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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by this application is located at:	50 Aitkins Rd WARRNAMBOOL VIC 3280
The application is for a permit to:	Partial demolition & extension of dwelling in a heritage overlay
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	43.01-1 – construct or carry out works (Heritage Overlay)
The applicant for the permit is:	Lifestyle Town Planning & Services Pty Ltd
The application reference number is:	PP2026-0172
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**

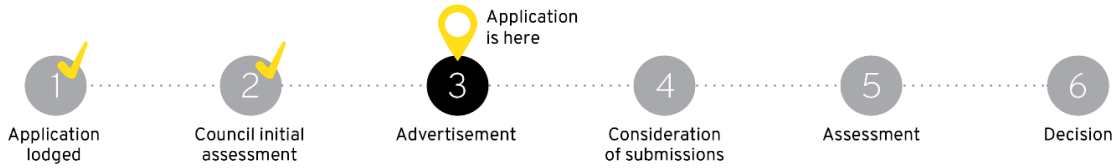
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

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:	**19 November 2026**



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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.: 50 Street name Aitkins Road

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.: 124314

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?

Partial demolition and extension of dwelling in a heritage overlay

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: $450,000 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.

Single dwelling

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: Mr First Name: Glenn Surname Reddick
Organisation (if applicable): Lifestyle Town Planning
Unit No.: _____ St. No.: 9 Street name Bowker Court
Suburb/locality Port Fairy State Vic postcode 3284

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

☑ Same as applicant (If so, go to 'contact information')

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

Contact information *Please provide at least one contact phone number*

Business Phone _____ Email glenn@lifestyletownplanning.com.au
Mobile Phone 0497 394964 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.

[redacted]

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 Glenn Reddick Digitally signed by Glenn Reddick Date: 2026.09.02 11:49:57 +10'00' Date 02/09/26

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.

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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 their Elders, past, present and emerging.

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

VOLUME 09256 FOLIO 719

Security no : 124138029474R
Produced 28/08/2026 11:11 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 124314.
PARENT TITLE Volume 07912 Folio 075
Created by instrument G952192 02/12/1977

REGISTERED PROPRIETOR

[redacted]

DOCUMENT END

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LP124314
EDITION 1
APPROVED 3/11/77

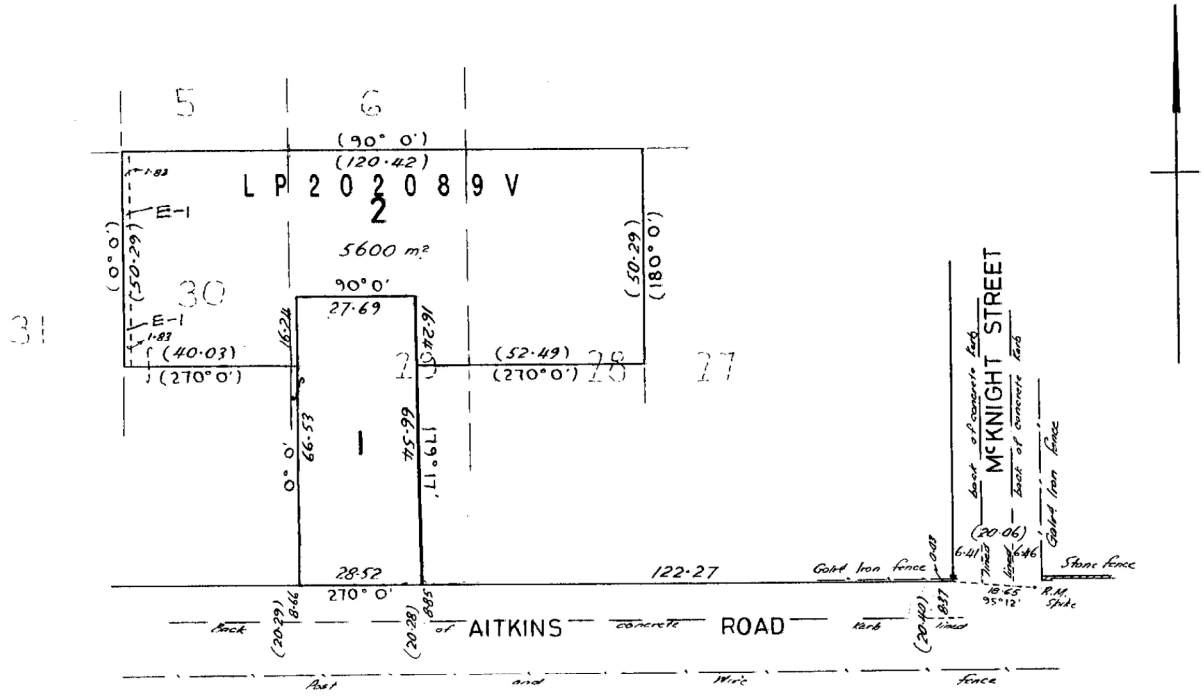
Ref. Nº 1806

PLAN OF SUBDIVISION OF:	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
PARTS OF CROWN ALLOTMENTS 28 29 30 SECTION 65 TOWNSHIP: WARRNAMBOOL PARISH: WANGOOM COUNTY: VILLIERS SCALE 20 0 20 40 60 LENGTHS ARE IN METRES		THE LAND COLOURED BLUE IS ENCUMBERED - vide C/T VOL. 7912 FOL. 075 THE BOUNDARIES ON THIS PLAN AGREE WITH THOSE DELINEATED ON TITLE. DIMENSIONS SHOWN IN BRACKETS ARE TAKEN FROM TITLE AND ARE NOT A RESULT OF THIS SURVEY.

V.7912 F.075

COLOUR CONVERSION
E-1 = BLUE

CHART NO. 3.



THIS PROPOSED SUBDIVISION FROM SUBDIVISION (3) OF DIVISION 9 OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 03 September 2026 01:08 PM

PROPERTY DETAILS

Address:	**50 AITKINS ROAD WARRNAMBOOL 3280**
Lot and Plan Number:	**Lot 1 LP124314**
Standard Parcel Identifier (SPI):	**1\LP124314**
Local Government Area (Council):	**WARRNAMBOOL** www.warrnambool.vic.gov.au
Council Property Number:	**127708**
Planning Scheme:	**Warrnambool** Planning Scheme - Warrnambool
Directory Reference:	**Vicroads 514 H6**

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

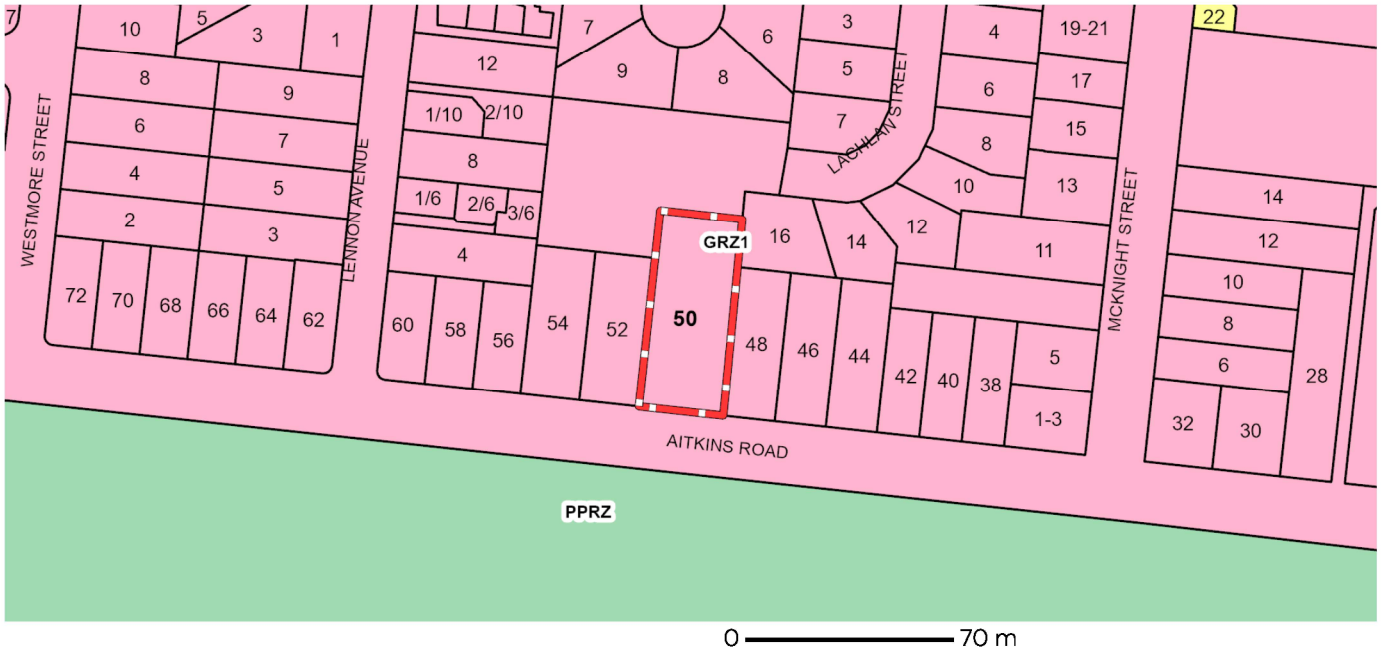
Registered Aboriginal Party:	**Eastern Maar Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

PPRZ - Public Park and Recreation

PUZ1 - Public Use-Service and Utility

PUZ6 - Public Use-Local Government

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

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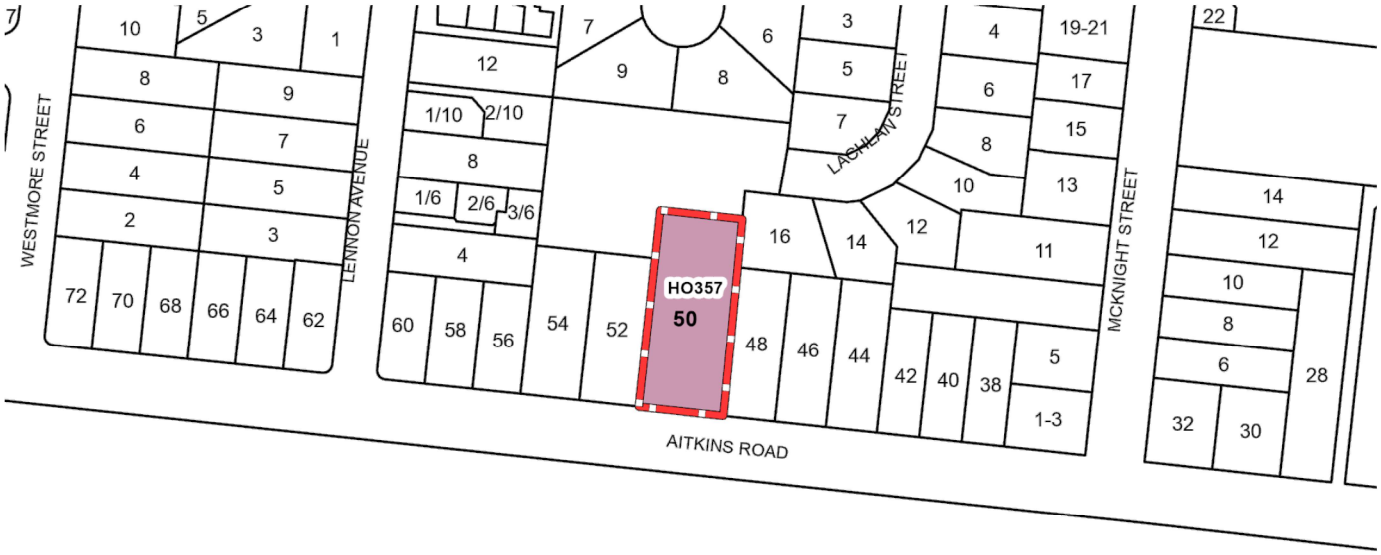
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO357)



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

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

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 28 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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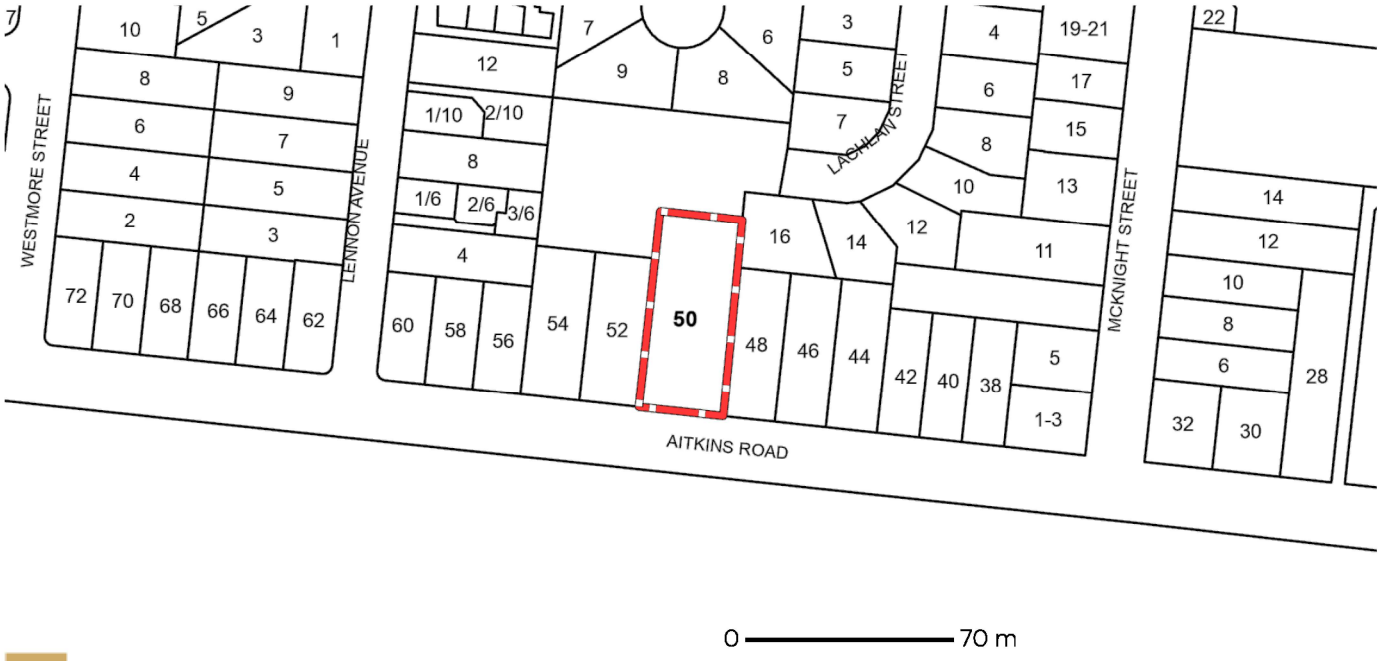
PLANNING PROPERTY REPORT

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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Town Planning & Services

glenn@lifestyletownlanning.com.au

Phone: 0497 394964

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Planning Report

Lot 1 PS 124314 50 Aitkins Road Warrnambool Vic. 3280.

Partial demolition and extension to a dwelling in a heritage overlay.

Report prepared by Glenn Reddick

Date 29/08/26



DISCLAIMER

Although Lifestyle Town Planning and Services have taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application at 50 Aitkins Road, Warrnambool, Vic. 3280.

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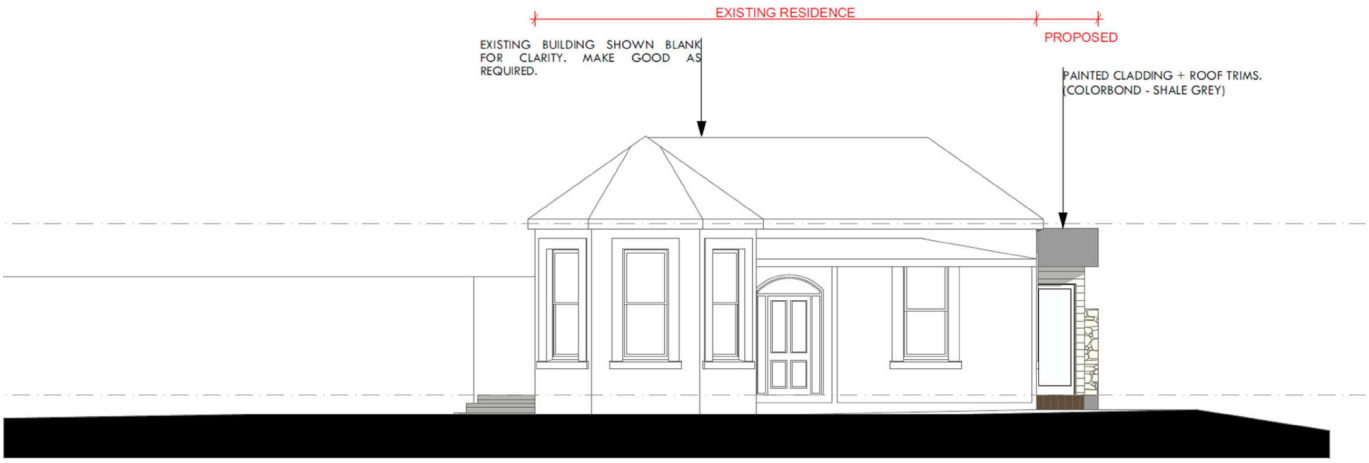
1. PROPOSAL

Planning approval is sought to demolish a rear section of the dwelling to make way for a new rear extension to the individually listed dwelling in the Warrnambool planning scheme.

The dwelling is a circa 1900 villa style described as an "Italianate Villa" in the Warrnambool Heritage Gap Study, extended at the rear, possibly in the 1960's. The proposed demolition and external works are mostly confined to the rear section and a non-contributory later extension, although an original rear chimney and bay window which are in poor structural condition will be removed. There are also changes to the interior of the property which don't require a permit.

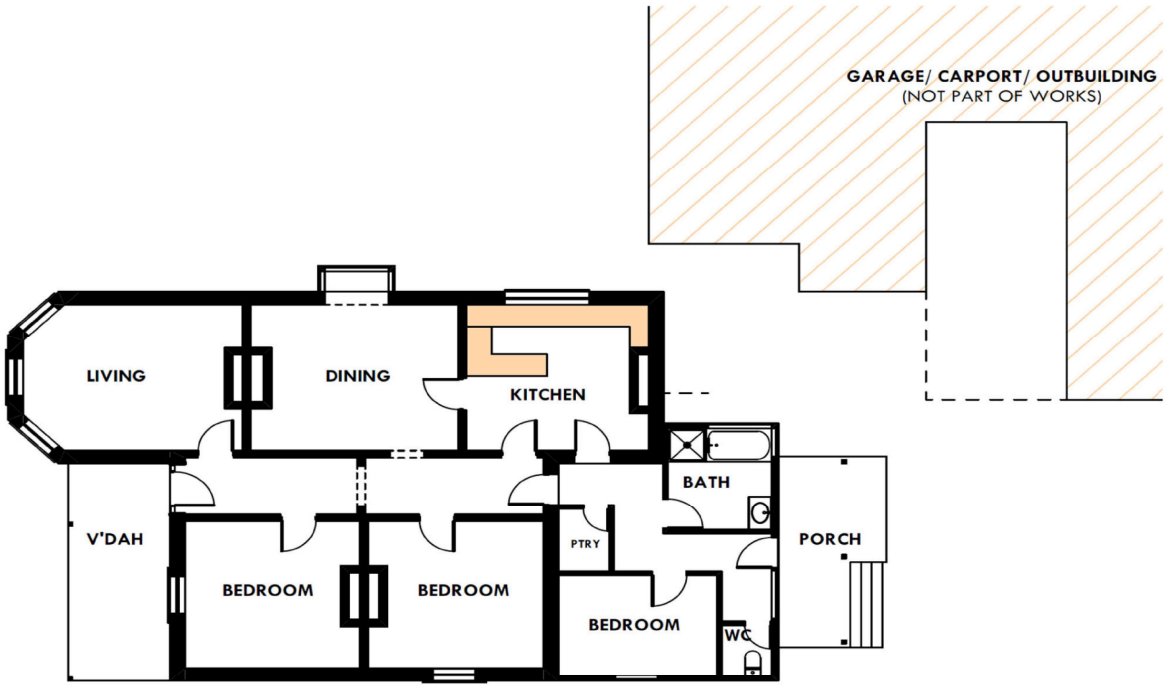
The proposed extension includes a new open plan kitchen/meals /living room which will be a flat roofed structure in "Shale Grey" Colorbond sheeting and facias, with walls clad in painted weatherboards in Dulux "Tranquil Retreat" and sandstone masonry to the northern elevation. The windows will be aluminium in "Shale Grey".

The extension adds 62.21 sqm of extra floor area to the dwelling and will stand at a height of 4.178m The extension is setback 4.43m from the eastern side boundary and 11.5m from the rear boundary to the north.

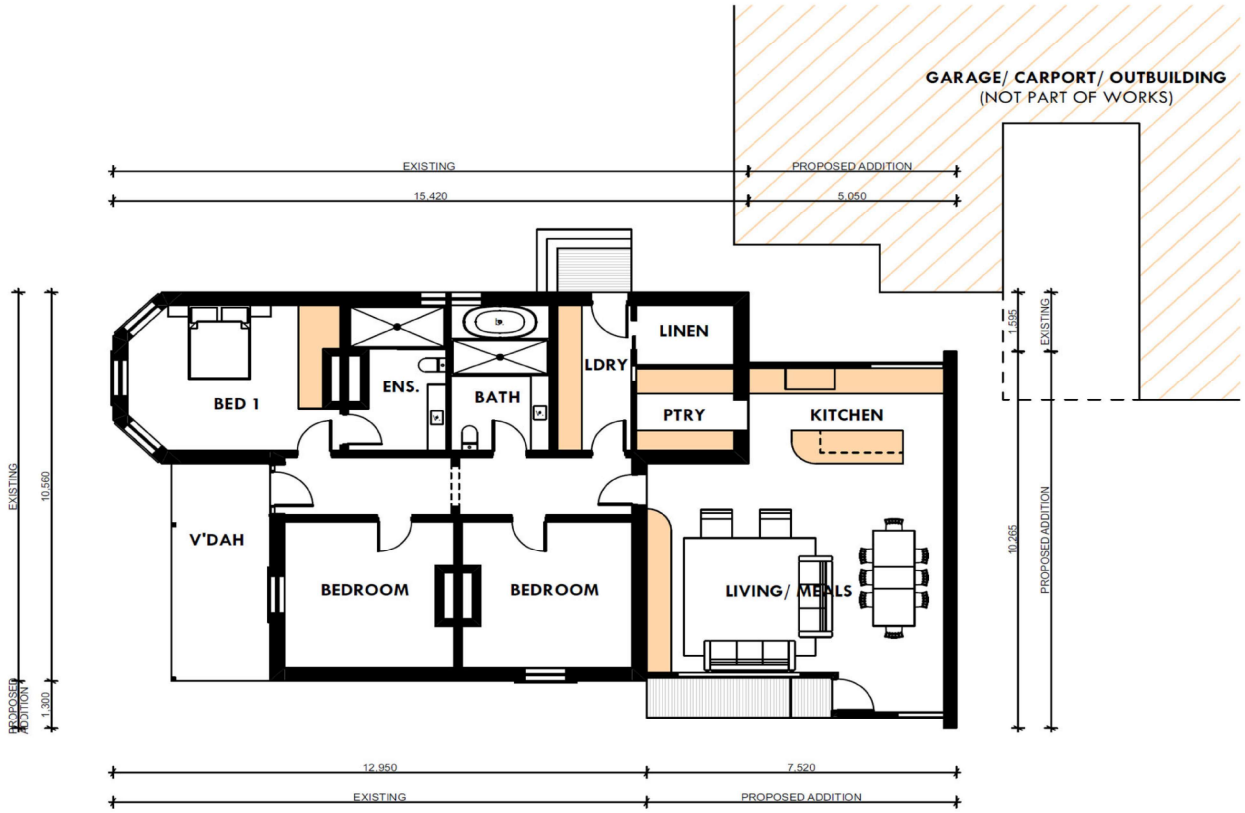


1 - SOUTH ELEVATION (PROPOSED)
Scale 1:100

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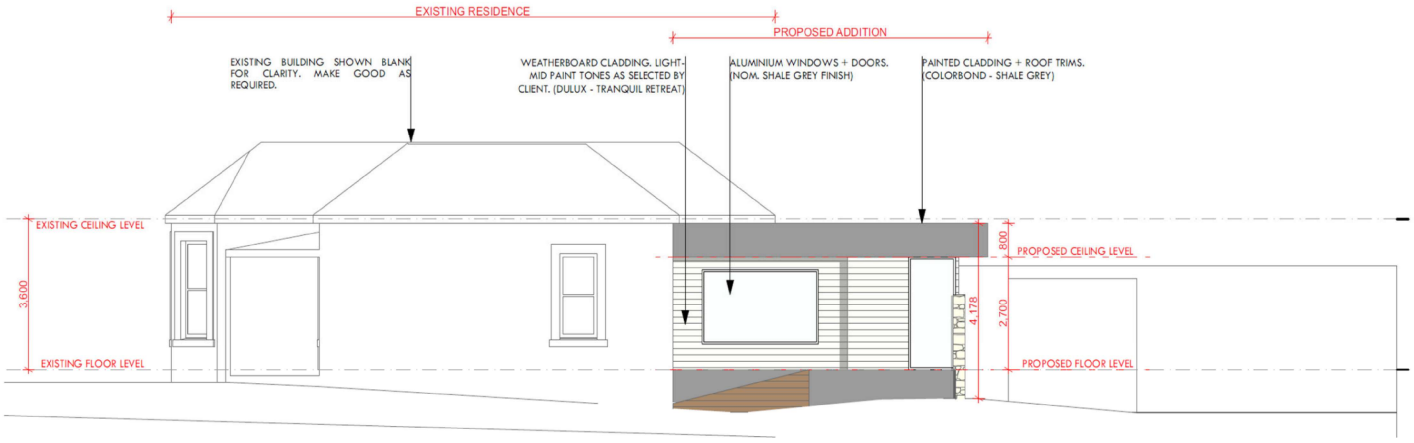


1 EXISTING GROUND FLOOR PLAN
Scale 1:100

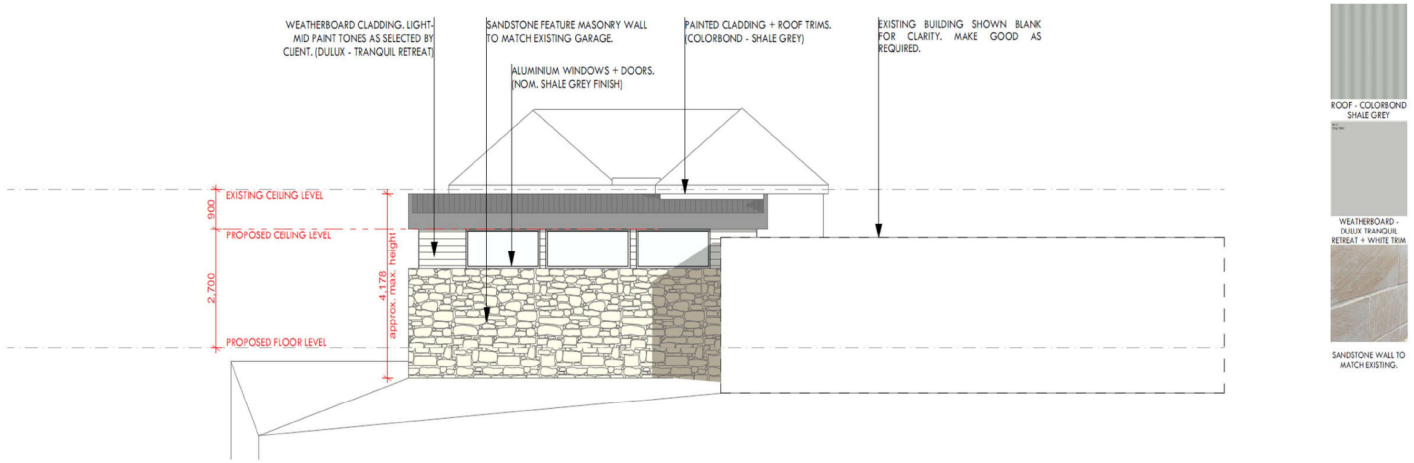


1 PROPOSED GROUND FLOOR PLAN
Scale 1:100

ADVERTISED



2 EAST ELEVATION (PROPOSED)
Scale 1:100



1 NORTH ELEVATION (PROPOSED)
Scale 1:100

ADVERTISED

2. SITE ANALYSIS EXISTING CONDITIONS

The site is situated on the northern side of Aitkins Road opposite Victoria Park just west of the Warrnambool CBD. The site has an overall area of approximately 1,868 sqm according to title and contains a 3-bedroom detached circa 1900 villa style dwelling of rendered masonry under a plain tiled roof covering . The dwelling has been extended to the rear possibly in the 1960's.

There are no easements shown on the title plan.

The dwelling is well set back from the frontage behind a high masonry and steel fence and set in mature, landscaped gardens with lawns and a tarmacadam driveway leading to a garage at the rear.

The rear garden is sealed for car parking and is generally flat through the site.

The prevailing character and streetscape is single storied residential development with a concrete footpath along the frontage, kerb and channel drainage and a wide nature strip with street trees.

Subject property - frontage to Aitkins Road



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Rear elevation



ADVERTISED



Frontage from Aitkins Road



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Looking east along Aitkins Road



Aitkins Road looking West



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Bay window and chimney for removal





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5. ENCUMBRANCES ON TITLE

None

6. PLANNING CONTROLS

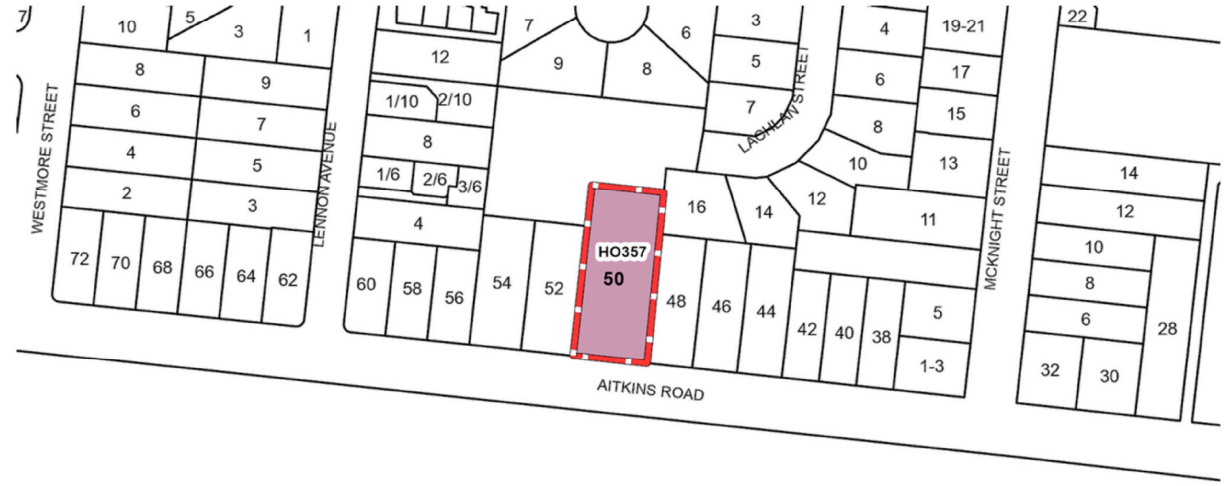
Zone

General Residential Zone Schedule 1 (GRZ1).



Overlays

Heritage Overlay Schedule 357 (H0357) – Individually listed building



Other

The site is within an area of Aboriginal Cultural Sensitivity. A CHMP is not required as a single dwelling is an exempt activity under the Aboriginal Heritage Regulations 2018.

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6. PERMIT REQUIREMENTS

No permit is required under the General Residential Zone as the lot exceeds 300 sqm.

A permit is required to externally alter a building under the Heritage Overlay pursuant to **Clause 43.01-1.**

7. PLANNING ASSESSMENT

Clause 43.01

HERITAGE OVERLAY

Purpose

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

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

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

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

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

Clause 43.01-8

Decision guidelines

Clause 43.01-8

Decision guidelines

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

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*

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- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*
- *Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.*

ASSESSMENT

The property is of individual heritage significance HO357 in the heritage overlay of the Warrnambool planning scheme.

As the alterations are confined to the rear mostly non-contributory section of the dwelling and are not particularly visible from the street, they do not impact upon the overall significance of the dwelling. The loss of the chimney and bay window are regrettable however are in poor structural condition and cannot realistically be retained.

Careful consideration was given to the design of the extension in an effort to retain these aspects but unfortunately given their condition and how the rear section of the property has been altered over time, it is considered that these elements could not be retained to provide a functional layout and enable the building to suit current living standards and also to preserve the overall longevity of the building.

Being of subtly different external materials, the extension is able to be interpreted as a later addition, but on which does not overwhelm or starkly contrast to the existing fabric.

The extension is of a modest height and scale and will add to the functionality and longevity of the building.

The external colours and design have been formulated in accordance with the heritage guidelines.

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Excerpt from Warrnambool Heritage Gap Study

APPENDIX E Recommended levels of significance and statutory protection for individual places as a result of Stage 3B

No.	HERMES	Name	Street No.	Street Name	Locality	Recommended for Planning Scheme
1.	44243	Allansford Hotel	Corner	Grauer's Road & Ziegler Parade	Allansford	Yes - Local HO
2.	44231	St. Carthage's Catholic Church	122	Grauer's Road	Allansford	Yes - Local HO
3.	45760	Shipley	10489	Princes Highway	Allansford	Yes - Local HO
4.	44235	Logans Farmhouse and Dairy	141	Tooram Road	Allansford	Yes - Local HO
5.	44239	Timber House & Garden	108	Ziegler Parade	Allansford	Yes - Local HO
6.	44241	Primjala	113	Ziegler Parade	Allansford	Yes - Local HO
7.	44245	Vernacular Timber Cottage	9	Bridge Road	Bushfield	Yes - Local HO
8.	44248	Late Victorian Timber Cottage	32	Bridge Road	Bushfield	Yes - Local HO
9.	44250	Brick Cottage	66	Bridge Road	Bushfield	Yes - Local HO
10.	44252	Oakfield	23	Valley View Road	Bushfield	Yes - Local HO
11.	45789	Oaklands	647-667	Hopkins Highway	Bushfield	Yes - Local HO
12.	44269	St. Andrews Church & Hall (former)	21	Drummond Street	Dennington	Yes - Local HO
13.	44254	Nestle Manager's Residence, Offices and Phoenix canariensis	50	Drummond Street	Dennington	Yes - Local HO
14.	44268	Shamrock Hotel	111	Drummond Street	Dennington	Yes - Local HO
15.	44270	Merri Lodge & Garden	45	Princes Highway	Dennington	Yes - Local HO
16.	44271	Stone Barn of former Queensferry Hotel	45	Princes Highway	Dennington	Yes - Local HO
17.	44273	St. John's Catholic Church	1363	Princes Highway (corner Tilden Street)	Dennington	Yes - Local HO
18.	44274	White Rock	75	Rooney's Road	Dennington	Yes - Local HO
19.	45101	Merri Banks Farmhouse	73	Station Street	Dennington	Yes - Local HO
20.	45099	Kelsons Cottage	117	Station Street	Dennington	Yes - Local HO
21.	119172	Stone House & Stable	5	Tylden Street	Dennington	Yes - Local HO
22.	45778	Milestone	145	Fala Park Road	Woodford	Yes - Local HO
23.	45781	Fala Park Farmhouse	153	Fala Park Road	Woodford	Yes - Local HO
24.	45784	Masonry Arch Culvert		Plummer's Hill Road (150 up)	Woodford	Yes - Local HO
25.	45772	Wollaston Homestead Complex	84	Wollaston Road	Wollaston	Yes - Local HO
26.	45770	Fala Park	366	Wollaston Road	Wollaston	Yes - Local HO
27.	74227	Italianate Villa & Stables	50	Aitkin's Road	Warrnambool	Yes - Local HO
28.	45102	Timber House	1	Bailey Crescent	Warrnambool	Yes - Local HO
29.	85463	Pair of Cottages	156 – 158	Banyan Street	Warrnambool	Yes - Local HO
30.	85464	House	162	Banyan Street	Warrnambool	Yes - Local HO
31.	85466	Densley House	48	Botanic Road	Warrnambool	Yes - Local HO
32.	74243	Boughton	179	Caramut Road	Warrnambool	Yes - Local HO
33.	45106	Lipook	6	Clancey Court	Warrnambool	Yes - Local HO
34.	74232	Stone House	77	Coulstock Street	Warrnambool	Yes - Local HO
35.	74233	Timber House	79	Coulstock Street	Warrnambool	Yes - Local HO
36.	74234	Stone House	83	Coulstock Street	Warrnambool	Yes - Local HO
37.	74235	Wildwood	Rear 49	Cramer Street	Warrnambool	Yes - Local HO
38.	74238	Stone Cottage	76	Denneys Street	Warrnambool	Yes - Local HO

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1.4 Late Victorian (1875-1900)



Style notes

As wealth and confidence increased throughout the State, houses began to assume a grander, more ornate appearance incorporating elements of the Italianate style, but still resembling earlier Victorian types in form. Most of the Late Victorian dwellings in Warrnambool are either timber or stone, with one projecting room to the front. Unlike other areas, polychromatic brick was rarely used as bricks were not a locally available material. Shops, terraces and commercial buildings became taller, and incorporated ornamented parapets and projecting verandah wing walls.

Locally, many older buildings are of timber or rendered stone rather than brick, reflecting the building materials most readily available at the time. Also styles are less distinct, with some overlapping of styles and variations by local builders of the period. Many of the timber buildings from this period were clad in conite in the mid twentieth century. While conite was a popular 'modernisation' of the twentieth century, Warrnambool has an unusually high number of buildings with this treatment. While polychromatic brick work is a typical feature of this period, the limited availability of good local brick clay meant that bricks and decoration with brickwork was relatively rare. More often in Warrnambool, stone quoins were used for decorative appeal in stone buildings, and decorative ornamentation, such as ornate bargeboards, finials, fretwork and moulding was used on timber buildings.

Features

- Horizontal proportions (i.e. wider than is tall).
- Façade often asymmetrical with one room projecting forward.
- Roofs usually slate or corrugated galvanised iron, hip or gable, often 20-30 degree pitch with deep eaves corbelling.
- Brick chimneys, sometimes with patterned brickwork or painted render, often ornamental in style.
- Verandahs include straight, bullnose or concave, usually supported by columns of turned timber, although some cast and wrought iron examples exist.
- Verandah floor usually timber, some examples of decorative tile verandahs on concrete bases.
- Simple iron lacework or timber valances to timber verandah columns.
- Stone (usually rendered) construction or timber buildings of square edged (or less commonly 'Mock Ashlar' incised) weatherboards.
- Stone buildings either rendered or finely finished face stone with detailing.
- Large double hung sash windows, often with a curved head.
- Doorways and windows often arched on masonry and stone buildings.
- Increasing use of triple windows and blue and red coloured glass beside entry door.
- Rectangular timber framed, double hung sash windows, often with sidelights (sometimes in decorative coloured glass), often in tripartite.

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Key alteration issues
Corrugated galvanized iron roofs should be replaced or repaired with the same material where possible. Zincalume is not appropriate replacement or repair material for galvanized iron roofs. Not only is it too reflective, it has corrosive effect when adjacent to galvanised iron.

Weatherboards should be repaired and maintained; only replace what is necessary and use new boards with same edge as the originals. Avoid covering over with cladding. Conserve chimneys, do not remove/demolish

Preferred Paint Colours (exterior)
Avoid fluorescent, vivid and primary colours (red, blue, yellow) in large areas.

Weatherboards
'Stone' colours – sand, ochre, white, buff, biscuit, pale grey, stone etc.

Baseboards below floor level are usually painted or stained a dark colour different from the wall colour, such as dark grey or black.

Rendered stone
Often left natural grey or sometimes lime-washed. Sometimes painted dark buff, light brown or terracotta.

Trim, roofs and verandahs
'Wood' colours – earth, cream, Indian red, bronze green, light stone, rich brown. Verandah posts painted in joinery colours, with verandah post capitals in light colour to contrast. Verandah roofs were sometimes painted in alternate light and dark wide stripes (about 800mm, to match the sheet width) to imitate canvas awnings. Even if most of the paint has gone, evidence of the earliest paint (excluding undercoats) may exist. It may even be shown on an early photograph. Only if this evidence exists should the roof be repainted in this fashion. Colours were: Indian red greens and browns, with off-white, cream or light stone. The dark colour should match the joinery.

Eaves
The underside of eaves should be painted in off-white or eau de nil (light, slightly grayish green) or another light colour.

Joinery
Joinery should always be painted on Nineteenth Century buildings. 'Wood' colours such as Earth, Fawn, Cream, Purple Brown, Deep Indian Red, Deep Bronze Olive, Deep Brunswick Green, Rich Brown were used on joinery such as architraves, window and door frames. Joinery was always painted a darker shade than the main walls on timber and rendered buildings.

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MUNICIPAL PLANNING STRATEGY

Clause 02.03-5

Built environment and heritage

Heritage

Maintaining heritage values and places is a vital part of the community's 'sense of place', cultural identity and wellbeing. This is particularly true for Eastern Maar people, whose heritage creates and maintains links between ancestors, people and the land.

Eastern Maar people live in the Warrnambool district and many significant cultural sites are known to exist, particularly along the coast and river valleys.

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

Signage in heritage places should be discreet and complement the cultural significance of the place.

Council's strategic directions for heritage are:

- *Protecting the importance of cultural heritage in the area.*
- *Conserving, maintaining and enhancing the character of heritage precincts, particularly individual listings and contributory elements.*
- *Managing signage in the City to maintain and enhance heritage places and precincts.*

ASSESSMENT

The proposed extension respects the heritage values of the heritage place and is a simple practical addition that will enhance the functionality of the heritage place in keeping with the heritage guidelines.

PLANNING POLICY FRAMEWORK ASSESSMENT

Clause 15.03-1S

02/09/2025

VC283

Heritage conservation

Objective

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To ensure the conservation of places of heritage significance.

Strategies

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

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

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

Encourage appropriate development that respects places with identified heritage values.

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

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

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

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

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

ASSESSMENT

The proposed alterations relate to the non-contributory rear section of the dwelling and with the exception of a chimney and 1 window do not interfere with the original building fabric and are not particularly visible from the public realm. The external appearance of the extension is contemporary, simple and does not confuse the interpretation, but adds to the improved thermal efficiency, practicality and longevity of the heritage building.

Clause 65.01
APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

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- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The proposed works, although are concerned with an individually listed heritage building, are relatively minor in a heritage impact sense and do not pose detriment to the heritage building or impact the orderly planning of the area.

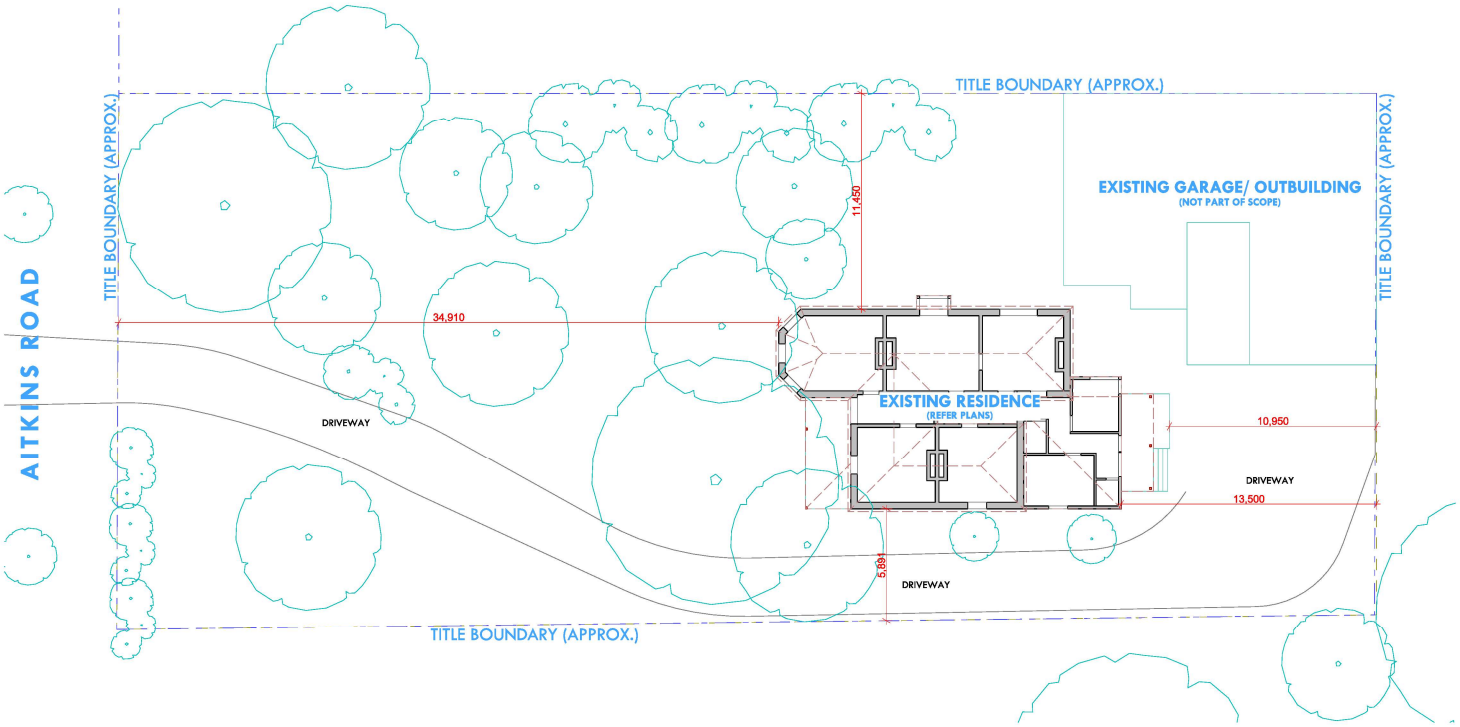
8. CONCLUSION

The proposed works are subtle and low scale and have been assessed against the requirements of the Warrnambool Planning Scheme in particular the Heritage Overlay and relevant Statement of Significance, and applicable guidelines and found to meet these requirements.

The works are an example of adaptive reuse of a heritage place to keep pace with the demands of current day living including the reasonable expectation of a thermally efficient and contempory home.

The proposal is consistent with the PPF, LPPF and the requirements of Clause 65, therefore it is respectfully requested that the proposal be supported by Council and a permit be issued.

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1 - **SITE CONTEXT PLAN**
Scale 1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design intent only. Drawings are to be used only for work when authorised in writing by Phase Building Design.

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Shaun Watson - RSP No: DP-AD 70236

Phase BUILDING DESIGN

RevID	DATE	DESCRIPTION
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02	19/10/2026	PLANNING ISSUE - Heritage changes

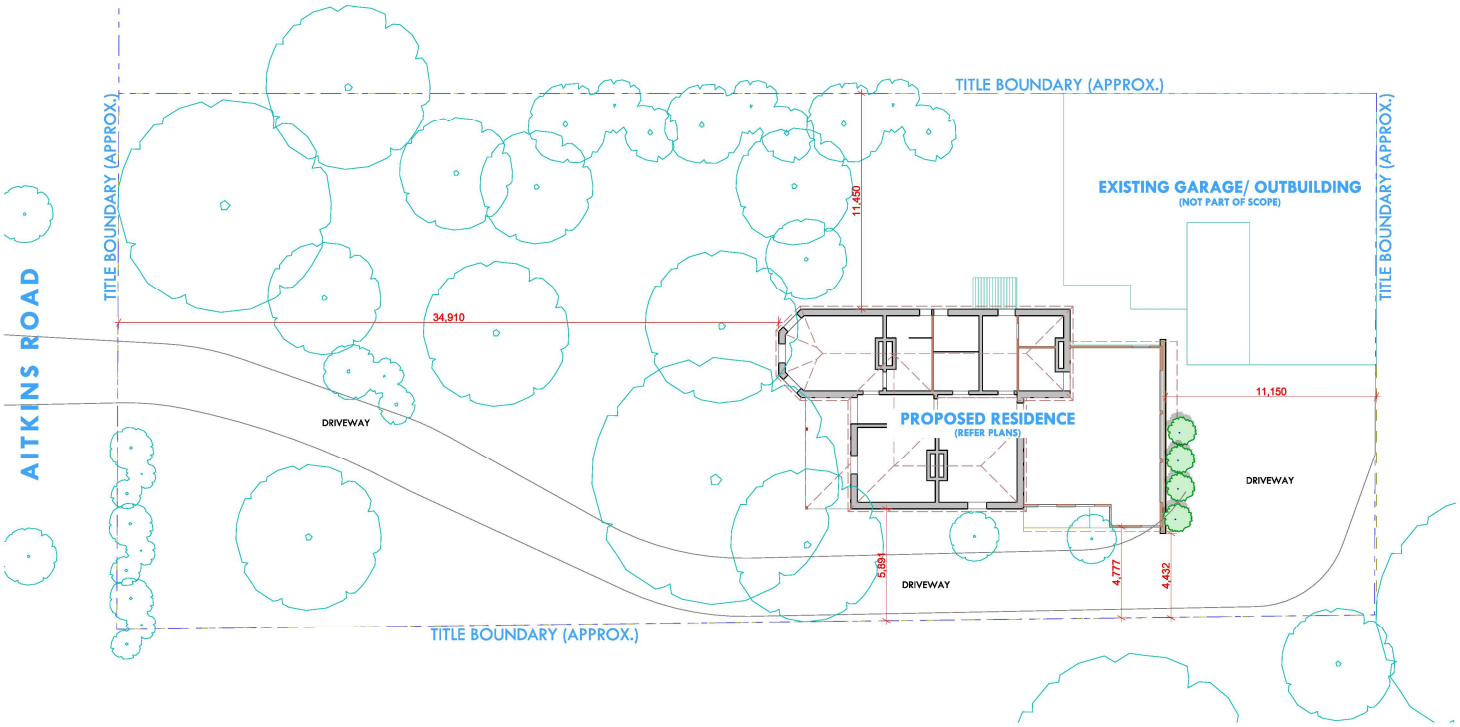
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Plot Date:	19/10/2026
Project NO.	25-021
Project Status	TOWN PLANNING
Client	Thomas + Christa Yannakoudis
Site:	50 Aitkens Road Warrnambool
Climate Zone	tbc
Wind Region	tbc

DRAWING TITLE : GENERAL
SITE CONTEXT PLAN

PROJECT NAME :
PROJECT AITKENS_

REVISION NO. **02**
DRAWING NO. **TP001**
SCALE **as noted @A3**

ADVERTISED



1 DESIGN RESPONSE PLAN
Scale 1:200

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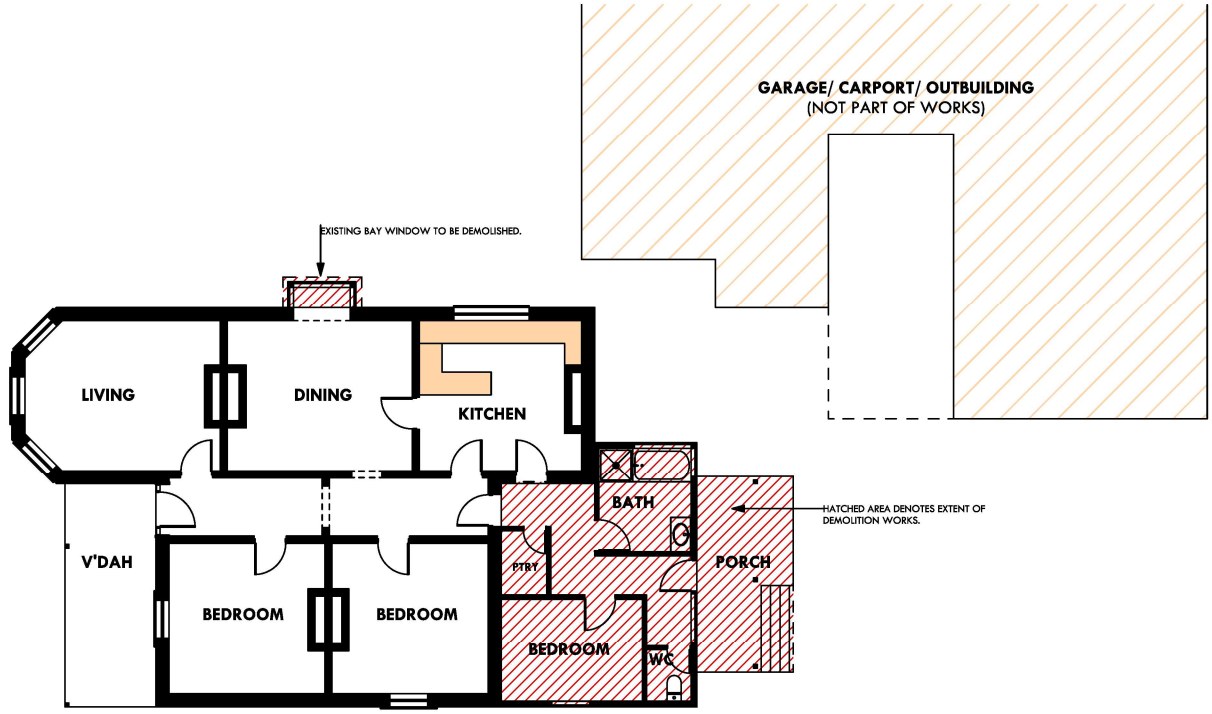
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Wind Region	tbc

DRAWING TITLE : GENERAL
DESIGN RESPONSE PLAN

PROJECT NAME : PROJECT AITKENS_

REVISION NO. 02
DRAWING NO. TP002
SCALE as noted @A3

ADVERTISED



1 EXISTING GROUND FLOOR PLAN

Scale 1:100

AREAS ANALYSIS (EXISTING)	
AREA	M2
01. EXISTING RESIDENCE	157.85
02. EXISTING VERANDAH	14.16
03. EXISTING PORCH	10.96
04. EXISTING GARAGE/ CARPORT/ OUTBUILDING	214.31
	397.28 m²

NOTE
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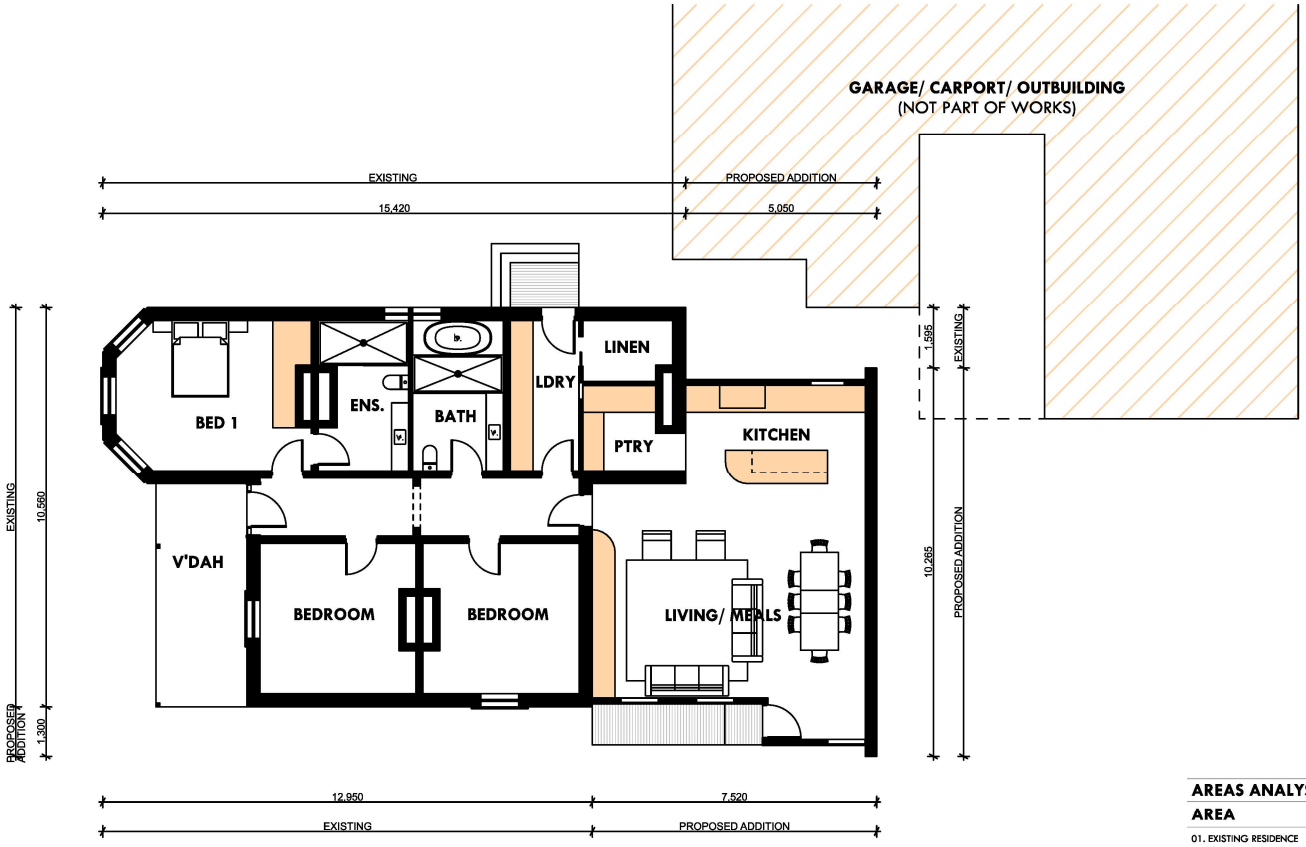
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Project NO.	25-021
Project Status	TOWN PLANNING
Client	Thomas + Christa Yannakoudis
Site:	50 Allisons Road Warrnambool
Climate Zone	tbc
Wind Region	tbc

DRAWING TITLE :
PLANS
EXISTING CONDITIONS PLAN

PROJECT NAME :
PROJECT AITKENS_

REVISION NO. 02
DRAWING NO. TP100
SCALE as noted @A3

ADVERTISED



1 - **PROPOSED GROUND FLOOR PLAN**
Scale 1:100

AREAS ANALYSIS (PROPOSED)

AREA	M2
01. EXISTING RESIDENCE	124.38
02. PROPOSED ADDITION	62.21
03. EXISTING VERANDAH	14.16
04. EXISTING GARAGE/ CARPORT/ OUTBUILDING	214.31
	415.06 m²

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design intent only. Drawings are to be used only for work when authorised in writing by Phase Building Design.

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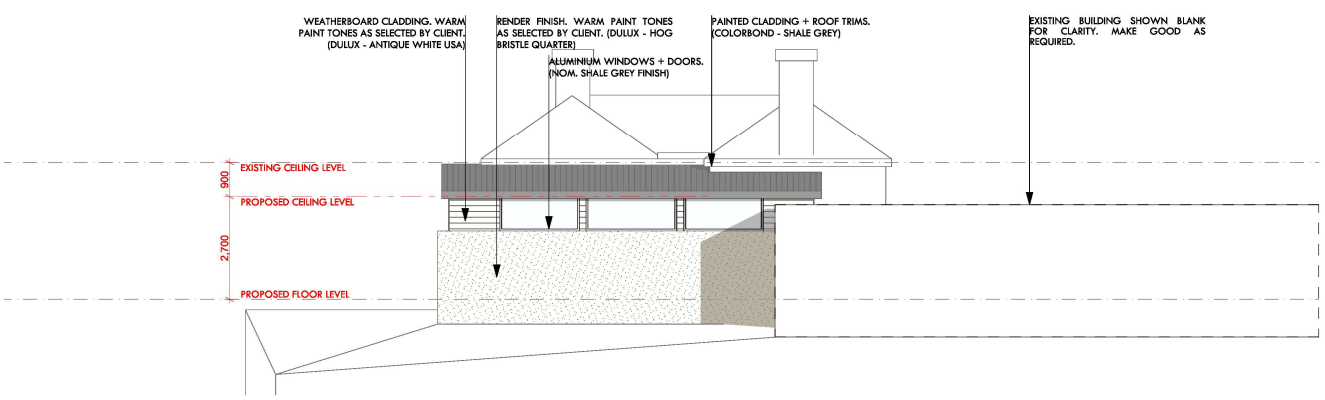
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Climate Zone	tbc
Wind Region	tbc

DRAWING TITLE : PLANS
PROPOSED FLOOR PLAN

PROJECT NAME :
PROJECT AITKENS_

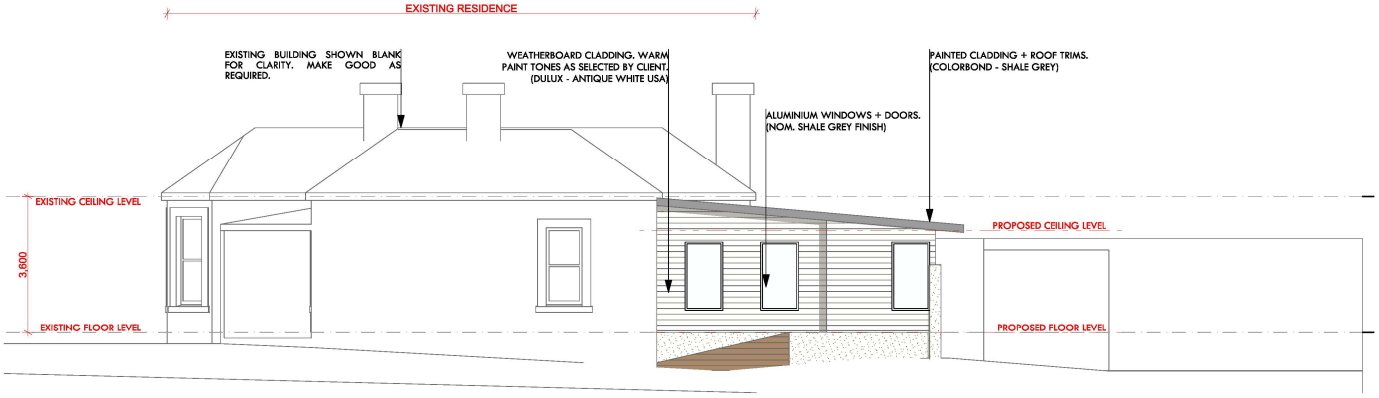
REVISION NO. **02**
DRAWING NO. **TP101**
SCALE **as noted @A3**

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1 - **NORTH ELEVATION (PROPOSED)**
Scale 1:100





2 - **EAST ELEVATION (PROPOSED)**
Scale 1:100

NOTE
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Project Status	TOWN PLANNING
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Site:	50 Allisons Road Warrnambool
Climate Zone	tbc
Wind Region	tbc

DRAWING TITLE :
ELEVATIONS
NORTH + EAST ELEVATIONS

PROJECT NAME :
PROJECT AITKENS_

REVISION NO.
02
DRAWING NO.
TP200
SCALE
as noted @A3

ADVERTISED





1 SOUTH ELEVATION (PROPOSED)

Scale 1:100



2 WEST ELEVATION (PROPOSED)

Scale 1:100

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Climate Zone	tbc
Wind Region	tbc

DRAWING TITLE :
ELEVATIONS
SOUTH + WEST ELEVATIONS

PROJECT NAME :
PROJECT AITKENS_

REVISION NO.
02
DRAWING NO.
TP201
SCALE
as noted @A3