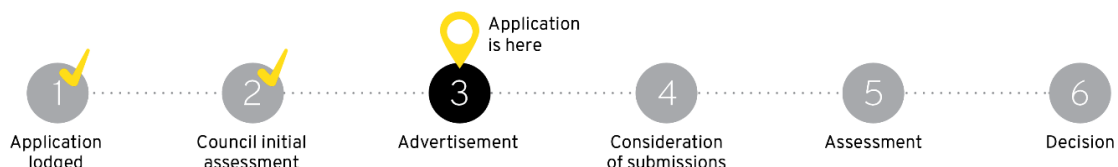


ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	22 Hider St WARRNAMBOOL VIC 3280
The application is for a permit to:	Construction of a rear addition to the existing dwelling
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 43.01-1 (Heritage Overlay) To construct a building and carry out works for the construction of a rear addition to the existing dwelling
The applicant for the permit is:	Designing Spaces Pty Ltd
The application reference number is:	PP2026-0111
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
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority. 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 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. If you object, the responsible authority will tell you its decision.	
The Responsible Authority will not decide on the application before:	6 August 2026



From www.planning.vic.gov.au at 20 July 2026 12:48 PM

PROPERTY DETAILS

Address: **22 HIDER STREET WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 1 TP692933**

Standard Parcel Identifier (SPI): **1\TP692933**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **129045**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 514 H7**

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**

Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

GRZ - General Residential

PUZ3 - Public Use-Health & Community

TRZ3 - Significant Municipal Road

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

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 <https://heritage.achris.vic.gov.au/gavQuestion1.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 14 July 2026.

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.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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

⚠ 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.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Planning Enquiries
Phone: 03 5559 4800
Web: <http://www.warrnambool.vic.gov.au>

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.: 22	St. Name: HIDER STREET
Suburb/Locality: WARRNAMBOOL		Postcode: 3280

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A ☐ Lodged Plan ☒ Title Plan ☐ Plan of Subdivision

OR

B

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

Add Address

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? ***

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

Select the focus of this application and describe below:

Other



BUILDING AND WORKS FOR THE CONSTRUCTION OF A REAR ADDITION TO THE EXISTING DWELLING

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

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

Cost \$200, 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)

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 DWELLING

 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

⑤ Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ 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 covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

*Please provide at least one contact phone number **

Name:

Title: Mr



First Name: NATHAN

Surname: DIVALL

Organisation (if applicable): DESIGNING SPACES

Postal Address:

Unit No.:

St. No.: 115

If it is a P.O. Box, enter the details here:

St. Name: FAIRY STREET

Suburb/Locality: WARRNAMBOOL

State: VIC

Postcode: 3280

Contact person's details *

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

Name:

Title:



First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

If it is a P.O. Box, enter the details here:

St. Name:

Suburb/Locality:

State:

Postcode:

Contact information

Business Phone: 5562 5229

Email: nathan@designingspaces.net.au

Mobile Phone:

Fax:



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: 24/ 06/ 2026

day / month / year

Need help with the Application?

ADVERTISED

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)

General information about the planning process is available at www.dpcd.vic.gov.au/planning

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?

☒ No ☐ Yes

If 'yes', with whom?:

Date:

day / month / year

Checklist

9 Have you:

☒ Filled in the form completely?

☐ Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal

☒ 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).

☒ Completed the relevant Council planning permit checklist?

☒ Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Warrnambool City Council
PO Box 198 Warrnambool VIC 3280
25 Liebig Street Warrnambool VIC 3280

Contact information:

Telephone: 61 03 5559 4800
Email: wbool_city@warrnambool.vic.gov.au
DX: Ausdoc 28005

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To You

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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

Page 1 of 1

VOLUME 04534 FOLIO 656

Security no : 124088482302N
Produced 04/03/2021 10:28 AM

LAND DESCRIPTION

Lot 1 on Title Plan 692933T.
PARENT TITLE Volume 01678 Folio 514
Created by instrument 1032132 13/02/1922

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AM142793Q 31/08/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM142794N 31/08/2015
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE TP692933T 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: 22 HIDER STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

DOCUMENT END

ADVERTISED

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

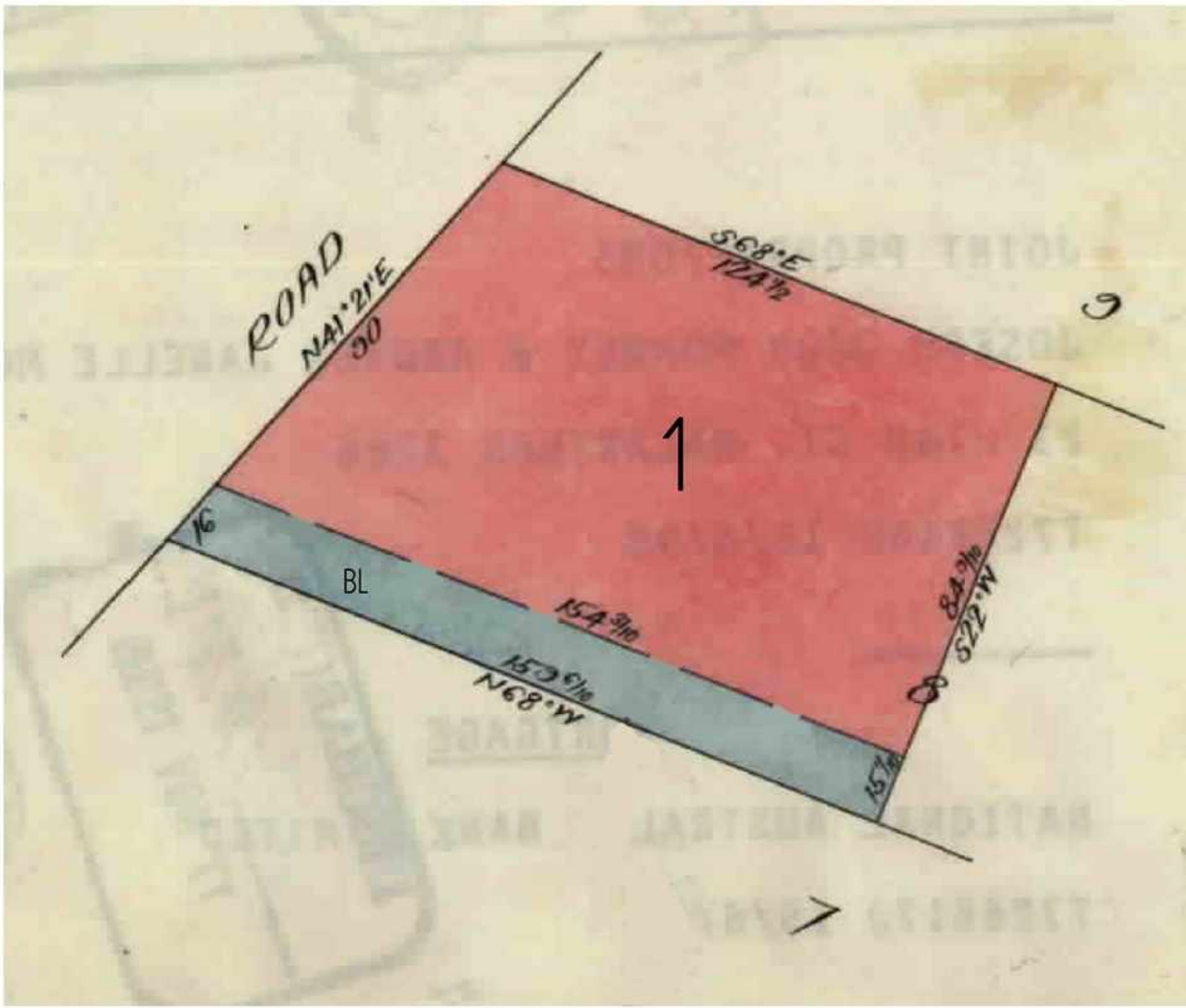
Document Type	Plan
Document Identification	TP692933T
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/03/2021 10:32

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ADVERTISED

TITLE PLAN	EDITION 1	TP 692933T			
Location of Land Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: Section: 34 Crown Allotment: 8 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 4534 FOL 656 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN			
Description of Land / Easement Information ENCUMBRANCES REFERRED TO. As to the land colored blue ---- THE EASEMENT created by Instrument of - Transfer No.818365 in the Register Book		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 20-11-2000 VERIFIED: AD COLOUR CODE BL=BLUE			
					
<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 8 (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 8 (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 8 (PT)					
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			

24th June 2026
Warrnambool City Council
Town Planning Department
25 Liebig Street
WARRNAMBOOL 3280

PLANNING REPORT **22 HIDER STREET, WARRNAMBOOL**

Building and works for the construction of a rear addition to the existing dwelling.

SUMMARY

The proposed application seeks approval to construct a single-storey addition to the rear of the existing dwelling at 22 Hider Street, Warrnambool.

The site has previously obtained planning approval (existing permit no: **PP2021-0253**) for a similar development which has expired.

PROPOSAL

The proposed development on the site is summarised as follows:

- Building and works to construct a single storey addition.
- The proposed additions will include 2 bedrooms and a rumpus room.
- Internal works to provide a new ensuite fit out, laundry and bathroom.
- The dwelling has a coverage of
 - Site coverage – 42.43%
 - Impermeable site coverage – 50.38%
 - Garden area – 51.65%.
- No additional landscaping or fencing are proposed.
- The proposed colours are to complement the existing dwelling.

SITE AND SURROUNDS

The site is located within an established area of Central Warrnambool and comprises of one parcel of land known as Lot 1 on TP692933T. The site is slightly irregular with an area of 487.33m² and has a street frontage of 18.09m to Hider Street.

The surrounding land has mostly single storey dwellings.

The site is zoned General Residential (GRZ1) with a Heritage Overlay (H0311). The zoning and overlay maps are shown below.



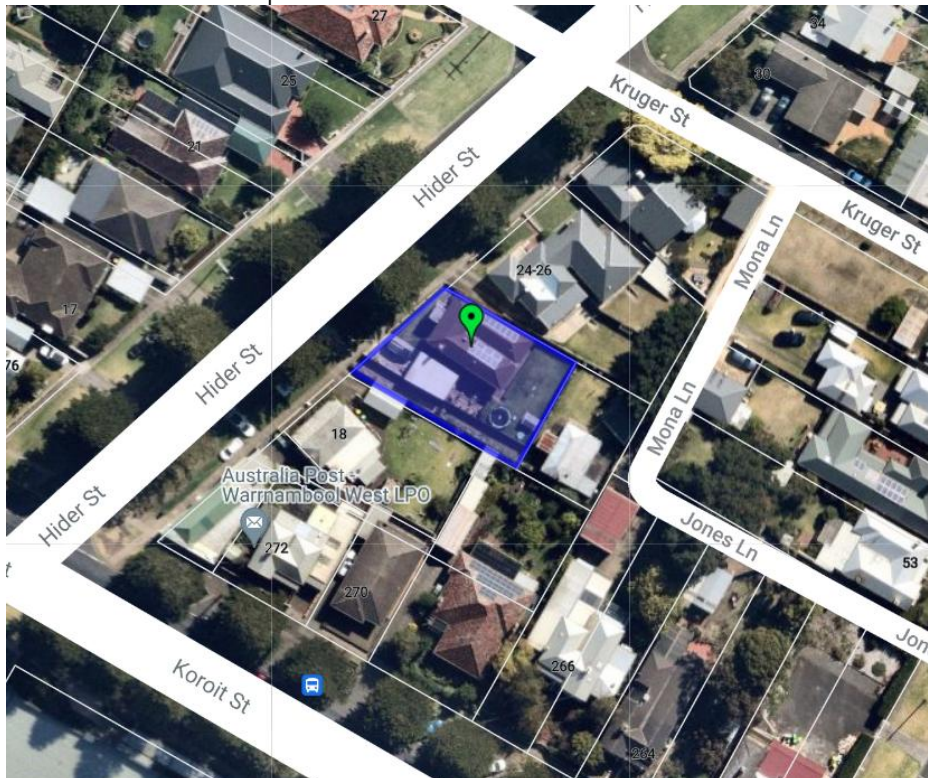
Zoning Map- General Residential Zone



Overlay- Heritage Overlay (H0314)



Current Site Streetscape.



Aerial photograph of current site.

PLANNING SCHEME

PERMIT REQUIREMENTS AND EXEMPTIONS

The subject site is located within the General Residential Zone (GRZ) and Heritage Overlay (H0311).

- A permit is required for a dwelling under the Heritage Overlay (H0311).

PLANNING POLICY FRAMEWORK (PPF)

The relevant provisions of the Planning Policy Framework (PPF) including the Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) have been considered in the design and planning of the proposed development.

The relevant clauses in the SPPF are Clause 11 – Settlement, Clause 15 – Built Environment and Heritage, Clause 16 – Housing and Clause 19 Infrastructure.

The relevant clauses in the LPPF include Clause 21.06 – Built Environment and heritage and Clause 21.07 – Housing.

Clause 21.06 – Built Environment and Heritage

This clause in the MSS states the appearance of residential, commercial and industrial areas is considered important in maintaining a strong level of civic pride and that the siting and design of buildings can have a critical impact on visual appearance within urban streetscapes.

Objectives (relevant)

- To achieve urban design of the highest standard.
- To improve the appearance of the major entrances to urban areas.
- To ensure that building heights maintain view lines to the coast.
- To protect the City's natural environment and built heritage.
- To ensure new development contributes to safe neighbourhoods.
- To enhance the presentation of streetscapes.
- To maintain neighbourhood character.
- To develop neighbourhoods with a strong sense of place with well-designed attractive built form and landscape character.
- To provide a compact urban environment and a sustainable urban form
- To identify, conserve and enhance items, places and areas of natural, built, cultural and indigenous heritage.
- To conserve, maintain and enhance the character of heritage precincts, particularly individual listings and contributory elements in the Heritage Overlay.
- To conserve and enhance significant trees, and rows of trees which are of aesthetic, historic or cultural value.

Clause 21.07 – Housing

This clause in the MSS states Established urban areas have the potential to accommodate further residential development. There is also capacity for more intensive forms of residential development within close proximity to open space, activity centres and along public transport routes.

The clause also recognises the development of greenfield growth areas also provides an opportunity to develop a variety of dwelling types with varying development densities.

Objectives (relevant)

- To locate new housing within close proximity to existing and/or planned transport corridors, activity centres and open space.
- To provide housing diversity to meet community needs.
- To provide opportunities for affordable housing.

Clause 43.01- Heritage Overlay (H0311)

This clause in the MSS provides the protection and enhancement of natural and cultural significance.

Objectives (relevant)

- 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 the development does not adversely affect the significance of heritage places.

DESIGN RESPONSE

PLANNING POLICY FRAMEWORK (PPF)

The proposal will satisfy the intent and relevant provisions of the PPF and LPPF by providing appropriate residential development to an existing residential site whilst respecting and protecting the residential character of the area.

The proposed work will respect the existing neighbourhood character ensuring a high level of urban design. This will be achieved by providing a development of respectful scale, height and style to comply with the design and development objectives.

The proposed development will provide housing diversity and utilise the existing infrastructure to support the development of the site, which is in accordance with the PPF.

Clause 43.01- Heritage Overlay (H0311)

The proposed single storey addition has been designed and located to the rear of the existing dwelling as to not interrupt or negatively impact the character of the original building. As the addition is setback from the existing facade with proposed materials to be distinctly different to the existing dwelling.

The proposed single storey works will maintain low pitch roof lines as to not impact the traditional building facade. The proposed addition will not increase the overall height of the existing dwelling. The existing materials will be maintained with the proposed materials to complement the existing dwelling.

CONCLUSION

The proposal has been assessed with regard to the relevant objectives and decision guidelines of the Planning Scheme and is considered to satisfy the intent of the Planning Policy Framework, General Residential Zone and Heritage Overlay.

The proposal has significant merit and will enable the development of a single storey addition to complement the existing streetscape in Central Warrnambool.

The proposed development will protect the amenity of the neighbouring properties and will enable the orderly planning of the area. The application should be supported and a Planning Permit issued.

Regards,
Nathan Divall

PART 5 SITING ASSESSMENT

73/ 74- SETBACKS COMPLIES
FRONT SETBACK REMAINS UNCHANGED THEREFORE
COMPLIES WITH THE STANDARD

75- BUILDING HEIGHT COMPLIES
MAX BUILDING HEIGHT IS APPROX 4.6m, THIS DOES NOT
EXCEED THE 9m REGULATION

76- SITE COVERAGE COMPLIES
SITE COVERAGE IS APPROX 43% AND DOES NOT EXCEED
60% MAXIMUM

76A- MINIMUM GARDEN AREA COMPLIES
THE SITE AREA IS 576.04m² AND THE PROPOSED
GARDEN AREA IS 61%.
THE MINIMUM GARDEN AREA REQUIRED IS
30% OF >500- 650m²

77- PERMEABILITY COMPLIES
PERMEABLE AREA OF 52% THIS EXCEEDS THE MINIMUM
20% STANDARD

78- CAR PARKING COMPLIES
2 PARKING SPACES ARE PROVIDED ON THE SITE, ONE
WITHIN THE GARAGE, EXCEEDING MINIMUM
REQUIREMENTS

79- SIDE & REAR SETBACKS COMPLIES
SETBACKS COMPLY WITH REGULATION REQUIREMENTS.
REFER TO SIDE & REAR SETBACK DIAGRAM ON
ELEVATIONS

80- WALLS ON BOUNDARIES COMPLIES
NO NEW WALLS ON OR WITHIN 200mm OF BOUNDARIES.

81- DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS COMPLIES
ALL EXISTING HABITABLE ROOM WINDOW MAINTAIN A
MIN 3m², WITH MINIMUM DIMENSION OF 1m, CLEAR TO SKY
LIGHT COURT

82- SOLAR ACCESS TO EXISTING NORTH- FACING
WINDOWS COMPLIES
SETBACK OF NEW BUILDINGS TO EXISTING NORTH
FACING HABITABLE ROOM WINDOWS WITHIN 3m OF
BOUNDARIES:
- ARE 3.6m OR LESS IN HEIGHT WITH 1m SETBACK AND
COMPLY WITH THE STANDARD

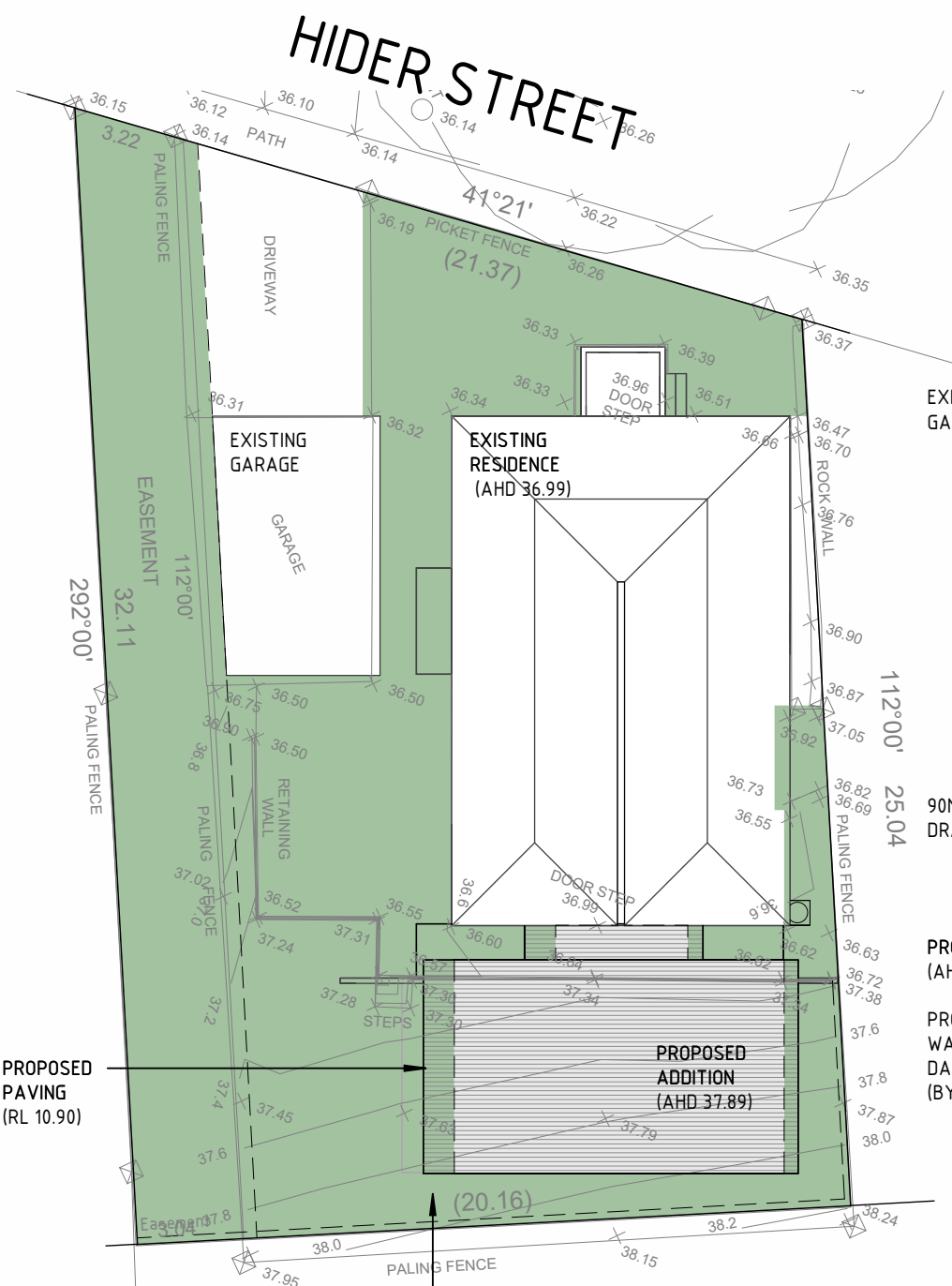
83- OVERSHADOWING OF RECREATIONAL PRIVATE OPEN
SPACE COMPLIES
EXISTING PRIVATE OPEN SPACE WILL MAINTAIN MINIMUM
40m² OF UNINTERRUPTED SUNLIGHT

84- OVERLOOKING COMPLIES
SINGLE STOREY DWELLING WITH 1.8m HIGH BOUNDARY
FENCING TO PREVENT OVERLOOKING

85- DAYLIGHT TO HABITABLE ROOM WINDOWS COMPLIES
ALL HABITABLE ROOM WINDOWS RECEIVE MINIMUM 3m²,
WITH MINIMUM 1m DIMENSION, OF NATURAL DAYLIGHT

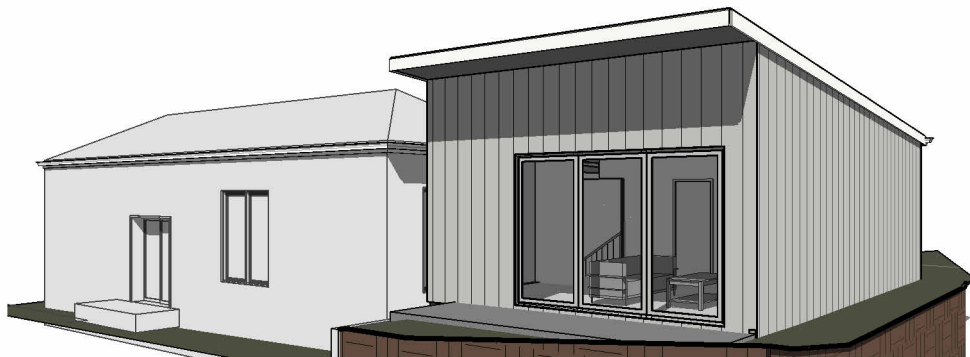
86- PRIVATE OPEN SPACE COMPLIES
PRIVATE OPEN SPACE EXCEEDS THE MIN. STANDARD OF
25m² WITH A MINIMUM DIMENSION OF 3m, DIRECT ACCESS
FROM HABITABLE ROOM IS PROVIDED

AREA ANALYSIS1		
Name	Area	SQ'S
EXIST. RESIDENCE	133.85 m ²	14.40
PROPOSED ADDITION	59.38 m ²	6.39
EXIST. GARAGE	35.36 m ²	3.80
EXIST. VESTIBULE	4.64 m ²	0.50
TOTAL	233.23 m ²	



CONTOURS PLAN

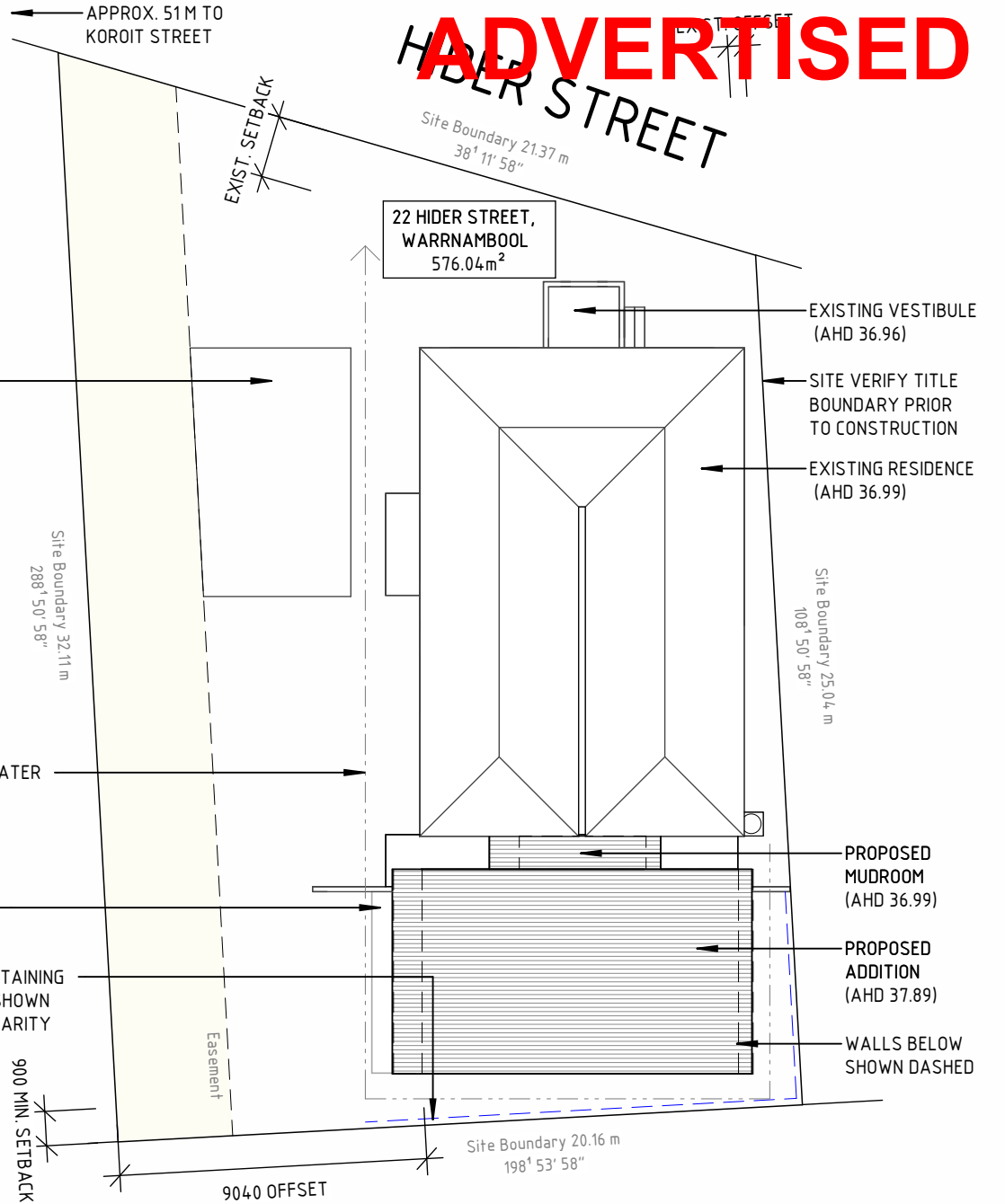
1 : 200



SOUTHERN PERSPECTIVE

SITE PLAN

1 : 200



WESTERN PERSPECTIVE

ADVERTISED

TOWN PLANNING

JOB No: 21-071

1.

A3 SHEET

ND, AI & MS

MAY 2021

REVISION: C (JUNE 2026)

22 HIDER STREET, WARRNAMBOOL

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



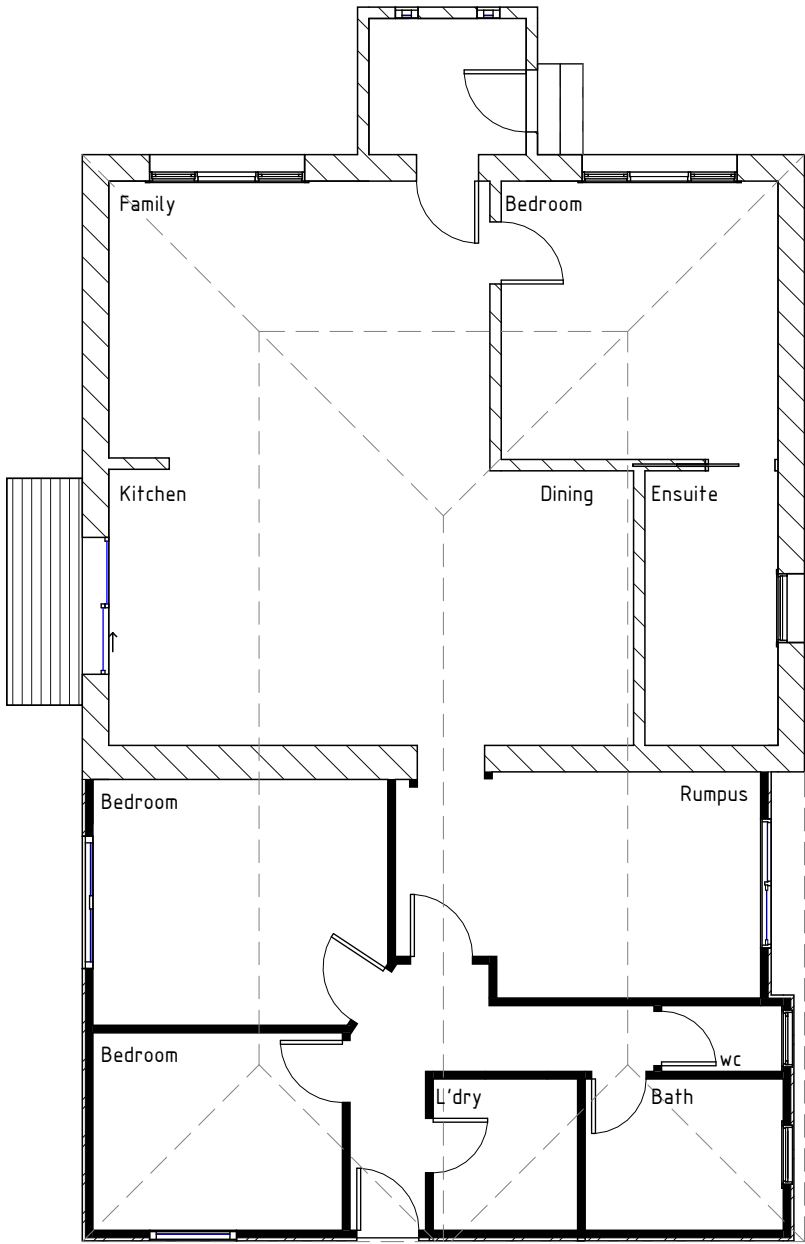
WEST PERSPECTIVE



NORTH PERSPECTIVE



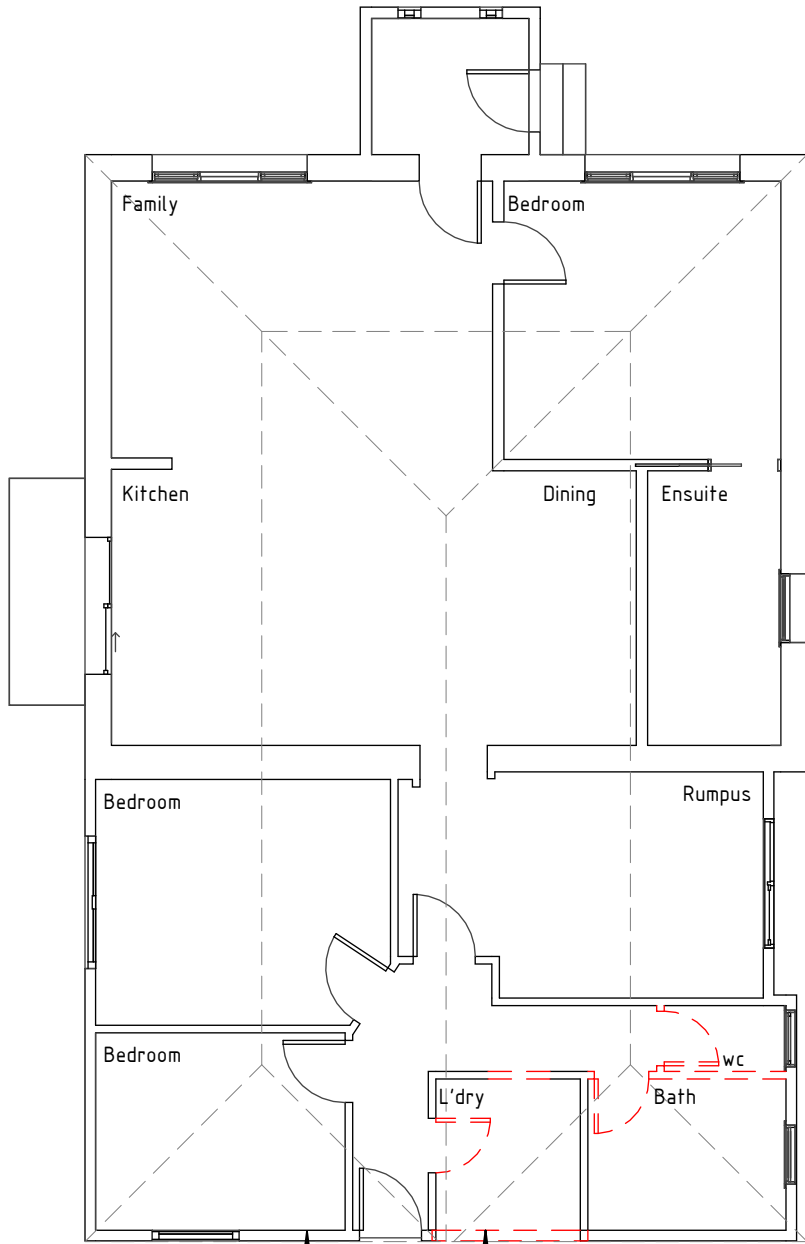
NORTHWEST PERSPECTIVE



EXISTING STONE
RETAINING WALL

EXISTING PLAN

1 : 100



EXISTING STONE
RETAINING WALL
TO BE RETAINED

EXISTING STONE RETAINING
WALL TO BE PARTIALLY
DEMOLISHED - ENSURE
STRUCTURAL ADEUQACY
PRIOR TO DEMOLITION

RETAIN EXISTING
FLOORING

WALLS TO BE
REMOVED SHOWN
DASHED RED

DEMOLITION PLAN

1 : 100



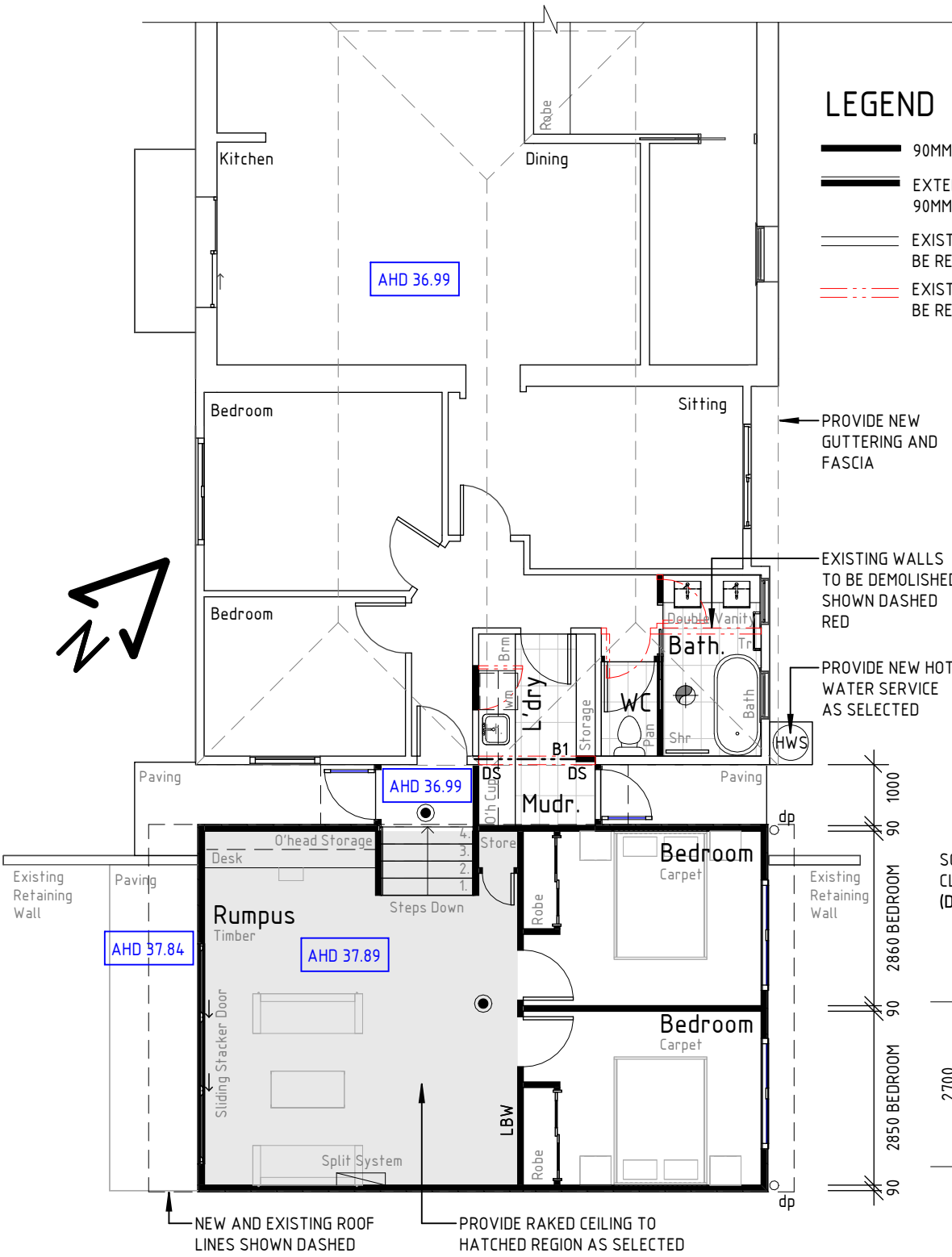
ADVERTISED

TOWN PLANNING
JOB No: 21-071
ND, AI & MS
MAY 2021
REVISION: C (JUNE 2026)
A3 SHEET

22 HIDER STREET, WARRNAMBOOL

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

designing
spaces
NATHAN DIVALL

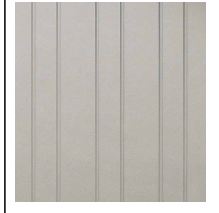
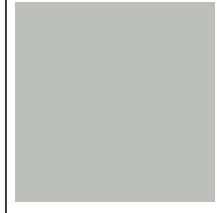


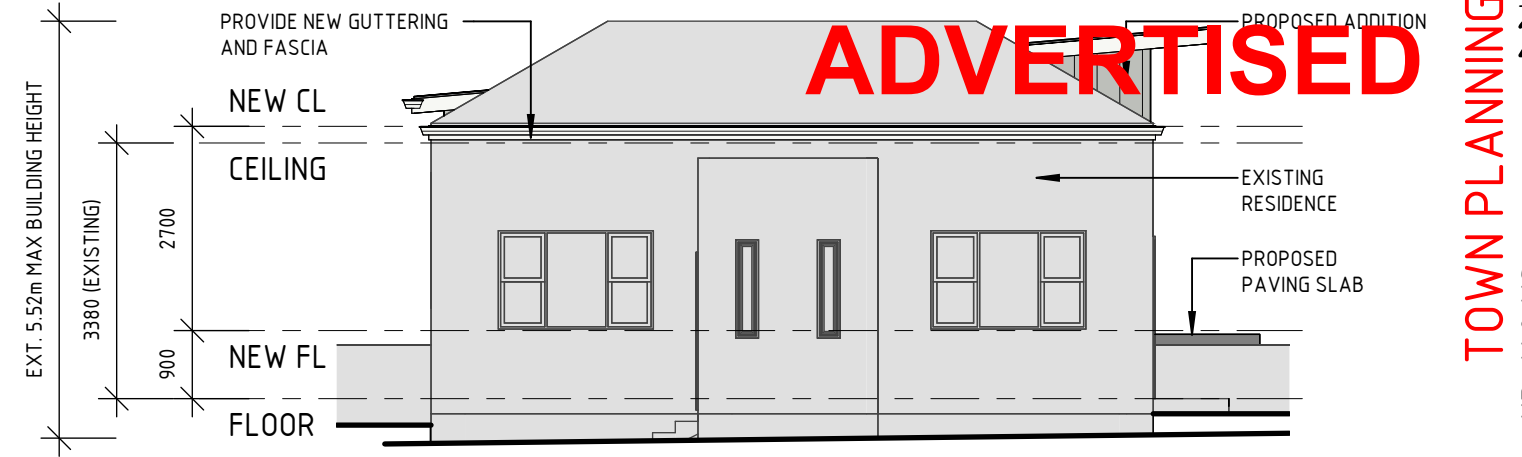
- LEGEND**
- 90MM STUD WALLS
 - EXTERNAL CLADDING ON 90MM STUD WALLS
 - EXISTING WALLS TO BE RETAINED
 - EXISTING WALLS TO BE REMOVED

FLOOR PLAN

1 : 100

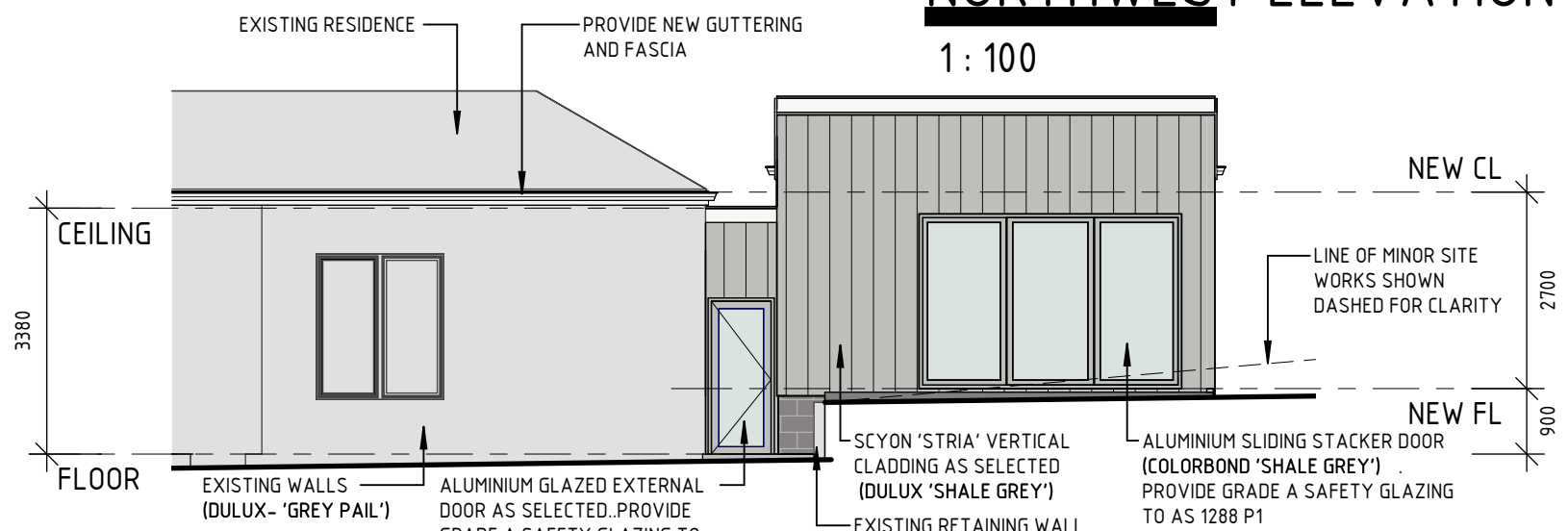
AREA ANALYSIS1		
Name	Area	SQ'S
EXIST. RESIDENCE	133.85 m ²	14.40
PROPOSED ADDITION	59.38 m ²	6.39
EXIST. GARAGE	35.36 m ²	3.80
EXIST. VESTIBULE	4.64 m ²	0.50
TOTAL	233.23 m ²	

MATERIALS SCHEDULE		
COLORBOND: 'SHALE GREY' - Roof sheeting	DULUX: 'SHALE GREY' - Stria wall cladding	RGB: 'SHALE GREY' - R 189, G 191, B 186
		
NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/samples for exact colour match.		



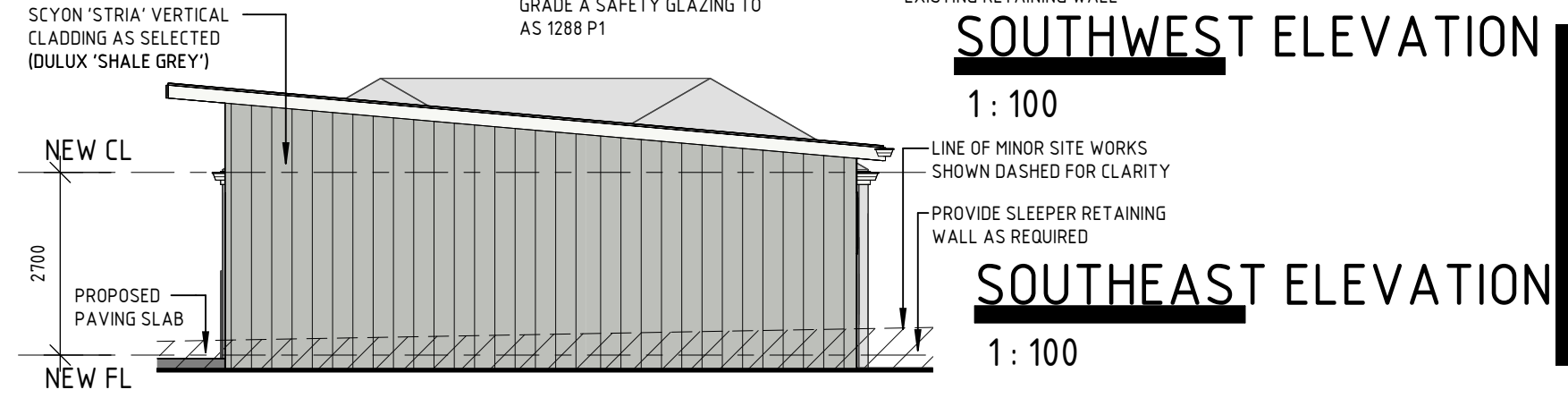
NORTHWEST ELEVATION

1 : 100



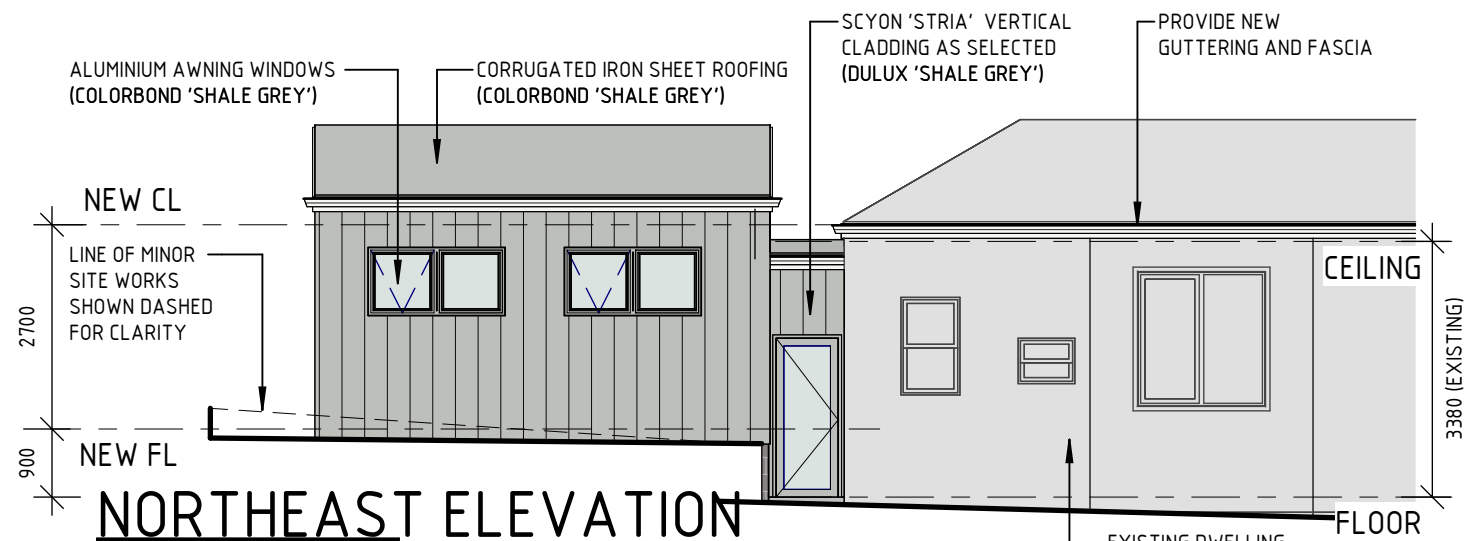
SOUTHWEST ELEVATION

1 : 100



SOUTHEAST ELEVATION

1 : 100



NORTHEAST ELEVATION

1 : 100