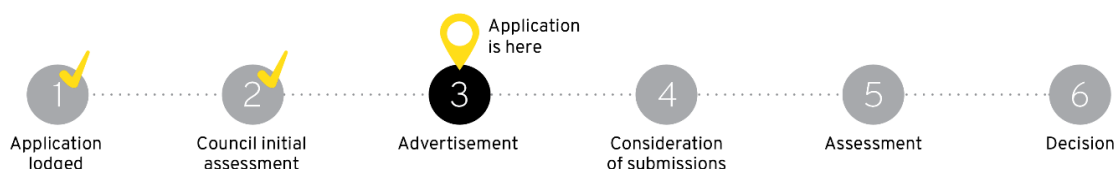


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NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	33 Lava St WARRNAMBOOL VIC 3280
The application is for a permit to:	Construction of two cabins in association with existing caravan park
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	32.08-10
The applicant for the permit is:	Human Habitats
The application reference number is:	PP2025-0061
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:	22 May 2025



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Application for Planning Permit

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

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.: 33 Street name Lava Street
Suburb/locality Warrnambool postcode 3280

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: _____

Several Titles as in cover letter

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?

Development of two cabins in association with the existing use of the site as a camping + caravan park.

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: \$ 100,000 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)

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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.

Existing and Established Camping + Caravan Park
- various types of buildings

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: Olivia Surname: Sharp
Organisation (if applicable): Human Habitats
Unit No.: _____ St. No.: 80 Street name: Ovens Street
Suburb/locality: Wangaratta State: Vic postcode: 3677

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: 03 9997 7880 Email: olivia@humanhabitats.com
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: _____
Unit No.: _____
Suburb: _____

Owners signature (Optional)

Date: _____



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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

15/04/25

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.





14 April 2025

Statutory Planning Department
Warrnambool City Council
25 Liebig Street
Warrnambool Vic 3280

Dear Sir/Madam,

**PLANNING PERMIT APPLICATION
33 LAVA STREET, WARRNAMBOOL**

Human Habitats acts behalf of the property owner Tasman Tourism Property Pty Ltd and is pleased to submit this planning permit application for buildings and works associated with the existing Camping and Caravan Park at 33 Lava Street Warrnambool (the subject site).

This application is supported by the following materials:

#	Document	Prepared by	Document Reference/Date
0.	Cover letter	Human Habitats	14 April 2025
0.	Application form/details	Human Habitats	-
1.	Certificate of Title (fifteen (15) parcels)	-	Lots 1-10 (inclusive)\TP124886 Lot 1\TP164936 Lot 1\TP409559 Lot 1\TP700486 Lot 1\TP963697 Lot 1\TP966188
2.	Town Planning Report (this document)	Human Habitats	14 April 2025
3.	Existing & Proposed Site Plan	Tasman Holiday Parks	March 2025
4.	Tasman Warrnambool Park Map & Information	Tasman Holiday Parks	February 2025
5.	Proposed Cabin Plans	Gervale Homes	November 2023

We trust that the above and submitted material will enable Council to undertake a thorough assessment and support the proposal.

Should you have any queries, please do not hesitate to contact the undersigned olivia@humanhabitats.com.au / 03 9909 2202 or alternatively contact Maddison Butler via email to maddison@humanhabitats.com.au.

Yours sincerely

Olivia Sharp

Olivia Sharp
Town Planner

Security no : 124123492241G
Produced 07/04/2025 03:34 PM

Lots 1,2,3,4,5,6,7,8,9 and 10 on Title Plan 124886X.
Created by Application No. 068038Q 09/10/1990

104

100

Security no : 124123492242F
Produced 07/04/2025 03:34 PM

Lot 1 on Title Plan 963697U.
PARENT TITLE Volume 11904 Folio 241
Created by Application No. 141157A 30/04/2018

REGISTERED PROPRIETOR

[illegible]

VOLUME 08076 FOLIO 200

Security no : 124123492246C
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LAND DESCRIPTION

Lot 1 on Title Plan 700486E.
PARENT TITLE Volume 04242 Folio 388
Created by instrument 2708430 15/02/1955

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

VOLUME 09519 FOLIO 345

Security no : 124123492243E
Produced 07/04/2025 03:34 PM

LAND DESCRIPTION

Lot 1 on Title Plan 164936J.
PARENT TITLE Volume 04242 Folio 388
Created by instrument K394144 30/05/1983

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

VOLUME 12012 FOLIO 806

Security no : 124123492252U
Produced 07/04/2025 03:34 PM

LAND DESCRIPTION

Lot 1 on Title Plan 966188B.
PARENT TITLE Volume 11906 Folio 310
Created by Application No. 141158X 30/04/2018

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

VOLUME 08594 FOLIO 157

Security no : 124123492245B
Produced 07/04/2025 03:34 PM

LAND DESCRIPTION

Lot 1 on Title Plan 409559C.
PARENT TITLE Volume 01755 Folio 866
Created by instrument C260473 09/07/1965

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]



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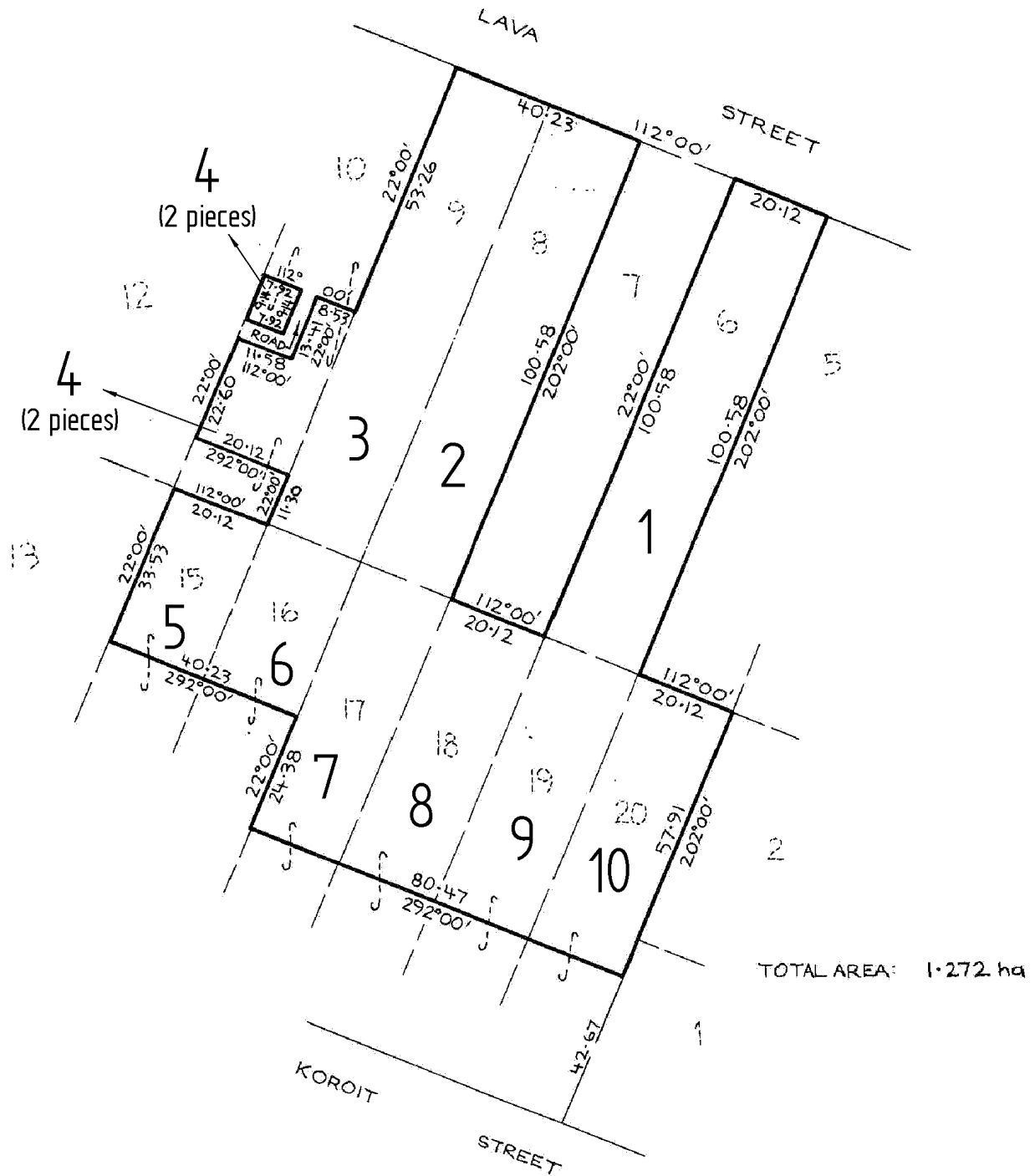
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TITLE PLAN		EDITION 1		TP 124886X
Location of Land Parish: WANGOOM Township: WARRNAMBOOL Section: 21 Crown Allotment: 6,8,9,10(PT),15(PT),16(PT),17(PT),18(PT),19(PT),20(PT) Crown Portion: Last Plan Reference: Derived From: VOL 9995 FOL 438 Depth Limitation: NIL			Notations Warning as to Dimensions Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles. 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: 31/08/1999 VERIFIED: C.P.	
SEE SHEET 2 FOR DIAGRAM				
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets

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TITLE PLAN

TP 124886X



TOTAL AREA: 1.272 ha

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 6
PARCEL 2 = CA 8
PARCEL 3 = CA 9
PARCEL 4 = CA 10 (PARTS)
PARCEL 5 = CA 15 (PT)
PARCEL 6 = CA 16 (PT)
PARCEL 7 = CA 17 (PT)
PARCEL 8 = CA 18 (PT)
PARCEL 9 = CA 19 (PT)
PARCEL 10 = CA 20 (PT)

LENGTHS ARE IN
METRES

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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TITLE PLAN		EDITION 2		TP963697U	
LOCATION OF LAND PARISH: WANGOOM TOWNSHIP: WARRNAMBOOL SECTION: 21 CROWN ALLOTMENT: 10 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL			NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.		
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: PRT Date: 3/8/2017 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
<p style="text-align: center; font-weight: bold;">LOT 1</p> <p style="text-align: center;">ROAD</p> <p style="text-align: center;">10</p> <p style="text-align: center;">9</p> <p style="text-align: center;">SE CNR OF CA 10</p>					
LENGTHS ARE IN METRES		SCALE —		DEALING / FILE No: AP139458X	
				DEALING CODE: 23	
GOVERNMENT GAZETTE No:				SHEET 1 OF 1	

PLAN NUMBER

TP963697U

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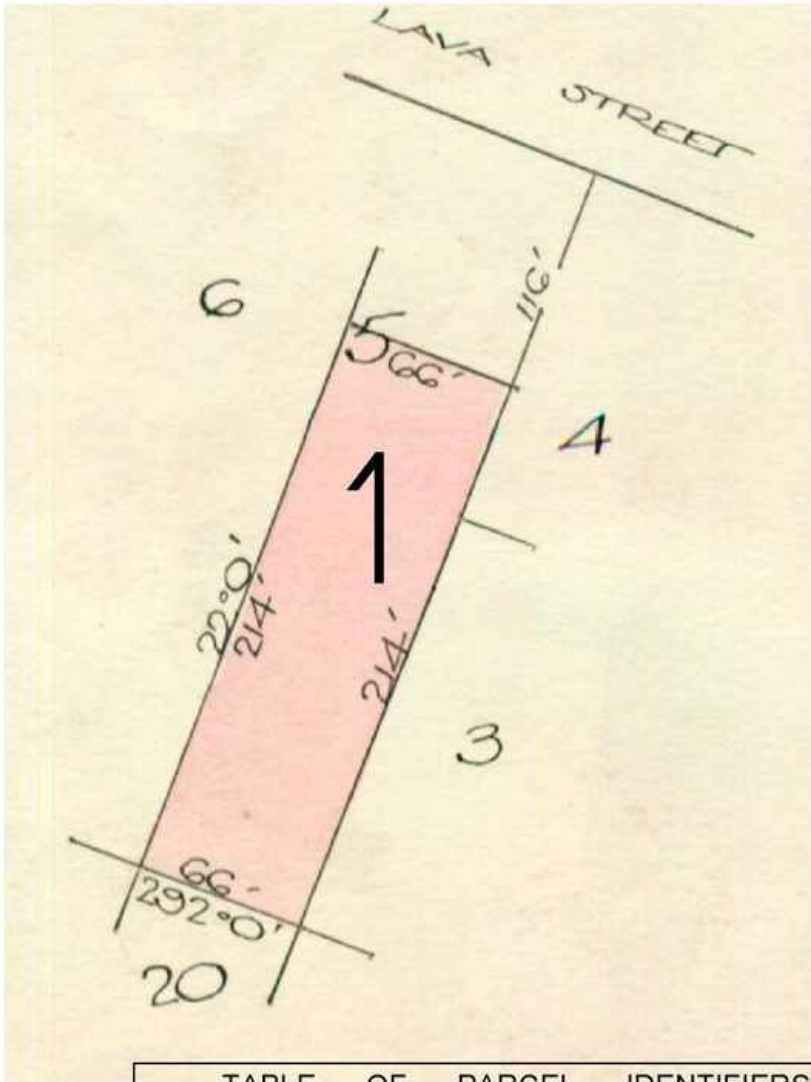
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Document Identification	TP700486E
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN	EDITION 1	TP 700486E			
Location of Land Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: Section: 21 Crown Allotment: 5(PT) Crown Portion: Last Plan Reference: Derived From: VOL 8076 FOL 200 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: SO'C			
					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 5px;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="padding: 5px;"> 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 style="padding: 5px;"> PARCEL 1 = CA 5 (PT) </td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CA 5 (PT)
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PARCEL 1 = CA 5 (PT)					
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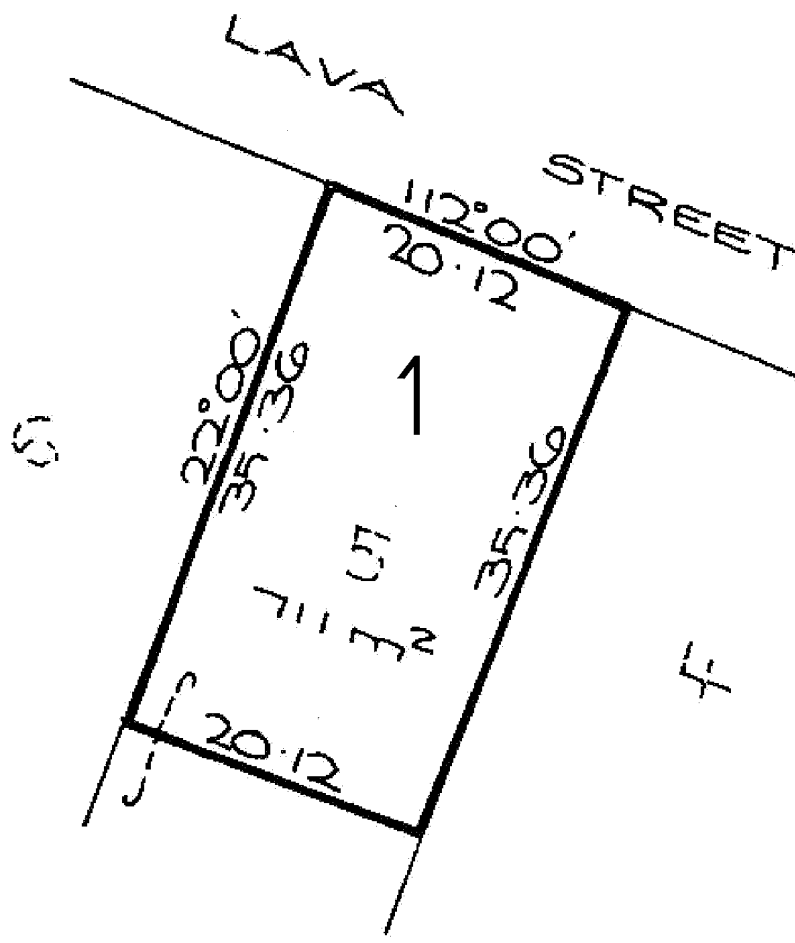
Document Type	Plan
Document Identification	TP164936J
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Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/09/1999 VERIFIED: PB							
									
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PARCEL 1 = CA 5 (PT)									
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TITLE PLAN		EDITION 1	TP966188B			
LOCATION OF LAND PARISH: WANGOOM TOWNSHIP: WARRNAMBOOL SECTION: 21 CROWN ALLOTMENT: 2 (PT) LAST PLAN REFERENCE: TP963748E DERIVED FROM: BOOK. 93 NO. 991 DEPTH LIMITATION: NIL			NOTATIONS			
EASEMENT INFORMATION E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT				THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: DBR Date: 4/09/2018 Assistant Registrar of Titles		
Easement Reference	Purpose	Width (Metres)	Origin			Land benefited / In favour of
<p style="text-align: center; font-size: 1.1em;">LOT 1 405m²</p> <p style="text-align: center;">Japan Street</p> <p style="text-align: center;">Koroit Street</p> <p style="text-align: left; font-size: 0.8em;">MGA 94 ZONE 54</p>						
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AP141158X		DEALING CODE: 15		
GOVERNMENT GAZETTE No:				SHEET 1 OF 1		



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TITLE PLAN		EDITION 1	TP 409559C						
Location of Land Parish: WANGOOM Township: WARRNAMBOOL Section: 21 Crown Allotment: 7(PT) Crown Portion: Last Plan Reference: Derived From: VOL 8594 FOL 157 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: 17/04/2000 VERIFIED: G.B.						
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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									
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LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

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TOWN PLANNING REPORT

ADDRESS: 33 LAVA STREET WARRNAMBOOL
PREPARED FOR: TASMAN HOLIDAY PARKS
14 APRIL 2025



**Mountain
Planning**
A Human Habitats Company

ADVERTISED



Document Information

Issue Date	14 April 2025	Prepared for	Tasman Holiday Parks
Prepared by	MB	Reviewed by	NV
Project 33 Lava Street Warrnambool		Project No.	15157

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1 Introduction

Human Habitats is pleased to provide this planning report on behalf of the property owner, Tasman Tourism Property Pty Ltd, in support of a planning permit application for buildings and works associated with an existing Camping and Caravan Park at 33 Lava Street, Warrnambool (the subject site). It is proposed to install two (2) cabins at the site in association with the existing Camping and Caravan Park use.

1.1 Planning Permit triggers

Pursuant to the Warrnambool Planning Scheme, a planning permit is required for the following:

- **Clause 32.08-10:** To construct a building or construct or carry out works for a Camping and Caravan Park (Section 2 Use) under the General Residential Zone.

1.2 Report Summary

It is our assessment that the proposal is considered an appropriate response to the land use and built form aspirations of the Warrnambool City Council. Overall, the proposal has responded in an appropriate manner having regard to the applicable planning controls. The proposal accords with the desired future outcome for the site and surrounding environs whilst protecting and preserving the character of the local environs. In coming to this conclusion, we have considered the following key questions:

- **Planning Policy** – Does the proposal demonstrate an appropriate outcome considering the strategic planning drivers and planning policy framework of the Warrnambool City Council?
- **Neighbourhood Character** – Does the proposed development respond appropriately to surrounding environs, while aligning with the desired neighbourhood character?
- **Car Parking** – Is the proposed car parking arrangement adequate given the context of the site and surrounds?

1.3 Application Material

This application is supported by the following documents:

#	Document	Prepared by	Document Reference/Date
0.	Cover letter	Human Habitats	14 April 2025
0.	Application form/details	Human Habitats	-
1.	Certificate of Title (fifteen (15) parcels)	-	Lots 1-10 (inclusive)\TP124886 Lot 1\TP164936 Lot 1\TP409559 Lot 1\TP700486 Lot 1\TP963697 Lot 1\TP966188
2.	Town Planning Report (this document)	Human Habitats	14 April 2025
3.	Existing & Proposed Site Plan	Tasman Holiday Parks	March 2025
4.	Tasman Warrnambool Park Map & Information	Tasman Holiday Parks	February 2025
5.	Proposed Cabin Plans	Gervale Homes	November 2023

2 Subject Site and Surrounding Context

2.1 The Site

2.1.1 Site Overview

The subject site is located at 33 Lava Street Warrnambool and is formally identified by fifteen (15) separate title allotments. The site is currently used for the purpose of an established Camping and Caravan Park. The site is approximately 1.75 hectares and is predominantly rectangular in shape. The land benefits from a lot depth of approximately 160 metres, with a primary frontage of approximately 101 metres to Lava Street.

The topography of the site is relatively flat and contains several buildings of varying size and style that are currently used for the purpose of facilitating the existing Camping and Caravan Park. The site is currently accessed from a single crossover off Lava Street, a local road. There is no access to the site off the portion of the site that has frontage to Japan Street to the east nor the unmade road reserve to the west of the site (accessed off of Granter's Lane).



Figure 1: Aerial Image of the Subject Site (highlighted in blue), obtained from Vicplan

2.1.2 Existing Built Form and park facilities

The site currently contains a number of buildings of different size, shape and style. There are several cabins used as short stay accommodation along with numerous buildings containing the parks facilities. The site contains a total of thirty-six (36) holiday cabins. The holiday cabins vary in size, occupancy and style, and are self-contained, with respective cooking and toilet facilities. Several of the holiday cabins are contained within a unit complex at the front of the subject site. There are also fifty-five (55) powered camping sites of which forty-three (43) have respective private ensuite facilities.

The park facilities comprise of a reception area, recreation/games room, playground & tennis court, indoor swimming pool & sauna, cooking facilities, communal toilet & laundry block and a BBQ area.

Entrance to the site is via a double crossover off Lava Street, which is identified by the business identification signage in Figure 3.



Figure 2: Tennis Court as the subject site (fronting Lava Street), obtained from Google Maps



Figure 3: Crossover and signage at Tasman Holiday Park, Obtained from Google Maps



Figure 4: Site Map, obtained from Tasman Holiday Parks

2.2 Neighbourhood Description

2.2.1 North Interface

The site abuts Lava Street along its' northern boundary. North of Lava Street are various types of residential properties within the General Residential Zone (GRZ). A mix of smaller apartments/units and detached dwellings are found directly North fronting Lava Street. Further North are properties in the Commercial 1 Zone fronting Raglan Parade, a commercial and shopping precinct in Warrnambool Within the Transport 2 Zone. North of Raglan Parade are additional properties in the GRZ and the Warrnambool Albert Park Reserve/Oval.

2.2.2 East Interface

The site abuts residential properties fronting Japan Street to the east, these are within the GRZ and contain a variety of detached dwellings. Further to the east of the site are local streets and dwellings within the GRZ. The subject site has a small allotment fronting Japan Street. The site cannot be obtained via this allotment as it is fenced off from the street. This portion of the site is currently used for rubbish and recycle bin storage for the Camping and Caravan Park. To the south-east of the site, are two (2) allotments in the Public Use Zone Schedule

1 (PUZ1). These allotments contain a sewage treatment facility owned by the local water authority.



Figure 5: Site frontage to Japan Street (allotment used for bin storage), obtained from Google Maps



Figure 6: Abutting sewage treatment facility (south-east of the subject site), obtained from Google Maps.

2.2.3 South Interface

Abutting the subject site to the south, are residential allotments fronting Koroit Street. Approximately 300 metres south of the subject site is Timor Street, a Transport 3 Zone which is host to a variety of land uses of a commercial and residential nature.

2.2.4 West Interface

The site is abutted by a vacant rectangular carriageway to the west, which appears to allow rear vehicle access to houses fronting Kelp Street. This carriageway is accessed off Cranter's Lane which adjoins the carriageway that runs along the subject site's western boundary. Further West are residential properties within the GRZ. Approximately 270 metres west of the site is Banyan Street, encumbered by the Transport 3 Zone. Banyan Street is mixed use in nature, with a combination of residential and commercial land uses, despite being predominantly zoned as GRZ1.



Figure 7: Cranters Lane (west of site), obtained from Google Maps

2.2.5 Surrounding Context

The site is located within a residential area of Warrnambool and is considered 'Inner-Warrnambool', as the location is well located in relation to local attractions, services and shopping precincts. The site is within close proximity to the local railway station, which allows access to the locality from the state's public transport system. The site is approximately 800 metres from the Warrnambool Foreshore to the south, which features a large public reserve and 'Lady Bay' beach, both popular tourist and recreational destinations within the municipality. The surrounding vicinity is characterised by lots of varying size of a mixed-use nature; commercial uses in addition to varied types of residential buildings, including larger residential dwellings, unit complexes and holiday accommodation. Being less than 500 metres from Warrnambool CBD (to the west), in addition to several other commercial precincts, the site enjoys access to nearby services in addition to parkland and reserves.



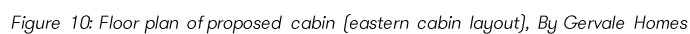
Figure 8: Mapping of the subject site (highlighted in blue) in relation to surrounding land uses/zoning, obtained from Vicplan

3 The Proposal

The proposal relates to the construction of two (2), three (3) bedroom cabins, in association with the existing use of the site as a Camping and Caravan Park. The units are proposed to be constructed along the southern boundary of the site, which currently contains powered sites available for booking at the Camping and Caravan Park.

Each cabin will be a three (3) bedroom unit, rectangular in shape. Specifications of the proposed units found below:

- Three (3) bedroom cabins with two (2) bathrooms and open plan living/kitchen/dining area.
- Unit length of approximately 14.6 metres by 5.2 metres wide (approximately)
- Relocatable cabins on Chassis skids
- Decking/outdoor area with the same width of the unit and extending the length of the unit by approximately 2.1 metres.
- Unit area approximately 73.9 square metres respectively (excluding decking/porch area)
- Setback approximately 1.5 metres from the southern property boundary.
- Roof form will be a skillion lean-to design
- Designated landscaping surrounding the units to ensure integration into the site and its' surrounds.
- Access via the existing parks private road/driveway, cabin entry obtained by a side entry door which is accessed from the cabins associated outdoor and car parking area.
- Units to be connected to available reticulated services; water, sewer and electricity.
- One (1) car park to be provided for each unit.
- Layout of cabins are a slightly different configuration, identical in components, but have a mirrored in floor plan layout.



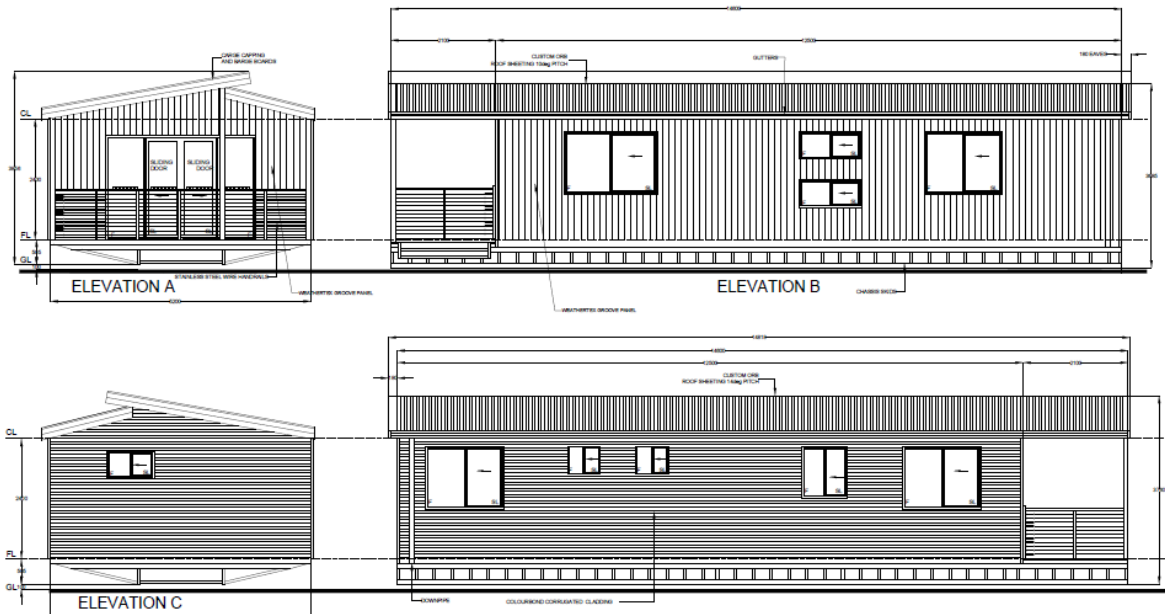


Figure 11: Unit elevation Plans, By Gervale Homes

3.1 Required Demolition

3.1.1 Removal of Caravan/Camping sites (non ensuite sites)

Some minor demolition will be required at the subject site to facilitate the two proposed holiday cabins. Four (4) Caravan/camping sites (sites 56, 57, 58 and 59) which are non-ensuite sites will cease to exist, and their associated concrete slabs will be removed. These sites have a capacity for up to six (6) people per site, removing a park capacity of twenty-four (24) people).

3.1.2 Vegetation Removal

Two (2) trees within close-proximity to the property boundary will require removal to facilitate the proposal. See the figure below for the demolition plan (demolition outlined in red). These trees are within close proximity to the existing fence line and are not remnant native vegetation; the trees are also within 4m of a boundary and would be exempt from a planning permit if there were native in accordance with Clause 52.17.

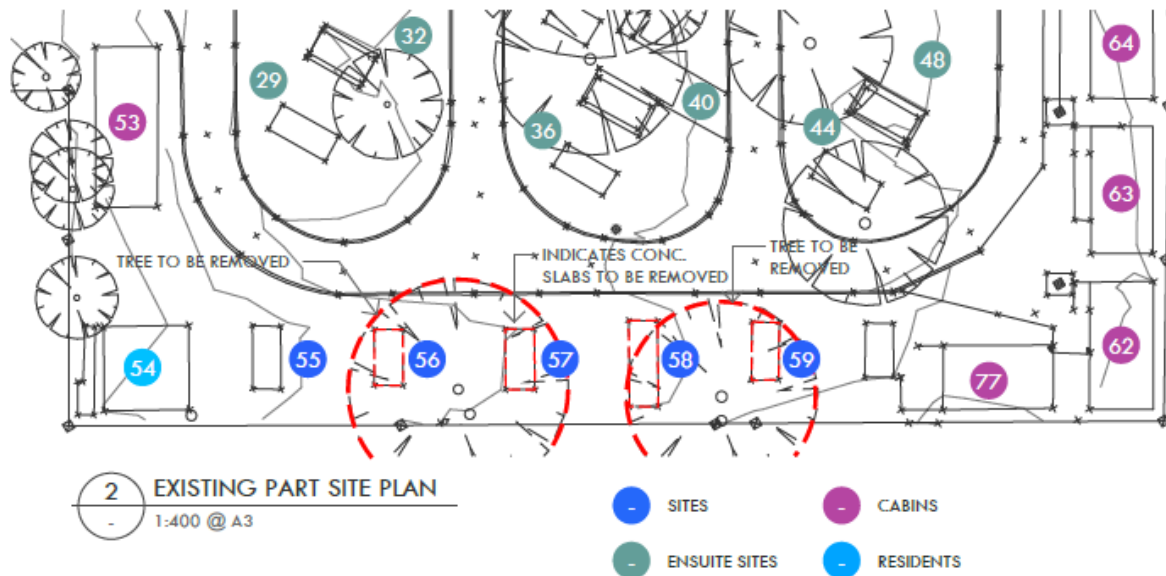


Figure 12: Demolition Plan/existing site plan, By Tasman Holiday Parks



Figure 13: Location of proposed cabins (facing eastern property boundary), Image supplied by Tasman Holiday Parks

3.2 Development Outcome

3.2.1 Built Form, colours and materials

The proposed accommodation will be comprised of the following (external) colours and materials:

- Cladding: Corrugated Colourbond 'Monument' & Colourbond 'Surfmist' Weathertex Groove Panel
- Custom Orb Roof Sheeting

- Sliding entrance door and windows

External cladding of the units will be muted and non-reflective and of a similar external appearance to the existing newer cabins that are existing at the site.

Cabins are proposed to be located at the rear of the subject site and largely not visible from abutting properties due to proposed screening vegetation. Cabins are also proposed to be generously setback from the southern boundary of the site with a setback of approximately 1.5 metres.

4 Planning Policy Framework/Controls

The following planning policy is considered relevant to the assessment of the proposed development.

4.1 State and Local Planning Policy

- Clause 02.02: Vision
- Clause 02.03: Strategic directions
- Clause 11.01-1: Settlement
- Clause 11.03: Planning for Places
- Clause 13.05-1S – Noise Management
- Clause 15.01-1: Urban Design
- Clause 15.01-2S: Building Design
- Clause 15.01-5: Neighbourhood Character
- Clause 16.01: Housing
- Clause 17.04: Tourism

4.2 Planning Policy Summaries

- **Clause 2.02: Vision** – The vision for Warrnambool City Council is for a sustainable, healthy, culturally rich and attractive city with a strong and diverse economic and employment opportunities.
- **Clause 02.03-5: Built environment- Urban Design** - Strategic directions focus on protecting views and vistas, high standards of built form and signage use and increasing safety and moveability between activity centres.
- **Clause 02.03-5: Built Environment – Neighbourhood Character** – Strategic directions aim to preserve neighbourhood character while supporting infill development; streets of heritage value and a mixed housing style form the character of the area.
- **Clause 02.03-7 –Economic Development -Tourism** – Strategic directions aim to support tourism and its assets, as it is a significant economic driver in the municipality while balancing the environmental impacts and pressures that it can create.
- **Clause 11.01-1R: Settlement – Great South Coast** – Policy seeks to attract more people to the region, support Warrnambool as a key employment and population centre with key links to Geelong and Melbourne.
- **Clause 11.01-1S: Settlement** – Policy seeks to develop sustainable communities that offer convenient access to jobs, services, infrastructure and facilities by directing growth into existing settlements and promoting and capitalising on opportunities for urban renewal and infill development.
- **Clause 11.03-1L-02: Warrnambool Activity Centre** – Policy seeks to support Warrnambool City Centre as the Principal Activity Centre for Warrnambool and South-West Victoria.
- **Clause 11.03-1R: Planning for Places - The Great Ocean Road Region** – Policy seeks to manage the sustainable development of the region by promoting travel choices to and within the region while supporting tourism land use needs.

- **Clause 13.05-1S – Noise Management** – Policy seeks to ensure development respects community amenity by considering noise emissions.
- **Clause 15.01-1S: Urban Design** – Policy seeks to create urban environments that are safe healthy, functional, enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-1L: Urban Design** – Policy seeks to ensure built form of new buildings contribute to good urban design outcomes that have a high-quality interface with adjacent sites and surrounding neighbourhoods.
- **Clause 15.01-2S: Building Design** – Policy seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm and minimise the detrimental impact of development on neighbouring properties and natural environment.
- **Clause 15.01-5S: Neighbourhood Character** seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place
- **Clause 16.01-1S- Housing Supply** – aims to provide for housing diversity and sustainability of new housing.
- **Clause 16.01-1L- Housing Supply** – Policy seeks to support increased residential densities and infill development in established urban areas within proximity to transport corridors, activity centres and open space.
- **Clause 16.01-2S – Housing affordability** – Policy seeks to deliver more affordable housing closer to jobs, transport and services
- **17.04-1L – Tourism** – Policy seeks to develop Warrnambool as a tourism hub by supporting tourism development in urban areas where their infrastructure requirements can be accommodated.

4.3 General Residential Zone – Schedule 1

The subject site is located within the General Residential Zone – Schedule 1 (General Residential Area). The purpose of the General Residential Zone is to:

- 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.*

The subject site benefits from existing use rights for the purpose of a “Camping and Caravan Park” and therefore a planning permit is not required for the use. However, were this not the case, the use would be a Section 2 (permit required).

Pursuant to Clause 32.08-10 a planning permit is required for buildings and works associated with a Section 2 Use (Camping and Caravan Park).

As the proposal relates to a Camping and Caravan Park the requirements set out at Clause 32.08-4, 32.08-7, and 32.08-11, however have still been considered as part of this proposal.



Figure 14: Zoning Map of the subject site (outlined in red), obtained from Vicplan

4.4 Particular Provisions

4.4.1 Clause 52.06 – Car Parking

The car parking requirements for the proposal are set out in Clause 52.06 (Car Parking). The purpose of this clause is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

As previously mentioned, the car parking requirements for the proposal are set out in Clause 52.06 (Car parking) of the Warrnambool Planning Scheme. The Clause 52.06 requirements apply to a new use or an increase in the floor area of an existing use.

A discussion of the provision of car parking in accordance with this Clause can be found within Section 5.3 of this Report.

4.5 Other Considerations

4.5.1 Aboriginal Cultural Heritage

The Site is located within a Aboriginal Cultural Heritage Area of sensitivity. We note that the proposal is exempt from the requirements of a mandatory Cultural Heritage Management Plan (CHMP) as per the CHMP questionnaire provided in **Appendix A**.

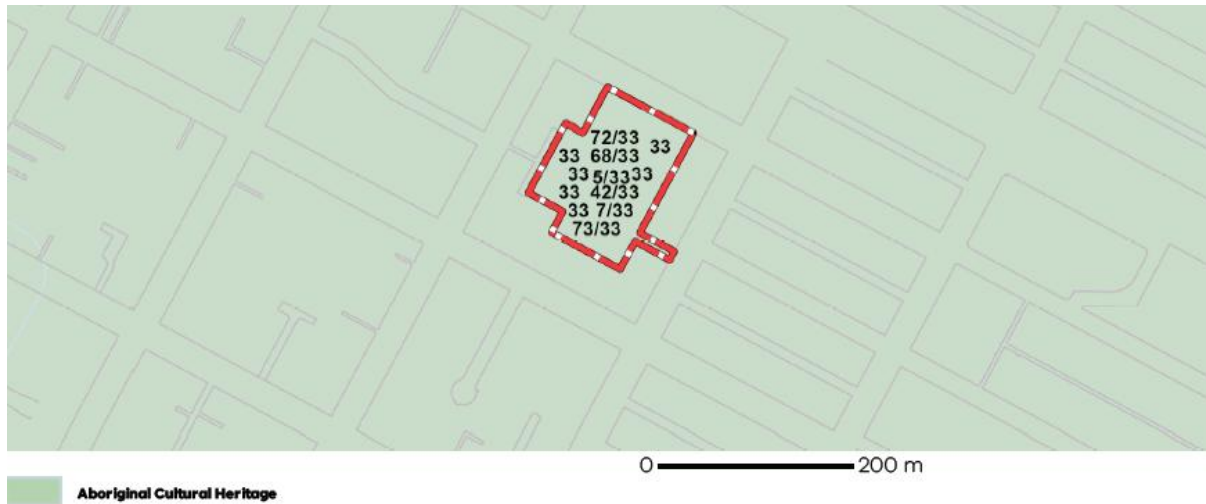


Figure 15: Aboriginal Cultural Heritage mapping (Site outlined in red), obtained from Vicplan

5 Planning Considerations

Having considered the site and surrounds and the provisions of the Warrnambool Planning Scheme, we note that the critical questions needing to be addressed as part of the proposal are as follows:

- Does the proposal demonstrate an appropriate outcome considering the **strategic planning drivers and planning policy framework** of City of Warrnambool Council?
- Does the proposed development respond to surrounding environs appropriately, while aligning with the desired **neighbourhood character**?
- **Car Parking** – Is the proposed car parking arrangement adequate given the context of the site and surrounds?

5.1 Does the proposal demonstrate an appropriate outcome considering the strategic planning drivers and planning policy framework of Warrnambool City Council?

The proposed development is consistent with the relevant objectives of the Municipal Planning Strategy and Planning Policy Framework. The location of the site is in a well-established area near the Warrnambool CBD Activity Centre [Clause 11.03-1L-02]. The Municipal Planning Strategy acknowledges the significant role that the tourism industry plays within the municipality and the need to balance the benefits of tourism with the accompanying environmental constraints and housing needs for permanent residents [Clause 02.03-7, 17.04-1L]. It is considered that the development of two (2) accommodation cabins as part of an existing Caravan and Camping Park successfully balances these requirements by minimising impacts on local residents by confining development to an existing short-stay use.

While the proposal will result in a modest increase of two (2) accommodation units, it is removing four (4) camping/caravan sites with a capacity of six (6) people per site, thus removing a park capacity of twenty-four (24 people), with new units having an eight (8) person capacity respectively. Thus the proposal results in a decrease in the park's capacity of eight (8) guests. The proposed cabins are seen as a more appropriate short-stay accommodation offering than the camping sites, having a more positive impact on the surrounding environment and residential uses by eliminating the negative amenity (noise) impacts of having a camping site so close to a residential boundary [Clause 13.05-1S]. Additionally, the units will relieve pressure on other residential buildings that may be used as short stay/temporary accommodation, thus freeing up housing stock availability that could be used to attract workers to the locality [Clause 16.01-1L, 16.01-1S].

The proposed cabin design will enhance the existing accommodation offering where it is centrally located and supported by existing infrastructure [Clause 17.04-1S, 17.04-1L]. The minimalistic design and colour palette enhances the local neighbourhood character, as it does not detract from existing built form at the site and surrounding residential dwellings, which are larger and single storey. The proposed landscaping in association with the development reduces the impact of hardstand at the site on its surrounds and contributes to the visual attractiveness at the site [Clause 15.01-1L, 15.01-1S]. Further, the proposed built form retains the single storey scale, which minimises intrusion into longer views and vistas [Clause 02.03-5] and remains respectful to abutting residential dwellings.



Figure 16: Existing built form at the site (newer style cabin), Image obtained from Tasman Holiday Parks



Figure 17: Existing built form at the site (older style cabin), Image obtained from Tasman Holiday Parks

5.2 Does the proposed development respond to surrounding environs appropriately, while aligning with the desired neighbourhood character?

Impact to the surrounding neighbourhood character will be negligible, due to the proposed location of the cabins and that they will not be visible from the public realm and surrounding local streets. The cabins are proposed to be screened by the proposed landscaping along their southern boundary which is shared with abutting residential dwellings. The landscaping will mitigate any potential impacts of the ongoing use on the surrounding environs. The front setback of buildings on site from Lava Street will not be altered and abutting allotments to the south of the proposed cabin location are not intruded upon as abutting dwellings are set back significantly from

the proposed cabins' location, thus ensuring amenity impacts on abutting properties is minimal. This scale of the proposed cabins is in keeping with the prevailing building height and roof form in the locality. Colours and materials are sympathetic to the site's environs, being muted and non-reflective in nature.

5.3 Is Car Parking – Is the proposed car parking arrangement adequate given the context of the site and surrounds?

As previously mentioned, the car parking requirements for the proposal are set out in Clause 52.06 (Car parking) of the Warrnambool Planning Scheme. Table 1 of Clause 52.06-5 does not include a specified rate for a Camping and Caravan Park, accordingly, the parking rate is “to the satisfaction of the responsible authority”. In accordance with the consistent application and provision of car parking for existing units at the site, it is proposed for provision of one (1) car park per proposed cabin at the subject site. All existing cabins/units/camping sites within the Camping and Caravan Park provide one (1) car park per facility, as outlined in document number 4, page 2 ‘PARKING’ section of the park information sheet. This is deemed satisfactory due to the short stay nature of the use of the site. The park is within walking distance from the local regional railway station making it accessible for those visiting the park not travelling by vehicle. There is also adequate provision of car parking surrounding the subject site, in which Google Streetview shows ample available street parking should additional car parking ever be required in peak times.

An assessment against the Clause 52.06 requirements is required and has only been applied to the proposed cabins subject to this proposal and assessment. Due to the justification outlined in the above discussion, and being that car parking for a non-specified uses is at the discretion of the Responsible Authority, it is our assessment that the proposed development of the accommodation units associated with the existing use provides adequate provision of car parking summarised as following:

- Each Unit has one (1) respective car park with convenient access to its respective entrance
- Car parking meets the dimension requirements for a ninety (90) degree park, with each respective car park having a width of approximately 3.2 metres and a length of approximately 6 metres.

6 Conclusion

Overall, we consider the proposed cabin design associated with the existing Camping and Caravan Park use will deliver a positive planning outcome and is adequately responsive to any planning permit triggers. This conclusion has been made for the following key reasons:

- The proposal is consistent with the vision, objectives and guidelines of the Warrnambool Planning Scheme.
- The proposal provides adequate car parking for the proposed cabins taking into account context of the site.

For the reasons outlined in this report, we believe the proposal is worthy of Council support, subject to standard conditions.

Human Habitats Pty Ltd

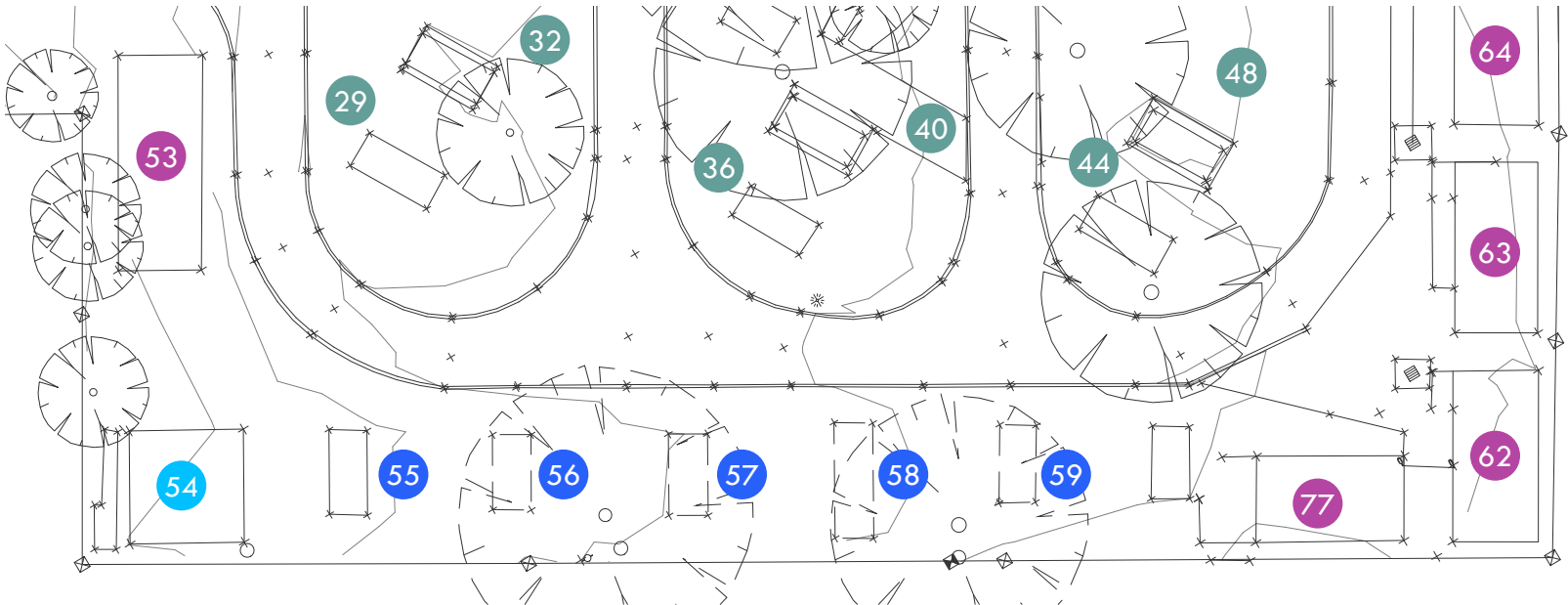
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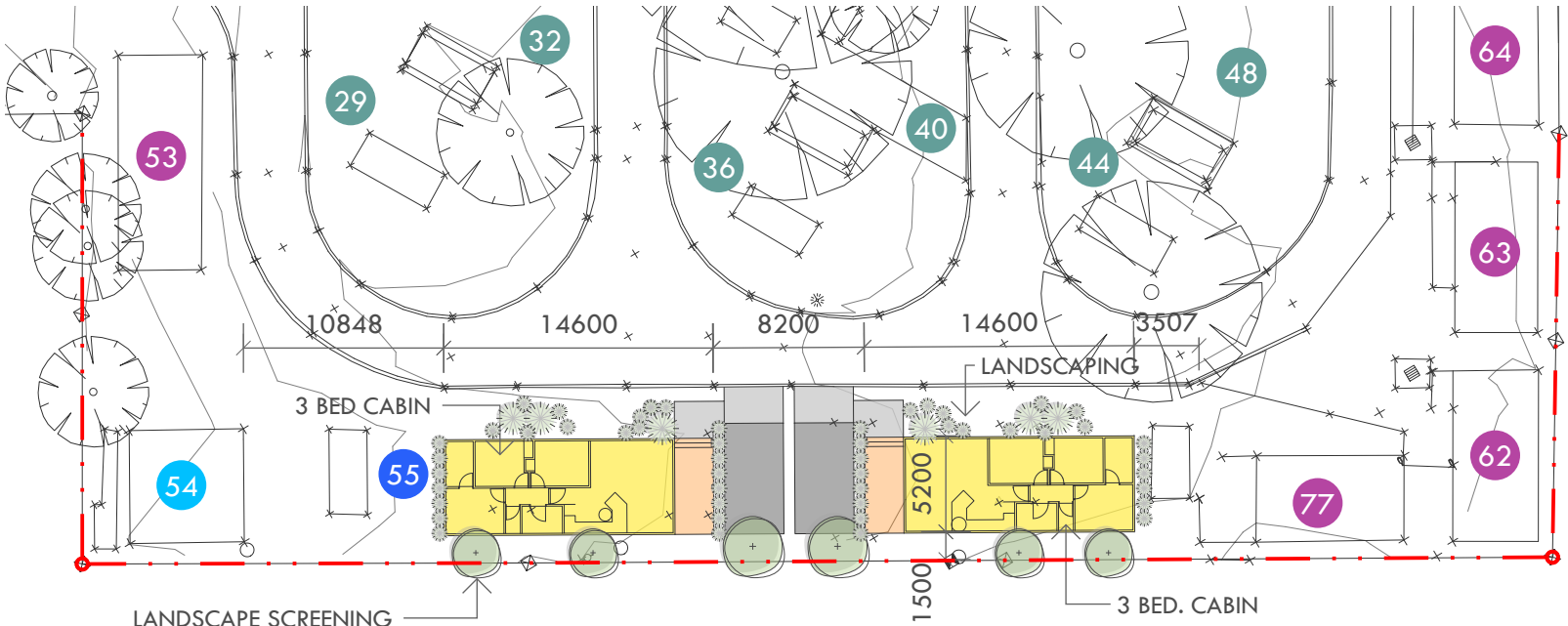


Amendments		Description
A	21.01.25	FOR DISCUSSION
B	03.03.25	UPDATED CABIN DESIGN
C	20.03.25	UPDATED CABIN CONFIGURATION
D	21.03.25	ISSUED FOR DEVELOPMENT APPLICATION



2 EXISTING PART SITE PLAN
1:400 @ A3

- SITES
- ENSUITE SITES
- CABINS
- RESIDENTS



3 PROPOSED CONCEPT PLAN
1:400 @ A3



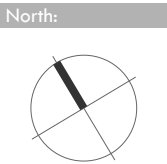
1 LOCALITY PLAN
SCALE 1:1000 @ A3

SUBJECT SITE




Project + Address:
TASMAN HOLIDAY PARKS - WARRNAMBOOL
33 LAVA STREET,
WARRNAMBOOL. VIC

Drawing Title:
CABIN CONCEPT LAYOUT

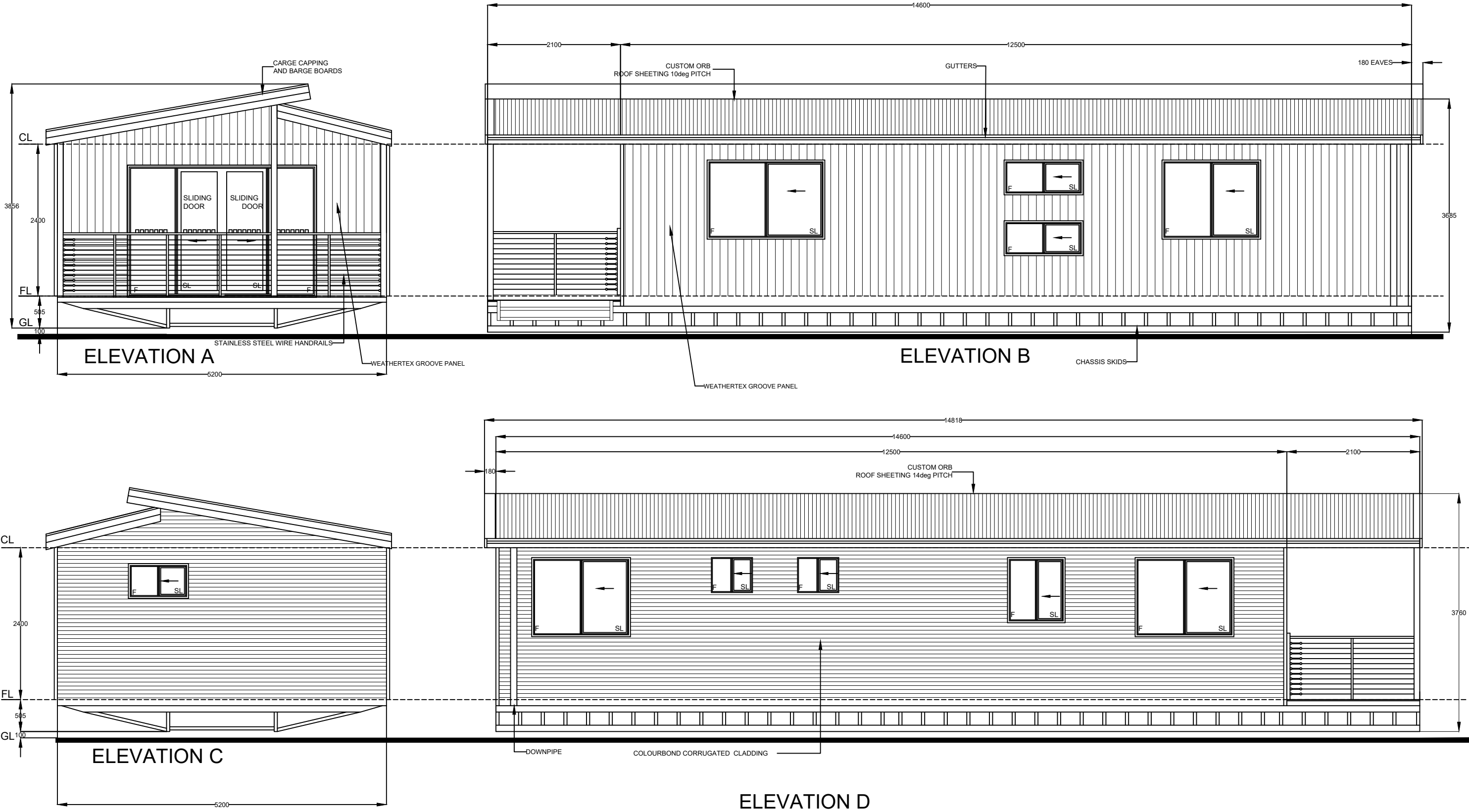



Date:
MARCH 2025
Scale:
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Project No:
25-007
Drawing No:
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Design By:	DE		Project #:	40.8.A		Project Title:	APOLLO FLOORPLAN		Stage:	SALE		GERVALE HOMES PTY LTD OFFICE LOCATIONS MELBOURNE: 20-24 NINA LINK, DANDENONG SOUTH, VICTORIA, 3175 NAGAMBE: 36 BALLANTYNES ROAD, NAGAMBIE, VIC, 3608 CONTACT T: (03) 8792 2074 E: INFO@GERVALEHOMES.COM.AU	
Date:	1/11/23		Issue #:	A		Scale:	1:50		Client:				
Notes:	This drawing should be used in conjunction with individual specification sheets												

ADVERTISED



Design By: DE	Project #: 40.8AEL	Project Title: APOLLO ELEVATION 14.6M X 5.2M - RELOCATABLE BUILDING	Stage: SALE	GERVALE HOMES PTY LTD OFFICE LOCATIONS MELBOURNE: 20-24 NINA LINK, DANDENONG SOUTH, VICTORIA, 3175 NAGAMBIE: 36 BALLANTYNES ROAD, NAGAMBIE, VICTORIA, 3608 CONTACT T: (03) 8792 2074 E: INFO@GERVALEHOMES.COM.AU	
Date: 9/11/23	Issue #: A	Scale: 1:60			
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