

ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	51 Hider St WARRNAMBOOL VIC 3280
The application is for a permit to:	Extension to Dwelling in Heritage Overlay
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	43.01-1 Carry out works in a Heritage Overlay
The applicant for the permit is:	Designing Spaces Pty Ltd
The application reference number is:	PP2025-0048
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
<p>Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.</p> <p>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.</p> <p>The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> <p>If you object, the responsible authority will tell you its decision.</p>	
The Responsible Authority will not decide on the application before:	21/5/2025

PLANNING PROPERTY REPORT

ADVERTISED



Department
of Transport
and Planning

From www.planning.vic.gov.au at 28 April 2025 07:17 PM

PROPERTY DETAILS

Address: **51 HIDER STREET WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 TP700239**
Standard Parcel Identifier (SPI): **1\TP700239**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **129013**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 514 J6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO311\)](#)



HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 24 April 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://environment.vic.gov.au)

The Warrnambool City Council is committed to protecting personal information in accordance with the principles of the Victorian privacy laws. The information provided will be used for the following purposes:

- correspond about the permit application
- if necessary, notify affected parties who may wish to inspect your application so that they can respond
- if necessary, forward your application to a referral authority who must also keep a register available for inspection by any person

The information you provide will be made available to:

- any person who may wish to inspect the application until the application process is concluded, including any review in VCAT
- relevant officers at Council, anyone a party to the application process and other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982
- Other external parties if required by law

This information is being collected in accordance with the Planning and Environment Act 1987. If all requested information is not received, Council may not be able to process your application or objection.

Do you agree? ☐ Yes ☐ No

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: _____

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

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: _____
Organisation: _____
Unit No.: _____
Suburb/locality: _____

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?

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 04183 FOLIO 437

Security no : 124115734942D
Produced 12/06/2024 11:20 AM

LAND DESCRIPTION

Lot 1 on Title Plan 700239X (formerly known as part of Crown Allotment 5
Section 60 CITY OF WARRNAMBOOL Parish of Wangoom).
PARENT TITLE Volume 01220 Folio 984
Created by instrument 877319 05/02/1919

REGISTERED PROPRIETOR

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED]

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

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

Street Address: 51 HIDER STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END



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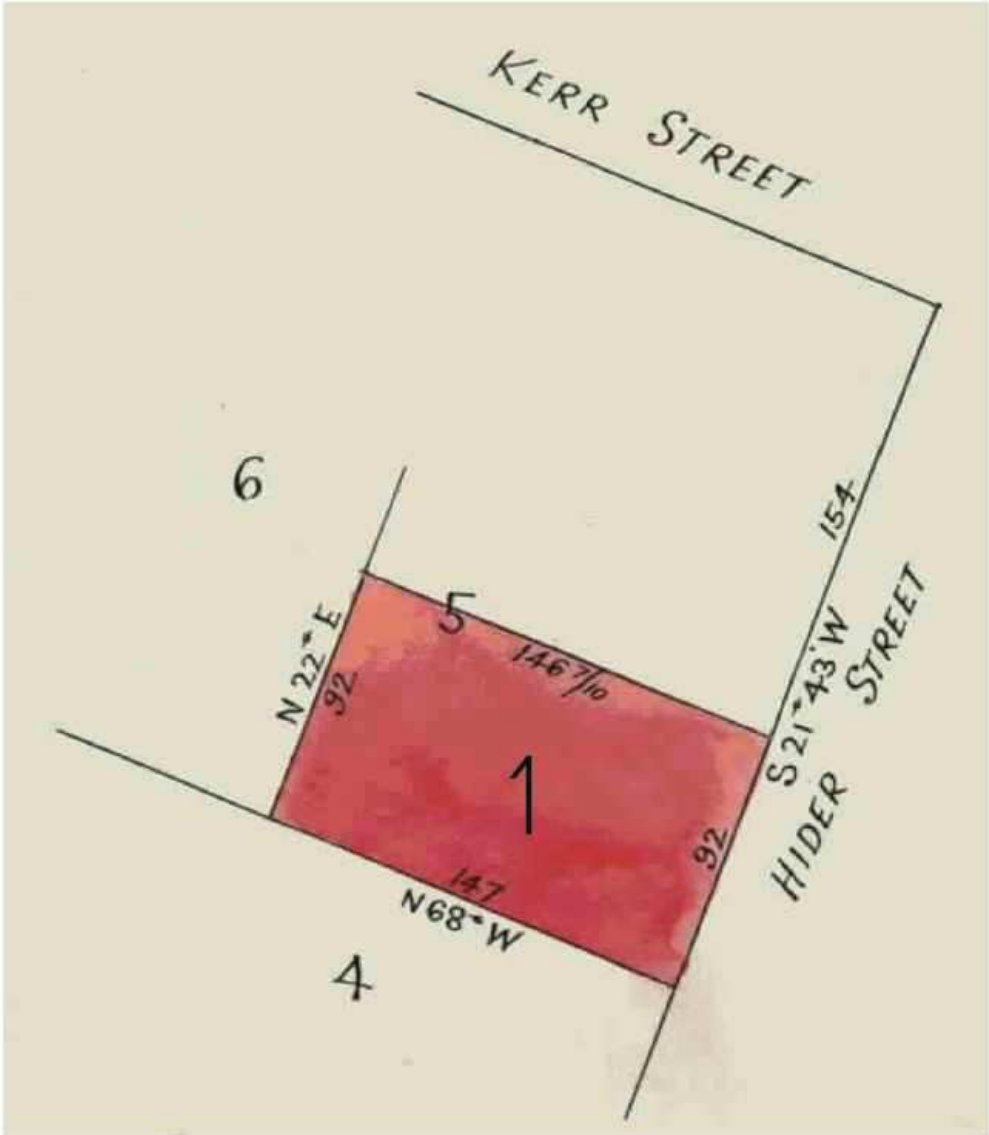
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Document Identification	TP700239X
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TITLE PLAN		EDITION 1	TP 700239X						
Location of Land Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: Section: 60 Crown Allotment: 5 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 4183 FOL 437 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/11/2000 VERIFIED: CL						
									
<table><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)	
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)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

Planning report

Lot 1 TP700239X – 51 Hider Street, Warrnambool, Victoria, 3280

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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 51 Hider Street, Warrnambool, Vic. 3280.

Revision 1

PROPOSAL

It is proposed to add a small single storey side extension containing an ensuite bathroom for the existing 3 bedroom detached dwelling.

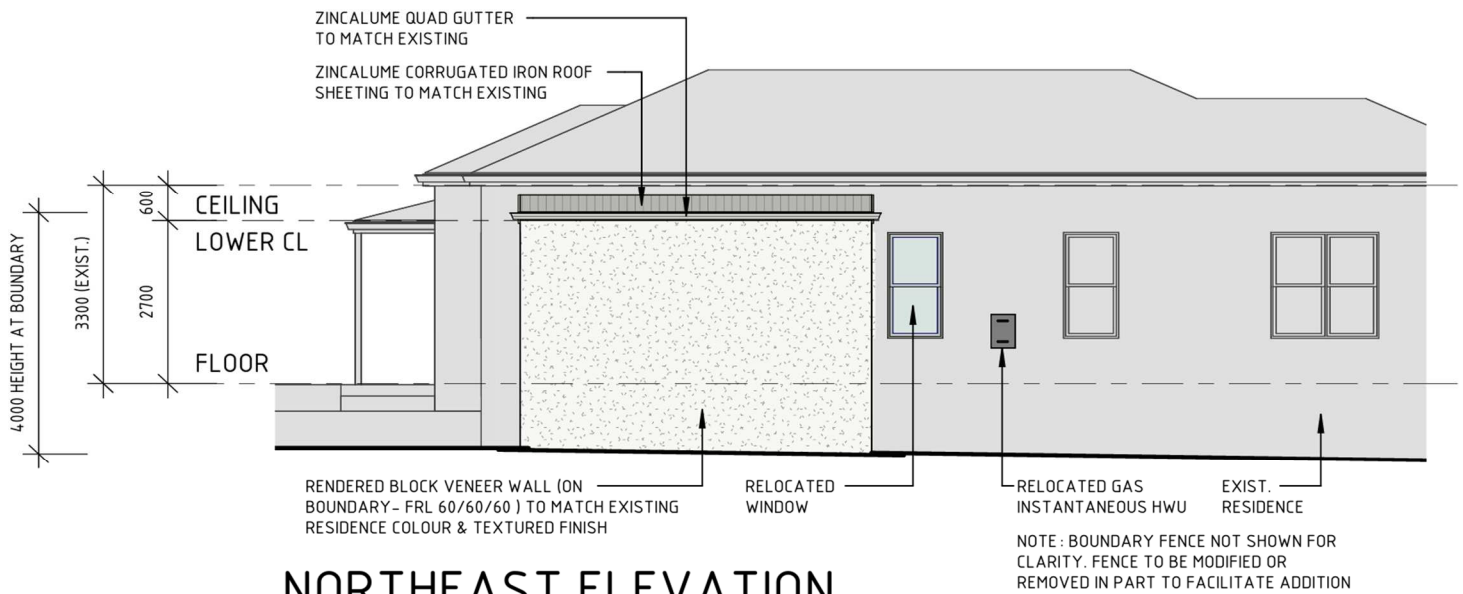
The proposal will slightly increase the floor area of the dwelling to improve its functionality and liveability. The ensuite will contain a shower and W/C, with a vanity unit to be installed in the existing room adjoining and linking to the new extension. The existing hot water system will be relocated further along the side wall of the dwelling, and an existing window relocated further along the northern façade wall to make way for the extension.

The extension will add 9.36 sqm of additional floor space to the existing floor area of 189.44 sqm and will be finished externally in rendered blockwork to match the existing dwelling in finish, to be painted to match the existing dwelling. An aluminium highlight window will be included in the front of the extension with Colorbond roofing also to match the existing roof covering.

The extension will have a slightly angled skillion roof and will be setback 6.78m from the front boundary with the wall of the extension on the northern boundary at a height of 4m.

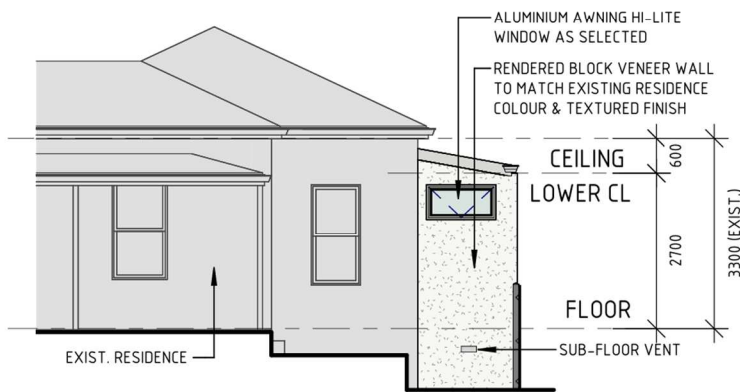
The height of the existing dwelling is unchanged with the height of the extension sitting below the existing roofline. Fencing and landscaping are unaffected.

When extended the dwelling will have a site coverage of 57% leaving 175 sqm (32% of the site) for garden of which 23% is permeable.



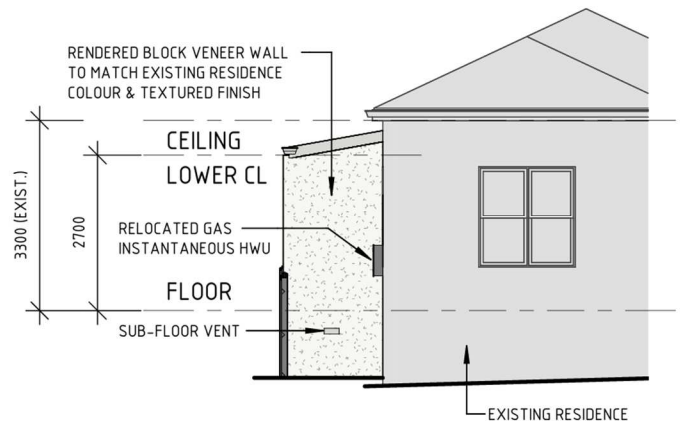
NORTHEAST ELEVATION

1 : 100



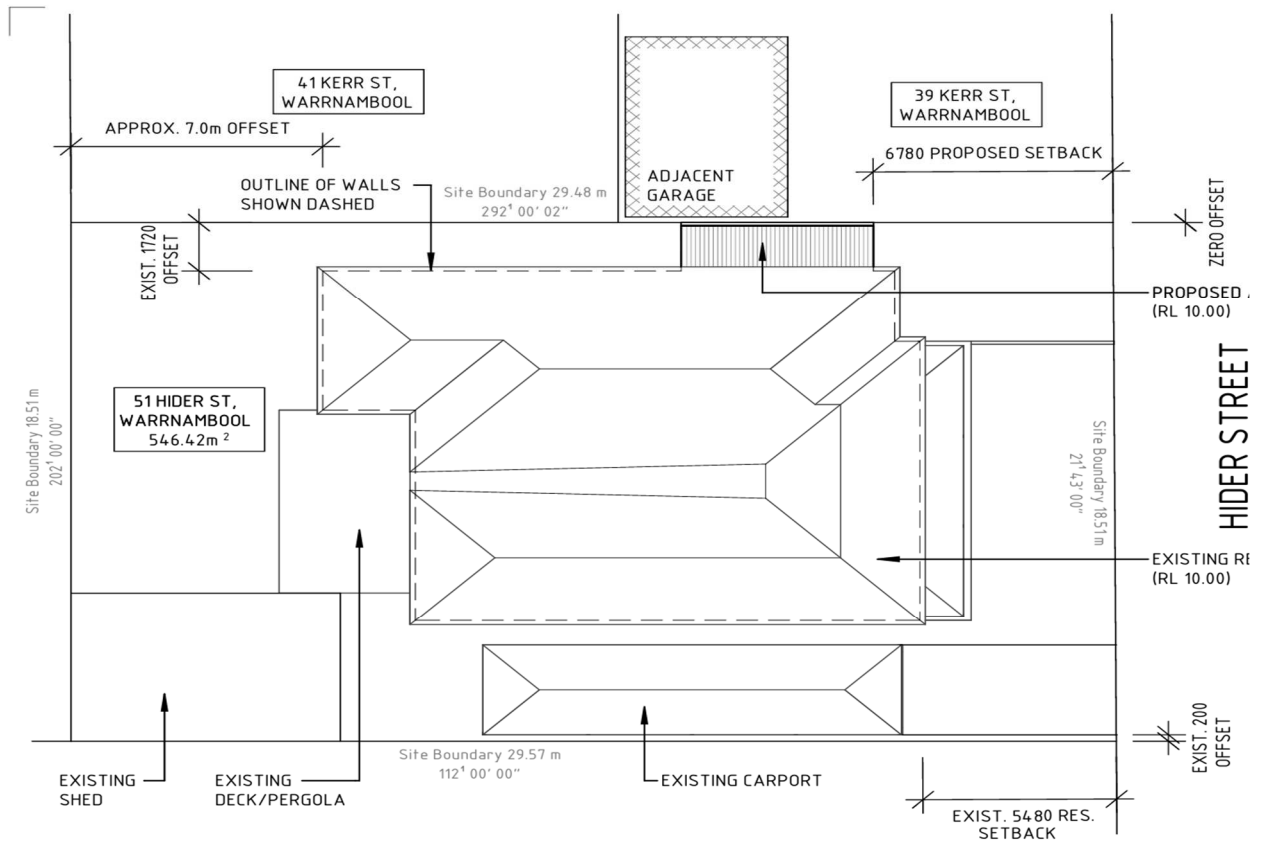
SOUTHEAST ELEVATION

1 : 100



NORTHWEST ELEVATION

1 : 100



SITE PLAN

1 : 200

SITE ANALYSIS

The subject site contains a detached single storied dwelling situated on the west side of Hider Street in Warrnambool. The site has an overall area of 546.42 sqm.

The dwelling is of rendered most likely sandstone construction under a corrugated iron covering, with a garage to the side and established gardens mainly laid to lawn and enclosed by fencing and walling to the front. The dwelling has 3 bedrooms, kitchen/living/dining area, bathroom, laundry, further living room, and a rear deck/pergola.

The neighbourhood character along Hider Street is entirely single storied residential with the exception of a two storied dwelling on the corner of Hider and Kerr Street. There is a concrete footpath along the frontage and existing crossover with kerb and channel drainage and a wide grassed nature strip with no street trees.

Locality plan



Streetscape



Dwelling frontage



RESTRICTIONS ON TITLE

None

PLANNING CONTROLS

Zone

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



Overlays

Heritage Overlay Schedule 311 (H0311) – Hider Street and Ryot Street North Heritage Precinct. The building is contributory to the precinct.

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (H031)



Permit Requirements

No permit is required for use or buildings and works under the GRZ as the site exceeds 300 sqm.

A permit is required under the H0311 pursuant to **Clause 43.01-1** to construct a building or carry out works.

It should also be noted that the proposed works will exceed the 'as of right' height at boundary for the new ensuite area and a siting variation will be required. This variation is not expected to impact the amenity of the property at ???? or the existing streetscape due to its location and interaction being to the south of existing neighbouring outbuilding.

PLANNING ASSESSMENT

Clause 43.01 HERITAGE OVERLAY

Purpose

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

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

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

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

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

Clause 43.01-8

Decision guidelines

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

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

ASSESSMENT

The dwelling is a contributory building within the heritage precinct. The heritage significance of the place is the contribution it makes to the overall precinct. The proposed extension is single storied and well setback from the street and is only barely visible from the front sitting under the existing roofline. The extension does not dominate the streetscape or affect the contribution the dwelling makes to the precinct.

The external appearance in the choice of finish and external colours and materials are subtle and non-intrusive and match existing.

Overall, it is considered the proposed works do not adversely affect the significance of the place or precinct and are an adaptive reuse of a heritage place consistent with the heritage precinct guidelines shown below and decision guidelines under the overlay.

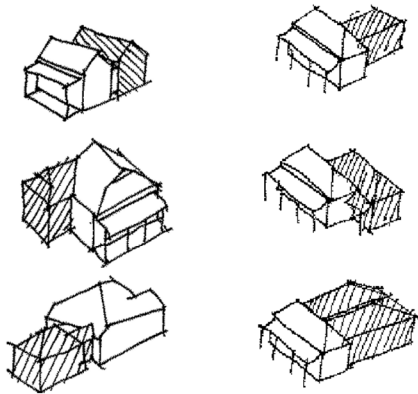
HIDER AND RYOT STREET NORTH PRECINCT (H0311)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

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



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

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

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

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

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

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

15.03-1S Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

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

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

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

Encourage appropriate development that respects places with identified heritage values.

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

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

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

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

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

ASSESSMENT

The proposed works are a single storied side addition which will be barely visible from the public realm. The proposed works are not contrary to the intent of planning controls in heritage precincts which are to conserve and enhance.

The precinct is not detrimentally impacted by the proposal.

The proposal is not in conflict with state heritage policy as the proposed works are consistent with the heritage values of the precinct.

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.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The application is considered to meet the requirements of Clause 65 in the following ways:

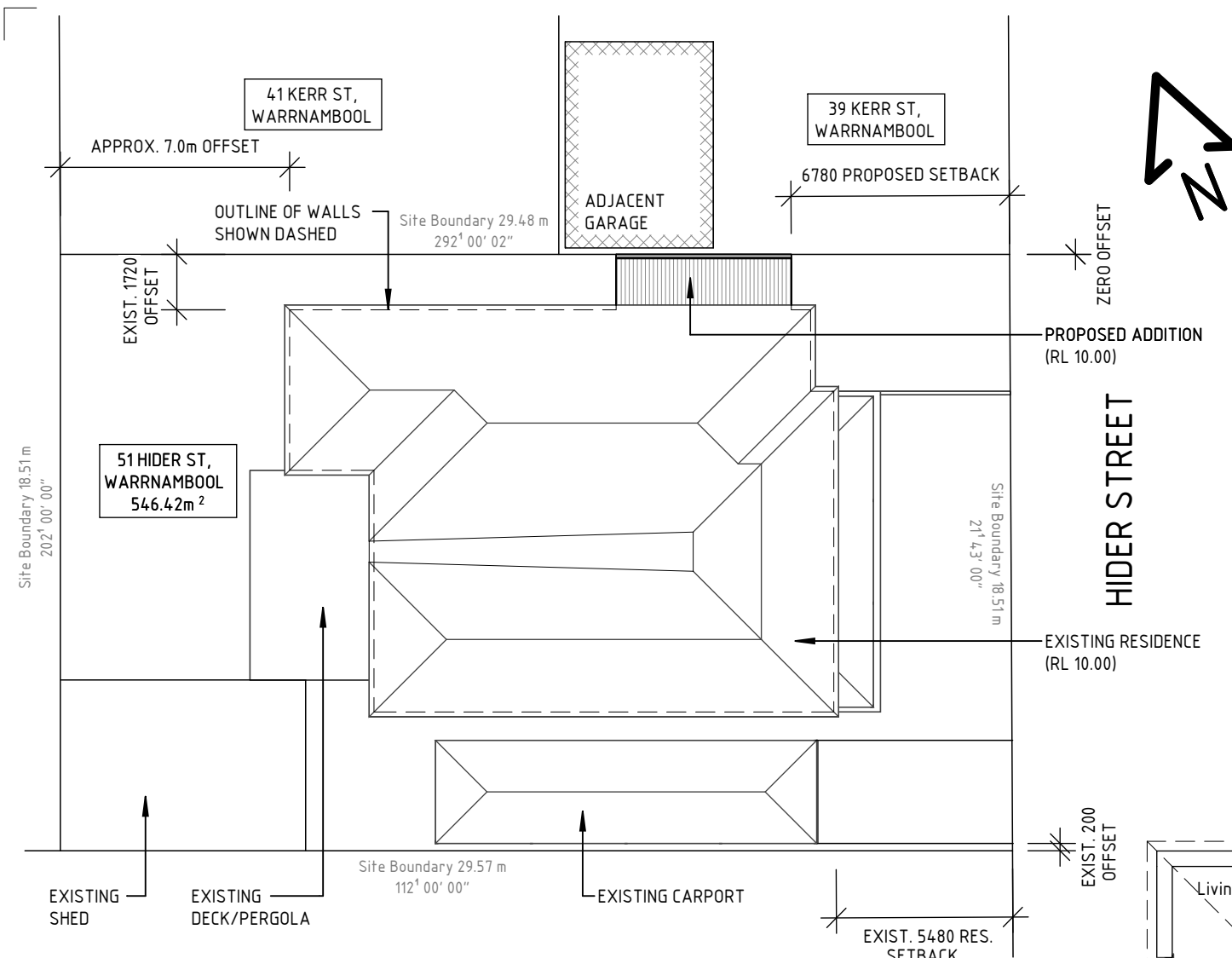
- The proposal is small scale in and meets the purpose and requirements of the heritage overlay.
- There are no detrimental effects on the environment as stormwater and waste water which will be managed in conjunction with the existing dwelling or via permit conditions.
- There are no additional traffic impacts, and the proposal represents orderly planning.
- The proposal does not conflict with the PPF or LPPF.

SUMMARY

The proposal has been assessed against the requirements of the Heritage Overlay, PPF, LPPF and the requirements of Clause 65 and found to be compliant.

The heritage significance of the existing dwelling and the wider heritage precinct is protected by virtue of the modest height and setback of the new extension which will be barely visible from the public realm.

There is adequate garden and secluded open space retained with the extended dwelling to protect its significance and the amenity of residents of adjoining properties.



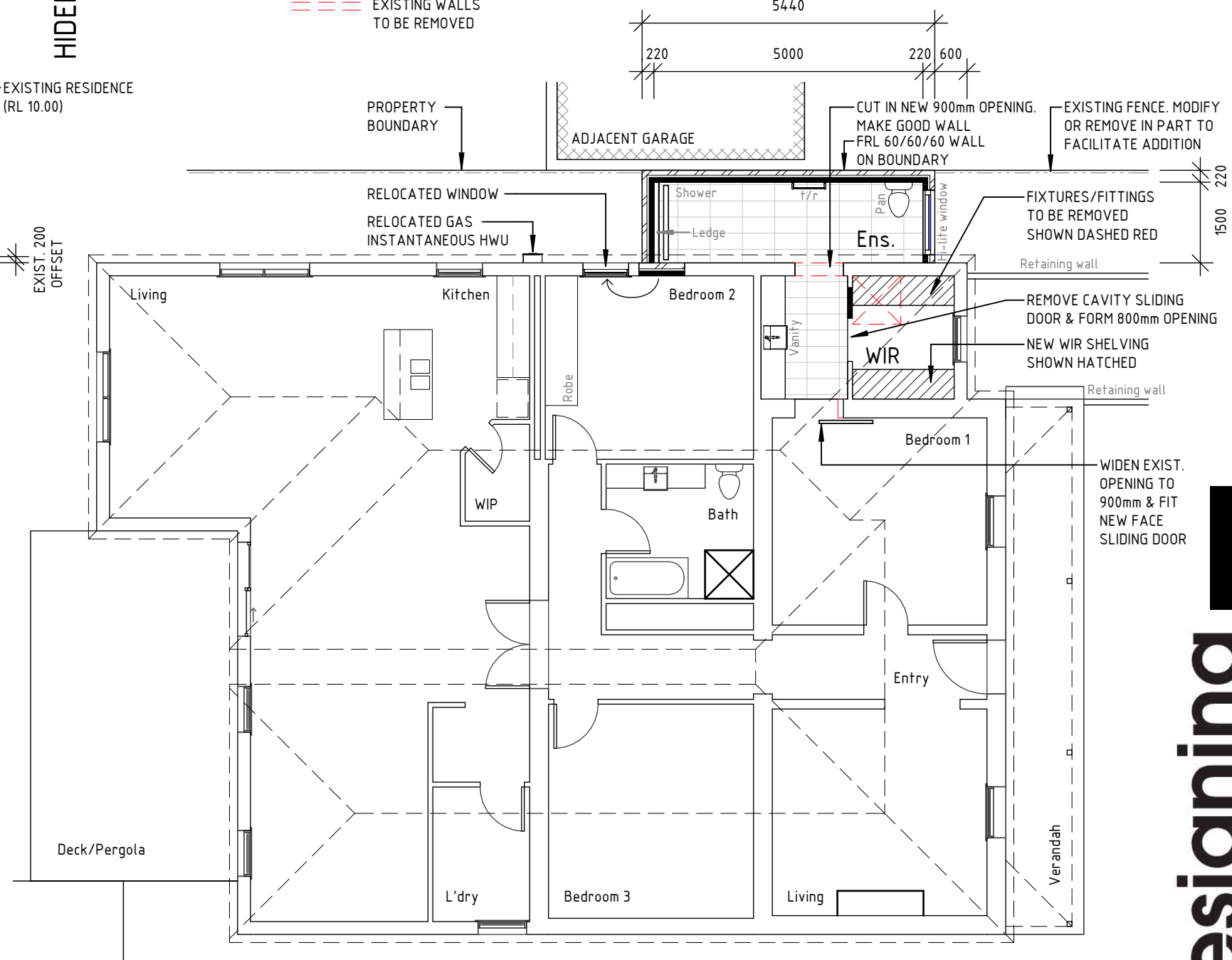
SITE PLAN
1 : 200

SITE ANALYSIS	
PROJECT ADDRESS:	51 HIDER STREET, WARRNAMBOOL
SITE AREA:	546.42m ²
BUILDING CLASSIFICATION:	CLASS 1a
PLANNING ZONE:	GENERAL RESIDENTIAL ZONE (GRZ, GRZ01)
PLANNING OVERLAY:	HERITAGE OVERLAY (HO, HO311)
SITE COVERAGE:	- BUILDING COVERAGE = APPROX. 314m ² = 57% SITE COVERAGE - PERMEABLE AREA = APPROX. 127m ² = 23% SITE COVERAGE - GARDEN AREA = APPROX. 175m ² = 32% SITE COVERAGE
HEIGHT:	- EXISTING BUILDING HEIGHT BEING MAINTAINED
SETBACKS:	- NORTH = 0.0m (PROPOSED RES. ADDITION) = 1.72m (EXIST. RESIDENCE) - SOUTH = 0.2m (EXIST. GARAGE) - EAST = 5.48m (EXIST. RESIDENCE) = 7.78m (PROPOSED RES. ADDITION) - WEST = APPROX. 7.0m (EXIST.) - MIN. 25m ²
S.P.O.S.:	- EXISTING VEGETATION TO BE REMOVED WERE REQUIRED ON WEST BOUNDARY TO FACILITATE PROPOSED ADDITION
LANDSCAPING:	- EXISTING WEST BOUNDARY FENCE TO BE MODIFIED OR REMOVED IN PART TO FACILITATE PROPOSED ADDITION ON BOUNDARY
FENCING:	- REFER TO EAST ELEVATION
FRONTAGE:	

AREA ANALYSIS		
Name	Area	SQ'S
Proposed addition	9.36 m ²	1.01
Existing deck/pergola	25.05 m ²	2.70
Existing carport	37.89 m ²	4.08
Existing shed	40.27 m ²	4.33
Existing residence	189.44 m ²	20.38

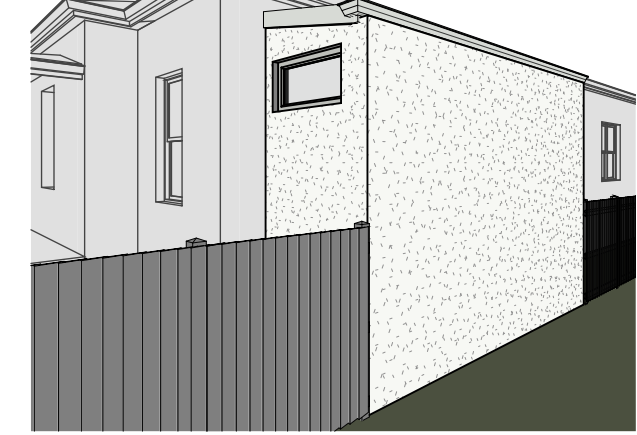
LEGEND

- 220MM RENDERED BLOCK VENEER WALLS
- 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED



FLOOR PLAN
1 : 100

ADVERTISED



EAST PERSPECTIVE

JOB No:
24-093
1.
A3 SHEET

NATHAN DIVALL
OCTOBER 2024
REVISION: B (FEB. 2025)

51 HIDER ST, WARRNAMBOOL

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

