ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

WARRNAMBOOL CITY COUNCIL

The land affected by this application is located at:	1 Maria St ALLANSFORD VIC 3277
The application is for a permit to:	Building and works to construct a dwelling and removal of canopy trees
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	• Clause 42.01-2 (ESO) to construct a building and carry out works and to remove vegetation • Clause 52.37-2 (Canopy Trees) to remove canopy trees
The applicant for the permit is:	Live Architecture
The application reference number is:	PP2026-0179
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:	**16 November 2026**

PLANNING PROPERTY REPORT

ADVERTISED

From www.planning.vic.gov.au at 14 September 2026 04:05 PM

PROPERTY DETAILS

Address:	**1 MARIA STREET ALLANSFORD 3277**
Lot and Plan Number:	**Lot 1 TP120551**
Standard Parcel Identifier (SPI):	**1\TP120551**
Local Government Area (Council):	**WARRNAMBOOL** www.warrnambool.vic.gov.au
Council Property Number:	**141038**
Planning Scheme:	**Warrnambool** Planning Scheme - Warrnambool
Directory Reference:	**Vicroads 512 E7**

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

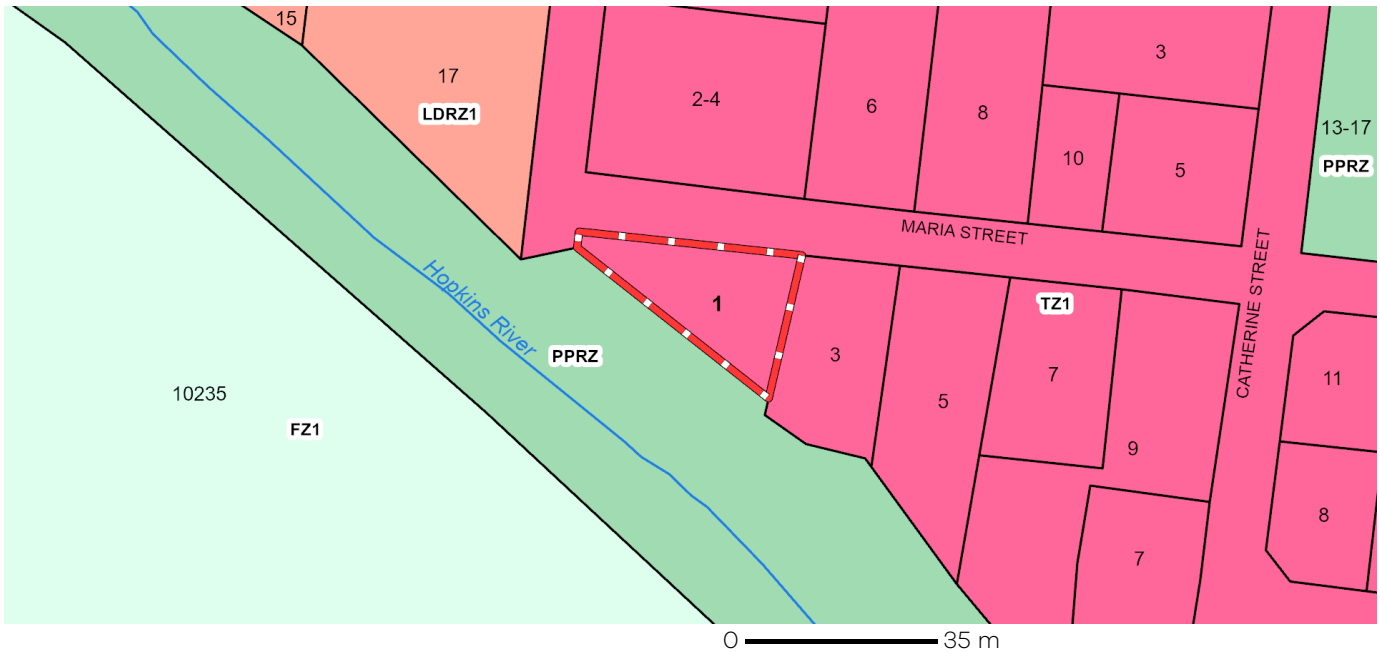
Registered Aboriginal Party:	**Eastern Maar Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

TOWNSHIP ZONE (TZ)

TOWNSHIP ZONE - SCHEDULE 1 (TZ1)



FZ - Farming

LDRZ - Low Density Residential; LDRZ6

PPRZ - Public Park and Recreation

TZ - Township

Water course

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

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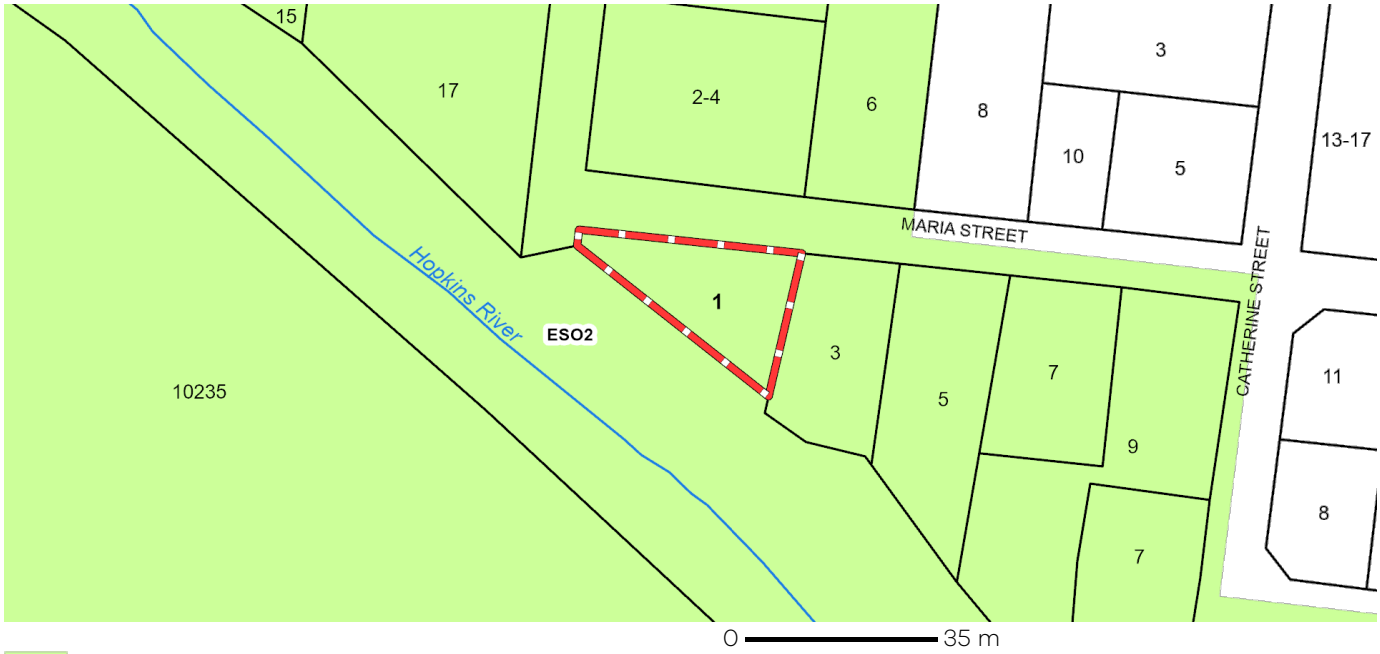
PLANNING PROPERTY REPORT

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Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



ESO - Environmental Significance Overlay **Water course**

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



DDO - Design and Development Overlay **Water course**

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

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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 **Water course**

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PLANNING PROPERTY REPORT

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Further Planning Information

Planning scheme data last updated on 17 September 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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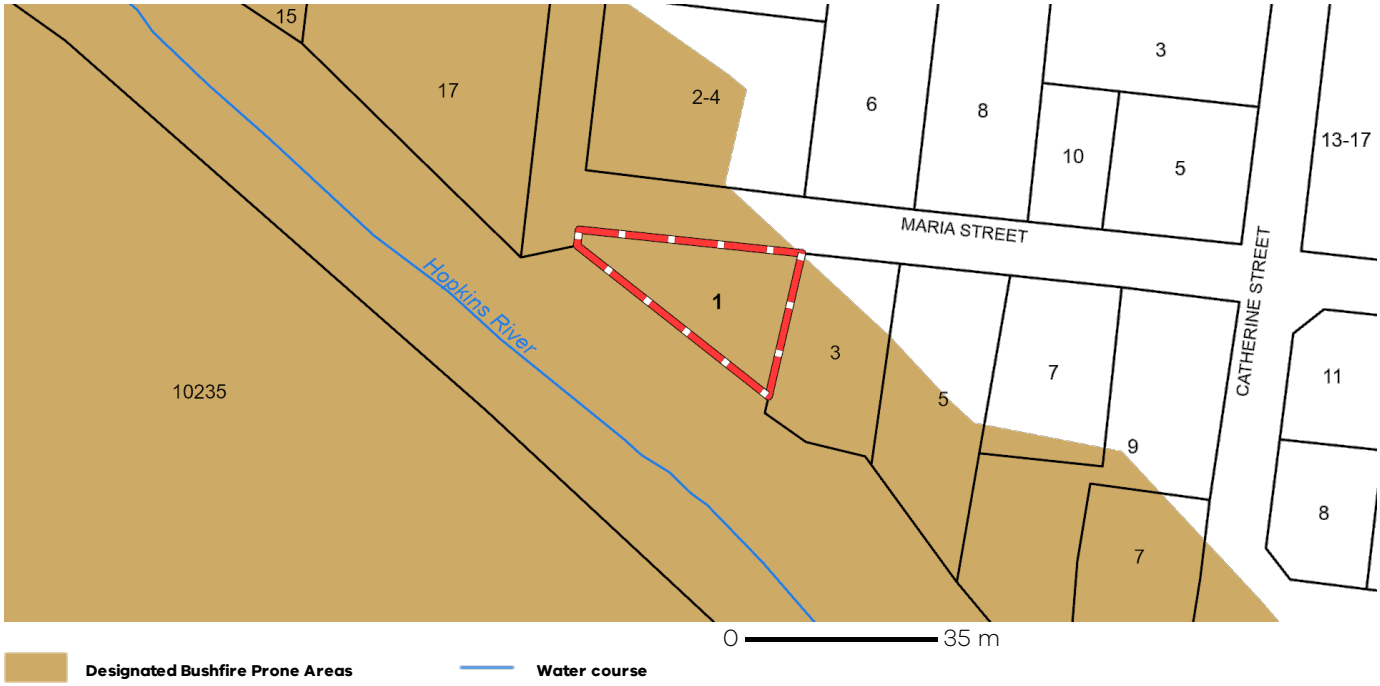
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) 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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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09887 FOLIO 398

Security no : 124138556995Y
Produced 14/09/2026 01:23 PM

LAND DESCRIPTION

Lot 1 on Title Plan 120551D.
Created by Application No. 064579A 01/03/1989

[redacted]

[redacted]

AZ754680D 30/10/2025

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP120551D 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: 1 MARIA STREET ALLANSFORD VIC 3277

ADMINISTRATIVE NOTICES

NIL

eCT Control 26275L SOUTH WEST CONVEYANCING
Effective from 30/10/2025

DOCUMENT END

Imaged Document Cover Sheet

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TITLE PLAN

EDITION 1 TP 120511D

Location of Land

Parish: MEPUNGA
Township:
Section:
Crown Allotment:
Crown Portion: 20A1(PT)

Last Plan Reference:
Derived From: VOL 9887 FOL 398
Depth Limitation: NIL

Notations

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 25-08-1999
VERIFIED: AD

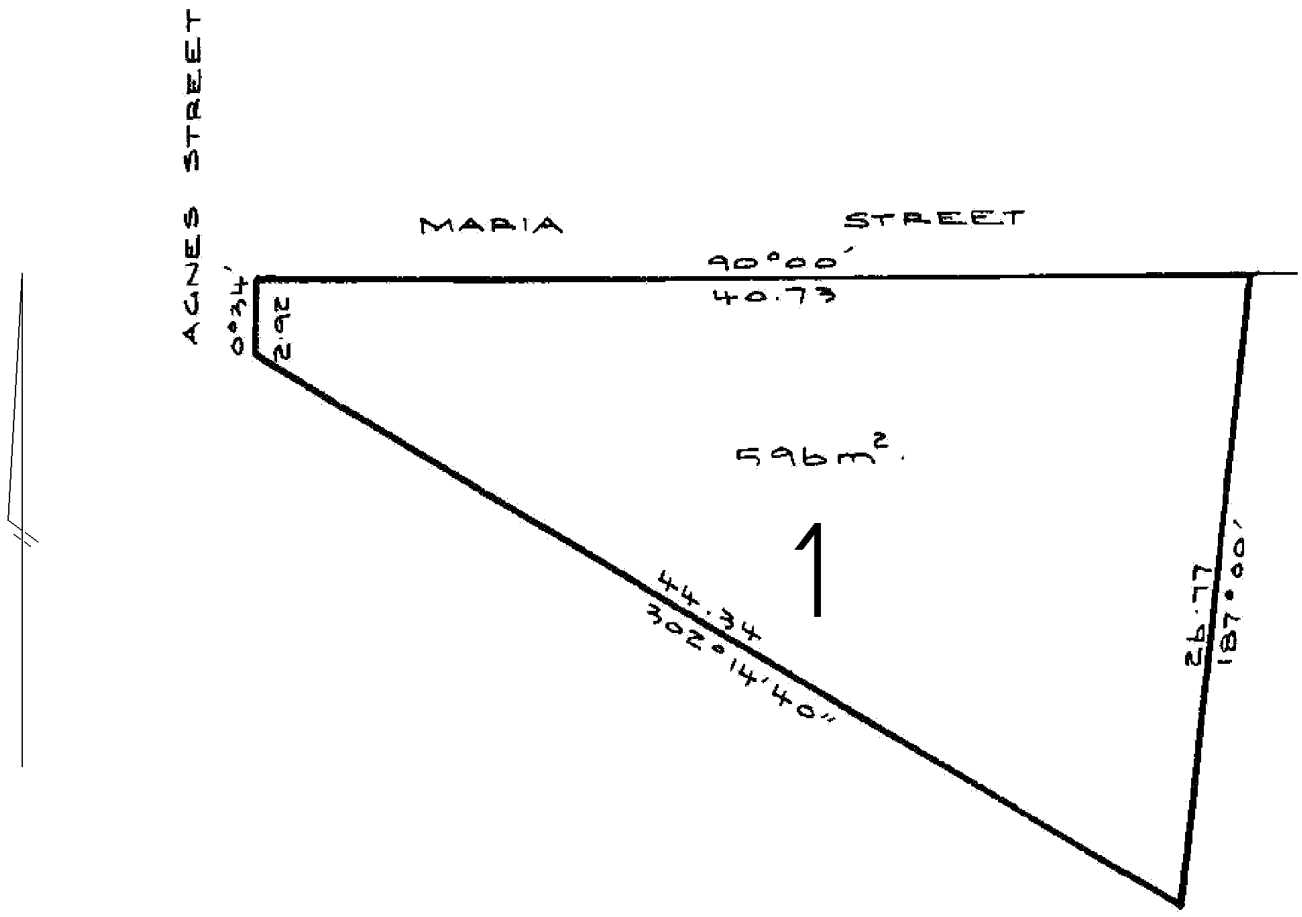


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 20A1 (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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.: 1 Street name MARIA STREET

Suburb/locality ALLANSFORD postcode 3277

Formal Land Description
Complete either A or B.

A Lot No.: 1 ☐ Lodged Plan ☑ Title Plan ☐ Plan of Subdivision No.: 120551D

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?

PROPOSED DWELLING. PROPOSED GARDEN SHEDS. PROPOSED FENCING. REMOVAL OF EXISTING VEGETATION.

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

4. Describe how the land is used and developed now
eg. vacant, three dwellings, medical centre with two practitioners, licensed restau[redacted]

VACANT

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: _____ Surname _____

Organisation (if applicable): LIVE ARCHITECTURE

Unit No.: 3 St. No.: 241-247 Street name TIMOR 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: MS First Name: LOUISE Surname BATCHELOR

Organisation (if applicable) LIVE ARCHITECTURE

Unit No.: 3 St. No.: 241-247 Street name TIMOR STREET

Suburb/locality WARRNAMBOOL State VIC postcode 3280

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

Business Phone 5561 4334 Email louise@livearchitecture.com.au

Mobile Phone _____ Fax _____

[redacted]

Declaration

ADVERTISED

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 LAB Date 14/09/2026

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.

ADVERTISED

PLANNING DEPARTMENT
Warrnambool City Council
PO Box 198
Warrnambool VIC 3280

14th September 2026

PLANNING PERMIT APPLICATION – PROPOSED DWELLING. PROPOSED GARDEN SHEDS. PROPOSED FENCING. REMOVAL OF EXISTING VEGETATION. 1 MARIA STREET, ALLANSFORD 3277.

DEAR PLANNING TEAM,

Please find enclosed a Planning Permit application for a proposed dwelling, sheds, fencing and the removal of existing vegetation at 1 Maria Street, Allansford, prepared on behalf of Jenni O'Meara and Zoe Murrell.

SITE DET

A	[redacted]
Contact Person	Louise Batchelor of Live Architecture louise@livearchitecture.com.au
Address	1 Maria Street, Allansford
Lot Description	Lot 1 TP120551
Restrictions on Title	None.
Lot Size	596m^2
Relevant Planning Controls	
Zones	TZ1 – Township Zone – Schedule 1
Overlays	ESO2 – Environmental Significance Overlay – Schedule 2
Particular Provisions	52.17 Native Vegetation – Removal of native vegetation.
Aboriginal Cultural Heritage Sensitivity	The site is in an 'area of cultural heritage sensitivity', however the proposed works are exempt from the requirement to provide a CHMP.
Bushfire Prone Area	The site is in a Designated Bushfire Prone area.

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EXISTING CONDITIONS

The vacant subject site, with an approx. area of 596m^2 is located within the township of Allansford with direct frontage to the Hopkins River.

The subject site is generally triangular in shape with a fall to the river at the south of the site.

The Maria Street frontage has a northern aspect, the eastern boundary is shared with an adjoining dwelling at #3 Maria Street built close to the front boundary and the western boundary has no adjoining neighbour due to the unique corner siting of the lot at the bend of Maria and Agnes Streets.

The site sits within an established streetscape with various building styles including numerous examples of single storey dwellings both masonry and lightweight cladding with colorbond roofing, predominantly hip roof style.

The subject site consists of maintained grass and a number of existing native trees throughout the site.

There is no existing formal vehicular access from Maria Street.

There is an existing sewer that runs from Maria Street down the eastern side of the subject site.

There is an existing timber paling fence that runs along the length of the eastern boundary.

DEMOLITION

4 of the existing Scented Paperbark trees close to the street frontage area will require removal to provide the appropriate space for the proposed development.

Please refer to the submitted drawings for further details regarding the location of the trees to be removed.

PROPOSAL

The application proposes to construct a new dwelling on the subject site. Two prefabricated units (by others) will be relocated onto the site to form the dwelling. The dwelling will consist of two bedrooms and a creative space or home office. A verandah will be located to the north and east of the dwelling to maximise solar gain and provide the main entry point and a rear covered deck will take in the expansive river views.

The siting of the proposed dwelling ensures generous setbacks from each side and rear boundary.

The proposed front setback to the street, of approximately 1m to the verandah and 2.5m to the façade, is generally in keeping with the adjoining dwelling at #3 Maria Street. The front setback is considered reasonable due to the irregular shape of the site, the topography of the land and the need to set the building back an appropriate distance from the river. The siting of the dwelling close to the street ensures safety and ease of access for both pedestrian and vehicles to and from the site.

The proposed front northern street setback of the façade will be approx. 2.5m.
The proposed front northern street setback of the verandah will be approx. 1m.
The proposed rear southern setback of the dwelling will be a minimum of approx. 6.09m.
The proposed rear southern setback of the decking will be a minimum of approx. 4.8m.
The proposed eastern setback will be a minimum of approx. 3.2m.
The proposed western setback from the proposed verandah will be approx. 19.7m.

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Proposed Areas include:

Dwelling	- 78m
Creative Space	- 37.8m
Front & Side Verandahs	- 34m
Rear Undercover Deck	- 30m
Sheds Combined	- 5.86m

The proposed combined site coverage will be approx. 185.66m^2 or 31% of the overall lot.

The proposed dwelling is simple in style and form and will be single storey in height, minimising its visual impact upon the surrounds.

The proposed material and colour palette will consist of Colorbond wall cladding and roofing in 'Night Sky'. Windows and trims will be in 'Night Sky' to match. Verandah posts and balustrades will be in Spotted Gum or Cyprus Pine and the timber decking and the external stairs will be in Spotted Gum. Each of the proposed materials and colours have been selected to blend with the natural riverside environment and will present as a complimentary addition to the streetscape.

Due to the proximity to the river, a habitable floor level of 11.7m AHD has been adopted for the dwelling. Whilst confirmation is required from Glenelg Hopkins Catchment Management Authority (GHCMA) regarding the Flood Level to be adopted, 11.7m AHD is considered to be a generous floor level height that is expected to be significantly above the flood level. The 11.7m AHD height is also close to the height of the street level, ensuring safe access to and from the site at the highest part of the site.

A new cross over will be constructed to the east of the street front boundary and a driveway with crushed rock surface, will be constructed along the east of the site, providing on site parking for two vehicles.

A new rear fence, open and permeable in style to allow for the free flow of water, will be constructed to the southern river side boundary of the site, providing a safe and secure area in the garden. This proposed boundary fence will be a 1.2m height post and wire fence with 1.2m height posts and 1.15m height wire infill.

Two small garden sheds, with a height of approx. 1.95m, are proposed to be located at the rear south east corner of the Proposed Dwelling.

An additional set of two smaller sheds, approx. 1.34m in height, will be set further along the eastern façade of the dwelling, providing ease of access from the driveway area for bike and bin storage.

The proposed sheds, modest in scale and height, provide the required storage for the ongoing maintenance of the site. The sheds will be setback a generous distance from the river, will be well above the flood level and will have no detrimental impact upon the site and surrounds.

As a result of the proposed development, 4 existing trees will require removal. These 4 Scented Paperbark trees are generally located at the street frontage area of the site. The landscape values of the site and surrounds are recognised however so to is the topography and the compact size and irregular shape of the site. It is therefore proposed to plant 2 new trees elsewhere on site to account for the loss of 2 of these existing trees. Please refer to the submitted Site Plan / Landscape Plan for details.

It is considered that the proposed works will have no detrimental impact upon the site or the surrounding area. The open space character of the site will be maintained where the natural features will generally remain the dominant form with a modest dwelling footprint proposed and much of the site remaining free of development.

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The proposed works are modest and sympathetic to the surrounds and there will be no detrimental impact on the natural values of the adjoining riverside land or the amenity of the surrounding residential properties.

32.05 TOWNSHIP ZONE

32.05-2 Table of Uses	The proposed works are a Section 1 use – Dwelling (other than Bed and Breakfast). Permit not required.
32.05-6 Construction & extension of one dwelling on a lot	As the subject site is approx. 596m^2 a permit is not required under the Township Zone.

Under the Township Zone, a Planning Permit is not required to construct a building or carry out works.

42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY – SCHEDULE 2

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Under the Environmental Significance Overlay – Schedule 2, a Planning Permit is required for this planning application to:

- Construct a building or construct or carry out works.
- Remove, destroy or lop any vegetation, including dead vegetation.

Statement of environmental significance
The City's waterways are a significant environmental resource that should be protected from inappropriate development. The Hopkins and Merri River environs should be retained as natural drainage corridors with vegetated buffer areas wherever possible in order to perform their long term function as drainage areas, stream habitat and landscape areas. Erosion and polluted surface runoff from adjacent land uses should be minimised. Emphasis needs to be placed on the restoration and revegetation of degraded streamsides. The Hopkins River has a significant tidal estuary, and both rivers contain important fish stocks and provide a habitat for rare and threatened species.

5.0 DECISION GUIDELINES

- The comments of the Department of Energy, Environment and Climate Action.

It is understood that comments will be received from DEECA during the referral process.

- The possible effect of the development on water quality.

It is expected that the permeable, maintained grass site will absorb site run off.
The proposed development and use is residential and it is therefore not envisaged that any pollutants will be handled on site.

The proposed development will be appropriately sited a generous distance from and above the river and connected to the existing services available to the site.

This ensures that the development will have no detrimental effect on the water quality.

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- The potential for flooding to occur and proper management of flood prone land.

Due to the sites proximity to the river and the topography of the land, the flood risk is recognised. Whilst confirmation is yet to be received from GHCMA, a habitable floor level of 11.7m AHD has been adopted for the dwelling ensuring that the dwelling floor level is well above the flood level.

It is noted that 11.7m AHD is close to the street ground level, ensuring that safe access to and from the site is maintained at the highest point of the site.

- The conservation of natural habitats, habitat corridors and the preservation of native fauna including fish and other marine life.

There will be no detrimental impact upon the river and its fauna as a result of the proposed development. It is understood that a Planning Permit is required to remove vegetation under the ESO2. Whilst there are 4 trees that will require removal from the north, street frontage area of the subject site, other trees will remain throughout the site and it is not expected that there will be any adverse impact on the environment as a result of the tree removal. It is noted that it is intended to plant 2 x native trees to replace 2 of those that will be removed. Please refer to submitted drawings for details.

- The protection of Aboriginal cultural heritage sites.

The need for the protection of Aboriginal cultural heritage sites is recognised however the development of a single dwelling on the subject site does not require a Cultural Heritage Management Plan in this instance.

- The impact of the proposal upon the visual qualities of the river and adjacent land and measures to reduce the impact of the development, which may include screening and or relocation of the proposal.

The majority of the dwelling has been sited close to Maria Street where possible and generous side and rear setbacks have been adopted throughout seeking to minimise the impact of the development on the surrounding natural environment. The building form is kept single storey and low level in height and materials and colours have been selected to blend with the natural environment. Much of the site will remain free of development and the open landscape character will be maintained.

- The preservation of soils and need to prevent erosion, including the desirability of excluding stock from the vicinity of the water course.

It is considered that there will be minimal impact upon soil quality and stability as a result of the proposed works.
The modest footprint will be setback a generous distance from the river bank.
The site is existing maintained grass that prevents erosion and run off into the river.
Earthworks will be limited onsite.
The dwelling construction will be on stumps to minimise ground disturbance.
There will be no stockpiling of soils or materials that could potentially run off into the river.

- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.

As above. It is considered that the siting of the proposed dwelling is appropriate given the constraints of the site and the proposed construction methods.

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- Whether buildings or works are likely to cause erosion or landslip.

As above. The siting of the dwelling has been carefully considered and it is not anticipated that the proposed development is likely to cause erosion or landslip.

- Any proposed measures to manage concentrated runoff and site drainage.

Drainage from the proposed crushed rock driveway will be directed to the grassed garden and maintained on site.

- The need to stabilise disturbed areas by engineering works or revegetation.

The proposed works including the use of stump construction are sensitive to the site with minimal impact upon the land.

- In the case of a subdivision or major development, the desirability of obtaining public access to the river and provision of public open space.

N/A no subdivision proposed.

52.17 NATIVE VEGETATION

When referring to 52.17-7 Table of Exemptions, it is understood that a Permit is not required to remove vegetation from the subject site as the total site area is approx. 596m^2/0.0596 Hectares. See below from 52.17-7 Table of Exemptions:

The requirement to obtain a permit does not apply to:

Site Area	*Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares.* *This exemption does not apply to native vegetation on a roadside or rail reservation.*

Due to the various constraints of the site such as the compact and irregular shape of the lot, the topography, flood level issues and the existing sewer, it is necessary to site the dwelling in the proposed location. As a result, 4 of the existing Scented Paperbark trees close to the street frontage area will require removal. Whilst the natural values of the site are recognised and appreciated, the removal of the 4 trees is considered reasonable taking all into account. It is proposed to replace 2 of these trees for removal with 2 native trees, elsewhere on site. Please refer to the submitted drawings for details.

SUMMARY

The proposed development is considered reasonably modest in scale and proportion and is sympathetic to the environmental values of the surrounds. The proposed works will adopt a simple, understated built form and the materials and colours will compliment the site and surrounds, ensuring that the proposed works are appropriate and visually tie in with the character of the area.

ADVERTISED

It is requested that the Responsible Authority support this proposal in its current form and to grant a planning permit for these works.

If you have any questions, please contact me on 03 5561 4334 or email louise@livearchitecture.com.au

Kind regards,

LAB

Louise Batchelor
LIVE ARCHITECTURE

Enc. Appendix A – Site photos
Appendix B – Copy of Title
Appendix C – D01 (Live Architecture)
Appendix D – D02 & D03 (Inmode Design & Drafting/Sunseeka Park Cabins)
Appendix E – Survey Plan (Sitec Consulting Engineers)

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APPENDIX A – SITE PHOTOS



Photo 1 – View looking south towards the river, across the subject site. Existing trees at river frontage to remain. Neighbouring shed to east and boundary fencing.



Photo 2 – View looking west showing trees to street frontage (right of photo) to be removed.

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LIVE ARCHITECTURE

HANNAH CARSWELL
PLANNING DEPARTMENT
Warrnambool City Council
PO Box 198
Warrnambool VIC 3280

20th October 2026

PLANNING PERMIT APPLICATION – RFI RESPONSE
PP2026-0179
CONSTRUCTION OF DWELLING, SHEDS, FENCING & REMOVAL OF VEGETATION.
1 MARIA STREET, ALLANSFORD 3277

DEAR HANNAH,

In response to your recent Request for Further Information in letter dated 12/10/2026, please see the attached amended drawings and written response below.

1. Under Clause 52.37 (Canopy Trees) the site, with an existing area of 596m2, would require a minimum canopy cover of 10% or 59.6m^2. Further details relating to canopy cover and tree heights have been obtained and it has been determined that a generous amount of canopy cover is to be provided, at approximately 339.06m^2 with existing and proposed. This is well in excess of 10% of the site. Please refer to the submitted amended Site Plan, Landscape Plan and Canopy Trees Schedule for further details.

   Please note that the tree numbering has been amended since the original application.

   In summary, 4 x existing trees (trees 1,2,3,4) will be removed. These trees are Melaleuca Squarrosa, Scented Paperbarks. Tree 4 for removal is considered to be a canopy tree although as required, it has not been included in the Canopy Cover calculation for the site as it is to be removed.

   Trees 5,6,7 are to be retained. Each of these trees are considered Canopy Trees due to their height and average canopy diameter.

   Whilst the original Planning Application proposed 2 x new trees (Melaleuca Squarrosa, Scented Paperbarks), since preparing the Landscape Plan and reviewing the canopy areas, it has been determined that only 1 x Melaleuca Squarrosa, Scented Paperbark is now proposed. This new tree (tree #8) will be located to the west of the site where there is adequate area for tree canopy and the required deep soil area of approx. 81m^2.

   Previously, a 2nd Melaleuca Squarrosa, Scented Paperbark was also proposed to be located to the far south east corner of the site however the existing Melaleuca Squarrosa, Scented Paperbark (tree #7) directly adjacent is at maturity and due to the close proximity, to avoid any health impacts to the existing (or potential new) tree, it has been decided to remove this proposed south east tree from the application.

   It is evident that a generous amount of vegetation and canopy cover will continue to be achieved with the selected existing trees to be retained and the provision of the 1 x new tree to the west.

   The species selected for the 1 x new tree, matches the existing Melaleuca Squarrosa, Scented Paperbarks located throughout the site which are generally healthy and well suited to the conditions of the area.

3/241-247 Timor St, Warrnambool 3280 03 5561 4334 fiona@livearchitecture.com.au

ADVERTISED

Due to the various constraints of the site such as the existing vegetation, the compact and irregular shape of the lot, the topography of the land, flood level issues and the existing sewer location, the siting of the proposed dwelling has been quite restricted. The proposed siting is considered appropriate and reasonable and whilst 4 x trees will require removal, the remaining existing and proposed tree canopy will be generous and in keeping with the character of the area.

Each existing tree on site is photographed and detailed below with regards to species, height and average canopy diameter.



TREE 1 – To be removed. Melaleuca Squarrosa, Scented Paperbark.
4.4m Height. Average canopy diameter 7.979m.

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TREE 2 - To be removed. Melaleuca Squarrosa, Scented Paperbark. 4.6m Height. Average canopy diameter 7.986m.



TREE 3 - To be removed. Melaleuca Squarrosa, Scented Paperbark. 4.8m Height. Average canopy diameter 6.63m.

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TREE 4 - To be removed. Melaleuca Squarrosa, Scented Paperbark.
6.2m Height. Average canopy diameter 7.84m.



TREE 5 – To be retained. Melaleuca Squarrosa, Scented Paperbark.
5.5m Height. Average canopy diameter 9.28m.

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TREE 6 - To be retained. Gum Tree.
16m Height. Average canopy diameter 14.77m.



TREE 7 - To be retained. Melaleuca Squarrosa, Scented Paperbark.
5.3m Height. Average canopy diameter 10.57m.

ADVERTISED

2. It is understood that points 2, 3 and 4 of the RFI are not required to be addressed as under Clause 52.17 Table of Exemptions, the subject site is exempt from requiring a planning permit to remove the vegetation as the site is less than 0.4 hectares. This has also been confirmed via email with Hannah Carswell on 16/10/2026.

If you have any questions, please contact me on 03 5561 4334 or email louise@livearchitecture.com.au

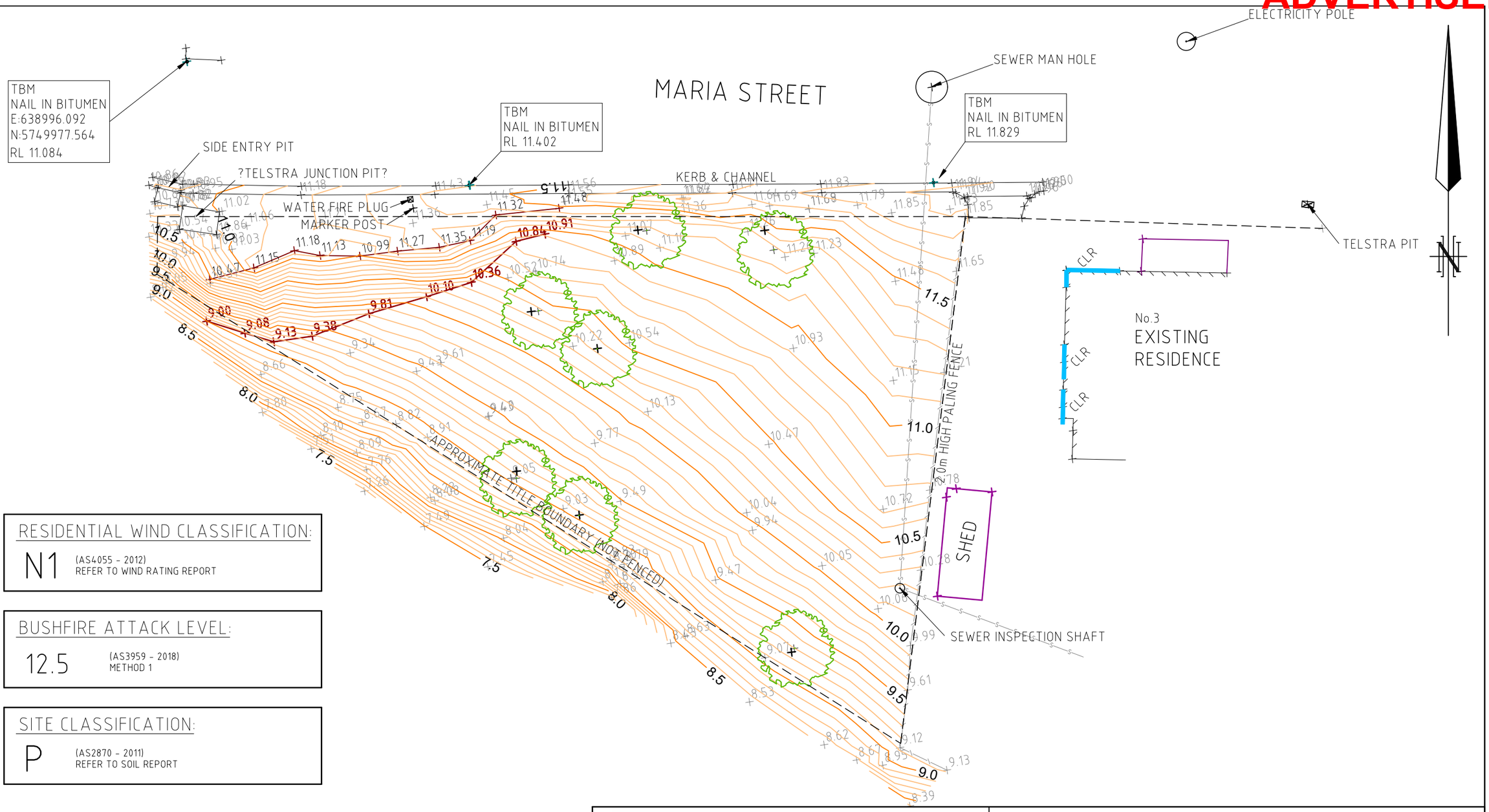
Kind regards,

LAB

Louise Batchelor
LIVE ARCHITECTURE

Enc. Appendix A – D01 & D04 Amended drawings (Live Architecture)

ADVERTISED



RESIDENTIAL WIND CLASSIFICATION:

N1 (AS4055 - 2012)
REFER TO WIND RATING REPORT

BUSHFIRE ATTACK LEVEL:

12.5 (AS3959 - 2018)
METHOD 1

SITE CLASSIFICATION:

P (AS2870 - 2011)
REFER TO SOIL REPORT

NOTES :

DATUM: MEPUNGA PM17 - AHD 11.857
CONTOUR INTERVAL 0.1m
THIS IS A SURVEY PLAN OF EXISTING GROUND SURFACE FEATURES AND LEVELS. IT IS NOT A TITLE ESTABLISHMENT SURVEY.
SITEC IS NOT QUALIFIED TO PROVIDE ADVICE ON TITLE LOCATIONS.

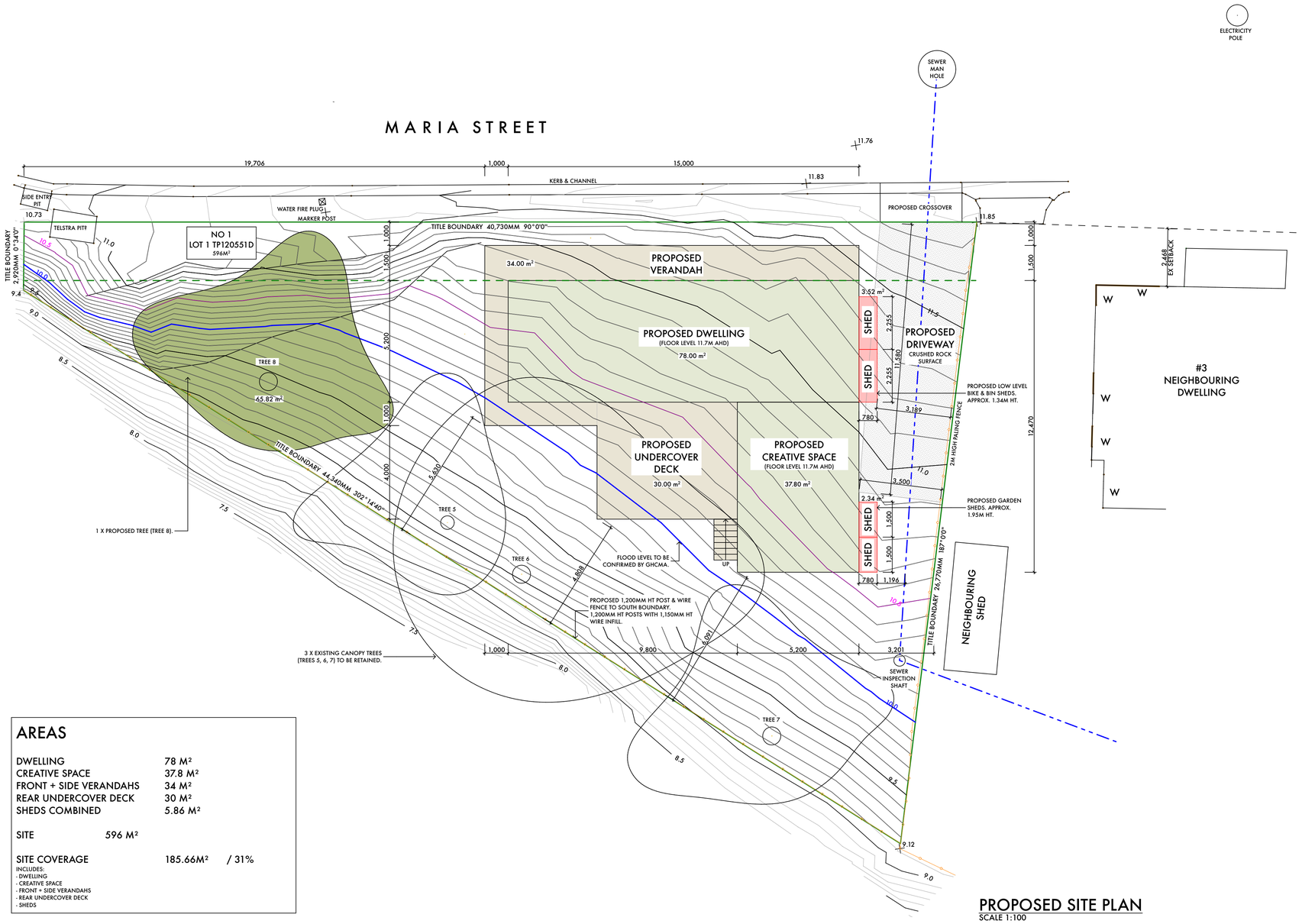
PHOTOS ATTACHED

SITEC CONSULTING ENGINEERS
184 Fairy Street
Warrnambool Vic 3280
E: info@sitecvic.com.au P: (03) 5561 3939

PROJECT

1 MARIA STREET
ALLANSFORD
FEATURE & LEVEL SURVEY

SIZE	SCALE	PROJECT No.	SHEET No.	REV
A3	1 : 200	25-148	1 OF 1	A



PROPOSED SITE PLAN
SCALE 1:100

AREAS

DWELLING	78 M²	
CREATIVE SPACE	37.8 M²	
FRONT + SIDE VERANDAHS	34 M²	
REAR UNDERCOVER DECK	30 M²	
SHEDS COMBINED	5.86 M²	
SITE	596 M²	
SITE COVERAGE	185.66M²	/ 31%

INCLUDES:
- DWELLING
- CREATIVE SPACE
- FRONT + SIDE VERANDAHS
- REAR UNDERCOVER DECK
- SHEDS

COLOUR SCHEDULE

ADVERTISED

DWELLING WALL CLADDING & ROOFING
COLORBOND 'NIGHT SKY'.

WINDOWS & TRIMS 'NIGHT SKY'.

VERANDAH POSTS & BALUSTRADES
SPOTTED GUM OR CYPRUS PINE.

SPOTTED GUM TIMBER DECKING &
EXTERNAL STAIRS.

REFER TO ATTACHED PLANS & ELEVATIONS PREPARED BY OTHERS

PLANTING SCHEDULE

EXISTING TREES FOR REMOVAL

TREES 1 - 4

MELALEUCA SQUARROSA
SCENTED PAPERBARK
QUANTITY = 4 TO REMOVE

PROPOSED TREE

TREE 8

MELALEUCA SQUARROSA
SCENTED PAPERBARK
0.5M - 12M H
QUANTITY = 1

EXISTING TREES TO BE RETAINED

TREES 5 + 7

MELALEUCA SQUARROSA
SCENTED PAPERBARK
QUANTITY = 2 TO REMAIN

TREE 6

GUM TREE
QUANTITY = 1 TO REMAIN

LIVE ARCHITECTURE

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fiona@livearchitecture.com.au

Registration No. 17870

[redacted]

PROPOSED SITE PLAN, AREAS ANALYSIS & COLOUR & PLANTING SCHEDULES

PLANNING APPLICATION

SCALE 1:100
PROJECT NO. 26074
DATE OCTOBER 2026
DRAWING NO. D01
REVISION B

N

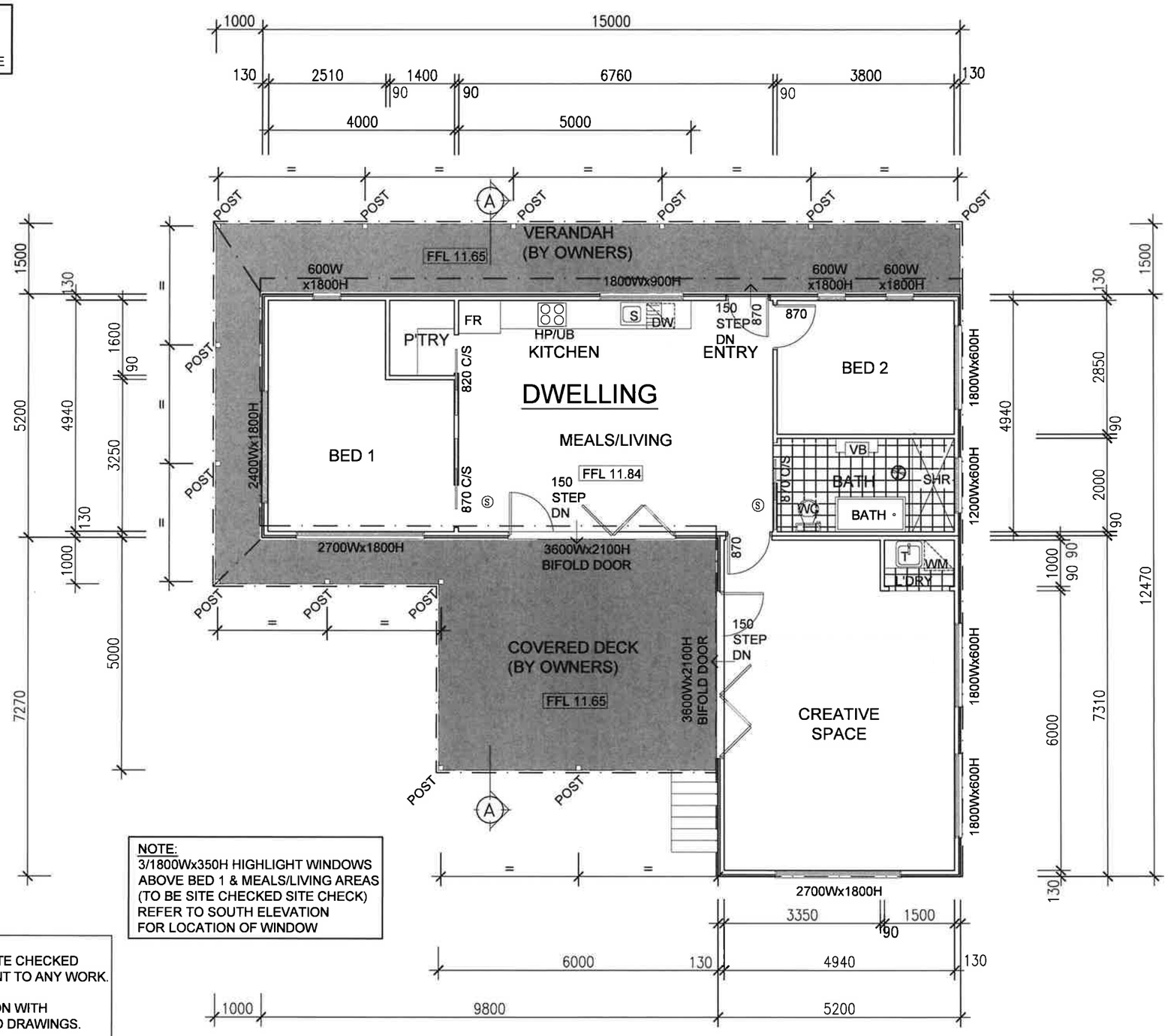
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NOTE:
ALL VERANDAHS ,DECKS
PLINTH BOARDS & STAIRS
TO BE BUILT BY OTHERS ON SITE

Ⓢ SMOKE DETECTORS IN ACCORDANCE WITH AS 3786

ALL WINDOWS TO BE SITE CHECKED BEFORE FABRICATION.

⊛ PROVIDE EXHAUST FAN CONNECTED TO LIGHT SWITCH & VENTED TO ATMOSPHERE



NOTE:
3/1800Wx350H HIGHLIGHT WINDOWS ABOVE BED 1 & MEALS/LIVING AREAS (TO BE SITE CHECKED SITE CHECK) REFER TO SOUTH ELEVATION FOR LOCATION OF WINDOW

NOTES:
ALL DIMENSIONS AND LEVELS TO BE SITE CHECKED AND VERIFIED BEFORE COMMENCEMENT TO ANY WORK.

DRAWINGS TO BE READ IN CONJUNCTION WITH SOIL TEST AND ENGINEERS COMPS AND DRAWINGS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DO NOT SCALE DRAWINGS

IF ANY DISCREPANCIES BETWEEN DRAWINGS CONTACT BUILDER, DRAFTSPERSON OR ENGINEER BEFORE COMMENCEMENT OF WORK.

PROPOSED FLOOR PLAN

SUNSEEKA PARK CABINS

inmode
design & drafting

Phone: (03) 9336-3844
Email: info@inmodedesign.com.au

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Reg No.

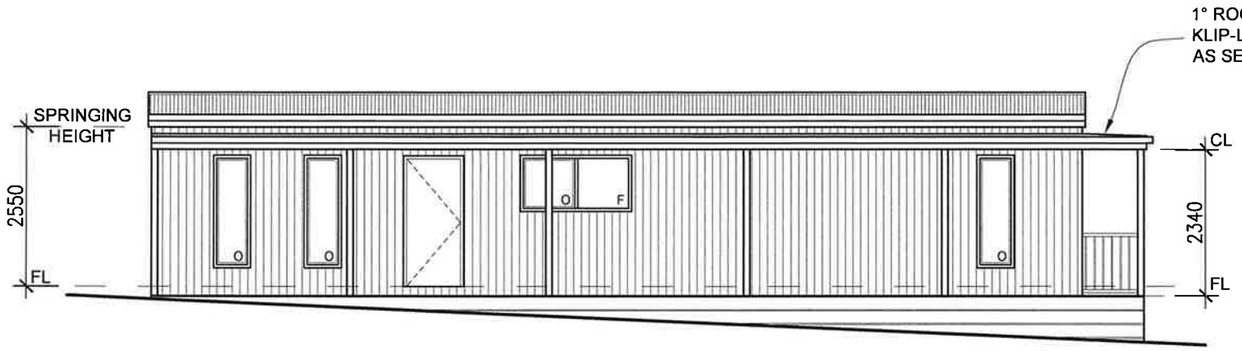
No.	DATE	AMENDMENTS

PROPOSED CABIN [redacted]

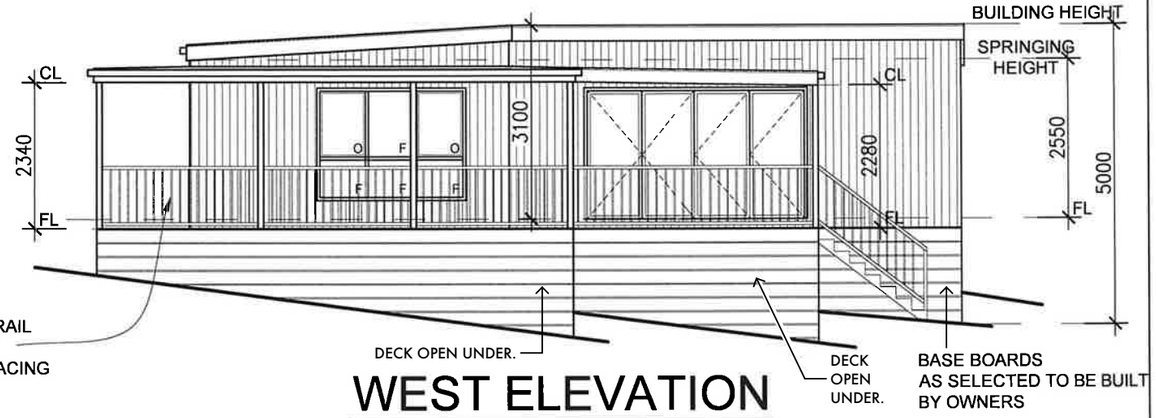
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DATE: 13/08/26
DRAWN:
SCALE: 1:100
D02

ADVERTISED

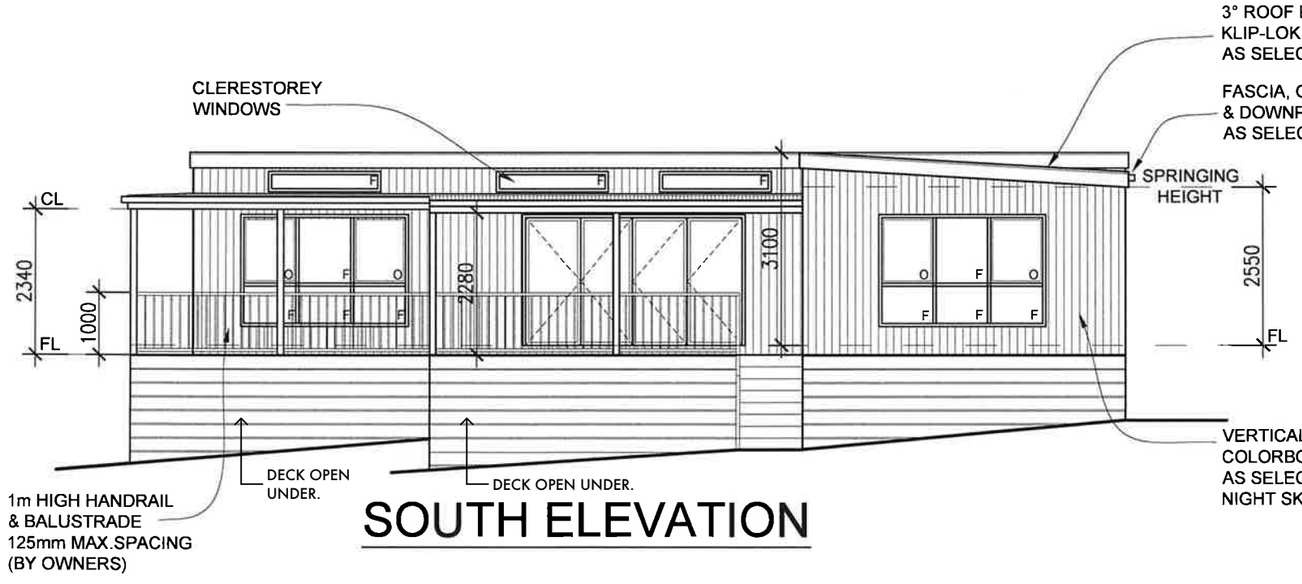
NOTE:
ALL VERANDAHS ,DECKS
PLINTH BOARDS & STAIRS
TO BE BUILT BY OTHERS ON SITE



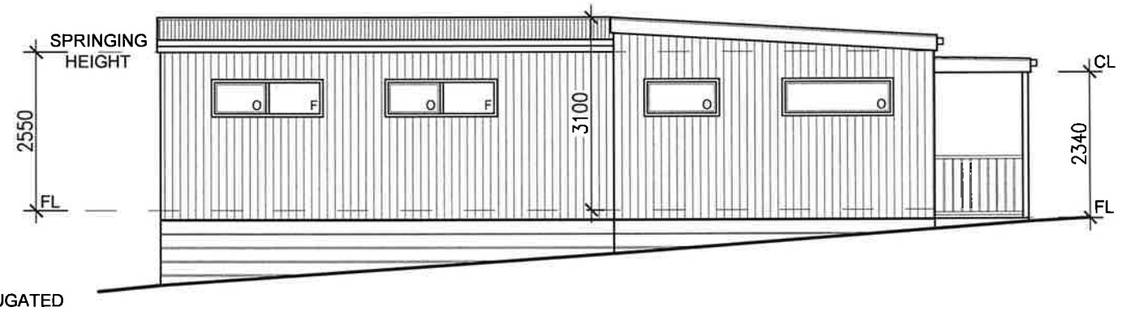
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SUNSEEKA PARK CABINS

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design & drafting

Phone: (03) 9336-3844
Email: info@inmodedesign.com.au

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No.	DATE	AMENDMENTS

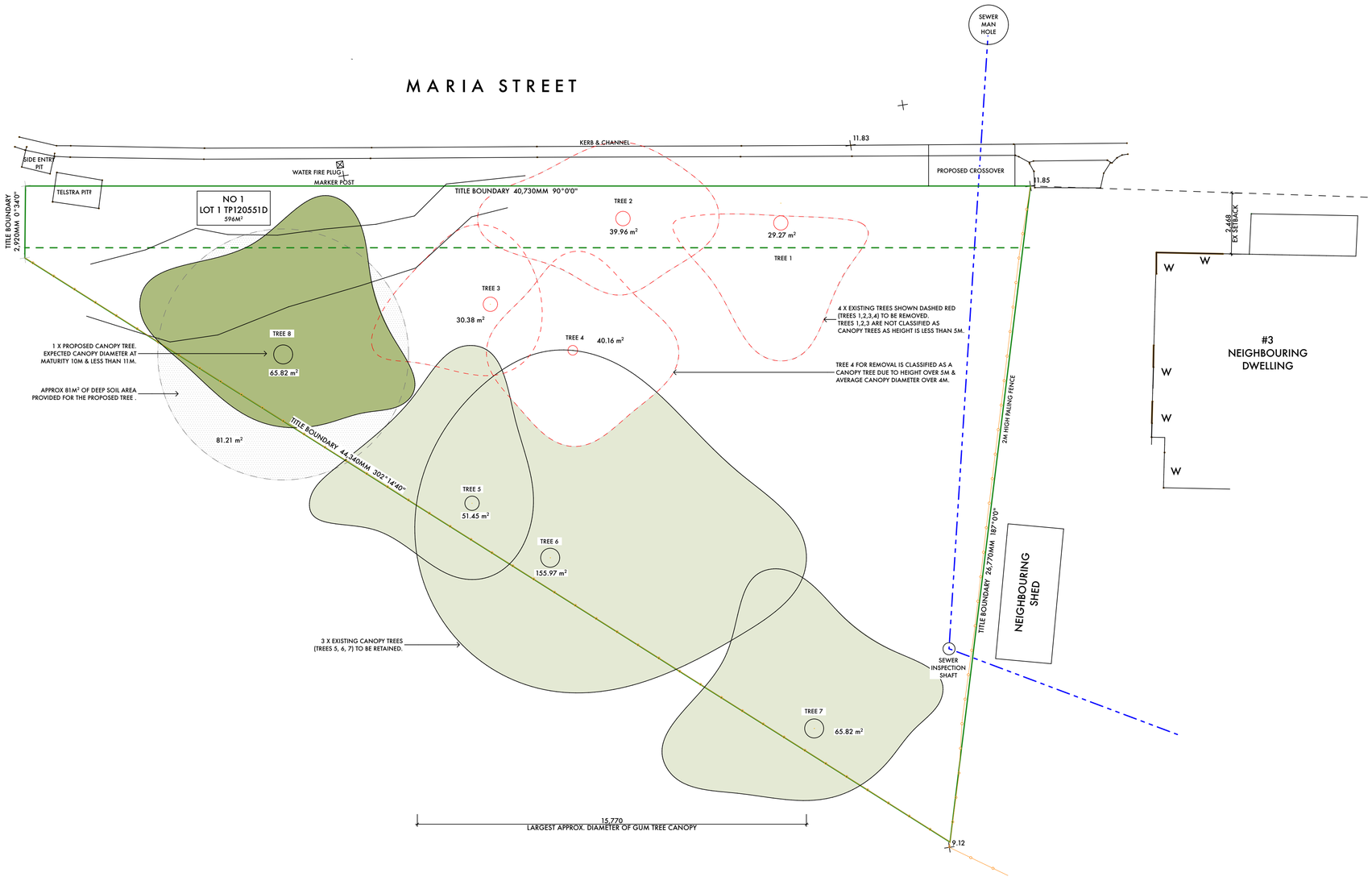
PROPOSED CABIN
FOR: [redacted]
AT: 1 MARIA STREET
ALLANFORD

JOB No: 2934
DATE: 13/08/26
DRAWN:
SCALE: 1:100
D03

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CANOPY TREES SCHEDULE (CLAUSE 52.37)

TREE TYPE	HEIGHT	CANOPY COVER	AV. CANOPY DIAMETER
EXISTING *MELALEUCA SQUARROSA SCENTED PAPERBARK - TREE 5*	5.5M	51.45M	9.28M
EXISTING *MELALEUCA SQUARROSA SCENTED PAPERBARK - TREE 7*	5.3M	65.82M	10.57M
EXISTING GUM - *TREE 6*	16M	155.97M	14.77M
PROPOSED *MELALEUCA SQUARROSA SCENTED PAPERBARK - TREE 8*	5.3M	65.82M	
TOTAL SITE CANOPY COVER SITE AREA = 596M² REQUIRED MINIMUM CANOPY COVER 10% / 59.6M²		339.06M	



LANDSCAPE PLAN
SCALE 1:100

PLANTING SCHEDULE

EXISTING TREES FOR REMOVAL

TREES 1 - 4

MELALEUCA SQUARROSA
SCENTED PAPERBARK
QUANTITY = 4 TO REMOVE

PROPOSED TREE

TREE 8

MELALEUCA SQUARROSA
SCENTED PAPERBARK
0.5M - 12M H
QUANTITY = 1

EXISTING TREES TO BE RETAINED

TREES 5 + 7

MELALEUCA SQUARROSA
SCENTED PAPERBARK
QUANTITY = 2 TO REMAIN

TREE 6

GUM TREE
QUANTITY = 1 TO REMAIN

LIVE ARCHITECTURE

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Registration No. 17870
ABN 68 626 161 224

PROJECT [redacted]
1 MAR

DRAWING
LANDSCAPE PLAN

PLANNING APPLICATION

SCALE 1:100
PROJECT NO. 26074
DATE OCTOBER 2026
DRAWING NO. D04
REVISION B