

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

| | |
|--|--|
| The land affected by the application is located at: | 10 Princess St WARRNAMBOOL VIC 3280 |
| The application is for a permit to: | Alterations and Additions to Existing Dwelling |
| The applicant for the permit is: | Myers Planning Group C/o No associations of Agent are linked to this application |
| The application reference number is: | PP2023-0098 |
| You may look at the application and any documents that support the application at the office of the responsible authority: | Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL 3280 Or online at: https://www.warrnambool.vic.gov.au/advertised-planning-applications |
| For further reference please contact: | Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au |

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 Click on *Property – Planning Permits - Objection to grant a Planning Permit form*
- email to planning@warrnambool.vic.gov.au

| | |
|--|--------------------|
| The Responsible Authority will not decide on the application before: | 1 June 2023 |
|--|--------------------|

ADVERTISED 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.: _____ Street name _____

Suburb/locality _____ postcode _____

Formal Land Description

Complete either A or B.

A Lot No.: _____ ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: _____

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?

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: \$ _____ 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.

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

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 _____ Email _____
Mobile Phone _____ 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: _____ Surname _____
Organisation (if applicable) _____
Unit No.: _____ St. No.: _____ Street name _____
Suburb/locality _____ State _____ postcode _____

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 Date _____

Need help with the Application?

ADVERTISED

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?

☐ yes ☐ no If yes, with whom?: _____ Date: _____

Application Type

Is this a VicSmart application?* ☐ Yes ☐ No

If yes, please specify which VicSmart class or classes.

*Classes of VicSmart application are listed in Zones, overlays, particular provisions and the schedule to Clause 59.15

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

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 06134 FOLIO 647

Security no : 124105730216F

Produced 01/05/2023 10:55 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 003962.
PARENT TITLE Volume 05556 Folio 172
Created by instrument L635653K 29/04/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL FRANCIS XAVIER FITZGERALD
CARMEL AILEEN FITZGERALD both of 10 PRINCESS STREET WARRNAMBOOL VIC 3280
AW195147N 24/10/2022

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP655177R 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: 10 PRINCESS STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 19337F FOGARTY LAWYERS
Effective from 24/10/2022

DOCUMENT END

ADVERTISED

Imaged Document Cover Sheet

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

| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | TP655177R |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 01/05/2023 10:57 |

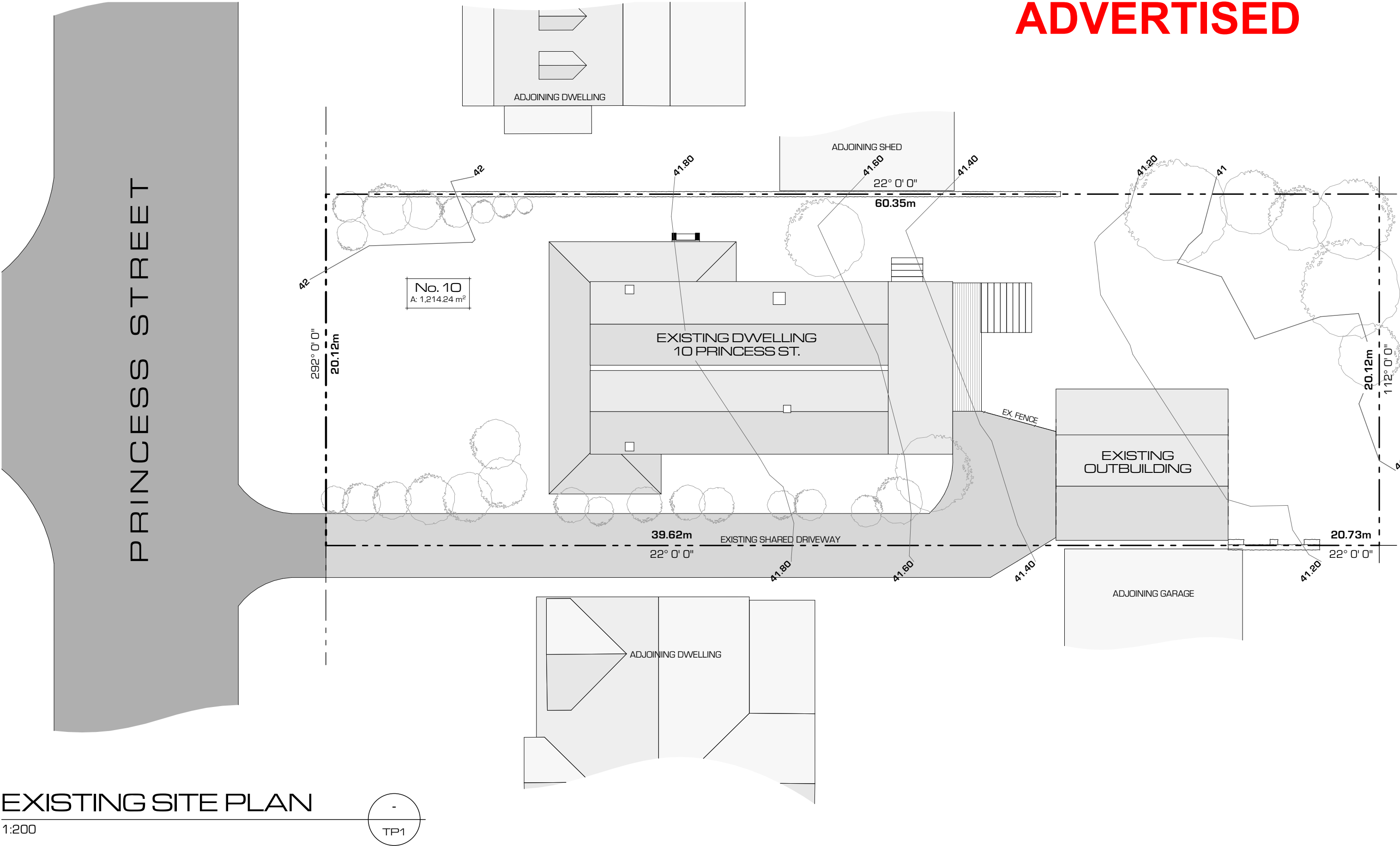
Copyright and disclaimer notice:

© 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.

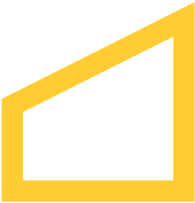
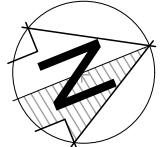
ADVERTISED

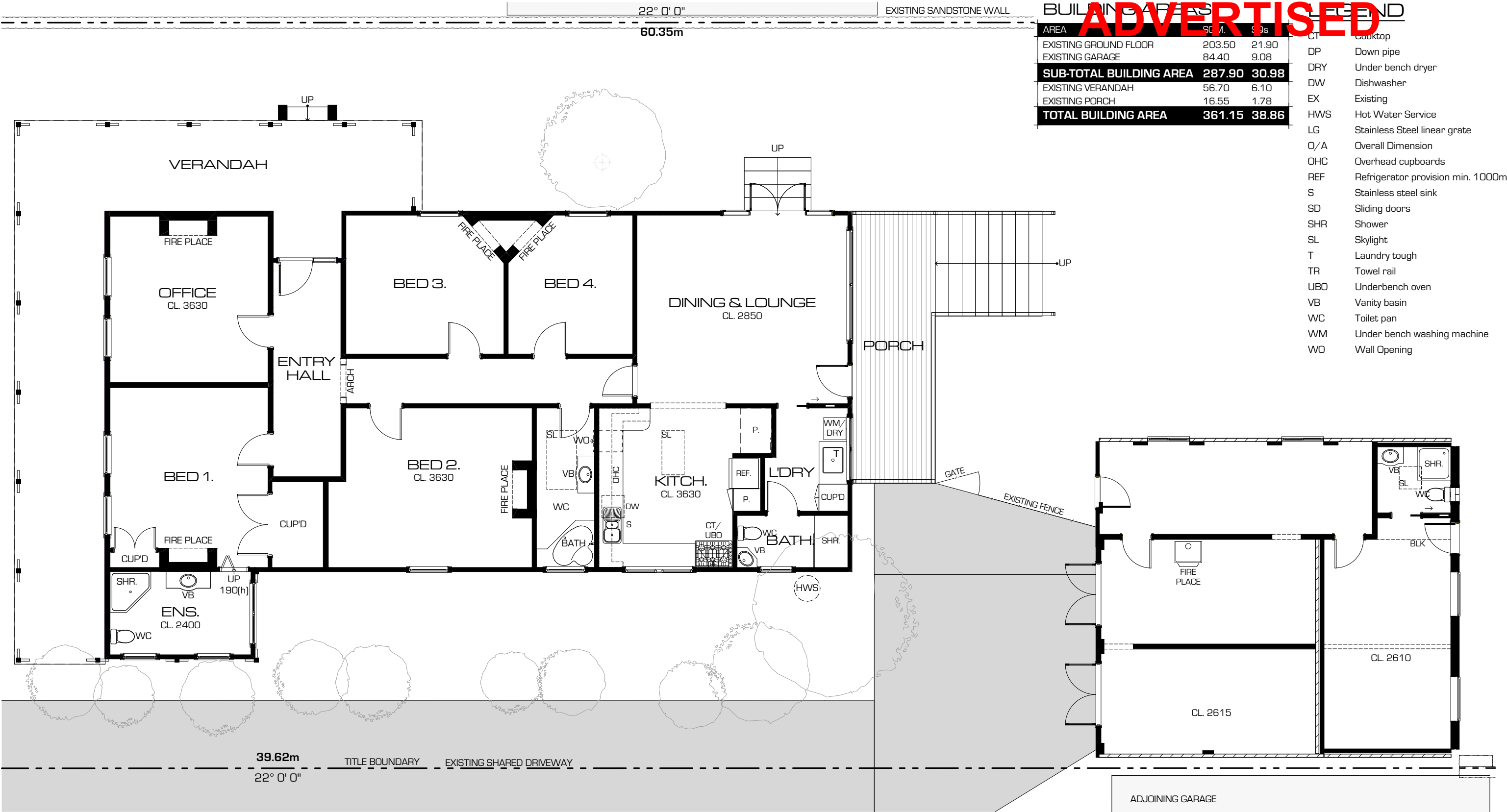
| | | | |
|--|--|---|--|
| TITLE PLAN | | EDITION 1 | TP 655177R |
| Location of Land Parish: WANGOOM Township: WARRNAMBOOL Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 3962 Derived From: VOL 6134 FOL 647 Depth Limitation: NIL | | Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | |
| Description of Land / Easement Information all that piece of land in the Township of Warrnambool Parish of Wangoom County of Villiers being Lot One on Plan of Subdivision No.3962 which land is shown enclosed by continuous lines on the map hereon TOGETHER WITH a right of carriage way over the road shown marked A-1 on the said map - - - - - | | | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17/10/2000 VERIFIED: BH |
| ENCUMBRANCES REFERRED TO As to the land shown marked E-1 - - - - - THE EASEMENT created by - - - - - Instrument 907465 - - - - - | | | |
| | | | |
| LENGTHS ARE IN METRES | | Metres = 0.3048 x Feet Metres = 0.201168 x Links | Sheet 1 of 1 sheets |



EXISTING SITE PLAN

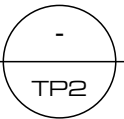
1:200


| | | | | | |
|---|---|--|---|--|--|
|  <div>Assemble Design Collective</div> | Level 1, Co Lab Degrandi Lane Warrnambool VIC 3280 Phone: (03) 5562 9443 www.assembledesigncollective.com.au | revision: description: date: | project: | date: APRIL 2023 |  dwg no: TP1 of TP7 |
| | Reg No DP-AD 40515 ABN 53253414622 | <div>NOT FOR CONSTRUCTION</div> | client: MICHAEL AND CARMEL FITZGERALD | scale: AS SHOWN A3 | |
| | © ASSEMBLE DESIGN COLLECTIVE 2023 | ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. | drawing title: EXISTING SITE PLAN | designed by: HE drawn by: HE project no.: 22-992 rev.: / | |
| | | | | | |



EXISTING GROUND FLOOR PLAN

1:100





Level 1, Co Lab Degrandi Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.assembledesigncollective.com.au
Reg No DP-AD 40515
ABN 53253414622
© ASSEMBLE DESIGN COLLECTIVE 2023

revision: description: date:

| | | |
|---|----------------------|--|
| 1 | NOT FOR CONSTRUCTION | |
|---|----------------------|--|

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

project: PROPOSED ALTERATIONS & ADDITIONS AT 10 PRINCESS STREET, WARRNAMBOOL VIC. 3280

client: MICHAEL AND CARMEL FITZGERALD

drawing title: EXISTING GROUND FLOOR PLAN

date: APRIL, 2023

scale: AS SHOWN **A3**

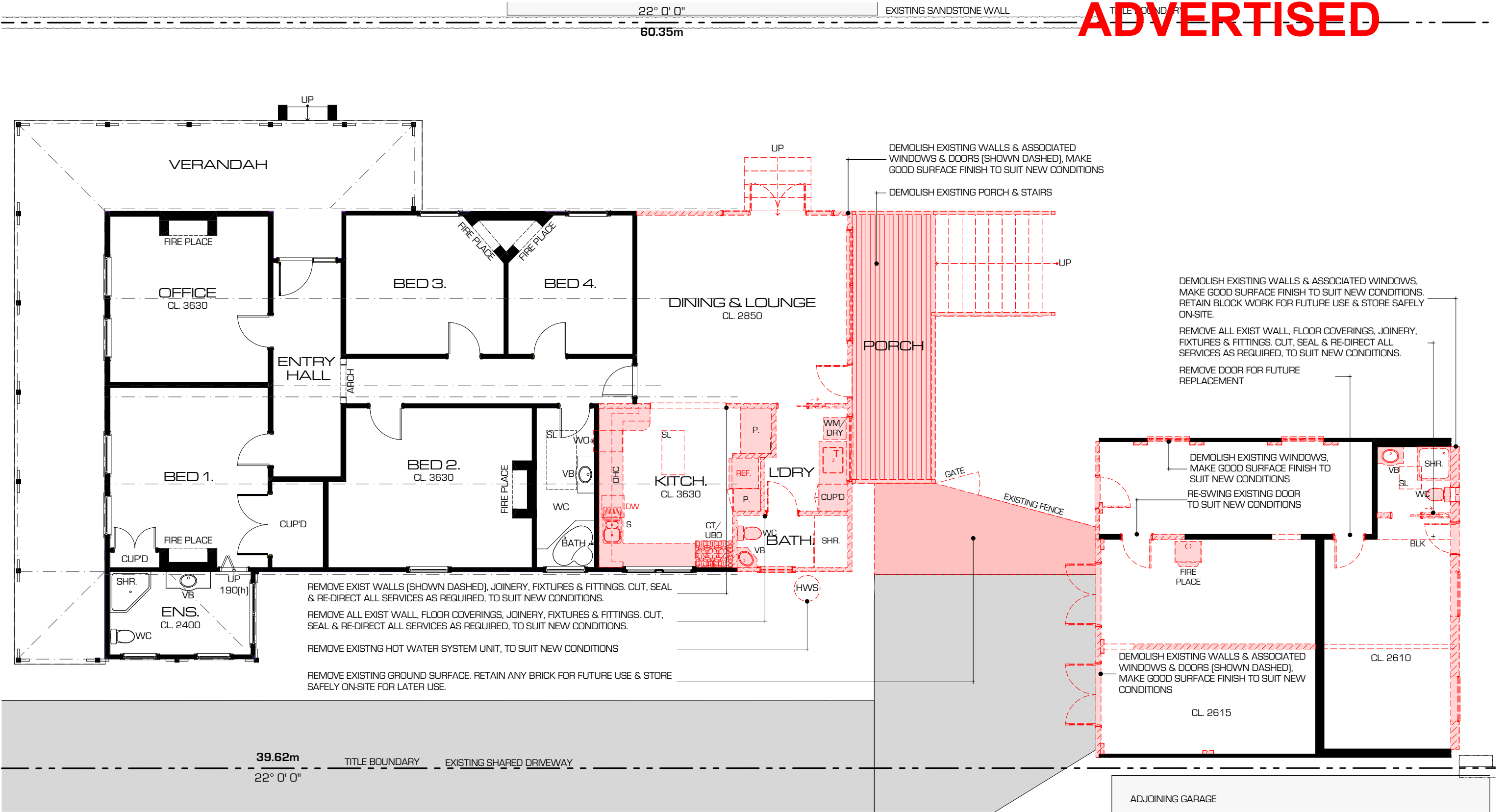
designed by: HE

drawn by: HE

project no.: 22-992 rev.: /

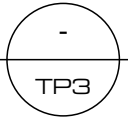
dwg no: TP2 of TP7

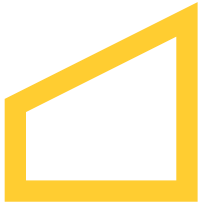
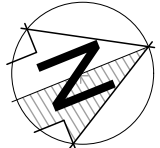
22-992 - 10 Princess St. - TP-pln



DEMOLITION PLAN

1:100

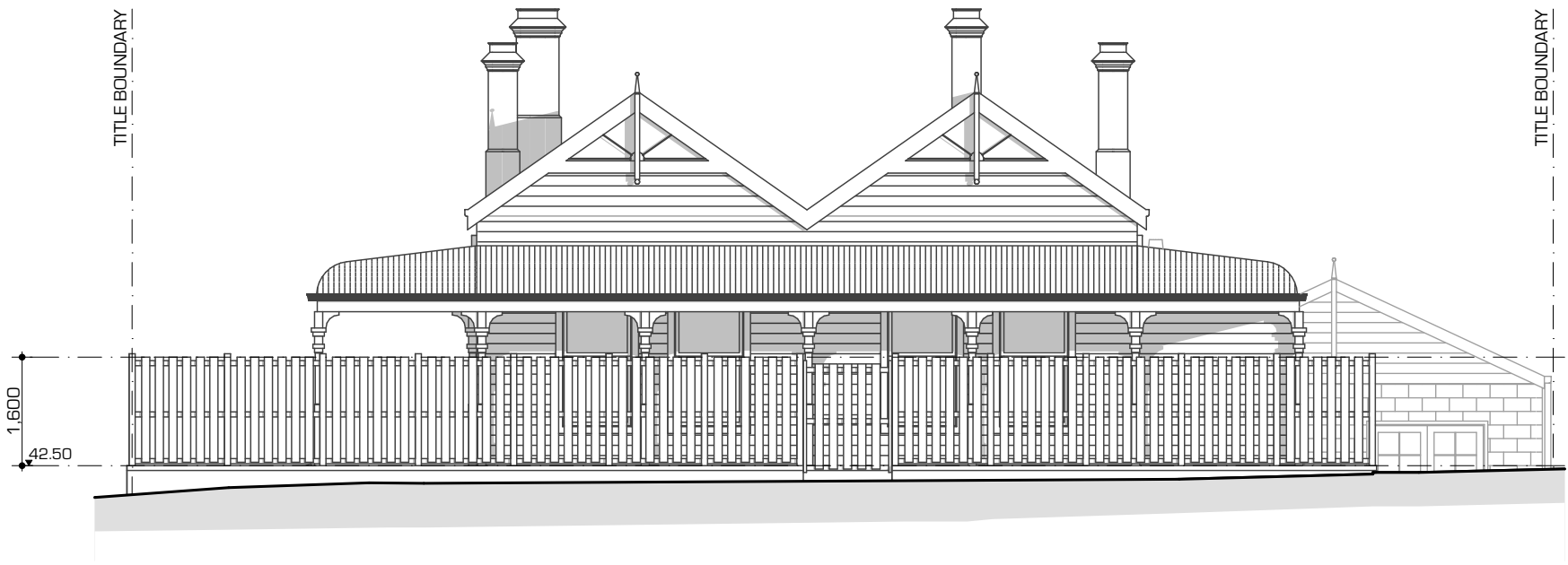
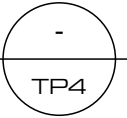


| | | | | | | | | | |
|---|---|-----------|---------------------------------|-------|--|-------------|---|---|-----------------------------------|
|  <div>Assemble Design Collective</div> | Level 1, Co Lab Degrandi Lane Warrnambool VIC 3280 Phone: (03) 5562 9443 www.assembledesigncollective.com.au Reg No DP-AD 40515 ABN 53253414622 © ASSEMBLE DESIGN COLLECTIVE 2023 | revision: | description: | date: | project: | date: | scale: |  | 22-992 - 10 Princess St. - TP.pln |
| | | | <div>NOT FOR CONSTRUCTION</div> | | PROPOSED ALTERATIONS & ADDITIONS AT 10 PRINCESS STREET, WARRNAMBOOL VIC. 3280 | APRIL, 2023 | AS SHOWN | | |
| | | | | | client: MICHAEL AND CARMEL FITZGERALD | | A3 | | |
| | | | | | drawing title: DEMOLITION PLAN | | designed by: HE drawn by: HE project no.: 22-992 rev.: / | | |



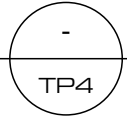
NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100



Assemble
Design
Collective

Level 1, Co Lab Degrandi Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.assembledesigncollective.com.au
Reg No DP-AD 40515
ABN 53253414622

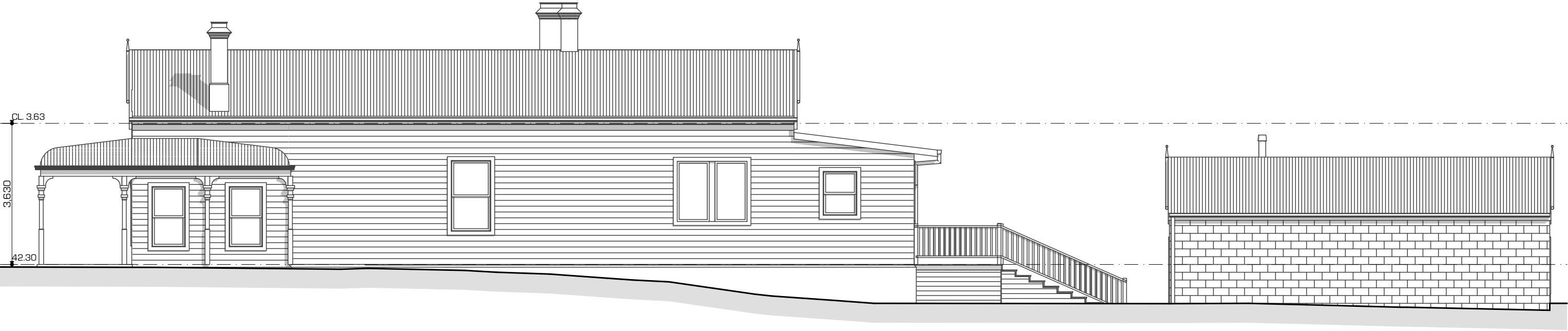
© ASSEMBLE DESIGN COLLECTIVE 2023

| revision: | description: | date: |
|--|--------------|-------|
| - | - | - |
| <div>NOT FOR CONSTRUCTION</div> | | |
| ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. | | |

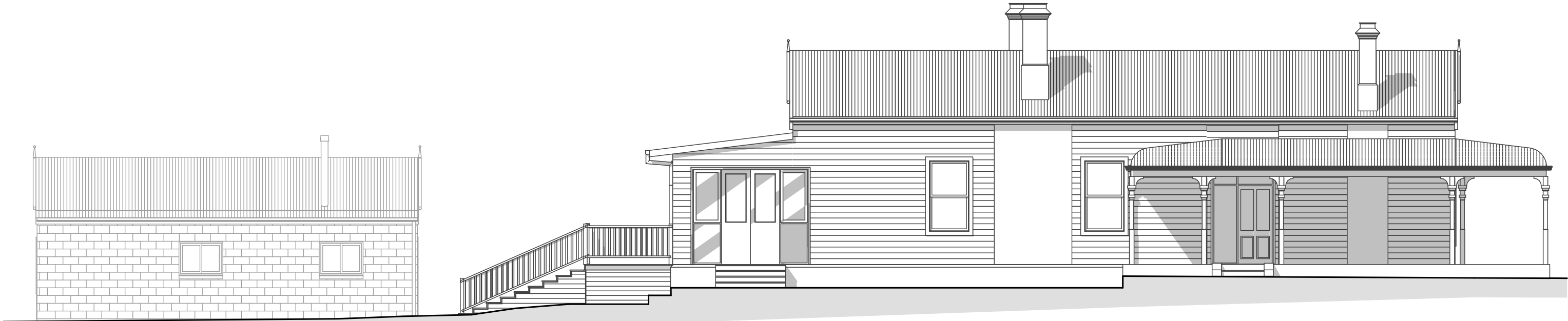
| | |
|----------------|--|
| project: | PROPOSED ALTERATIONS & ADDITIONS AT 10 PRINCESS STREET, WARRNAMBOOL VIC. 3280 |
| client: | MICHAEL AND CARMEL FITZGERALD |
| drawing title: | NORTH & SOUTH ELEVATIONS |

| | |
|--------------|--------------------|
| date: | APRIL 2023 |
| scale: | AS SHOWN A3 |
| designed by: | HE |
| drawn by: | HE |
| project no.: | 22-992 |
| rev.: | / |


| | |
|---------|------------|
| dwg no: | TP4 of TP7 |
|---------|------------|



EAST ELEVATION
1:100



WEST ELEVATION
1:100



Level 1, Co Lab Degrandi Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.assembledesigncollective.com.au

Reg No DP-AD 40515
ABN 53253414622

© ASSEMBLE DESIGN COLLECTIVE 2023

| revision: | description: | date: |
|-----------|--------------|-------|
| - | - | - |

NOT FOR CONSTRUCTION

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

project:

PROPOSED ALTERATIONS & ADDITIONS AT
10 PRINCESS STREET, WARRNAMBOOL VIC. 3280

client:

MICHAEL AND CARMEL FITZGERALD

drawing title:

EAST & WEST ELEVATIONS

date:

APRIL 2023

scale:

AS SHOWN **A3**

designed by:

HE

drawn by:

HE

project no.:

22-992

rev.:

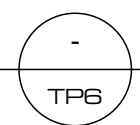
/

dwg no: TP5 of TP7

22-992 - 10 Princess St. - TP.pln

GROUND FLOOR PLAN

1:100



Level 1, Co Lab Degrandi Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.assembledesigncollective.com.au
Reg No DP-AD 40515
ABN 53253414622

| revision | description | date |
|--|-------------|------|
| | | |
| NOT FOR CONSTRUCTION | | |
| ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. | | |
| © ASSEMBLE DESIGN COLLECTIVE 2023 | | |

project:
**PROPOSED ALTERATIONS & ADDITIONS AT
10 PRINCESS STREET, WARRNAMBOOL VIC. 3280**

client:
MICHAEL AND CARMEL FITZGERALD

drawing title:
PROPOSED SITE & GROUND FLOOR PLAN

date:
APRIL 2023

scale:
AS SHOWN

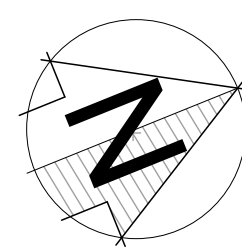
sheet size:
A1

designed by:
HE

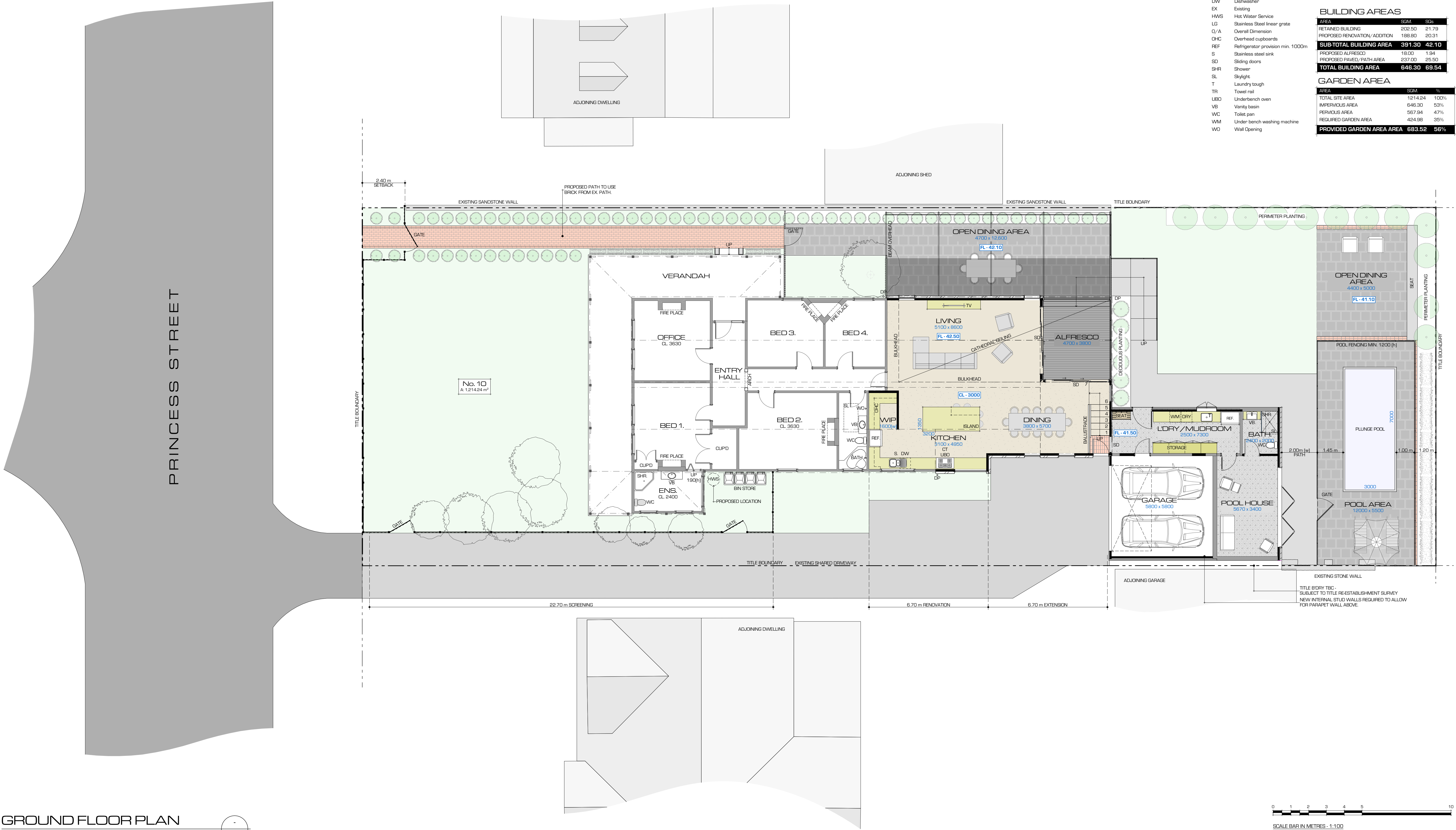
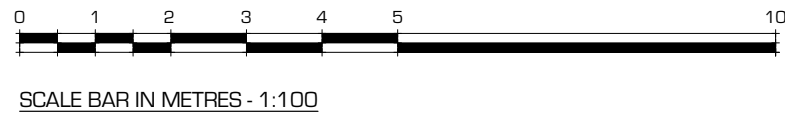
drawn by:
HE

project no.:
22-992

rev.:
/



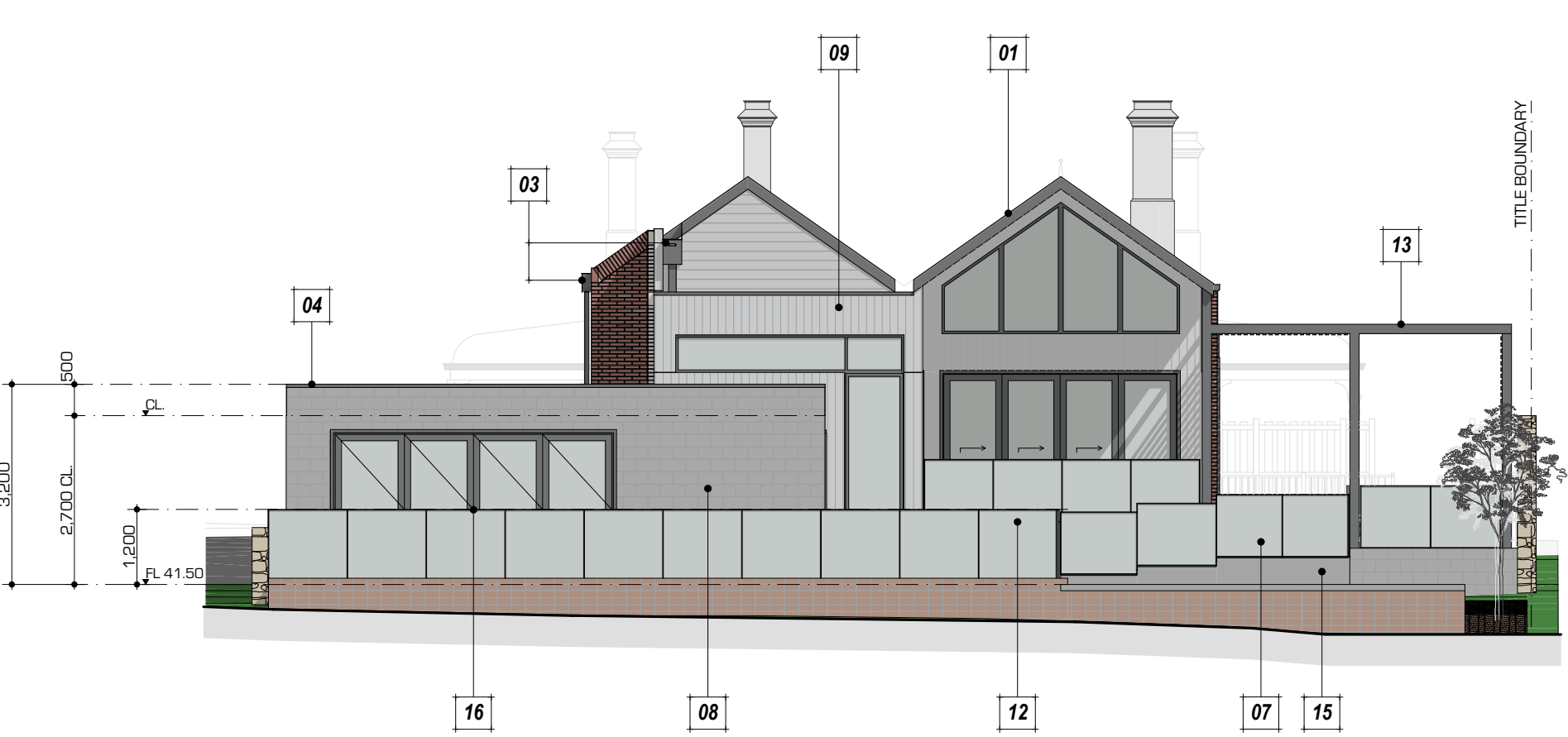
dwg no. **TP6** of **TP7**



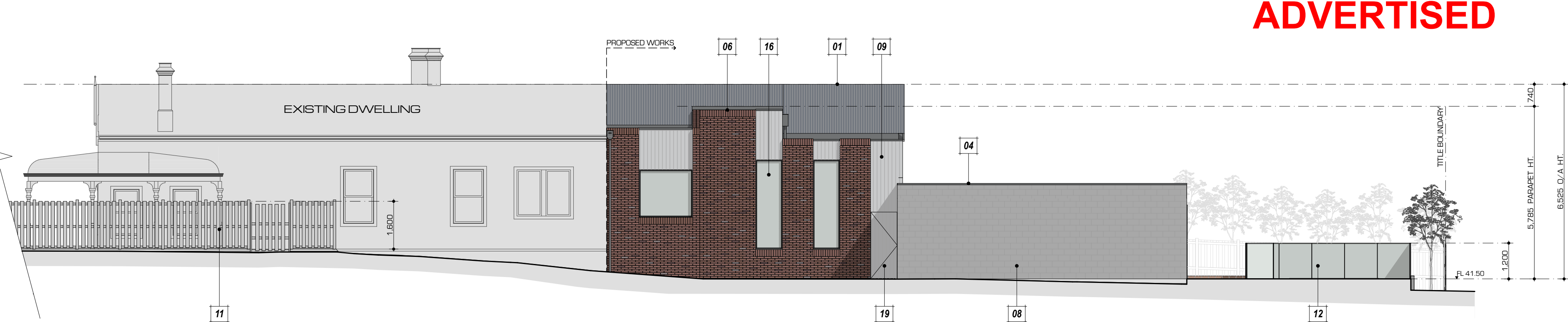
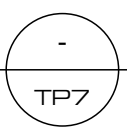
| LEGEND | |
|--------|-----------------------------------|
| CT | Cocktop |
| DP | Down pipe |
| DRY | Under bench dryer |
| DW | Dishwasher |
| EX | Existing |
| HWS | Hot Water Service |
| LS | Stainless Steel linear grate |
| O/A | Overall Dimension |
| OHC | Overhead cupboards |
| REF | Refrigerator provision min. 1000m |
| S | Stainless steel sink |
| SD | Sliding doors |
| SHR | Shower |
| SL | Skylight |
| T | Laundry tough |
| TR | Towel rail |
| UBO | Underbench oven |
| VB | Vanity basin |
| WC | Toilet pan |
| WM | Under bench washing machine |
| WO | Wall Opening |

| BUILDING AREAS | | |
|--------------------------------|---------------|--------------|
| AREA | SGM | % |
| RETAINED BUILDING | 202.50 | 21.79 |
| PROPOSED RENOVATION/ ADDITION | 188.80 | 20.31 |
| SUB-TOTAL BUILDING AREA | 391.30 | 42.10 |
| PROPOSED ALFRESCO | 18.00 | 1.94 |
| PROPOSED PAVED/ PATH AREA | 237.00 | 25.50 |
| TOTAL BUILDING AREA | 646.30 | 69.54 |

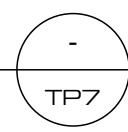
| GARDEN AREA | | |
|----------------------------------|---------------|------------|
| AREA | SGM | % |
| TOTAL SITE AREA | 1214.24 | 100% |
| IMPERVIOUS AREA | 646.30 | 53% |
| PERVIOUS AREA | 567.94 | 47% |
| REQUIRED GARDEN AREA | 424.98 | 35% |
| PROVIDED GARDEN AREA AREA | 683.52 | 56% |



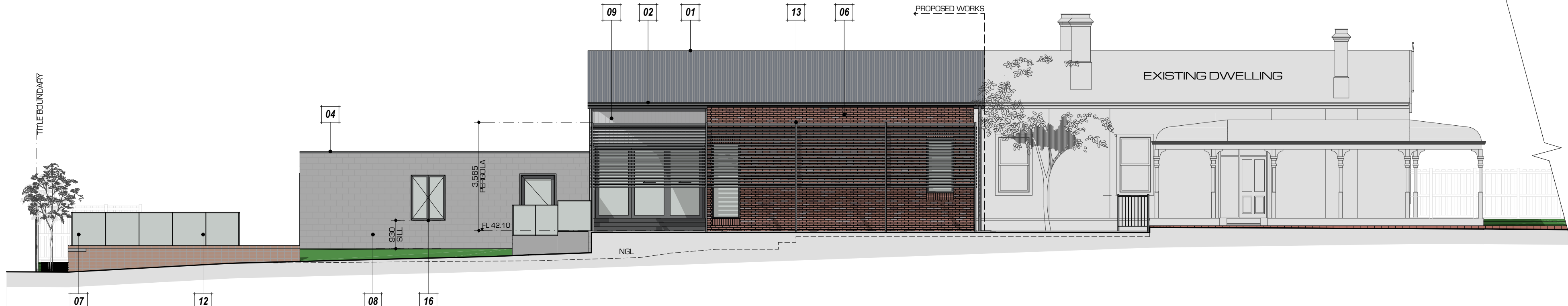
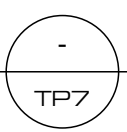
NORTH ELEVATION
1:100



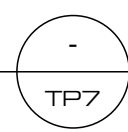
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



EASTERN FEATURE WALL & GARAGE



WESTERN PERGOLA & EXTERIOR SIDE ACCESS



POOLHOUSE & YARD



OUTDOOR FIREPLACE SEATING AREA



PERSPECTIVE FROM KITCHEN



PERSPECTIVE FROM LIVING AREA



POOLHOUSE



PERSPECTIVE FROM ALFRESCO

EXTERNAL FINISHES SCHEDULE:

| TAG No. | DESCRIPTION |
|---------|--|
| 01 | CORRUGATED COLORBOND ROOF SHEETS TO MATCH EXISTING COLOUR (CB IRONSTONE) @ 35° PITCH |
| 02 | COLORBOND EAVES GUTTER ON COLORBOND METAL FASCIA - CB IRONSTONE FINISH |
| 03 | COLORBOND BOX GUTTER TO RWH - CB IRONSTONE FINISH |
| 04 | COLORBOND IRONSTONE CAPPING TO PARAPET ROOFING |
| 05 | COVERED ALFRESCO AREA WITH RAKED SOFFIT LINING |
| 06 | RECYCLED BRICKWORK - RUNNING BOND & SOLDIER BOND AS SHOWN |
| 07 | EXISTING RECYCLED BRICK ON SITE. REPURPOSED TO STACK BOND TO RETAINING WALLS |
| 08 | EXISTING & NEW CONCRETE BLOCK - LIGHT BAGGED FINISH |
| 09 | JAMES HARDIE - AXON 133mm CLADDING - WHITE FINISH |
| 10 | 1.8m (h) MASONRY FENCE TO SOUTHERN BOUNDARY - RENDER FINISH |
| 11 | TIMBER PICKET FENCE ON STONE BASE. WHITE PAINT FINISH |
| 12 | LIGHT FRAMED STEEL & GLASS BALLUSTRADE/POOL FENCING MIN. 1.2m (h) |
| 13 | POWDERCOAT ALUMINIUM PERGOLA STRUCTURE - IRONSTONE FINISH |
| 14 | TIMBER DECKING AND STEPS - DARK PAINT FINISH TO MATCH EXISTING |
| 15 | INSITU CONCRETE STEPS - 140mm (h) |
| 16 | ALUMINIUM POWDERCOAT FRAMED WINDOWS & DOORS - IRONSTONE FINISH |
| 17 | FEATURE TRAPEZOID POWDERCOAT ALUMINIUM FRAMED FIXED WHITE WINDOWS - IRONSTONE FINISH |
| 18 | 2250(h) x 4800(w) COLORBOND PANEL LIFT DOOR - IRONSTONE FINISH |
| 19 | CONCEALED HINGE DOOR - JAMES HARDIE - AXON 133mm CLADDING - WHITE FINISH |



Level 1, Co Lab Degrandi Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
www.assembledesigncollective.com.au
Reg No DP-AD 40515
ABN 53253414622

| revision | description | date |
|--|-------------|------|
| NOT FOR CONSTRUCTION | | |
| ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. | | |
| © ASSEMBLE DESIGN COLLECTIVE 2023 | | |

| | |
|----------------|--|
| project: | PROPOSED ALTERATIONS & ADDITIONS AT 10 PRINCESS STREET, WARRNAMBOOL VIC. 3280 |
| client: | MICHAEL AND CARMEL FITZGERALD |
| drawing title: | ELEVATIONS & RENDERS |

| | |
|--------------|------------|
| date: | APRIL 2023 |
| scale: | AS SHOWN |
| sheet size: | A1 |
| designed by: | HE |
| drawn by: | HE |
| project no.: | 22-992 |
| rev.: | / |
| dwg no. | TP7 of TP7 |

ADVERTISED

Myers Planning & Associates



Myers Planning & Associates
ABN 53 253 414 622
www.myersplanning.com.au

Dispensary Lane, Warrnambool VIC 3280
(03) 5562 9443
admin@myersplanninggroup.com.au

5 May 2023

Robert Wandell
Coordinator City Development
Warrnambool City Council
Warrnambool VIC 3280

By email only: planning@warrnambool.vic.gov.au

Dear Robert,

Application for a Planning Permit, 10 Princess Street, Warrnambool

Please find enclosed an application for a planning permit for the above address.

Enclosed are the following documents for your assessment:

1. Completed application form – the application fee to be paid after lodgement, please email an invoice to admin@myersplanninggroup.com.au
2. OneMap Site Report;
3. Certificate of Title;
4. Site Photos;
5. Town Planning Report;
6. Town Planning Drawings.

If you have any questions, please contact me on telephone (03) 5562 9443 or email admin@myersplanninggroup.com.au.

Yours sincerely,

Cameron McNeill
Principal Planner



ADVERTISED



Myers
Planning & Associates

Town Planning Report

10 PRINCESS STREET, WARRNAMBOOL
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

Issued May 2023
www.myersplanning.com.au
admin@myersplanninggroup.com.au

Dispensary Lane (rear of 190 Timor Street)
Warrnambool, VIC 3280
(03) 5562 9443

Overview

| | |
|-----------------------------------|---|
| Background | |
| Applicant | Myers Planning & Associates |
| Address | 10 Princess Street, Warrnambool |
| Lot Description | Lot 1 on Plan of Subdivision 3962 |
| Relevant Planning Controls | |
| Municipal Strategic Statement | Clause 02.01 Context |
| | Clause 02.02 Vision |
| | Clause 02.03 Strategic Directions |
| | Clause 02.04 Strategic Framework Plan |
| Planning Policy Framework | Clause 11 Settlement |
| | Clause 15 Built Environment and Heritage |
| | Clause 19 Infrastructure |
| Zone | General Residential Zone |
| Overlays | Heritage Overlay |
| Particular Provisions | Nil |
| Strategic Planning Documents | Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance (December 2012) |
| Permit Application Details | |
| Description of Proposal | Alterations and additions to existing dwelling |
| Permit requirement | <ul style="list-style-type: none">- Clause 32.08-6 (GRZ) a permit is required for the construction of a front fence greater than 1.5 metres.- Clause 43.01-1 (HO) a permit is required for buildings and works including demolition and the construction of a fence. |

Acknowledgement of Country



We acknowledge the Traditional Owners of the Country on which this application applies and recognise their continuing connection to the land, water and culture. We pay our respects to their Elders past, present and emerging.

We care about our community



We donate a fixed percentage of our income each year to local organisations that work towards a better world. We also advise and represent a select group of clients on a reduced cost of pro bono basis.

Quality assurance

Town Planning Report

10 Princess Street,
Warrnambool

Project Number

22-992

Revision

01

Prepared By

CM

Project Lead

CM

Issued

May 20223

| Revision | Date | Issue |
|----------|----------|-------------------------|
| 01 | May 2023 | Final issued to Council |
| | | |
| | | |



Contents

Overview 3

Quality assurance 4

1. Introduction 6

 1.1. Purpose 6

 1.2. Limitations 6

2. Site and surrounds 7

 2.1. Site description and title particulars 7

 2.2. Site analysis 7

 2.3. Site Context 8

3. Proposal 10

 3.1. Overview 10

 3.2. Planning permit triggers 10

 3.3. Key elements 10

4. Planning policies and controls 11

 4.1. Municipal Planning Strategy 11

 4.2. Planning Policy Framework (PPF) 13

 4.3. General Residential Zone 13

 4.4. Heritage Overlay 14

 4.5. Particular Provisions 15

 4.6. Other planning considerations 15

5. Planning Assessment 16

 5.1. Overview 16

 5.2. Key considerations 16

6. Conclusion 21

Appendices 22

Appendix A – Certificate of Title 23

Appendix B – OneMap Site Report 24

Appendix C – Site Photos 25

Appendix D – Town Planning Drawings 26

Figures

Figure 1: Aerial Plan 8

Figure 2: Context Plan 9



1. Introduction

1.1. Purpose

This report has been prepared by Myers Planning & Associates in support of a planning permit application for alterations and additions to an existing dwelling at 10 Princess Street, Warrnambool (the 'Site').

The proposal provides a site responsive design which directly responds to the provisions of state and local planning policy and complies with the Warrnambool Planning Scheme, in particular the relevant heritage matters.

Accordingly, the proposal triggers the following permit requirements:

- Clause 32.08-6 (GRZ) a permit is required for the construction of a front fence greater than 1.5 metres.
- Clause 43.01-1 (HO) a permit is required for buildings and works including demolition and the construction of a fence.

Having considered the proposal with respect to the Warrnambool Planning Scheme, it is the conclusion of this report that the proposal is consistent with both state and local planning policy. As such, this report recommends, and requests Council issues a permit for the proposal.

The following documents should be read in conjunction with this report and are provided as part of the application:

- OneMap Site Report;
- Certificate of Title;
- Site Photos;
- Town Planning Report;
- Town Planning Drawings.

1.2. Limitations

This report has considered the following documents:

- Warrnambool Planning Scheme (as of 2 May 2023);
- Certificate of Title (dated 1 May 2023);

2. Site and surrounds

2.1. Site description and title particulars

| | |
|--------------------------------------|--|
| Site address | 10 Princess Street, Warrnambool. |
| Title details | Lot 1 on Plan of Subdivision 3962. |
| Site description | The Site is rectangular in shape with an area of approximately 1214 square metres and a frontage of approximately 20.12 metres. |
| Easements, restrictions or covenants | <p>The site is encumbered by any restrictions or covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.</p> <p>The site includes an easement for carriageway marked as E1 on the plan of subdivision. It gives the effect of a shared driveway between 10 Princess Street and 8 Princess Street.</p> |

Refer to Appendix A - Certificate of Title.

2.2. Site analysis

10 Princess Street is located in a residential area of Warrnambool north of Raglan Parade. The property is 1214 square meters in size and is rectangular in shape and comprises a gradual fall in topography to the rear of the property, away from Princess Street.

Currently, the site contains an existing single storey, double fronted villa of a Victorian era with a bull nose verandah which wraps around to the entry located on the western elevation.

The front garden setting is relatively formalised, with a winding front path leading from a lychgate to Princess Street through to the front entry. The site currently contains a timber picket front fence.

The site has vehicle access via Princess Street from a joint driveway with the neighbour at 8 Princes Street and is single width for a large portion before widening at the respective garages for each property, located behind the rear line of the dwellings.

There are no known significant environmental factors on the site such as any significant flora or fauna.

The site is connected to the mains water supply, sewerage system, and power grid. Telecommunications services are also available in the area. A power pole and telecommunications put is located just to the west of the crossover to the property.

Princess Street provides for a pedestrian footpath on both sides of the road reserve and includes nature strips with some newer street tree plantings contained within.

The site is located within walking distance of the Warrnambool CBD as well as nearby schools and facilities. The site is approximately 230 metres from Albert Park, located further east along Cramer Street.

10 Princess Street due to its size and depth presents an opportunity for development by way of an extension that can cater to the needs of the landowner whilst also considering the relevant heritage considerations of the existing dwelling and streetscape.

Refer to Figure 1 – Aerial Plan.



Figure 1: Aerial Plan

2.3. Site Context

The area is primarily residential, within the General Residential Zone and consists mostly of single storey buildings, although there are several examples of double storey dwellings.

Princess Street is located in the Darling, Banyan, Howard and Liebig Streets Precinct and is predominantly Victorian in style. It contains important examples of Victorian residences, such as Mawarra, which range from the restrained through to the very ornate. The street also features many intact early twentieth century buildings along with their gardens. Princess Street, with some very large suburban allotments still evident is what now remains of the 1860s Murweh land (subdivided into 8 lots in the 1890s) on the northwest corner of Liebig and Howard Streets. It played a crucial role in the northward expansion of Warrnambool's suburbs during the 1870s. Situated around 500 meters northeast of Warrnambool's Central Business District. Murweh is covered by its own individual heritage precinct citation.

The Site's key interfaces are as follows:

| | |
|--------------------------|---|
| North – 10 Howard Street | 10 Howard Street comprises six (6) units, featuring a common driveway along its southern boundary. Unit 6 is the property which adjoins the rear of 10 Princess Street. These units are all single storey in scale with access from Howard Street. |
| East – 8 Princess Street | Approximately the same size as the subject site, 8 Princess Street contains an existing single storey dwelling – bungalow-esqe in style with dual gable ends above the tiled pitched roof – and shares a driveway with 10 Princess Street. The outbuilding is similarly located behind the rear line of the dwelling and adjoins the garage of 10 Princess Street. The site features a large rear yard which is well landscaped and features a timber front fence, approximately 1.5 metres in height |

South – 5 & 7 Princess Street

On the southern side of the road are dwellings on the corner of Princess Street and Victoria Street, 5 and 7 Princess Street. Each dwelling provides for architectural frontage to Princess Street; however, 5 Princess Street affords access from Victoria Street and 7 Princess Street affords access from Dunner Place to its rear. Whilst these dwellings differ in style, they are both single storey in scale with high front fencing.

West – 12 Princess Street & 6 Howard Street

6 Howard Street adjoins 10 Princess Street to its rear and contains a newly built (at time of writing) dwelling in a modern architectural style. The dwelling large and features a pool to its rear. Whilst mostly single storey in scale with access from Howard Street it also features a small pop up second level in the middle of the built form.

Immediately west is also 12 Princess Street which is on a slightly smaller allotment than those of 8 and 10 Princess Street. The double storey dwelling features several dormer windows to the façade and the property also comprises a high solid front fence – with an established garden setting behind. The property provides for vehicle access via crossover to Princess Street adjoining 14 Princess Street.

Refer to Figure 2 - Context Plan.

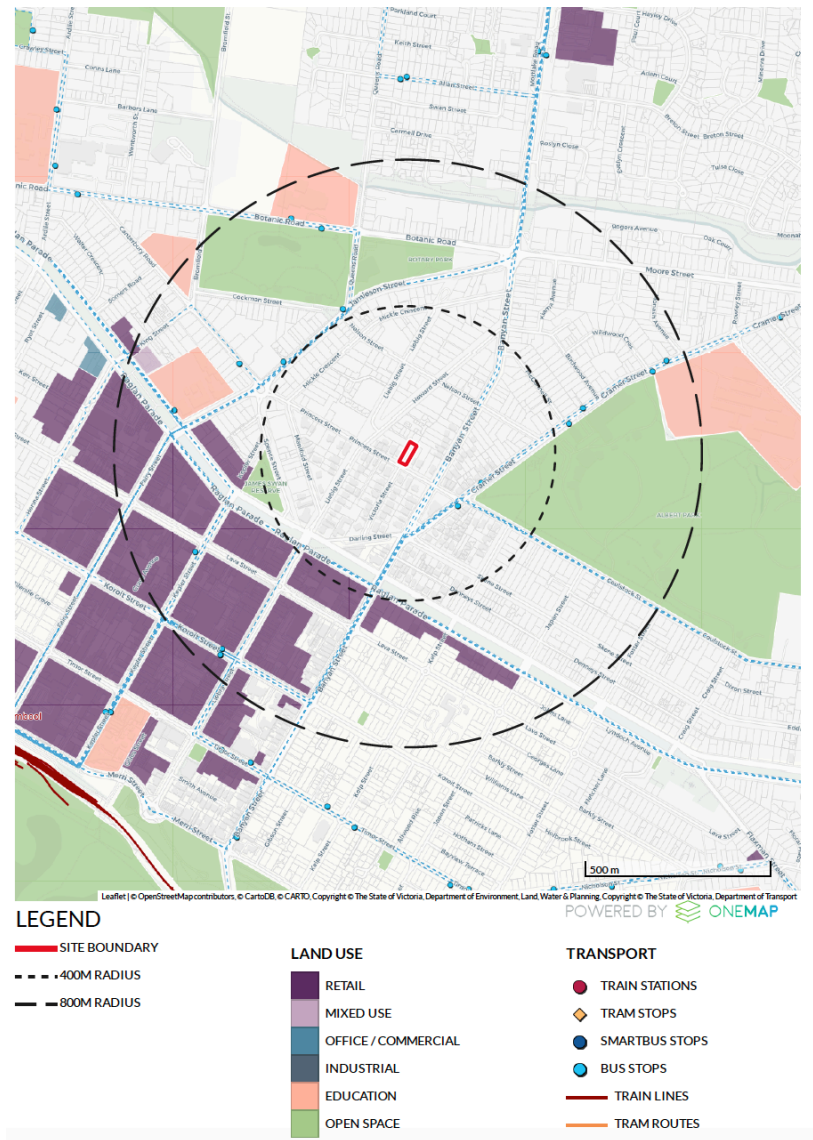


Figure 2: Context Plan

3. Proposal

3.1. Overview

The proposal seeks planning approval for alterations and additions to the existing dwelling, including associated demolition and the construction of a fence.

The proposed development has been carefully designed by Assemble Design Studio on behalf of the landowner.

Refer to enclosed town planning drawings for full details of the proposal.

3.2. Planning permit triggers

In accordance with the provisions of the Warrnambool Planning Scheme, the proposal triggers the following planning permit requirements:

- Clause 32.08-6 (GRZ) a permit is required for the construction of a front fence greater than 1.5 metres.
- Clause 43.01-1 (HO) a permit is required for buildings and works including demolition and the construction of a fence.

3.3. Key elements

Demolition

- Demolition is proposed for the rear of the existing dwelling (refer to demolition plan).

Extension to dwelling

- The extension has reimagined the kitchen and living area to existing dwelling and has merged the dwelling with the garage outbuilding via stairs. The dining room now has access through a sliding door to the laundry below.
- The eastern setback to the boundary will remain the same (on the boundary for the garage area and approximately 5.3 metres from kitchen).
- The extension to the dwelling will have an overall height of approximately 6.5 metres.
- The living area will include a cathedral ceiling and the alfresco area will continue the roof form.
- Open plan kitchen living with good access to daylight to the northern glazed areas.
- Open dining area with open pergola above. This extends to the western boundary. The pergola will be approximately 3.56 metres in height to the western boundary.
- Alfresco with access to the living area and the provision of stairs to the rear yard.
- Proposed laundry, mudroom and pool house area through redesign of garage area.
- To the rear of the site there are to be some landscaping works to create an open dining area, including seating and wall to help frame the formal rear yard which has now been squared off compared to existing conditions.
- The extension includes the use of mixed, colours, materials and finishes as per the external finishes schedule located on TP7.

Fencing

- A front fence (considered within 3 metres of street frontage) and gate is proposed in lieu of the existing fence and lychgate and is to be a timber picket fence at a height of 1.6 metres. The front garden is also to be re-arranged to allow for a front footpath and alternative gate location, providing for access through to the dwelling entrance located on the western elevation. This fence is to have a white paint finish.
- A side fence is proposed extending from the front fence along the driveway through just behind the existing ensuite location. This fence will also be 1.6 metres in height and be of a white paint finish.

Swimming Pool

- A swimming pool is provided to the rear of the property (behind the pool house) approximately 2 metres from the rear fence. The pool is to be approximately 3 metres x 7 metres in dimension and it includes associated pool fencing as required by the building regulations.

4. Planning policies and controls

4.1. Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets out local planning policy and strategic directions with a focus on specific issues within Warrnambool. The Municipal Planning Strategy (MPS) clauses most relevant to the proposal are detailed below.

- **Clause 02.01 – Context –**

Warrnambool is the largest coastal regional city in Victoria, Australia, with a steadily growing population of around 35,200 in 2019, expected to reach 43,000 by 2031. It is located approximately 260 kilometres west of Melbourne and has a land area of 120 square kilometres. Warrnambool serves as a hub for commerce, governance, social services, health, education, arts, and recreation for the region.

The city has a diverse range of land uses, including residential, industrial, commercial, and agricultural, with dairy farming being a prominent industry. It is well-connected by highways, rail, and air, with the Warrnambool Airport located nearby.

Warrnambool has a rich cultural heritage, with the Eastern Maar people being the traditional custodians of the area. The city has numerous heritage buildings, gardens, and trees that reflect its history as a market, port, and place of residence.

Warrnambool is known for its picturesque location along the southwest Victorian coastline and is a popular tourist destination. Key recreational spaces such as the Botanic Gardens, Lake Pertobe, and the Warrnambool Foreshore offer tourism and environmental benefits to the city.

- **Clause 02.02 – Vision –**

The Council Plan (2017-2021) sets out the following vision for Warrnambool:

A cosmopolitan city by the sea

The Council Plan identifies four objectives relevant to land use planning:

- o Sustain, enhance and protect the natural environment.
- o Foster a healthy, welcoming city that is socially and culturally rich.
- o Maintain and improve the physical places and visual appeal of the city.
- o Develop a smarter economy with diverse and sustainable employment.

- **Clause 02.03 – Strategic Directions –**

o **Clause 02.03-1 Settlement**

Warrnambool's urban settlement boundaries and growth areas are identified on the Warrnambool Strategic Framework Plan at Clause 02.04. Warrnambool is forecast to grow at 1.4 per cent per annum until 2040 requiring about 250 new dwellings per year to meet demand.

o **Clause 02.03-5 Built environment and heritage**

Sustainable Development: A compact urban environment that encourages increased public transport patronage as well as walking and cycling has substantial benefits in reducing reliance on motor vehicles with a consequent reduction in greenhouse gas emissions.

A socially and economically sustainable Warrnambool will generally include a mix of shops and services, community facilities, employment choices, housing choices, a network of open spaces, and public transport options.

Council is committed to ecologically sustainable development principles in relation to water conservation, the minimisation of greenhouse gas emissions, protection of biodiversity assets and the protection of natural coastal resources.

Council's strategic directions for sustainable development are:

ADVERTISED

- Creating a sustainable City that allows people to walk or cycle to access their everyday needs and contributes to social interaction, community building and wellbeing.
- Promoting ecologically sustainable development.
- Supporting development that reduces energy and greenhouse gas emissions.

Neighbourhood character: Parts of Warrnambool are increasingly a focus for medium density redevelopment. Within the inner residential areas, there are buildings and streets of historic value and a mix of housing style that form the character of the area.

Failure to consider neighbourhood character has resulted in some development within the inner areas being out of character. Heritage and character considerations do not preclude infill development, rather they add to the range of design considerations that should be considered and responded to.

Council's strategic direction for neighbourhood character is:

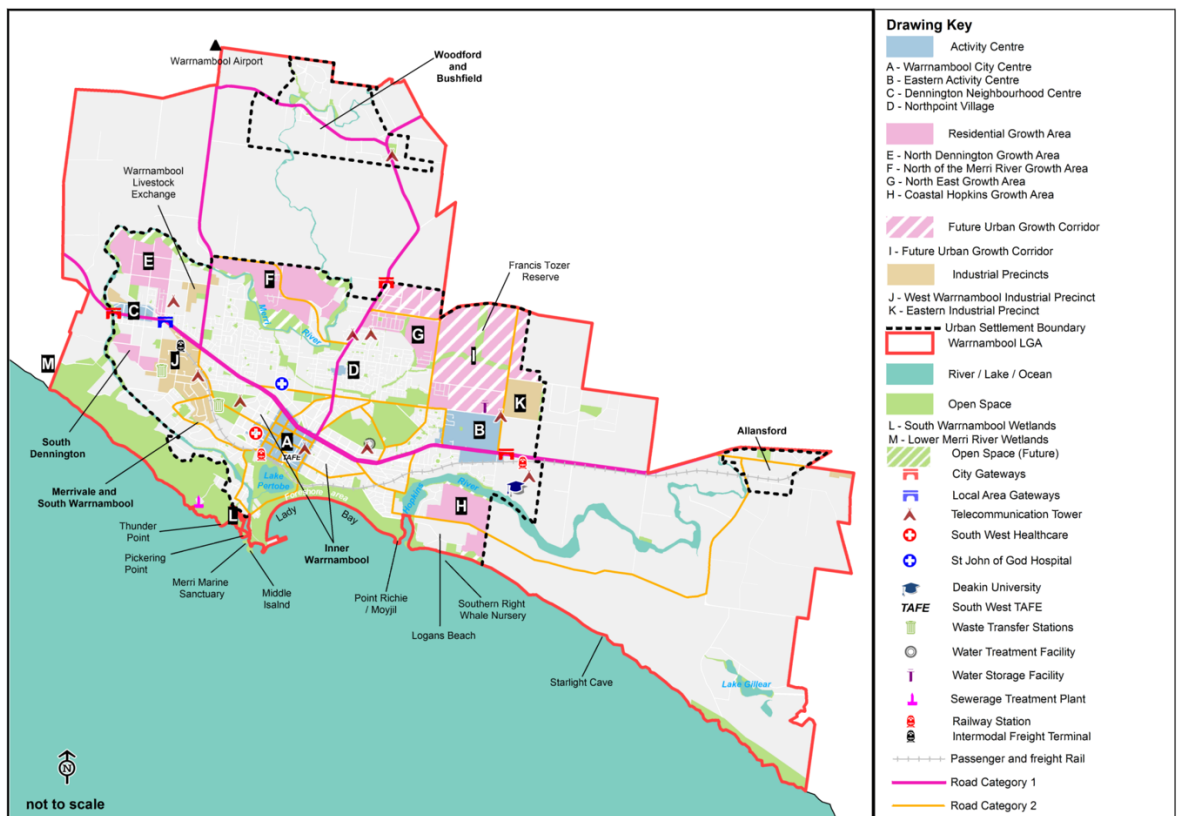
- Integrating infill development with the existing architectural, historic and landscape character of the neighbourhood.

Heritage: Warrnambool has several notable post European heritage precincts including civic and public buildings as well as significant stands of Norfolk Island pines. There are twenty-six heritage precincts where streetscape and character issues are a key consideration.

Council's strategic directions for heritage are:

- Conserving, maintaining and enhancing the character of heritage precincts, particularly individual listings and contributory elements.

- Clause 02.04 – Strategic framework plan -



4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance the Site and the proposal are set out below.

Settlement

- **Clause 11.01-1S – Settlement** – aims to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- **Clause 11.03-5R – The Great Ocean Road region** - seeks to manage the sustainable development of the Great Ocean Road region.
- **Clause 11.03-6S – Regional and local places** - seeks to facilitate integrated place-based planning.

Built Environment

- **Clause 15.01-1S – Urban design** - seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-2S – Building design** – aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- **Clause 15.03-1S – Heritage conservation** - to ensure the conservation of places of heritage significance.
- **Clause 15.03-1L – Heritage conservation** – general strategies include:
 - o Design development to be consistent with the predominant scale of heritage buildings.
 - o Reinstate or introduce verandahs where they previously existed or are sympathetic to the form, scale and appearance of a building.
 - o Conserve and maintain important landscape qualities including significant trees and rows of trees, including mature Norfolk Island pine trees.

Infrastructure

- **Clause 19.03-3S – Integrated water management** - seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.
- **Clause 19.03-3L – Integrated water management** - seeks to service residential development where possible, with reticulated water, sewerage and drainage.

4.3. General Residential Zone

The Site is located within the General Residential Zone (Clause 32.08). The purposes of the General Residential Zone include:

- 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.

Pursuant to Clause 32.08-5 a permit is required to construct a front fence exceeding 1.5 metres.

Clause 32.08-4 specifies that a minimum garden area of 35% applies to Lots greater than 650 square metres in size.

The maximum height of a building under this zone is 11 metres or three (3) storeys as specified at Clause 32.08-10

Decision guidelines for the consideration of the responsible authority are listed at Clause 32.08-13.

Refer to Appendix B - OneMap Site Report.

4.4. Heritage Overlay

The Site is located within the Heritage Overlay (HO320). The purpose of the Heritage Overlay includes:

- 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.

Pursuant to Clause 43.01 a planning permit is required for the following related to buildings and works:

- Demolition of a building
- Construction of a fence
- External alterations

Darling, Banyan, Howard & Liebig Streets Precinct (HO320)

HO320 does not contain any additional controls (such as tree or paint controls) aside from solar energy system controls.

Significance

The Darling, Banyan, Howard and Liebig Streets Precinct is of historical significance as it illustrates the push northwards of the main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade, set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than upper class families who could afford to establish such large villa estates. It is of further historical interest as it demonstrates the demand for smaller allotments, relatively close to the town on higher ground by the middle class in the 1890s.

Map of Heritage Precinct HO320:



Refer to Appendix B - OneMap Site Report.

4.5. Particular Provisions

There are no particular provisions relevant to this proposal.

4.6. Other planning considerations

4.6.1. **Aboriginal Cultural Heritage Sensitivity**

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

A Cultural Heritage Management Plan (CHMP) is required for an activity if the activity is a 'high impact activity' and falls in whole or part within an area of cultural heritage sensitivity. Division 2 of the Aboriginal Heritage Regulations 2018 set out various exempt activities for which a CHMP is not required.

One or two dwellings

Regulation 9 sets out that the 'construction or an extension to one or 2 dwellings on a lot' is an exempt activity. On this basis, a CHMP is not required for the proposed development.

5. Planning Assessment

5.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Warrnambool Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy?
- Is the proposal consistent with the Planning Policy Framework?
- Does the proposal appropriately respond to the General Residential Zone?
- Does the proposal appropriately respond to the Heritage Overlay?

5.2. Key considerations

5.2.1. Is the proposal consistent with the Municipal Planning Strategy?

The planning application for alterations and additions to the existing heritage dwelling gives appropriate effect to the objectives and strategies found within the relevant clauses of the Municipal Planning Strategy.

The proposal is consistent with Clause 02.03-5 **Built environment and Heritage**. European Heritage is a clear value to the Warrnambool community, especially the buildings contained within the identified residential heritage precincts. There is often a pressure for some of the inner heritage areas of Warrnambool to absorb additional infill development or to contain alternative built forms. Princess Street is a prominent street within Warrnambool and is of a high degree of heritage integrity. It is also within walking distance to the central business district to the south. In this instance, the proponent has provided a clear direction that this dwelling is to be retained and renovated. An approval of this extension would see the long-term retention of this property, represented by the investment into its modernisation and functionality, particularly to the rear of the dwelling. The extension is considered to complement the front section of the dwelling, which retains original rooms (such as bedrooms) and the it provides for a sustainable and modern take on an open plan design to the rear, with great access to sunlight via northern orientation. The proposal will have negligible impact on the heritage or neighbourhood character of the streetscape as the majority of works are to the rear which will achieve minimal visibility.

With this in mind, the proposal is considered to be suitable within the **Context** (Clause 02.01) of Warrnambool and will foster the **Vision** (Clause 02.02) of the Council Plan through maintaining and improving the appeal of a heritage residence within the city.

5.2.2. Is the proposal consistent with the Planning Policy Framework?

The proposed extension is ultimately a representation of the needs of the occupant and will be an investment in an existing dwelling. The proposal does not propose any additional dwellings or subdivision and does not impact the existing settlement pattern of the area (Clause 11 **Settlement**).

10 Princess Street is identified as a contributory dwelling and is single storey in scale. The contributory elements of the building are not being altered, insomuch that the extension is provided to the rear of the building. This will ensure that the heritage look and feel of Princess Steet and the broader precinct can be retained (Clause 15.03-1S and Clause 15.03-1L **Heritage conservation**).

Further, heritage matters aside, the extension itself has been carefully designed by Assemble Design Studio to achieve a siting outcome which responds well to the existing conditions. The extension does not unnecessarily impose upon the rear yard of the dwelling, nor does it provide for excessive scale and mass to side boundaries. The dwelling in the new section will utilise modern materials, roof forms and finishes which also separates the old part of the dwelling from the new. This will be a sustainable development as it will lower operating costs on account of the northern orientation (Clause 15.01-1S **Building Design**).

The proposal is able to respond appropriately to water management considerations. The subject site still achieves a high level of permeability, and whilst a stormwater management plan has not been provided with the application, the roof extension has been designed so that stormwater can be dealt with in the same fashion as existing conditions. It should be considered appropriate for a standard permit condition to be included which requires that all run off from roofs be connected to the legal point of discharge or managed on site to the satisfaction of the Responsible Authority. This will ensure an appropriate response to Clause 19.03-3S **Integrated Water Management**.

5.2.3. Does the proposal appropriately respond to the General Residential Zone?

The proposal is consistent with the purposes of the General Residential Zone, specifically to encourage development that respects the neighbourhood character of the area. Overall, the alterations and additions are primarily to the rear of the existing dwelling, with minimal impact on streetscape character.

Although the proposal increases site coverage as well as providing for additional impermeable surfaces, the property maintains compliance with the minimum garden area requirement by providing 56 per cent garden area—mainly attributed to a large front yard as well as a rear yard which is inclusive of pool and surrounding paved areas.

The maximum height of the built form is approximately, located at the rear of the existing dwelling. This complies with the maximum height requirement of 11 metres under the zone.

The other consideration of the General Residential Zone is the front fence, which is generally consistent with the precedent set by examples within the street. There are many examples of other high front fences in various forms. The proponent has opted for a picket style fence of no more than 1.6 metres in height as the front fence. This will provide for a degree of privacy as well as defining property boundaries whilst maintaining a level of transparency.

The front fence as proposed will not cause detriment to the character of the streetscape nor will it create an unsafe environment for pedestrians. Moreover, the proposed fence is more or less a modern reiteration of the existing front fence, which should be considered in the decision making of the new fence.

5.2.4. Does the proposal appropriately respond to the Heritage Overlay?

It is submitted that the development as proposed should be considered to be appropriated within the heritage context of the precinct and the existing contributory dwelling. A response to the following has been provided to understand how the proposal can be considered an acceptable heritage planning outcome:

- Table 1: A response to the Decision Guidelines of Clause 43.01-8 (HO), as relevant.
- Table 2: A response to the Warrnambool City Council Heritage Design Guidelines for Precinct HO320, as relevant.

Table 1: Decision Guidelines at Clause 43.01-8

| Decision Guideline | Response |
|---|---|
| The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place. | Princess Street is of great heritage significance to Warrnambool. The proposal has set out to provide for an extension to the rear of the property with the intention of achieving minimal visibility from the street (with the exception of the front fence). The result, as demonstrated by the plans, is that the proposal is not expected to adversely impact the heritage place. |
| Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy. | The statement of significance for the Darling, Banyan Howard and Liebig Street precinct has been considered at the design phase of the proposed extension. The proposal does not alter the pattern of development, nor does it propose to subdivide land. The proposal builds upon the existing conditions of the dwelling and to its rear. |
| Any applicable heritage design guideline specified in the schedule to this overlay. | A response to the Warrnambool City Council Heritage Guidelines for Precinct HO320 is provided within Table 2 below. |
| Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place | The siting and design of the proposed alterations and additions play a large part in its minimal impact to the heritage place. The development is entirely to the rear of the existing dwelling (some 25-30 metres back from the street) and the existing built form context would make it difficult to obtain oblique views of the |

ADVERTISED

| | |
|--|---|
| | <p>extension from the street (down the driveway). On balance, the impact should be considered acceptable and the proposal provides for a visually interesting extension which ties in well with the existing dwelling – through the extension of roof forms and a modern take on a new open plan and outdoor living area.</p> <p>The location of the swimming pool can also be said to be of no measurable impact to the street as it is located behind the garage along the rear boundary.</p> |
| 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. | The site context section of this report provides for a summary of surrounding properties. The extension to the rear of the dwelling will not overwhelm any adjoining building at neighbouring properties. The bulk, scale and appearance of the extension is commensurate with the size of the existing dwelling and is in keeping with the character of the area. |
| Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place. | <p>The demolition of parts of the dwelling only involves later additions to the dwelling, located at its rear. The contributory elements of the building area retained, including items such as façade, bullnose wrap around verandah, windows and door openings and chimneys.</p> <p>The parts of the building to be demolished are currently not readily visible from the street given its setback and location behind the dwelling.</p> <p>The demolition of the front fence is also proposed and a replacement fence is considered as part of this application.</p> |
| Whether the proposed works will adversely affect the significance, character or appearance of the heritage place. | Any works are to be associated with items such as the construction of pool or the extension works itself – for footings and the like. Like the development itself, the proposed works are unlikely to cause detrimental harm to the heritage precinct to its location. |

Table 2: Heritage Precinct HO320 Design Guidelines

| Design Guideline | Response |
|--|---|
| <p>Demolition</p> <p>Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.</p> <p>Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.</p> <p>Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.</p> | <p>Consistent with the design guidelines for demolition within heritage precincts, the demolition is for part of the place which are not readily visible from the street. It will not likely cause detriment to HO320 and it is within reason to allow for an extension to the rear of the existing dwelling.</p> <p>In this respect, the demolition component of the application should be able to be supported.</p> |

ADVERTISED

| | |
|--|--|
| <p>External Alterations and Additions</p> <p>Dwellings of significance are typically single storey in scale – reflecting the larger type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 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.</p> | <p>The additions to the existing dwelling are single storey in scale, although they appear larger due to the topography fall to the rear of the site (refer to perspectives within plan set). The occupants require modern needs and additional functionality to the dwelling. The heritage values of this dwelling and precinct are well understood and it is submitted that the design of the extension has respectfully provided for the needs of the occupant without causing adverse detriment to the heritage place or precinct.</p> |
| <p>Materials, Colours and Finishes</p> <p>Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. Walls are generally masonry with some timber clad examples.</p> <p>Bullnose and straight pitch verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework.</p> <p>California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both dwelling styles.</p> <p>Early paint finishes to stucco and render would have been limewash in type.</p> <p>Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch.</p> <p>Paint colours for timberwork typical to the period include</p> <ul style="list-style-type: none"> • Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls • dark brown, green and Indian red (19th century) and, lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details. | <p>There is to be no changes to the front portion of the existing dwelling. All new colours, materials and finishes are applicable to the extension and provides for a modern look and feel to the rear of the property. Given the lack of visibility to the extension, the selection of the external finishes schedule on the elevation plans are not considered to have a measurable impact on the heritage precinct as seen from Princess Street.</p> |
| <p>Fencing</p> <p>Front fences were an important part of the design of Victorian era houses. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local</p> | <p>The design guidelines acknowledge that where a precedent is being set by other properties within the street (particularly adjoining) there may be exceptions for higher fencing, up to 1.6 metres in height.</p> <p>The proposal has considered that there are many instances of higher fencing within Princess Street.</p> |

ADVERTISED

| | |
|---|---|
| <p>sandstone fences were sometimes used. Smaller scale dwellings often retained timber picket fences.</p> <p>Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing.</p> | <p>Given the existing fence at 10 Princess Street, the difference in impact to the streetscape would be negligible.</p> |
|---|---|

On balance the proposal carefully considers the existing conditions of the site as well as the streetscape of Princess Street. The majority of the works are to the rear of the dwelling with the exception of the front fence. It can therefore be said having regard to the assessment above that the proposal is also consistent with the purposes of the Heritage Overlay.



6. Conclusion

This report has described the alterations and additions to the existing dwelling and assessed the proposal against relevant policy and planning controls of the Warrnambool Planning Scheme.

It is the conclusion of this report that the application is consistent with the purposes and intent of the planning controls and policy framework of the Warrnambool Planning Scheme. It follows as the recommendation and request of this report that Council issue a planning permit for the proposal.

We look forward to working with Council during the assessment of the application.

Myers Planning & Associates

May 2023

Appendices

| | |
|------------|------------------------|
| Appendix A | Certificate of Title |
| Appendix B | OneMap Site Report |
| Appendix C | Site Photos |
| Appendix D | Town Planning Drawings |

ADVERTISED

SITE PHOTOS: 10 Princess Street, Warrnambool

Photos taken January 2023



Image 1: View looking down existing driveway from Princess Street.



Image 2: View of façade of 10 Princess Street from driveway.

ADVERTISED



Image 3: View of façade to 10 Princess Street.



Image 4: Existing fence and lychgate of 10 Princess Street.

ADVERTISED



Image 5: Existing ensuite to dwelling as viewed from driveway.



Image 6: Front path to entrance of dwelling

ADVERTISED



Image 7: Rear of existing dwelling



Image 8: Existing shed/outbuilding

ADVERTISED



Image 9: View of rear north-ester corner of garden.



Image 10: View of existing garage.