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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

WARRNAMBOOL CITY COUNCIL

The land affected by this application is located at:	58 Ryot St WARRNAMBOOL VIC 3280
The application is for a permit to:	Partial demolition and extension of existing dwelling & garage
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 – Buildings and works
The applicant for the permit is:	Merri Designs Pty Ltd
The application reference number is:	PP2026-0154
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**

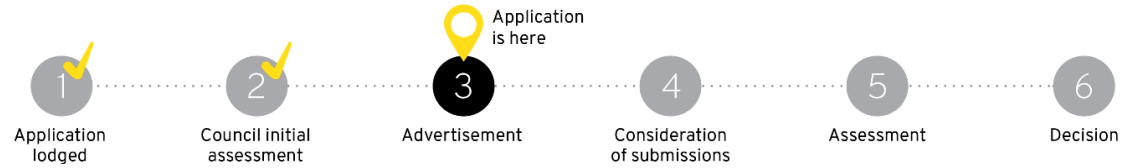
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

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:	**25 November 2026**



WARRNAMBOOL CITY COUNCIL

Application for Planning Permit

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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.: 58 Street name RYOT STREET

Suburb/locality WARRNAMBOOL postcode 3280

Formal Land Description
Complete either A or B.

A Lot No.: 1 ☐ Lodged Plan ☑ Title Plan ☐ Plan of Subdivision No.: 946622A

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?

TO ALTER AND EXTEND THE EXISTING SINGLE STOREY DWELLING AND DETACHED GARAGE.

PARTIAL DEMOLITION OF EXISTING DWELLING AND CAR PORT.

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: $ 380,000 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

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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 SINGLE STOREY DWELLING AND DETACHED GARAGE.

Title Information

5. Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive 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: JESS Surname BROWNSEA

Organisation (if applicable): MERRI DESIGNS PTY LTD

Unit No.: _____ St. No.: 23 Street name BANYAN STREET

Suburb/locality WARRNAMBOOL State VIC postcode 3280

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) 5562 6372 Email jess@merridesigns.com.au

Mobile Phone _____ Fax _____

Owner *(The person or organisation who owns the land)*

[redacted]

Owners signature (Optional) _____ Date _____

Declaration

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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 [redacted]
self) has [redacted]

Signature [redacted]

Need h[redacted]

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.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to Elders, past, present and emerging.

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

VOLUME 11228 FOLIO 241

Security no : 124136688885D
Produced 16/07/2026 04:18 PM

LAND DESCRIPTION

Lot 1 on Title Plan 946622A.
Created by Application No. 116664Y 24/09/2010

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH517916G 24/09/2010
NATIONAL AUSTRALIA BANK 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.

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.

DIAGRAM LOCATION

SEE TP946622A 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: 58 RYOT STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP946622A**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**16/07/2026 16:18**

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TITLE PLAN

EDITION 2 — TP 346624A

LOCATION OF LAND

PARISH: WANGOOM
TOWNSHIP: WARRNAMBOOL
SECTION: 15
CROWN ALLOTMENT: 13 (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.

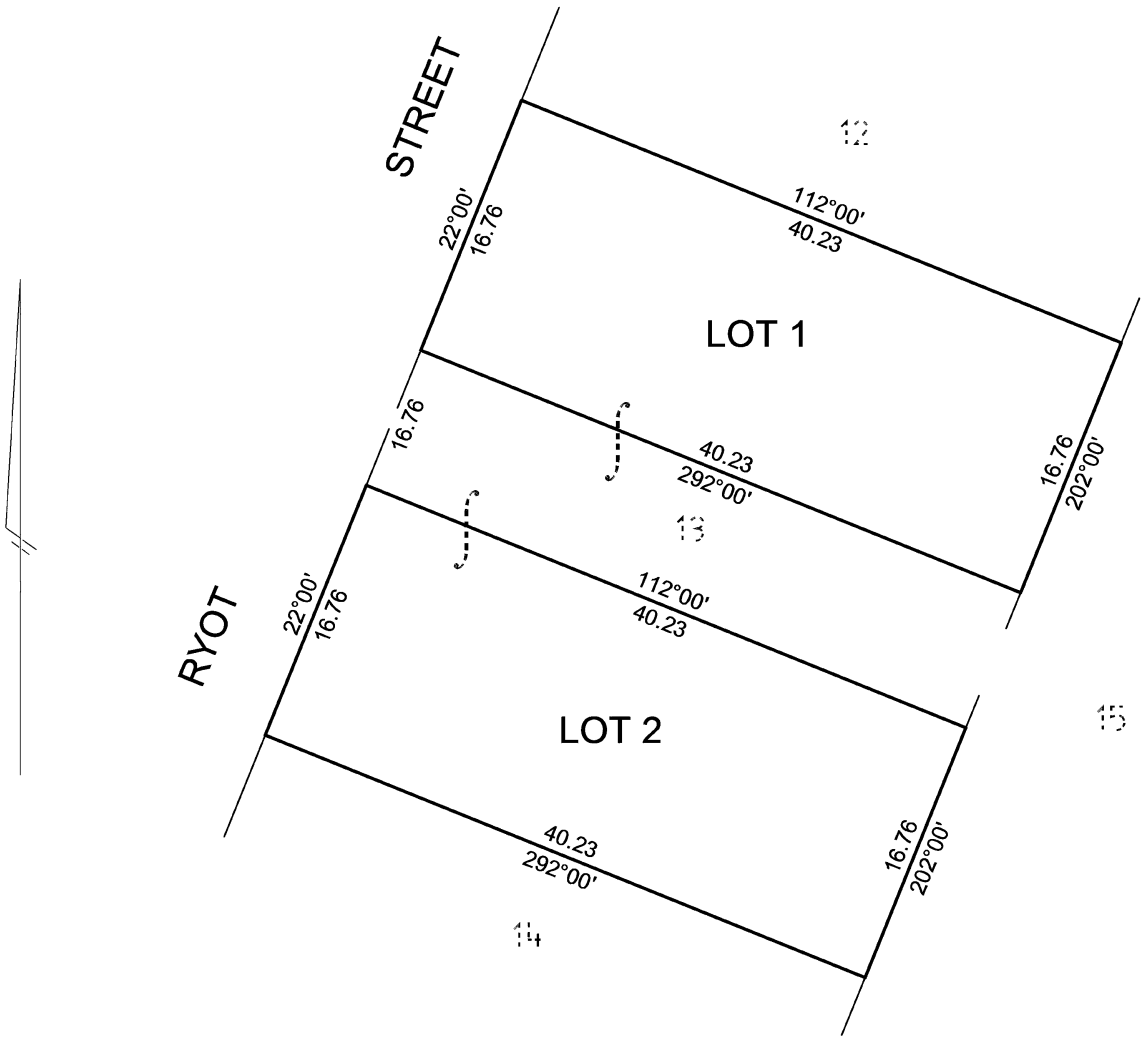
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES

Checked by: PRT

Date: 24/9/2010

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE ——	DEALING / FILE No: AP116664Y (LOT 1)	DEALING CODE: 14
			SHEET 1 OF 1

Delivered by LANDATA®, timestamp 16/07/2026 16:18 Page 2 of 2

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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PLAN NUMBER

TP946622A

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 2		CONVERSION-SEC 23 T.L.A.	AP138951W	22/6/17	2	PRT

PLANNING PROPERTY REPORT

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From www.planning.vic.gov.au at 25 August 2026 03:45 PM

PROPERTY DETAILS

Address:	**58 RYOT STREET WARRNAMBOOL 3280**
Lot and Plan Number:	**Lot 1 TP946622**
Standard Parcel Identifier (SPI):	**1\TP946622**
Local Government Area (Council):	**WARRNAMBOOL** www.warrnambool.vic.gov.au
Council Property Number:	**130594**
Planning Scheme:	**Warrnambool** Planning Scheme - Warrnambool
Directory Reference:	**Vicroads 514 J7**

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**

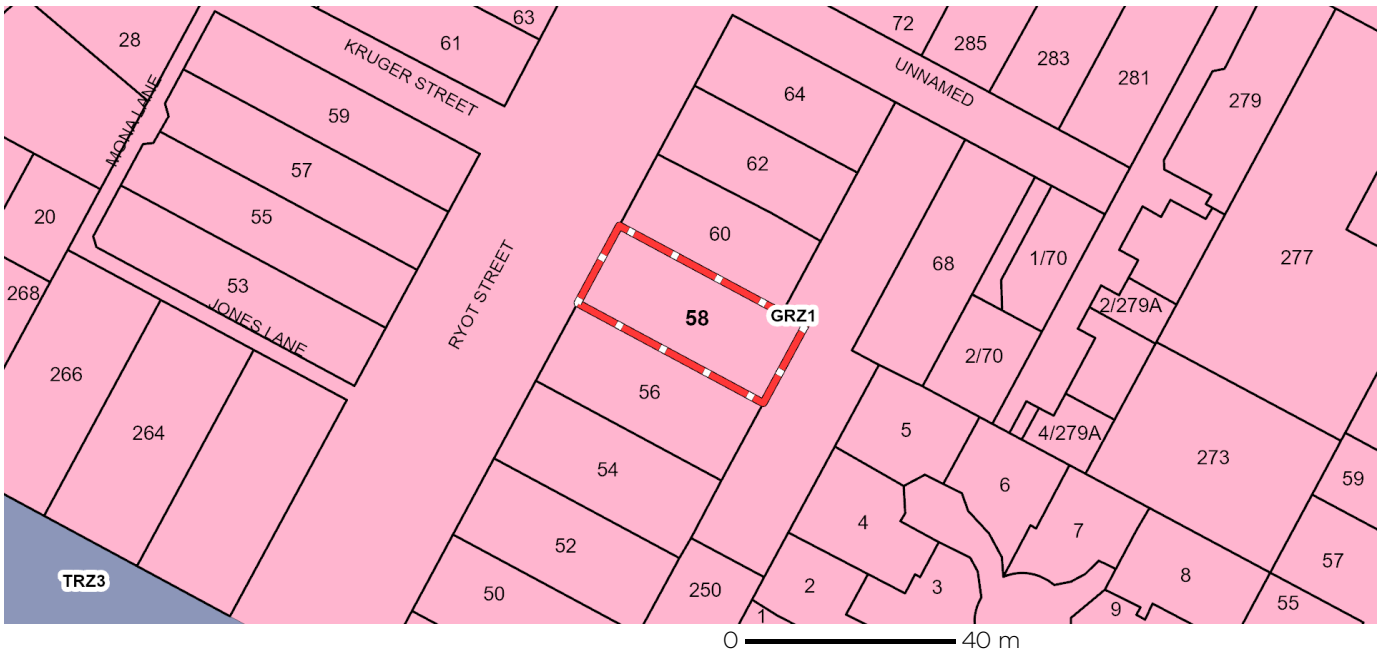
OTHER

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)



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

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PLANNING PROPERTY REPORT

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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

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PLANNING PROPERTY REPORT

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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/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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



Aboriginal Cultural Heritage

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PLANNING PROPERTY REPORT

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Further Planning Information

Planning scheme data last updated on 25 August 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 abut 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

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PLANNING PROPERTY REPORT

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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 Bushfire Prone Areas

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) 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)

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26th August 2026

Warrnambool City Council
Planning Department
PO Box 198, 25 Liebig Street
Warrnambool VIC 3280

Re: Buildings and Works at 58 Ryot Street, Warrnambool

I refer to the above address and wish to formally lodge a Planning Permit application for the proposed buildings and works 58 Ryot Street, Warrnambool.

Enclosed are the following documents for your assessment:

1. Completed application form – the application fee to be paid after lodgement, please email an invoice to jess@merridesigns.com.au;

2. Planning report by Merri Designs;

3. Recent Copy of Title – dated 16/07/2026;

4. Digital copy of plans including;
   - Proposed Site Plan;
   - Proposed Floor Plans; and
   - Proposed Elevations.

We look forward to this application progressing. Please feel free to call me on 03 5562 6372 if you have any further queries.

Regards,

Jessica Brownsea
MERRI DESIGNS

MARK BOURKE MERRI DESIGNS 23 BANYAN STREET, WARRNAMBOOL, VIC, 3280
PHONE: (03) 5562 6372 MOBILE: 0447 376 966 FAX: (03) 5561 1577 E-MAIL: jess@merridesigns.com.au

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26th August 2026

Warrnambool City Council
Planning Department
PO Box 198, 25 Liebig Street
Warrnambool VIC 3280

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PLANNING REPORT FOR PROPOSED BUILDINGS & WORKS AT 58 RYOT STREET, WARRNAMBOOL

[redacted]

Planning Permit Application Overview	
Address	58 Ryot Street, Warrnambool
Land Description	Lot 1 on Title Plan 946622A
Proposal	To extend the existing dwelling and detached garage
Planning Scheme	Warrnambool Planning Scheme
Zoning	General Residential Zone (GRZ1)
Overlays	Heritage Overlay (HO311)

Proposal: To carry out buildings and works to alter and extend the existing single storey dwelling and detached garage on the land known as 58 Ryot Street, Warrnambool. The subject site currently contains a single storey dwelling, detached garage and carport. The existing carport and a portion of the existing dwelling is to be removed.

The site is located on the Eastern side of Ryot Street in the centre of the city of Warrnambool. The subject site is a rectangular shape with a total area of 674.25 square metres. The site has a total street frontage of 16.76 metres along Ryot Street. The allotment is surrounded by 3 neighbouring lots; one to the North (60 Ryot Street), one to the East (1-3/66 Ryot Street) and one to the South (56 Ryot Street). The neighbouring land is all zoned as General Residential Zone and the immediate neighbourhood context is predominantly single storey dwellings, multi-residential developments and medical centres.

A planning permit is required to demolish or remove a building and to construct a building or construct or carry out works under Clause 43.01 Heritage Overlay (DDO2).

A planning permit is not required to carry out building and works associated with the land use term 'Dwelling' under Clause 32.08 General Residential Zone.

Other Matters
Aboriginal Cultural Heritage
The subject site is mapped as an area of Aboriginal Cultural Heritage Sensitivity; however the development of one dwelling is exempt from the requirements of a Cultural Heritage Management Plan under the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018.

Encumbrances
There are no relevant encumbrances, caveats or notices on the site.

MARK BOURKE MERRI DESIGNS 23 BANYAN STREET, WARRNAMBOOL, VIC, 3280
PHONE: (03) 5562 6372 MOBILE: 0447 376 966 FAX: (03) 5561 1577 E-MAIL: jess@merridesigns.com.au

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The application site is pictured below.

Application site:



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



Building Description:

The proposal is to renovate and extend the existing single storey dwelling and extend the existing single storey garage.

Key details include the following;

- The proposed extension will be located at the rear of the original dwelling with a floor area of 98.94 square metres.
- The extension will consist a master bedroom with ensuite and walk in robe, laundry and open plan kitchen and living room.
- A new elevated alfresco area with basement storage will also be constructed with a floor area of 11.95 square metres.
- The existing kitchen and laundry extension will be removed to cater for the proposed works.

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- The existing carport will be removed and replaced with a new carport.
- The existing garage will be extended towards the rear of the property with a combined total floor area or 73.65 square metres.
- The proposed extension will be constructed on a block base wall with weatherboard cladding and s galvanised corrugated sheet metal roof.

Clause 43.01 Design and Development Overlay

HO311 HIDER STREET AND RYOT STREET NORTH PRECINCT

The Hider Street and Ryot Street North Precinct covers a substantial area and contains a number of sites along Hider Street, Ryot Street and Kruger Street between Koroit Street and Raglan Parade in central Warrnambool. The precinct is of local significance representing over 150 years of historical, architectural and social development within the region. The precinct is identified by a large range of housing stock, large allotments on wide streets with double lane roads, significant street trees and a number of former sandstone quarries. The area builds upon the original town grid with the earliest building dating back to the 1860's. The precinct contains mostly intact examples architecture from early stone cottages through to mid-nineteenth century dwellings. Within the immediate neighbouring context architectural styles include Queen Anne, Edwardian, Californian bungalows and Victorian cottages. Facades are clad with rendered or painted stone and timber weatherboards. Roofing is predominantly galvanised corrugated iron hip roofs with gable ends fronting Ryot Street. Most dwellings feature multiple chimneys, bullnose verandahs and timber picket fences. Front gardens are well manicured often featuring garden paths to the front door lined with hedges and small trees. With the exception of the existing dwelling on the subject site which is in a relatively poor condition, the surrounding buildings are in excellent condition showcasing a highly prominent area of the town.

The subject site at 58 Ryot Street is considered contributory but not individually significant. The property is not included in the Victorian Heritage Register and no controls apply other than solar energy systems. The existing dwelling is Edwardian in style within minimal ornamentation and an asymmetrical façade. The front of the property features a bullnose verandah and gable end wall. Whilst the original building is suspected to have been clad with timber weatherboards, it is currently covered with conite render. The original timber verandah posts appear to have been replaced with steel columns and railings and a glass wall providing cover to the entrance door. The roof sheeting and guttering has been recently replaced with galvanised corrugated iron but the render, paint and timber elements are in need of some maintenance. A rear latter addition at the rear of the property is in even worse condition and will be removed to cater for the proposed works. Photos of the existing conditions have been provided within the architectural plans. A colorbond double car garage is located at the rear of the dwelling with a small timber carport connecting the laundry to the driveway which is also to be removed. A small stone fence lines the front boundary with a single vehicle crossover. The lot size and front setback is consistent with the neighbouring properties which are believed to have been constructed during the same time period.

The proposed buildings and works aim to rejuvenate the existing dwelling whilst providing modern amenities for the occupants. The proposed extension will be located at the rear of the property in accordance with the heritage guidelines. The design aims to respect the established spatial and built form by following similar side setbacks and a lower roof form to site below the existing ridge line. The material and colour palette is sympathetic to the existing dwelling, utilising galvanised corrugated sheet metal roofing and weatherboard cladding painted in light neutral tones. In comparison to the existing bright shades of yellow, blue and green the proposed works will blend seamlessly into the streetscape and the established neighbourhood character. View line diagrams and photo montages show the impact of the proposed extension and renovations will have an extremely minor impact to the streetscape and the neighbourhood character. Overall the proposed works are unlikely to impact the heritage significance of the precinct as a whole. The front façade will remain relatively unchanged with the exception of new double glazed windows and replacement of the existing metal awning with a timber alternative. The fixed style awning is more appropriate to the Edwardian style of architecture and will provide much needed shade to the West-facing bedroom window. The window proportions will remain the same and the existing timber architraves will be replaced and repainted as required. The two original chimneys which are visible from the street front will be retained, whilst the brick chimneys at the back of the property will be removed.

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The demolition of the latter addition and carport which are not in character with the those typical to the era of significance of the place is typically supported by council and will improve the integrity of the existing dwelling. The extension of the existing garage will also occur at the rear of the property and will not be visible from the street front. The existing garage and roller doors will be repainted to match the colour to the dwelling, removing the stark design contrast between the existing dwelling and garage. A new carport will be constructed in front of the existing garage but will be well setback from the front wall of the original dwelling in keeping with the context and setting of the place. The proposed carport will marry into the existing garage roof to ensure the traditional scale and siting of the dwelling remains intact. The carport posts and beams will be simple with no embellishment to ensure they are distinguishable from the original façade. The natural slope of the site will further separate the new from the old and establish hierarchy of design. There are no changes to the existing front fence or landscaping.

The proposed buildings and works are compatible with the objectives of the Heritage Overlay which aims to conserve and restore historic buildings whilst encourage sensible and compatible additions. The proposed development will be provide much needed upgrades to the service areas of the dwelling including a functional bathroom, laundry and kitchen whilst conserving the established built character, scale and proportions of the original dwelling. The proposed garage extensions and alterations will respect the intentions of the heritage guidelines by providing suitable amenity for vehicle parking and storage that compliments the contributory dwelling without detracting from the significance of the heritage precinct. The proposed development has been designed to be consistent with the predominant scale of the heritage buildings within the precinct in accordance with Clause 15.03-1L of the Warrnambool Planning Scheme and achieves the principles of conservation and enhancement.

Summary

The proposed alterations, extension and garage is in keeping with the neighbourhood character of the heritage precinct and the existing dwelling. The proposed design is consistent with the heritage design guidelines and does not adversely affect the significance of the heritage place. The proposed development is suitable for the planning provisions of the site as well as the neighbourhood context and wider built environment of Warrnambool. It is respectfully requested that a permit be issued.

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29th October 2026

Matthew Cross
Town Planner
CITY GROWTH
Warrnambool City Council

Re: Planning Permit Application Number: PP2026-0154
Partial demolition and extension of existing dwelling & garage
58 Ryot Street, Warrnambool VIC 3280

I refer to the above address and wish to formally respond to the Request for Further Information received via email dated 15/09/2026.

1. Heritage referral comments have been received for the application, please see below and consider revising the proposal where it has been identified -

Heritage Advice:

The proposed development is found to be acceptable, subject to the following:

- *The proposed demolition of the additions and carports is to later fabric, which is not considered to contribute to the heritage values of the precinct;*
    - *Their removal is supportable;*

Noted, no further action required.

- *The proposed addition to the rear of the dwelling is supportable:*
    - *The applicant could consider reducing the eave height of the ground floor to correlate with the common design level of the front verandah eave, reinforcing this horizontal datum and refencing the consistent proportion and scale associated with the dwelling and through the heritage precinct;*

The height of the existing front verandah 'eave' is approximately 2.34 metres above the finished floor level of the existing dwelling, if the proposed roof was lowered to this point, we would no longer comply with the minimum room heights within the walk in robe or ensuite. This would also provide a substaintial height difference between the ceiling heights from the front to the back of the house and reduce the quality of finishes in the home. The proposed eave height is 330mm below the existing dwelling which will provide a point of seperation and difference between the new and the old without compromising on the amenity of the extension. The proposed eave height will also allow the skillion roof over the ensuite and walk in robe to fit comfortably underneath the eave whilst maintaining adequate roof slope, drainage and minimum ceiling heights. We believe this level of height difference between the extension and the existing dwelling is more pallatible and consistent with other rear extentions in the precinct. A visual comparison has been provided below.

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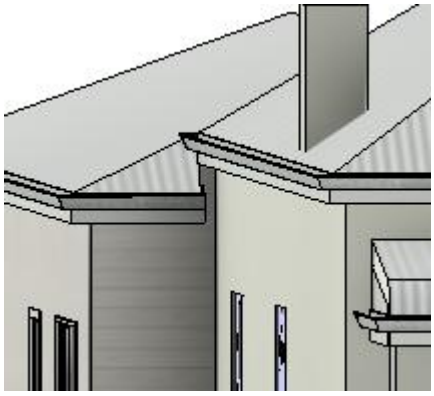


Figure 1. Proposed Eave Heights



Figure 2. 56 Ryot Street



Figure 3. 54 Ryot Street

- *The extension projects past the northern wall of the original dwelling by approximately 1m:*
  - *This is considered to have low impact on the understanding of the pattern of development and the sight lines between the properties within the heritage precinct, as it is set well back from the original dwelling frontage and will likely not be highly visible from the street;*

Noted, no further action required.

- *The proposed rear addition to the existing double garage is supportable, as it will not be visible from the street front;*

Noted, no further action required.

- *The new carport to the front of the garage is supportable in principle, as this is set back from the original dwelling, following a pattern of garages being introduced at the end of driveways throughout the precinct, however:*

  - *Revision of the carport roof to a flat skillion is encouraged, to further reduce the height of the roof and introducing a competing roof form language against the existing garage, potentially drawings the eye and creating a more visually prominent element;*

The proposed carport roof has been changed to a flat roof, refer to amended architectural plans.

- *The windows proposed for removal to the original dwelling appear to be later and devoid of ornamental detailing;*
  - *Their removal is supportable, however, the proposed replacement windows are not of an appropriate proportion and configuration relevant to the era of the dwelling:*
    - *Review the window to the projecting gable to a style more appropriate to the era of the dwelling. Window suite configurations are typically two symmetrical sash windows, separated by a central 'pier' or a sash with two 'sidelight sashes', or a triple window with transom to the upper third;*

This window has been changed to two new symmetrical sash windows seperated by a central pier, refer to architectural plans.

    - *Review the window below the verandah, to reflect the typical style of window suitable to the era of dwelling – these are typically a 1:2 portion sash window;*

This window has been changed to a new sash window, refer to architectural plans.

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- *These typical window languages are reflected in many of the houses surrounding the subject site;*
- *Aluminium framed windows are supportable in this instance, given the existing windows appear to be later and are not highly detailed.*

Noted, no further action required.

- *The proposed colour scheme and materials are supportable for the additions, however, for the original dwelling;*
  - *The natural white colour is considered too light and white for a dwelling of this era:*
    - *The applicant could consider colours more closely reflective of sandstone and early sand render, appropriate to this era of dwelling, avoiding cool or grey base undertone colours;*
  - *Eave colours, verandah timber elements and door and window trims were typically painted in richer 'timber' colours, providing contrast, depth and visual interest across the building facade;*
    - *The applicant could consider deeper tones such as deep reds, greens, brown or blue toned greys (for example, a Haymes Deep Admiralty Grey)*

A revised colour schedule has been provided, refer to architectural plans.

- *Removal of the later screening to the verandah, in front of the front door is encouraged;*

Our clients are not planning on removing the existing screen in front of the front door as this has only recently been repaired and provides much needed protection from the prevailing weather from the West. It will be painted 'Cream Y34' as per the revised colour schedule mentioned above.

- *Further details should be provided for:*
  - *The proposed projecting gable fixed awning, including timber ornamental detailing, propose heights and pitch;*

Additional dimensions and roof pitch have been updated on the revised architectural plans.

  - *Amendments to the projecting gable cladding (it appears the proposal looks to remove the cladding to the top of the gable wall?).*

There are no plans to remove the existing gable cladding. It will be painted 'Cream Y34' as per the revised colour schedule mentioned above.

We look forward to this application progressing. Please feel free to call me on 03 5562 6372 if you have any further queries.

Regards,

Jessica Brownsea
MERRI DESIGNS

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EXISTING CONDITIONS

26-056 [redacted]

SHT. 1/12	[redacted]	MARK & JESS	[redacted]	A	A3 LANDSCAPE

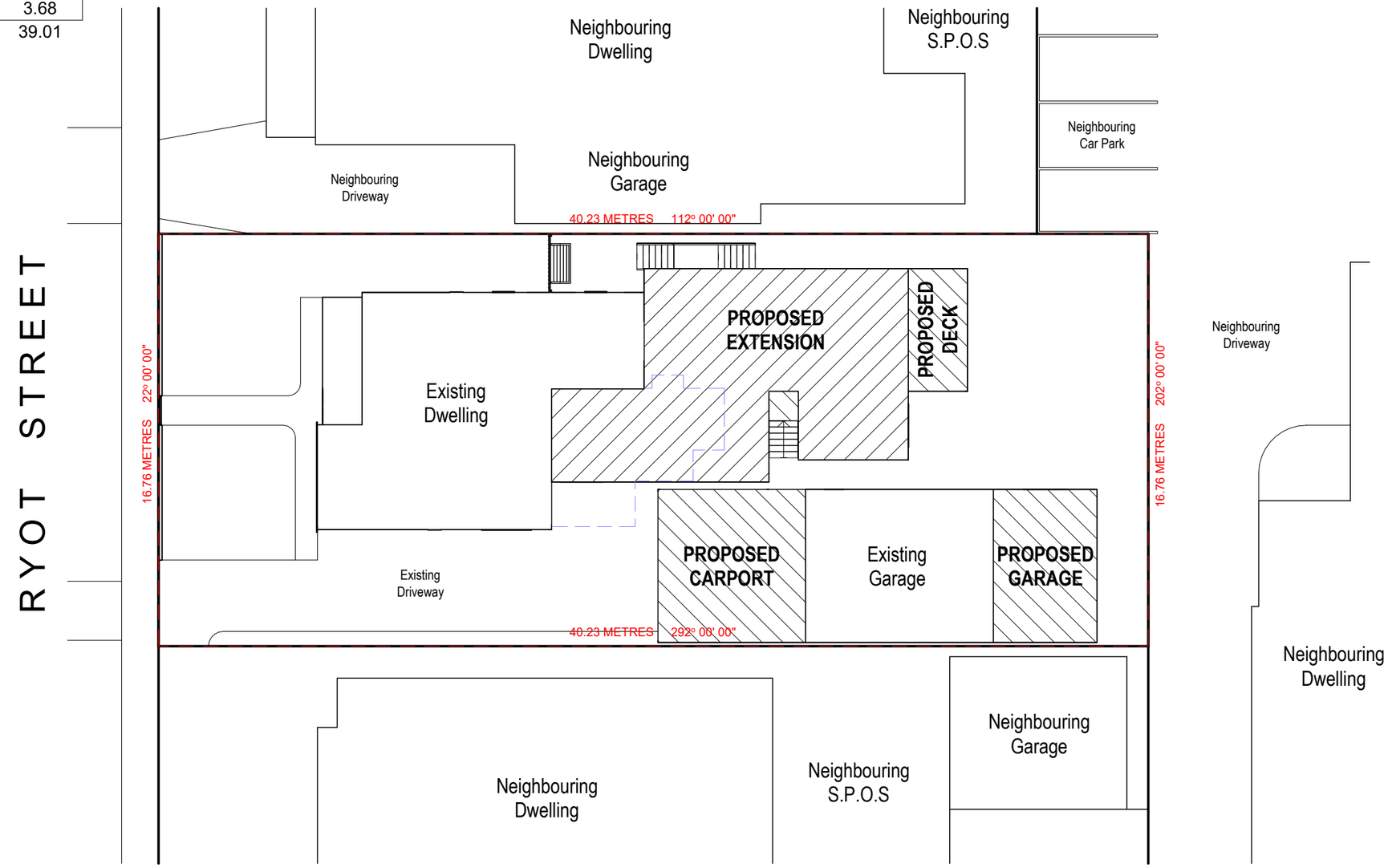
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AREA ANALYSIS		
Name	**Area**	**SQ'S**
EXISTING DWELLING	96.75 m²	10.41
EXISTING GARAGE	47.46 m²	5.11
EXISTING VERANDAH	8.29 m²	0.89
PROPOSED EXTENSION	98.94 m²	10.65
PROPOSED ALFRESCO	11.95 m²	1.29
PROPOSED DECK	1.44 m²	0.15
PROPOSED CARPORT	37.32 m²	4.02
PROPOSED GARAGE EXTENSION	26.19 m²	2.82
PROPOSED STORE ROOM	34.21 m²	3.68
TOTAL:	362.55 m²	39.01

SITE COVERAGE MAX. 60%	328.34 m²	48.70 %
GARDEN AREA MIN. 35%	253.68 m²	37.62%
PERMEABILITY MIN. 20%	239.59 m²	35.53%
PRIVATE OPEN SPACE MIN. 40m²	260.89 m²	38.69 %



SITE PLAN

1 : 200

[redacted]

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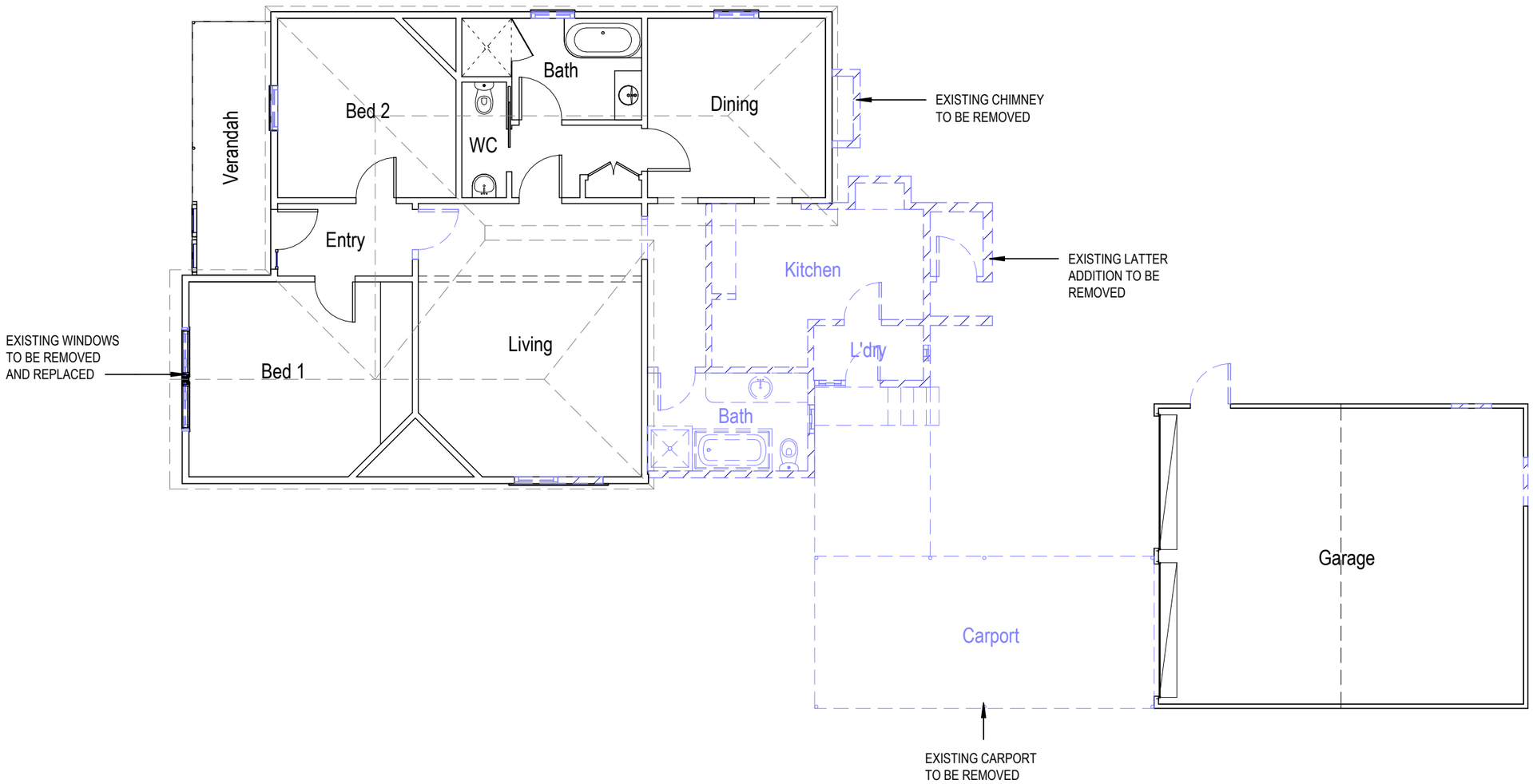
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LEGEND:

EXISTING WALLS

WALLS TO BE REMOVED



EXISTING CONDITIONS

1 : 100

[redacted]

NG A | A3 LANDSCAPE

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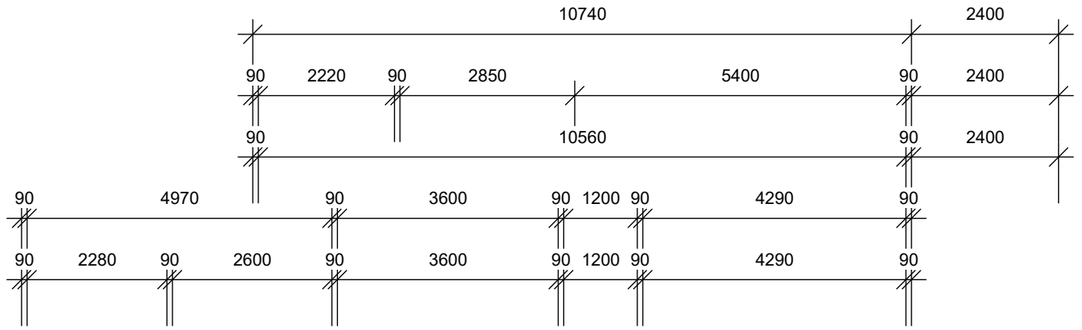
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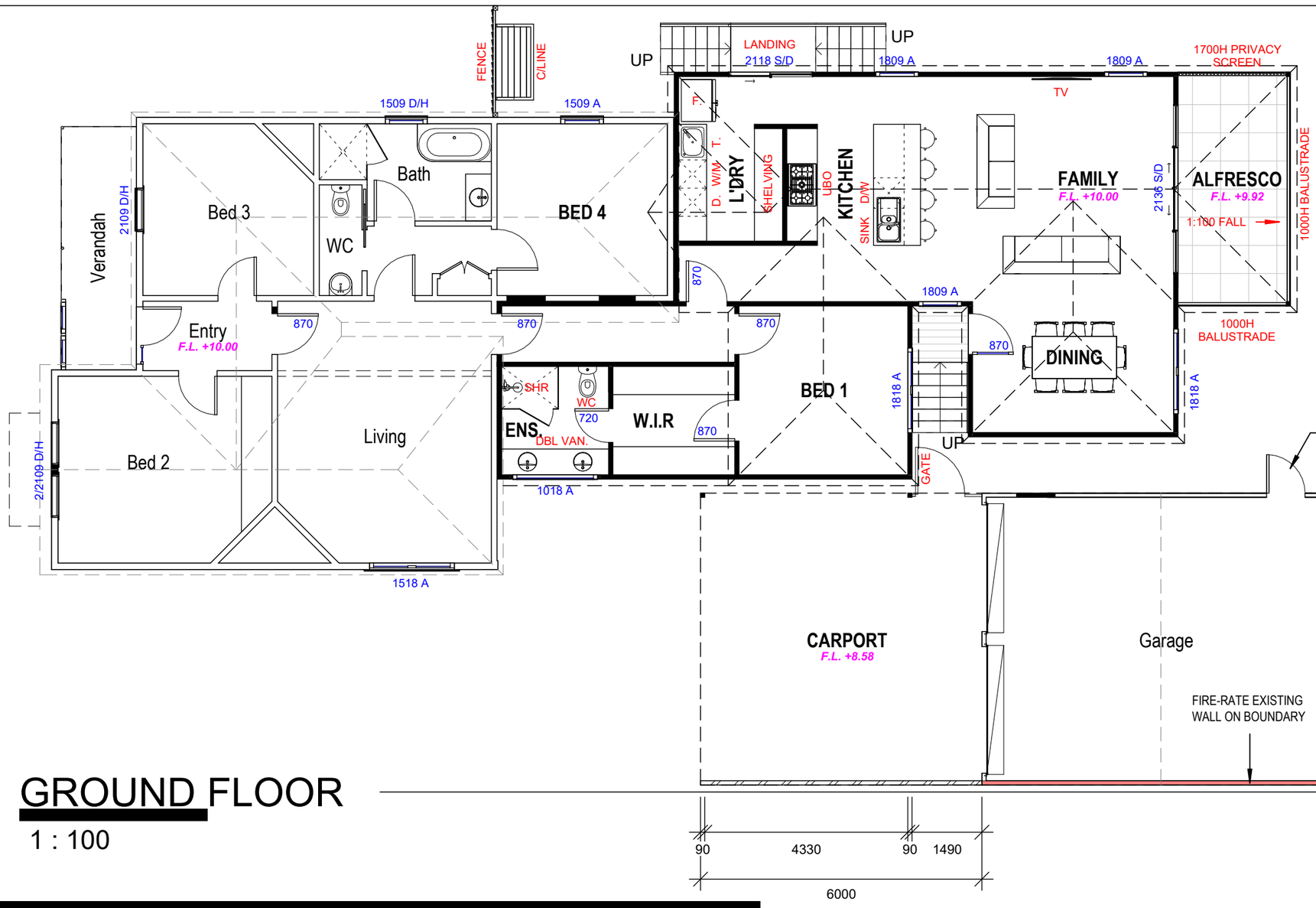
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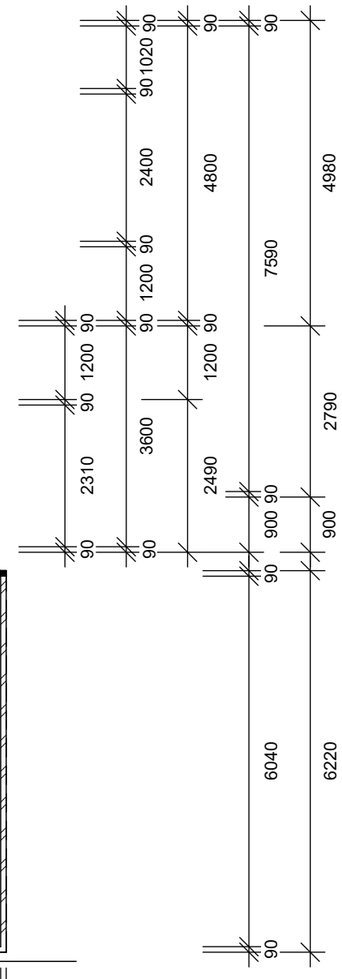
EXISTING WALLS

90mm STUD WALLS

90mm WIDE BLOCK WALLS







GROUND FLOOR

1 : 100

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SHT. 4/12 | OCTOBER 2026 | MARK & JESS | TOWN PLANNING A | A3 LANDSCAPE

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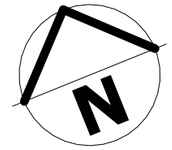
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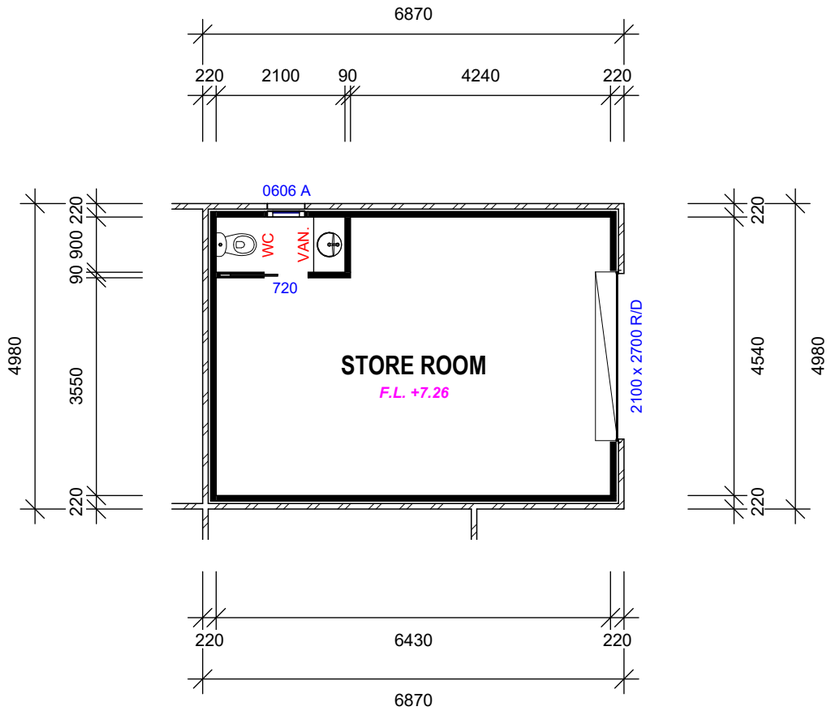
LEGEND:

EXISTING WALLS

90mm STUD WALLS

90mm WIDE BLOCK WALLS





STORE ROOM

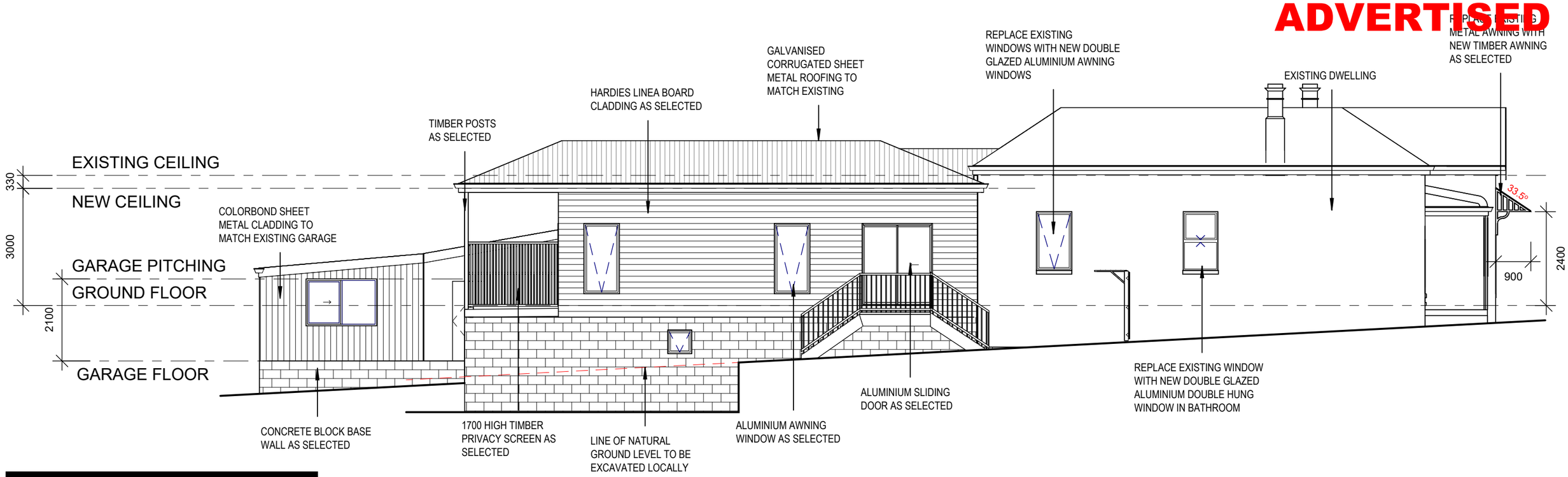
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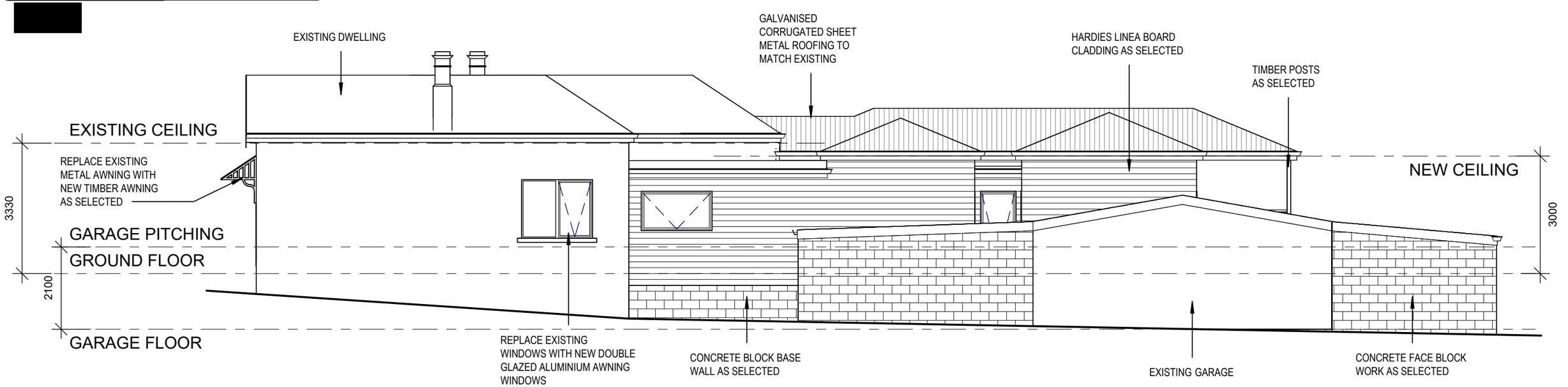
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SOUTH ELEVATION

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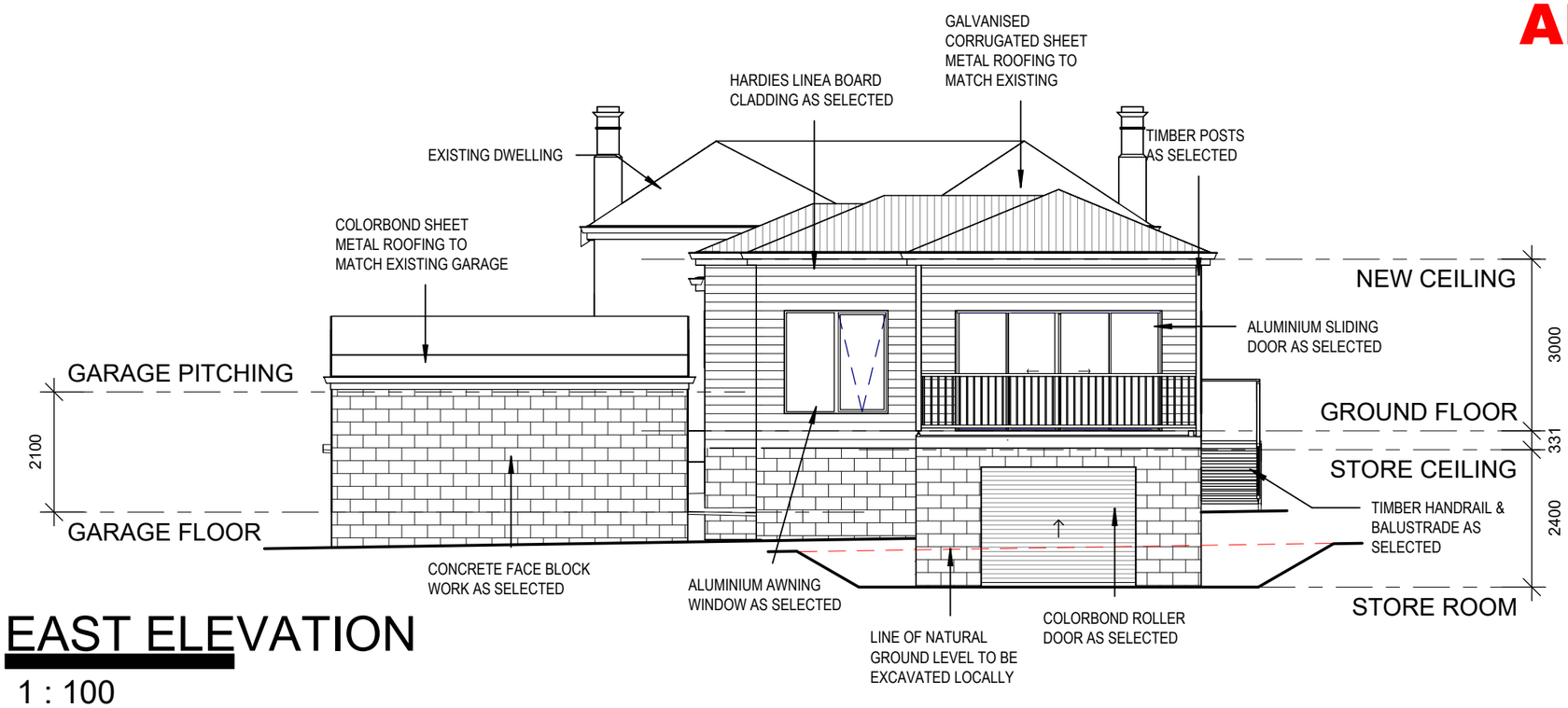
26-056 [redacted]

SHT. 6/12 | [redacted] | MARK & JESS | [redacted]

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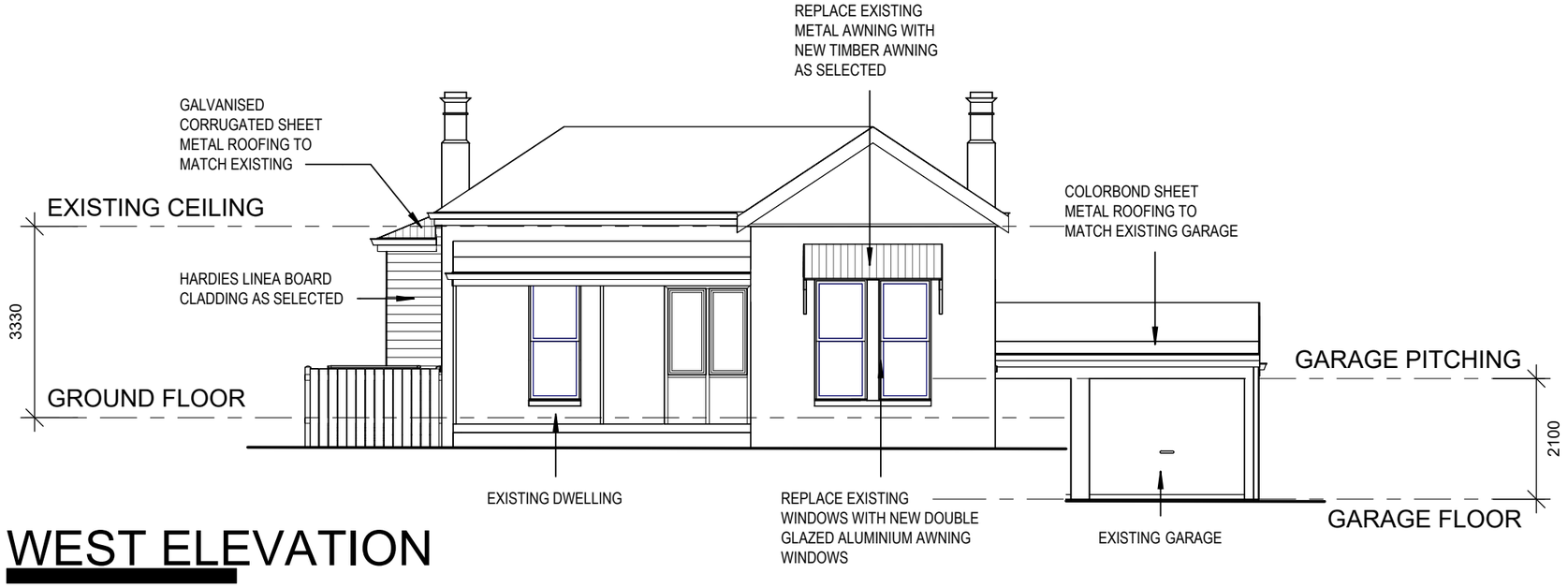
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EAST ELEVATION

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WEST ELEVATION

1 : 100

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SHT. **A** **A3 LANDSCAPE**

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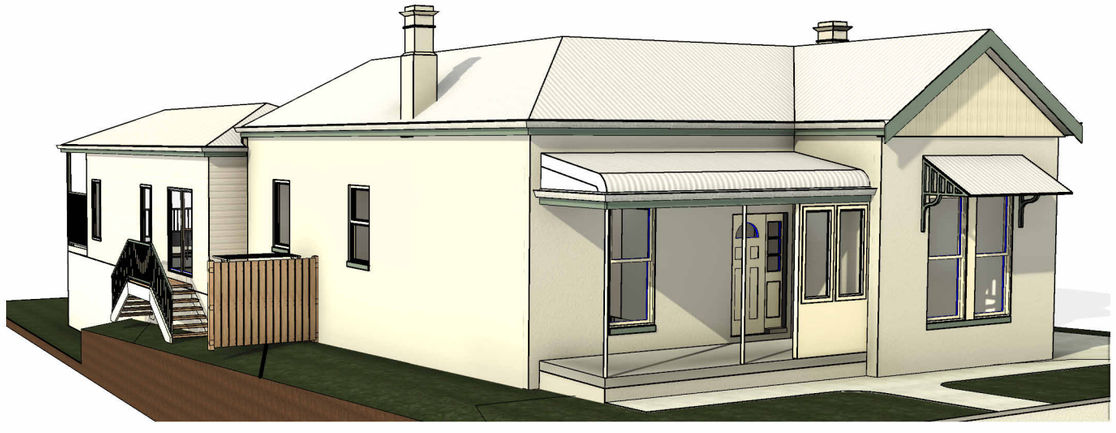
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NORTH-EAST VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW

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SHT. 8/ NG A A3 LANDSCAPE

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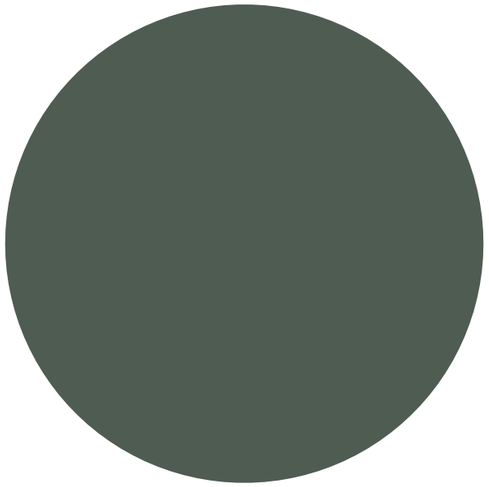
GALVANISED LYSAGHT CUSTOM ORB SHEET METAL ROOFING TO PROPOSED EXTENSION TO MATCH EXISTING



JAMES HARDIE LINEA BOARD CLADDING AS SELECTED

HAYMES HERITAGE COLLECTION 'RONCHAMP' PAINT FINISH TO NEW LINEA BOARD CLADDING AND EXISTING CONITE WALLS AS SELECTED

HAYMES 'CREAM Y34' PAINT FINISH TO ALL TIMBER ARCHITRAVES, FRETWORK, WINDOWS & DOORS AS SELECTED



HAYMES HERITAGE COLLECTION 'WILDERNESS' PAINT FINISH TO EXISTING GABLE, FASCIA & WINDOW SILLS AS SELECTED



'LIMESTONE' CONCRETE BLOCKWORK AS SELECTED

COLORBOND 'CLASSIC CREAM' TO NEWS SHED FASCIA, GUTTER, FLASHING & WINDOW FRAMES & ROLLER DOOR TO MATCH EXISTING GARAGE



COLORBOND 'PALE EUCALYPT' LYSAGHT TRIMDEK ROOFING & WALLING TO NEW SHED & CAPORT TO MATCH EXISTING GARAGE

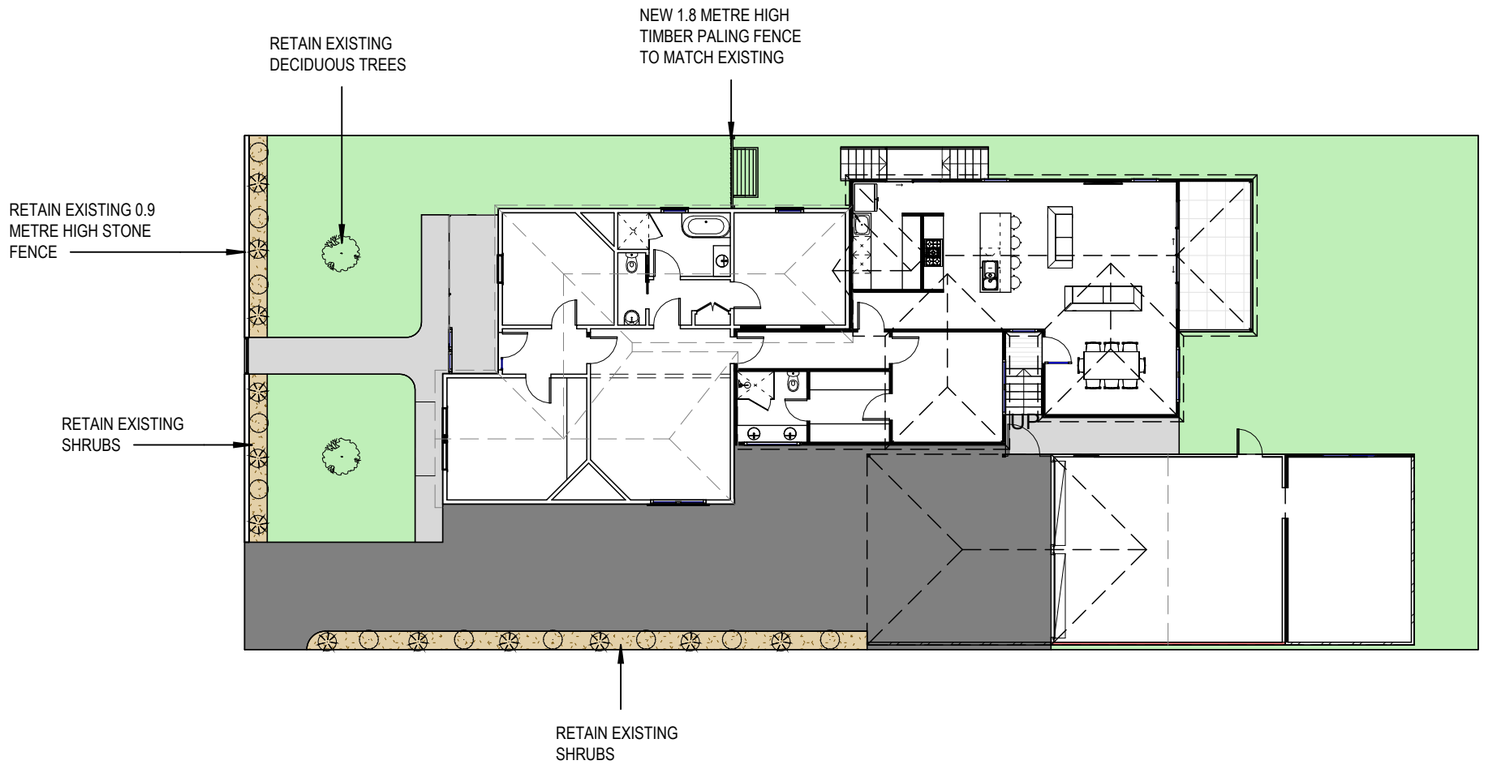
COLOUR SCHEDULE - PROPOSED EXTENSION

[redacted]

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LEGEND

- BITUMEN DRIVEWAY
- CONCRETE PATH
- GRASS LAWNS
- EXISTING GARDEN BEDS



LANDSCAPE PLAN

1 : 200

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26-056

SHT. 10/

23 Banyan

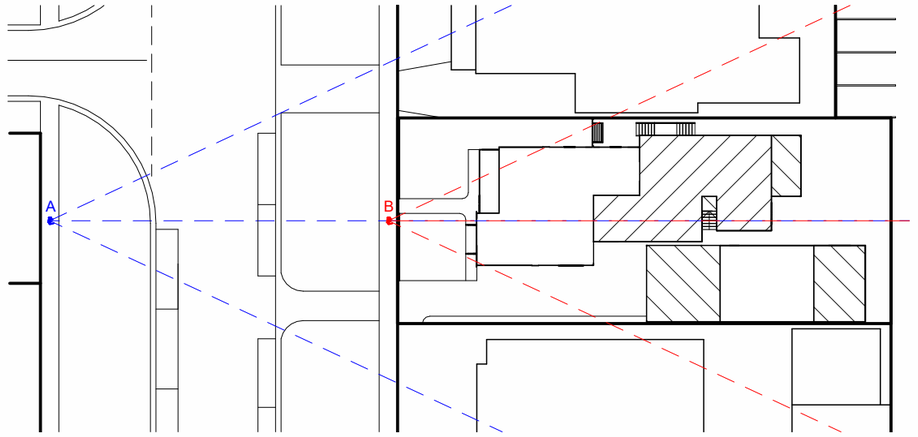
LANDSCAPE

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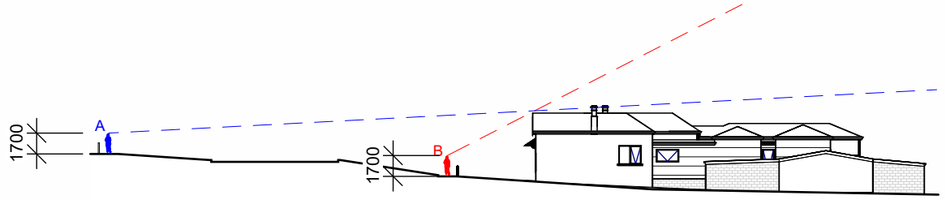


VIEW LINE DIAGRAM A





VIEW LINE DIAGRAM B



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26-05

SHT. 1

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BEFORE



BEFORE



BEFORE



AFTER



AFTER



AFTER

PHOTO MONTAGE

26-056 [redacted]

SHT. 12/12 [redacted] **MARK & JESS** [redacted] **A** **A3 LANDSCAPE**

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