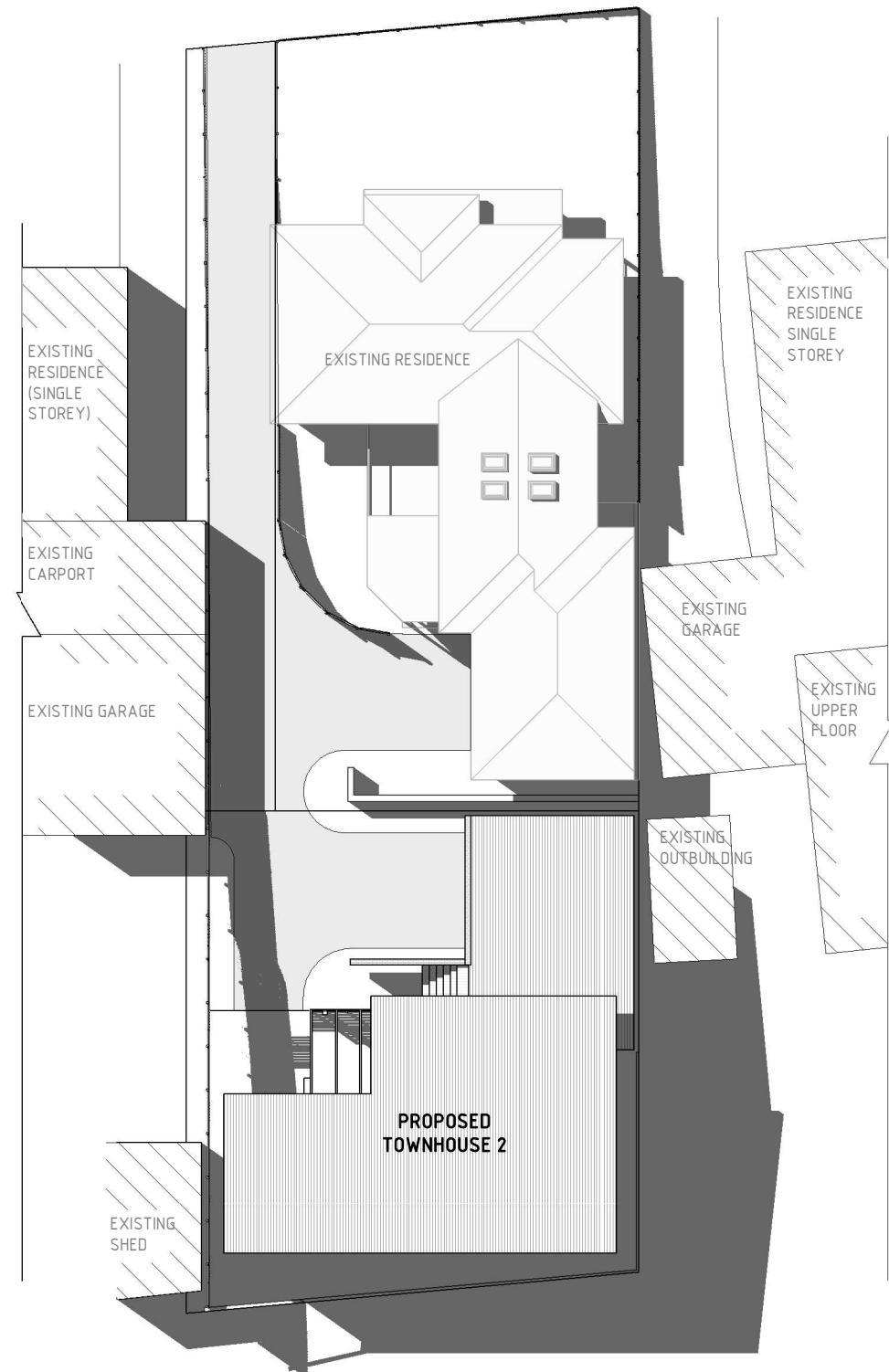


**SPRING EQUINOX – 12PM**

1:300



NOTE: ALL SHADOWS ARE SHOWING THE DATE OF 23RD  
SEPTEMBER 2022



**SPRING EQUINOX – 3PM**

1:300

22-079

SHEET No.

5.

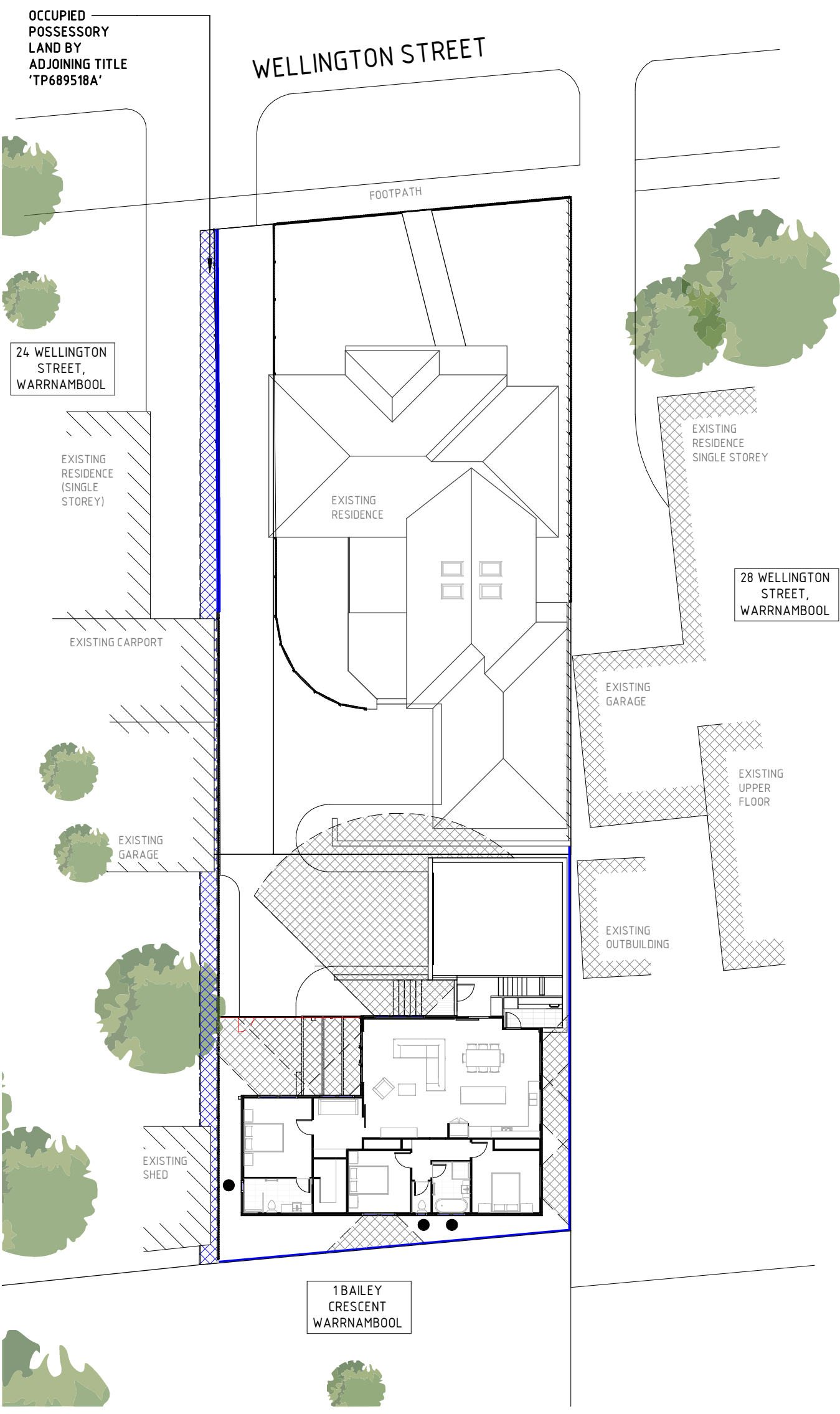
NATHAN DIVALL  
OCTOBER 2022  
REV A: (MAY 2023)

SCOBLE  
26 WELLINGTON STREET, W'BOOL

designing  
spaces  
NATHAN DIVALL

115 FAIRY STREET, WARRNAMBOOL – T:0355625229 – M:0418503758 – E:nathan@designingspaces.net.au – REGISTRATION No. DP-AD32963





OVERLOOKING LEGEND	
	WINDOWS WITH A MINIMUM SILL HEIGHT OF 1800mm
	NON HABITABLE ROOM WINDOWS
	OVERLOOKING 9M RADIUS EXTENT FOR HABITABLE WINDOWS
	EXISTING BRICK FRONT FENCE
	EXISTING PALING FENCE
	EXISTING COLORBOND FENCE (1.8M HIGH)
	PROPOSED 1.8MH FENCE AND HORIZONTAL SCREEN

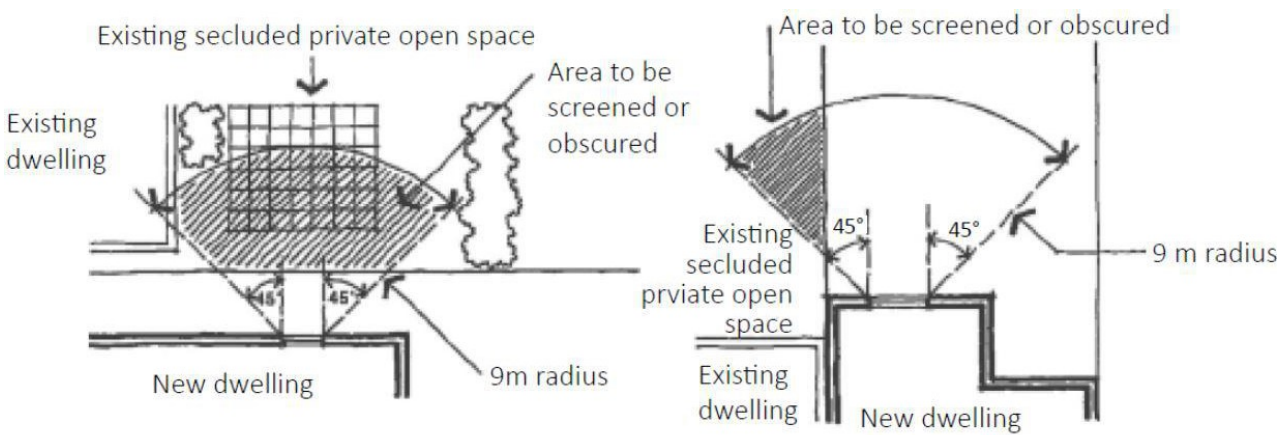


SATELITE IMAGE



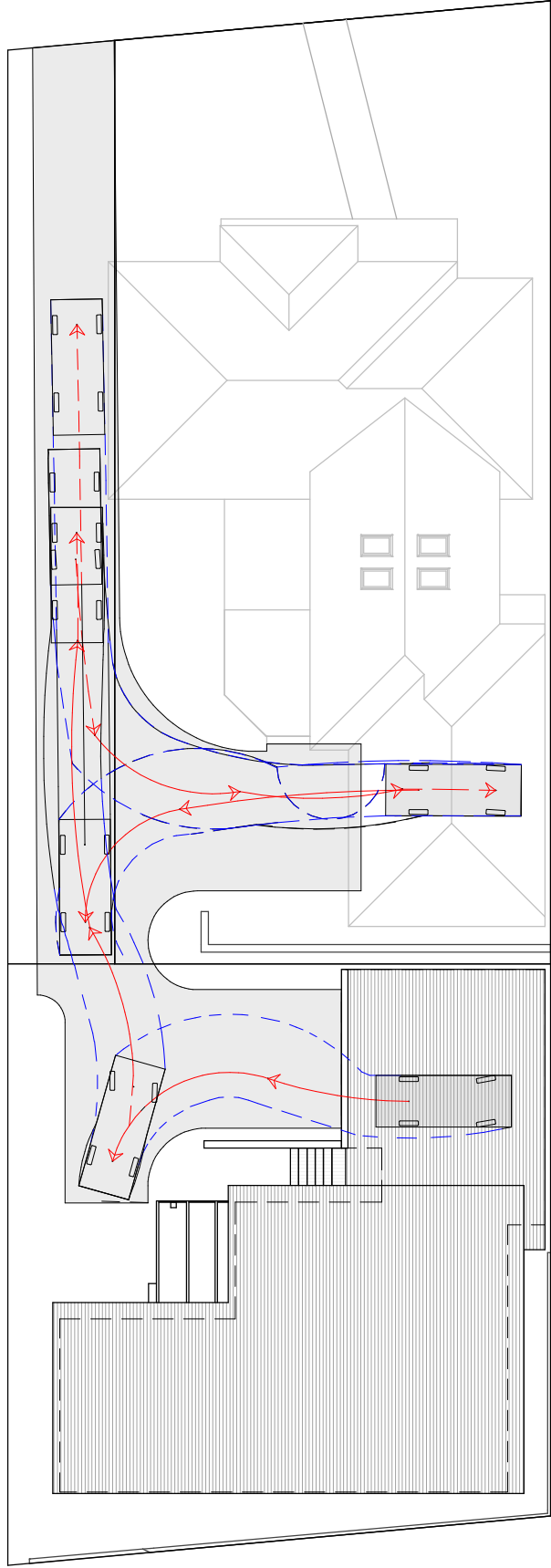
OVERLOOKING PLAN

1 : 250



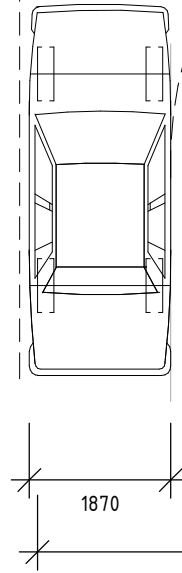
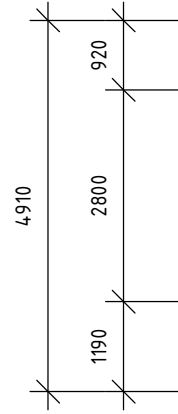
OVERLOOKING DIAGRAM





## TURNING CIRCLE

1: 250

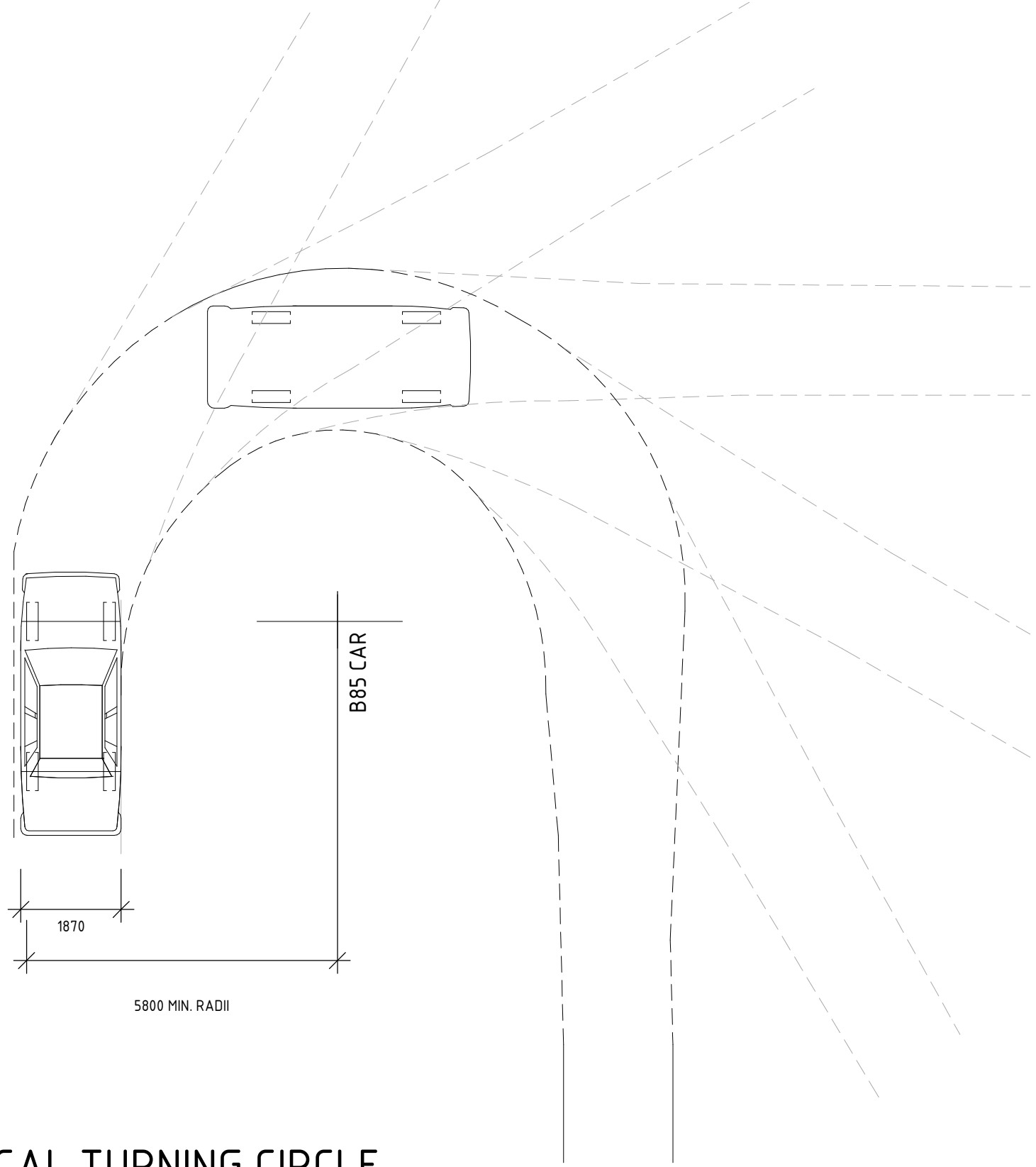


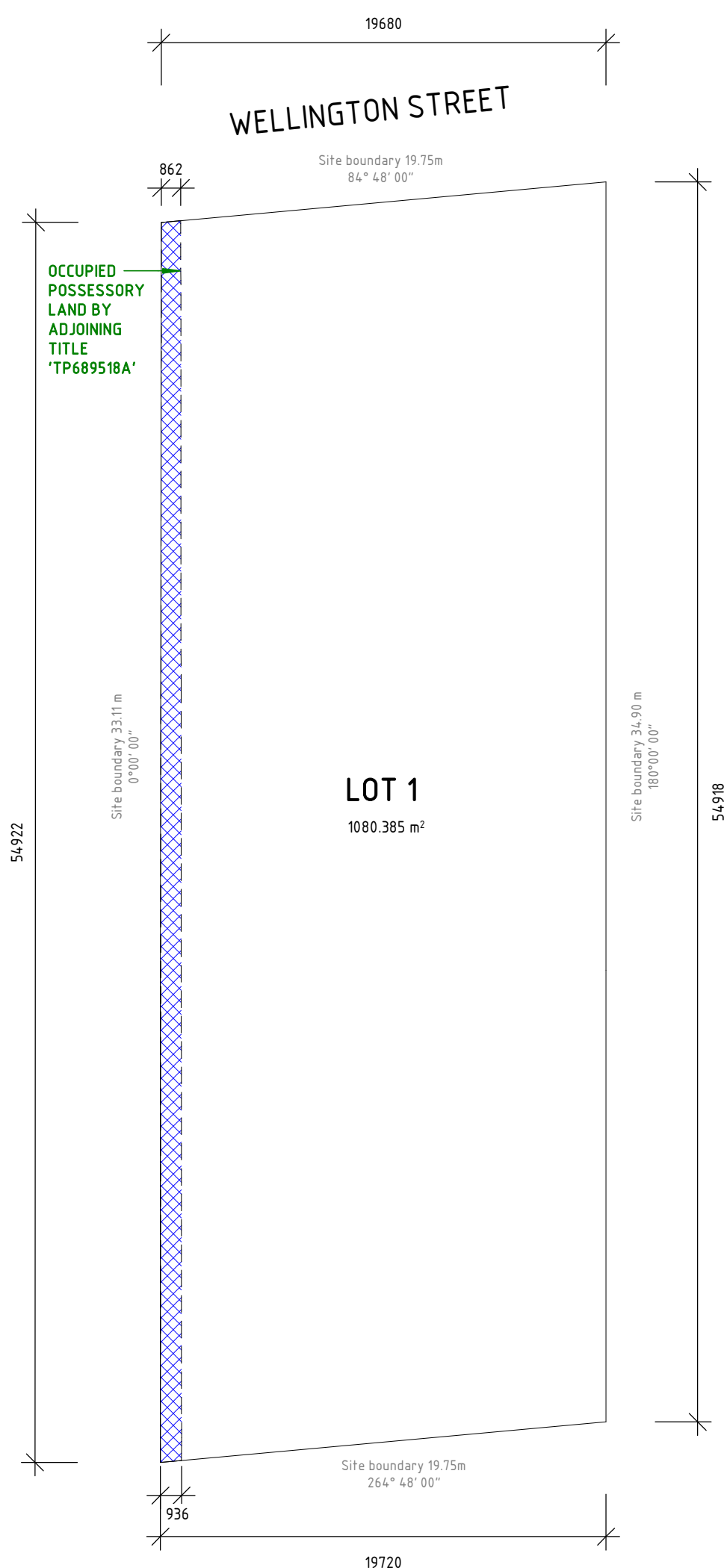
5800 MIN. RADII

B85 CAR

## TYPICAL TURNING CIRCLE

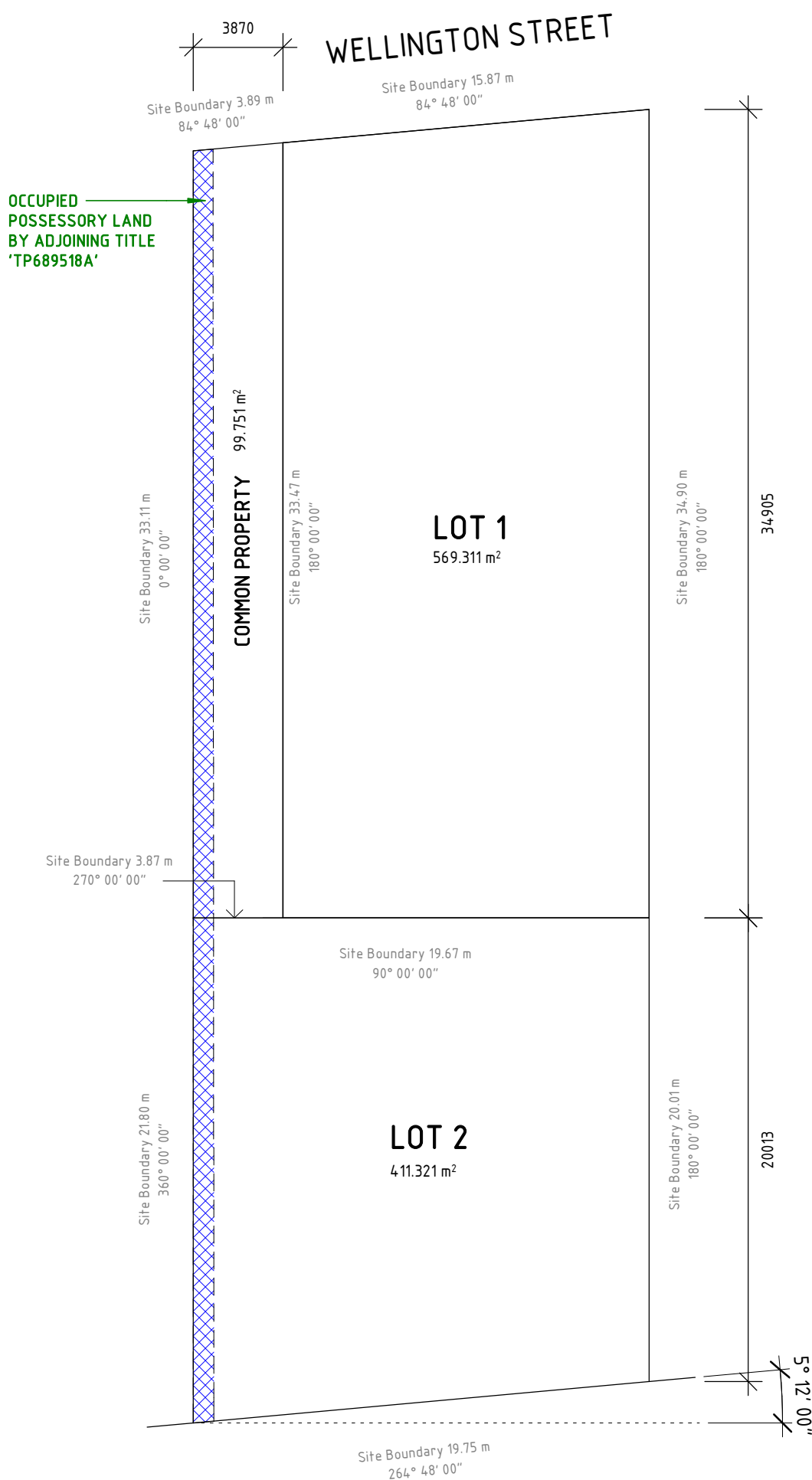
1: 100





ORIGINAL SUBDIVISION

1 : 250



## PROPOSED SUBDIVISION

1 : 250

# Application for Planning Permit

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

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.: 26 Street name Wellington Street  
Suburb/locality Warrnambool Postcode 3280

#### Formal Land Description

Complete either A or B.

A Lot No.: Lot 1 ☐ Title Plan. 694673H ☐  
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 second dwelling and 2 lot subdivision.

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

### 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

☒ 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: Julie - Anne Surname Scoble Organisation (if applicable) \_\_\_\_\_

Unit No.: \_\_\_\_\_ St. No.: 1

Street name MacDonald Street 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

Nathan Divall

Date 09/03/2023



## 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.

# Planning report

26 Wellington Street, Warrnambool Victoria 3280 Australia

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## ACKNOWLEDGEMENTS

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## DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 26 Wellington Street, Warrnambool Victoria 3280

Revision 1



## PROPOSAL

It is proposed to retain the existing 3-bedroom dwelling, and to construct a new 3-bedroom single storey dwelling to the rear, and to subdivide the site into 2 lots with common property. The site has an area of 1080 square metres which falls from the rear of the site south towards Wellington Street. The rear section will be partially excavated to accommodate the second dwelling.

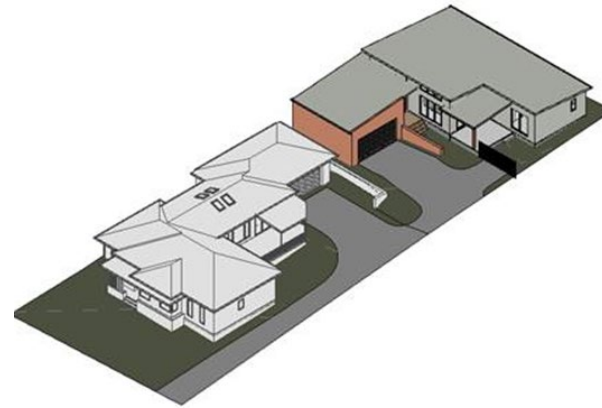
The existing dwelling (dwelling 1) was constructed in the 1950's and renovated in 2019, and contains 3 bedrooms, open plan kitchen, dining/living room, bathroom, laundry and separate WC, a driveway, garage and with gardens to front and rear. The dwelling is clad externally with weatherboards under a pitched plain tile roof covering.

The new dwelling (dwelling 2) will contain an open plan kitchen/dining/living area, laundry, 3 bedrooms (1 ensuite), bathroom, WC, snug, alfresco outdoor living area, a double garage and with gardens to front, side and rear.

There is an existing 3m wide driveway and crossover with access from Wellington Street which will be extended to provide vehicular access to both dwellings. The proposal in brief is shown opposite.



WELLINGTON ST- STREETScape



**Proposed lot 1** will have an overall area 569.31 square metres.

**Dwelling 1** has a floor area of 247.25 square metres including garage. The maximum building height is 5.4m. Dwelling 1 will cover 247.25 square metres or 43.42% of proposed lot 1 leaving 328.50 square metres of garden area or 35.47% of proposed lot 1 undeveloped for gardens and secluded open space.

**Proposed lot 2** will have an overall area of 411.32 square metres.

**Dwelling 2** will have a floor area of 219.44 square metres including garage covering 54.18% of proposed lot 2 leaving 209.151 square metres (50.84%) of proposed lot 2 undeveloped for garden, landscaping and secluded open space. The maximum building height (after excavation) of the new dwelling is 5.405m.

The lot breakdown includes:

Proposed lot 1 – 569.31 square metres.

Proposed lot 2 – 411.32 square metres.

Common property driveway – 99.75 square metres.

Total 1080.38 square metres.

Dwelling 2 will be constructed externally of Dominion metal wall cladding in 'Shale Grey' under a slightly pitched corrugated iron roof covering also in 'Shale Grey' with aluminium windows and doors in 'Monument'. There will be sections of facing brickwork mainly to the garage. A 1.8m high privacy screen will be constructed at the front of dwelling 2 which is well setback from the street.

A landscape plan has been incorporated into the plans submitted with the application.

Existing fencing includes solid timber paling and Colorbond fences to a height of 1.8m as indicated on the landscape plan. There is no change to the front fence of the existing dwelling.

The combined building coverage of both dwellings is 470.14 square metres or 43.51% of the site area.

A Clause 55 assessment has been prepared which confirms that the proposed second dwelling meets the objectives and standards of Clause 55.

All Clause 56 guidelines and objectives have been considered during the development of this proposal and have been considered to have been addressed as part of the Clause 55 assessment.

## SITE ANALYSIS

The subject site is currently on one title with 3m wide vehicular access and crossover accessing Wellington Street. There is a footpath and kerb and channel drainage along the Wellington Street frontage. The site extends to 1180 square metres.

The site contains an existing single storied 1950's dwelling finished externally with painted timber weatherboards under a

plain tile roof covering. The dwelling is setback approximately 5.4m from the front boundary. There is a low brick front fence.

There is an established garden to front and rear of the site which is mainly laid to lawn with a range of shrubs.





## PLANNING CONTROLS

The site is located in the General Residential 1 Zone (GRZ1).

There are no overlays affecting the site.

### Permit requirements

A permit is required for buildings and works to construct the second dwelling under **Clause 32.08-6** and for subdivision under **Clause 32.0-3**.

For clarity, the assessment has been prepared on the basis of two dwellings on a lot and a two-lot subdivision. A Clause 55 assessment has been prepared in favour of a Clause 56 assessment as it provides a more comprehensive assessment of the proposal.

## RESTRICTIONS ON TITLE

None.

## ZONE

### General Residential Zone

#### Clause 32.08 General Residential Zone GRZ1

##### *Purpose*

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

*To encourage development that respects the neighbourhood character of the area.*

*To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

#### Clause 32.08-3

*A permit is required to subdivide land.*

*An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or*

*car parking space, must meet the requirements of Clause 56 and:*

*Must meet all of the objectives included in the clauses specified in the following table.*

*Should meet all of the standards included in the clauses specified in the following table. Objectives and standards to be met:*

*2 lots Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09 -2.*

#### **Clause 32.08-13**

##### ***Decision guidelines***

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

##### ***General***

*The Municipal Planning Strategy and the Planning Policy Framework.*

*The purpose of this zone. The objectives set out in a schedule to this zone.*

*Any other decision guidelines specified in a schedule to this zone.*

*The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

##### ***Subdivision***

*The pattern of subdivision and its effect on the spacing of buildings.*

*For subdivision of land for residential development, the objectives and standards of Clause 56.*

#### **ASSESSMENT**

In previous consultation with Council, it was considered the most appropriate manner in which to assess the proposal is to consider the predominant component of the proposal being the development of a second dwelling.

To this effect a Clause 55 assessment has been provided in place of a Clause 56 assessment. Given the extent of assessment required for Clause 55, this is seen as a more comprehensive assessment to ensure the prevailing character and amenity is protected. Refer to the Clause 55 assessment attached to this report.

The subdivision component is relevant but is mainly concerned with re-subdividing the site in the form of placing the subdivision boundaries in accordance with the proposed development.

In dealing with the subdivision aspect as a starting point of this assessment, the relevant subdivision decision guidelines are provided for assessment.

#### **Clause 32.08-13**

## Decision guidelines

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

### *General*

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

### *Subdivision*

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

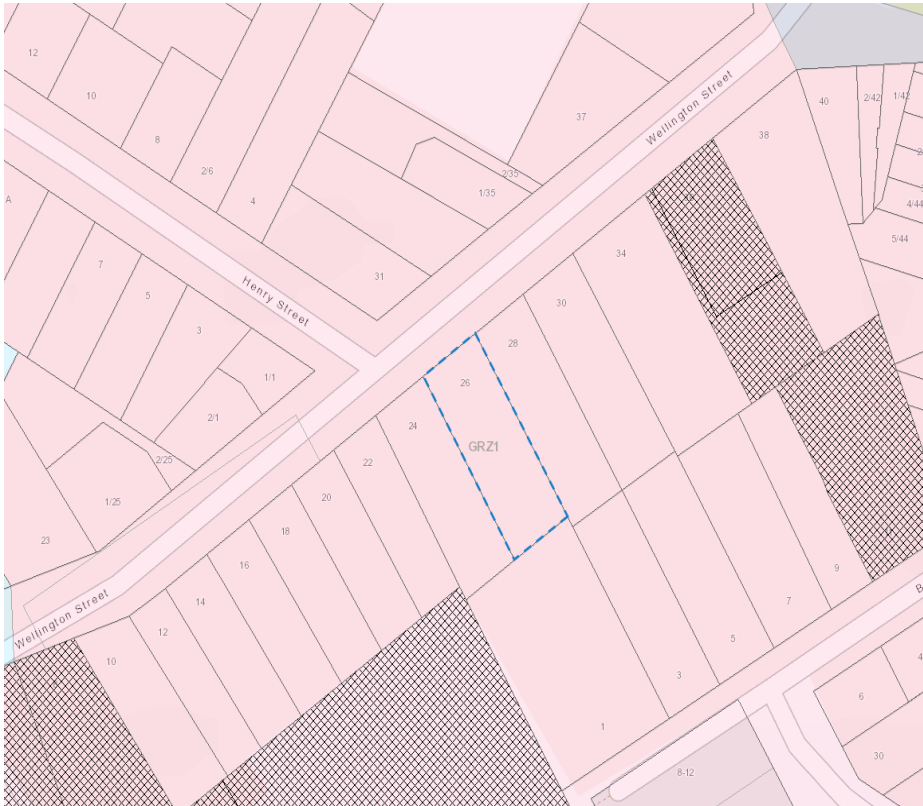
### *Dwellings and residential buildings*

- *For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.*

## ASSESSMENT

Proposed Lot 1 is 569.31 square metres and proposed Lot 2 is 411.32 square metres with vehicular access for both lots by means of common property having an area of 99.75square metres on the western alignment of the site.

In consideration of the prevailing lot pattern, the following is provided.



An assessment of the proposal against the objectives and standards of Clause 55 has been undertaken (refer to the assessment of Clause 55 attached to this report) which confirms each proposed lot meets all objectives and standards with no variations requested.

The lot pattern in the area is mixed. Whilst the Wellington Street frontage in the area is generally laid out in single lot format, there are battle-axe style subdivisions similar to the proposal opposite.

There are also lots of a similar size to the proposed subdivision in the immediate vicinity which enables the proposed subdivision to blend into the existing lot pattern.

The battle-axe form proposed enables the subdivision to present to the street almost as one allotment consistent with the prevailing neighbourhood character. The lots sizes are able to readily contain each dwelling and provide a good standard of amenity as evidenced by the Clause 55 assessment.

The subdivision does not alter the fundamental use or character of the site rather renders the site appropriately shaped for infill development encouraged by other aspects of the planning scheme.

### 32.08-13 Decision guidelines

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

#### ***General***

*The Municipal Planning Strategy and the Planning Policy Framework.*

*The purpose of this zone.*

*The objectives set out in a schedule to this zone.*

*Any other decision guidelines specified in a schedule to this zone. The impact of overshadowing on existing rooftop solar*



*energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

### ***Subdivision***

*The pattern of subdivision and its effect on the spacing of buildings. For subdivision of land for residential development, the objectives and standards of Clause 56.*

### **Dwellings and residential buildings**

- *For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*
- *For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.*

## **ASSESSMENT**

## **designing spaces**

A Clause 55 assessment has been undertaken which is attached to this report. The Clause 55 assessment confirms that the second dwelling can be developed and subdivided without detriment to neighbourhood character or the amenity of the area.

The proposal is consistent with the purpose of the zone as it provides 2 self-contained dwellings. Each dwelling is single story and low scale respecting the prevailing neighbourhood character, style of architecture and street rhythm.

The design of dwelling 2 is contemporary whilst dwelling 1 will be retained to provide continuity in the streetscape. Each dwelling is modest to suit the individual lot sizes. Each Lot will have the benefit of all reticulated services, providing a high level of independence whilst capitalising on existing infrastructure and transport links.

## PPF ASSESSMENT

### Clause 11.02-1S

#### *Supply of urban land*

##### *Objective*

*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

##### *Strategies*

*Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*

*Ensure that sufficient land is available to meet forecast demand.*

*Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*

*Planning for urban growth should consider:*

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*

- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

*Monitor development trends and land supply and demand for housing and industry.*

*Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.*

## ASSESSMENT

The proposal is a prime example of urban consolidation where an intensification can occur without compromising the amenity and liveability of the area. The modest scale of the development ensures that both the existing dwelling, the proposed dwelling and neighbouring residents are not adversely impacted, and neighbourhood character is maintained as demonstrated in the Clause 55 assessment attached to this report.

### Clause 16.01-2S

#### *Housing affordability*

##### *Objective*

*To deliver more affordable housing closer to jobs, transport and services.*

## Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

## ASSESSMENT

The proposal provides self-contained well considered accommodation which provides housing choice which may be made available in future to the rental market or affordable housing if required for which there is significant demand.

### 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 proposal is an example of how an individual title can be leveraged to modestly increase density in appropriately zoned and serviced land.

In recent years as housing demand increases with market driven demands towards increased housing supply it is considered appropriate to increase the supply of well-considered residential proposals using urban consolidation principles.

The benefits of such take pressure off the need for large scale infrastructure provision associated with broad acre greenfield development.

Urban consolidation must respect the prevailing neighbourhood character without impacting significantly upon amenity. The proposal demonstrates this aspect.

The proposal will provide additional compact accommodation within appropriately zoned and positioned land capitalising upon existing infrastructure and transport links to provide a safe and



accessible environment, housing diversity, and sustainable development meeting a high level of amenity.

As detailed in this report the proposal represents responsive orderly planning consistent with the PPF, LPPF, General Residential Zone provisions Clause 55 and Clause 65.

## SUMMARY

The proposal is considered to meet the relevant decision guidelines as it has been assessed against the relevant provisions of the General Residential Zone, Clause 55, PPF and LPPF the decision guidelines of Clause 65. It is respectfully requested that a permit be issued in it's current form by the responsible authority.






Objective	standard	Achieved/ variation required
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## Clause 55 Assessment – 2 or more dwellings

### 26 Wellington Street Warrnambool – Development of two dwellings on a lot

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE		
<p><b>55.02-1 Neighbourhood character objectives</b></p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p><b>Standard B1</b></p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p><b>Achieved</b></p> <p>The proposal consists of the construction of two dwellings on a lot and subdivision.</p> <p>The design and layout of the proposal has been specifically crafted to meet the terrain, shape of the site and prevailing neighbourhood character.</p> <p>The existing allotment is on a single title and has frontage to Wellington which is an established residential street.</p> <p>The neighbourhood character is predominantly single storied residential development with uniform setbacks. There are a mix of lot sizes and shapes as evidenced by the lot pattern in the planning report attached to this assessment.</p> <p>The proposal respects the existing pattern of the streetscape and character with the frontage of proposed lot 1 addressing the street enabling the development to read mostly as a single allotment although with each dwelling is orientated towards the street providing their own sense of identity and sense of address.</p> <p>The style of the development incorporates a mixture of contemporary forms, taking cues from the surrounding built form. Roof pitches and external materials compliment the surrounding character.</p>

Objective	standard	Achieved/ variation required
		
<p><b>55.02-2 Residential policy objectives</b></p> <p>To ensure that residential development is provided in accordance housing in the State Planning Policy Framework and the Local including the Municipal Strategic Statement and local planning.</p> <p>To support medium densities in areas where development transport and community infrastructure and services.</p>	<p><b>Standard B2</b></p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p><b>Achieved</b></p> <p>As discussed in the planning report, the proposed development appropriately responds to the requirements of the General Residential Zone and meets the relevant objectives and strategies of the PPF and LPPF.</p> <p>The proposed housing is located within close proximity to existing transport corridors, activity centres and open space.</p> <p>It is hoped the proposed development is supported as it will result in an increase in housing density permissible under the zone provisions and PPF with the site located within walkable catchments to public transport routes and having the benefit of existing infrastructure.</p> <p>The overall assessment confirms that the housing density can be increased in line with neighbourhood character without detriment to amenity.</p>
<p><b>55.02-3 Dwelling diversity objective</b></p> <p>To encourage a range of dwelling sizes and types</p>	<p><b>Standard B3</b></p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p>	<p><b>Achieved</b></p> <p>Although not specifically required, each dwelling has a slightly different layout and form to enable them to be differentiated and to provide housing choice.</p>

Objective	standard	Achieved/ variation required
in developments dwellings.	<ul style="list-style-type: none"> <li>• Dwellings with a different number of bedrooms.</li> <li>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<p><b>Dwelling #1</b></p> <ul style="list-style-type: none"> <li>- Entry</li> <li>- 3 Bedrooms</li> <li>- Bathroom</li> <li>- Laundry</li> <li>- Garage</li> <li>- Living, Meals, Kitchen</li> <li>- Deck/outdoor living</li> <li>- Gardens to front side and rear.</li> </ul> <p><b>Dwelling #2</b></p> <ul style="list-style-type: none"> <li>- Entry</li> <li>- 3 Bedrooms</li> <li>- Kitchen/living/dining</li> <li>- 2 Bathrooms</li> <li>- Snug</li> <li>- Laundry</li> <li>- Outdoor living area</li> <li>- Garage</li> <li>- Gardens to front, side and rear.</li> </ul> <p>The proposed dwellings although similar in accommodation provide a diversity of dwelling layout configuration.</p>
<p><b>55.02-4 Infrastructure objectives</b></p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of</p>	<p><b>Standard B4</b></p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of</p>	<p><b>Achieved</b></p> <p>The proposed dwellings will be provided with utility services and infrastructure to council and service providers standards.</p>



Objective	standard	Achieved/ variation required
utility services and infrastructure.	the impact on services or infrastructure.	
<b>55.02-5 Integration with the street objective</b>  To integrate the layout of development with the street.	<b>Standard B5</b>  Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.  Development should be oriented to front existing and proposed streets.  High fencing in front of dwellings should be avoided if practicable.  Development next to existing public open space should be laid out to complement the open space.	<b>Achieved</b>  Both dwellings are orientated towards Wellington to integrate with the street.  There is an existing low front fence for dwelling 1 and only a privacy screen at part of the frontage to dwelling 2. This screen is well setback from Wellington Street by 33m and is not the dominant feature.  The proposed dwellings will have existing 1.8m high rear and side fencing.  Adequate vehicle access will be provided to each dwelling by means of direct access from Wellington Street. There is a vehicle access and turning area within the common property to ensure vehicles can enter and exit safely in forward gear.
<b>55.03 SITE LAYOUT AND BUILDING MASSING</b>		
<b>55.03-1 Street setback objective</b>  To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	<b>Standard B6</b>  Walls of buildings should be set back from streets: <ul style="list-style-type: none"> <li>At least the distance specified in the schedule to the zone, or</li> <li>If no distance is specified in the schedule to the zone, the distance specified below.</li> </ul> There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. <ul style="list-style-type: none"> <li>The average distance of the setbacks of the front walls of the existing buildings on the</li> </ul>	<b>Achieved</b>  The front setback of dwelling 1 is slightly proud of the abutting dwellings.  The proposed dwelling is well setback at 33m from the street and is positioned behind the existing dwelling although can be obliquely viewed from Wellington Street for a sense of identity and passive surveillance.

Objective	standard	Achieved/ variation required
	<p>abutting allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p> <ul style="list-style-type: none"> <li>• The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</li> </ul> <p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p> <ul style="list-style-type: none"> <li>• 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</li> </ul> <p>The site is on a corner.</p> <ul style="list-style-type: none"> <li>• If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</li> <li>• If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</li> <li>• Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing</li> </ul>	

Objective	standard	Achieved/ variation required
	<p>building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <ul style="list-style-type: none"> <li>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</li> </ul> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	
<p><b>55.03-2 Building height objective</b></p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p><b>Standard B7</b></p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p><b>Achieved</b></p> <p>The proposed maximum roof height of dwelling 2 is 5.4m allowing for excavation. Dwelling 1 also has a maximum height of 5.4m but is lower in appearance given the slope of the site.</p> <p>Please refer to drawings for details.</p> <p>The proposed development is innovative and respects the scale, height, mass, and architectural elements of surrounding buildings.</p>
<p><b>55.03-3 Site coverage objective</b></p>	<p><b>Standard B8</b></p>	<p><b>Achieved</b></p>

Objective	standard	Achieved/ variation required
<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum site coverage specified in the schedule to the zone, or</li> <li>• If no maximum site coverage is specified in the schedule to the zone, 60 per cent.</li> </ul>	<p>The preferred site coverage for sites located within this area of the General Residential Zone is 60%.</p> <p>Overall site area = 1080.385m<sup>2</sup></p> <p>Proposed lot 1 has an area of 569.31m<sup>2</sup>. The building footprint of dwelling 1 (existing dwelling) is 247.25 square metres including the garage leaving 35.47% for open space and landscaping.</p> <p>Proposed lot 2 is 411.32m<sup>2</sup>. The building footprint of the proposed dwelling is 222.89 square metres including the garage leaving 28% of proposed lot 2 for open space and landscaping.</p> <p>Overall, the proposed combined buildings will cover approx. 470.14m<sup>2</sup> or 43.51% of the total combined site area. This overall site coverage is less than 60% and complies with Standard B8.</p> <p>Please note: The Garden Area calculation, as shown on the attached drawings is also compliant with the minimum 35% requirement for the existing dwelling.</p>
<p><b>55.03-4 Permeability objectives</b></p> <p>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	<p><b>Standard B9</b></p> <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p><b>Achieved</b></p> <p>Whilst only 20% of the each site is required to remain permeable, the proposal will result in approx. 35% of proposed lot 1 and 28% of proposed lot 2 being permeable for garden and landscaping.</p>
<p><b>55.03-5 Energy efficiency objectives</b></p>	<p><b>Standard B10</b></p>	<p><b>Achieved</b></p>



Objective	standard	Achieved/ variation required
<p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>The dwellings are orientated broadly north/south well equipped with windows to capture solar gain.</p> <p>The adjoining properties to the east and west are not significantly impacted given the modest height of the dwellings at 5.4m.</p> <p>The proposal has been designed with regard to the location so as to not negatively impact upon adjoining properties.</p>
<p><b>55.03-6 Open space objective</b></p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p><b>Standard B11</b></p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable</li> </ul>	<p><b>Achieved</b></p> <p>There is no public open space adjoining.</p>
<p><b>55.03-7 Safety objective</b></p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p><b>Standard B12</b></p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and</p>	<p><b>Achieved</b></p> <p>The entrances to each dwelling are clearly visible from Wellington Street.</p> <p>Entrances will be well lit, and planting opportunities at the front of the development will provide interest and enhance the front entrance.</p> <p>The accessways/driveways are visible from Wellington Street to promote a safe environment and activate the laneway and provide passive surveillance.</p>

Objective	standard	Achieved/ variation required
	<p>surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	
<p><b>55.03-8 Landscaping objectives</b></p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p><b>Standard B13</b></p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p><b>Achieved</b></p> <p>The front aspect of dwelling 1 is well setback with established landscaping.</p> <p>The second dwelling will be landscaped to the front, sides and rear to blend in with the landscape character of the area.</p>
<b>55.03-9 Access objectives</b>	<b>Standard B14</b>	<b>Achieved</b>

Objective	standard	Achieved/ variation required
<p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Accessways should:</p> <ul style="list-style-type: none"> <li>• Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>• Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</li> <li>• Be at least 3 metres wide.</li> <li>• Have an internal radius of at least 4 metres at changes of direction.</li> <li>• Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone.</li> </ul> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>There is an existing crossover constructed for the proposed accesses onto Wellington Street for both dwellings.</p> <p>The existing 3m wide access driveway will be extended to provide vehicular access to dwelling 2 and will be a standard width and to meet Council standards. This access will become common property and will enable vehicles accessing both dwellings to enter and exit in forward gear.</p> <p>The total width of crossovers is approx. 3m with the frontage of the allotment being approximately 19.75m or 15% of the street frontage.</p>

Objective	standard	Achieved/ variation required
	Developments must provide for access for service, emergency and delivery vehicles.	
<p><b>55.03–10 Parking location objectives</b></p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p><b>Standard B15</b></p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p><b>Achieved</b></p> <p>Each dwelling is provided with a double garage with capacity for two cars in accordance with <b>Clause 52.06–5</b> with additional off street parking within the common property.</p>
<b>55.04 AMENITY IMPACTS</b>		
<p><b>55.04–1 Side and rear setbacks objective</b></p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>Standard B17</b></p> <p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in the schedule to the zone, or</li> <li>• If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul>	<p><b>Achieved</b></p> <p>The wall height of the garage for the new dwelling is approximately 3m high and is setback 200mm from the eastern boundary. All other side and rear setbacks meet the standard.</p> <p>Given the slope of the allotment and the low wall heights there is no overshadowing of the adjoining allotment. There is some overshadowing of an outbuilding on the property abutting to the east however this is within the standard for overshadowing as shown on the overshadowing plan.</p>

Objective	standard	Achieved/ variation required
	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	
<p><b>55.04-2 Walls on boundaries objective</b></p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>Standard B18</b></p> <p>A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> <li>• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>• Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p>	<p><b>Achieved</b></p> <p>The existing dwelling has a wall on the eastern boundary of 9.6m in length whilst the new dwelling will contain a wall on boundary length of 9.2m.</p> <p>These total less than the 10m + 25% of the remaining length guidelines.</p>

Objective	standard	Achieved/ variation required
	<p>A building on a boundary includes a building set back up to 150mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	
<p><b>55.04-3 Daylight to existing windows objective</b></p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p><b>Standard B19</b></p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.</p> <p>The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window.</p> <p>The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p><b>Achieved</b></p> <p>The western wall of the garage for dwelling 2 is offset approximately 200mm from the boundary of the adjoining property to the east. The dwelling to the east is setback 7m from the side boundary.</p> <p>There are no habitable room windows for the dwelling abutting to the west as the section of boundary is to rear garden.</p>



Objective	standard	Achieved/ variation required
<p><b>55.04-4 North-facing windows objective</b></p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p><b>Standard B20</b></p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p><b>Achieved</b></p> <p>There are no north facing habitable room windows that will become affected as result of this proposal.</p>
<p><b>55.04-5 Overshadowing open space objective</b></p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p><b>Standard B21</b></p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p><b>Achieved</b></p> <p>There is no significant overshadowing of the adjoining properties as a result of this proposal given the low set height of the proposed dwelling and length of the proposed building. Refer to shadow diagram for details.</p>
<p><b>55.04-6 Overlooking objective</b></p>	<p><b>Standard B22</b></p> <p>A habitable room window, balcony, terrace, deck or patio should be</p>	<p><b>Achieved</b></p> <p>There are no issues of overlooking to the surrounding properties as a result of the</p>

Objective	standard	Achieved/ variation required
<p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio.</p> <p>Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</li> </ul> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent</li> </ul>	<p>proposal as the new dwelling is single storied and with 1.8m high perimeter fencing.</p> <p><b>Please note:</b></p> <p><b>55.04–7 Internal views objective</b></p> <p>The proposed single storey dwelling will present no 'real overlooking' of either the abutting properties or the existing dwelling. The siting and layout of the proposal ensures privacy to occupants within the development.</p> <p>The inclusion of 1.8m high internal fences also prevent overlooking.</p>

Objective	standard	Achieved/ variation required
	<p>openings or solid translucent panels.</p> <ul style="list-style-type: none"> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
<p><b>55.04-8 Noise impacts objectives</b></p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p><b>Standard B24</b></p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p><b>Achieved</b></p> <p>The use of the development is residential and thus will not cause any more noise impacts as currently exists in the surrounding neighbourhood.</p>
<b>55.05 ON-SITE AMENITY AND FACILITIES</b>		
<p><b>55.05-1 Accessibility objective</b></p> <p>To encourage the consideration of the needs of people with limited mobility in</p>	<p><b>Standard B25</b></p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p><b>Achieved</b></p> <p>The proposed dwelling is on one level.</p>

Objective	standard	Achieved/ variation required
the design of developments.		
<b>55.05-2 Dwelling entry objective</b>  To provide each dwelling or residential building with its own sense of identity.	<b>Standard B26</b>  Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>• Be visible and easily identifiable from streets and other public areas.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	<b>Achieved</b>  The entries to each dwelling is defined by individual features such as a prominent portico/veranda and entry path.  Design detailing, landscaping, fencing and screening also helps to differentiate between the two dwellings on the site.
<b>55.05-3 Daylight to new windows objective</b>  To allow adequate daylight into new habitable room windows.	<b>Standard B27</b>  A window in a habitable room should be located to face: <ul style="list-style-type: none"> <li>• An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>• A verandah provided it is open for at least one third of its perimeter, or</li> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>	<b>Achieved</b>  All new habitable room windows to the dwellings gain sufficient daylight.
<b>55.05-4 Private open space objective</b>  To provide adequate private open space for the reasonable recreation and service needs of residents.	<b>Standard B28</b>  A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.  If no area or dimensions are specified in the schedule to the zone, a dwelling	<b>Achieved</b>  <u>Dwelling #1</u>  Has a site coverage of 247.25 square metres with a proposed lot size of 569.31 square metres leaving 322.06 square metres 35% of the site for open space and service areas, with a minimum of 60 square metres of SPoS

Objective	standard	Achieved/ variation required
	<p>or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>	<p>provided in the outdoor living area and garden orientated north/south.</p> <p><u>Dwelling #2</u></p> <p>Has a building footprint of 222.89 square metres with a proposed lot size of 411.32 square metres leaving 294 square metres 28% of the site for open space and service areas.</p> <p>There is a partially enclosed garden <u>area at the northern aspect</u> with adjoining outdoor dining area providing 48 square metres of SPOS having minimum dimensions of 7m x 4m orientated north/south.</p>
<p><b>55.05-5 Solar access to open space objective</b></p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p><b>Standard B29</b></p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p>	<p><b>Achieved</b></p> <p>The SPOS is located facing broadly north/south for both dwellings to receive good solar access.</p> <p>The setback of the secluded open space for dwelling 2 is setback sufficiently to meet the standard.</p>
<p><b>55.05-6 Storage objective</b></p> <p>To provide adequate storage facilities for each dwelling.</p>	<p><b>Standard B30</b></p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p><b>Achieved</b></p> <p>The dwellings have ample secure storage area in the service areas well concealed from the street. There is 6m<sup>3</sup> of storage in the garage for dwelling 2. Please refer to drawings for details.</p>

Objective	standard	Achieved/ variation required
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55.06 DETAILED DESIGN		
<b>55.06-1 Design detail objective</b>  To encourage design detail that respects the existing or preferred neighbourhood character.	<b>Standard B31</b>  The design of buildings, including: <ul style="list-style-type: none"> <li>• Facade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.</li> </ul> Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	<b>Achieved</b>  The proposed dwelling is designed in response to the existing neighbourhood character where the proposed built forms are a contemporary interpretation, sharing similarities with the pitched roof forms, window proportion, façade detailing and a simple neutral material palette and colour scheme.
<b>55.06-2 Front fences objective</b>  To encourage front fence design that respects the existing or preferred neighbourhood character.	<b>Standard B32</b>  The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.  A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> <li>• The maximum height specified in the schedule to the zone, or</li> <li>• If no maximum height is specified in the schedule to the zone, the maximum height specified in Table B3.</li> </ul> Streets in a Road Zone, Category 1 <ul style="list-style-type: none"> <li>• 2 metres</li> </ul> Other streets <ul style="list-style-type: none"> <li>• 1.5 metres</li> <li>•</li> </ul>	<b>Achieved</b>  There are no new front fences proposed for Lot 1  There is a small extent of 1.8m high front fencing proposed to enclose the front aspect of dwelling 2.  The height of the fence is 1.8m which only extends for only part of the front boundary and is well setback from the public realm 33m so as to not dominate the character.  The proposed fence height it is considered appropriate to ensure privacy to Dwelling #2 SPOS and to allow enjoyment of this area to achieve with maximum solar gain.
<b>55.06-3 Common property objectives</b>	<b>Standard B33</b>	<b>Achieved</b>



Objective	standard	Achieved/ variation required
<p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>The common property is well defined and functional to meet vehicle parking and turning standards.</p>
<p><b>55.06-4 Site services objectives</b></p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p><b>Standard B34</b></p> <p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p><b>Achieved</b></p> <p>Bin and recycling storage areas are to be located in the service areas of both dwellings.</p> <p>A mail box will be provided for the new dwelling.</p>

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

Page 1 of 1

VOLUME 07985 FOLIO 074

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### LAND DESCRIPTION

Lot 1 on Title Plan 694673H (formerly known as part of Crown Allotment 5  
Section 68 CITY OF WARRNAMBOOL Parish of Wangoom).  
PARENT TITLE Volume 06626 Folio 142  
Created by instrument 2592114 30/09/1953

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
JULIE-ANNE MARGARET SCOBLE of 1 MACDONALD STREET WARRNAMBOOL VIC 3280  
AS179763Q 20/05/2019

### ENCUMBRANCES, CAVEATS AND NOTICES

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 TP694673H 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: 26 WELLINGTON STREET WARRNAMBOOL VIC 3280

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP694673H</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>09/03/2023 16:39</b>

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TITLE PLAN		EDITION 1		TP 694673H							
Location of Land  Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: Section: 68 Crown Allotment: 5(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 7985 FOL 074 Depth Limitation: 50 FEET			Notations          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information  All that piece of Land, delineated and coloured purple on the map in the - margin being part of Crown Allotment 5 Section 68 City of Warrnambool Parish of-- Wangoom County of Villiers - Together with a right to use the land coloured yellow on the said map for drainage purposes - - - - -				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/11/2000 VERIFIED: G.B.							
<div> <div> </div> <div> <p>COLOUR CODE P = PURPLE Y = YELLOW</p> </div> </div>											
<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 5 (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 5 (PT)	
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PARCEL 1 = CA 5 (PT)											
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							