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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

WARRNAMBOOL CITY COUNCIL

The land affected by this application is located at:	190 Bridge Rd WOODFORD VIC 3281
The application is for a permit to:	Extension to existing dwelling and installation of a pool
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	To extend an existing dwelling and construct a pool in accordance with Clause 42.01-2 (Environmental Significance Overlay)
The applicant for the permit is:	Designing Spaces Pty Ltd
The application reference number is:	PP2026-0192
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**

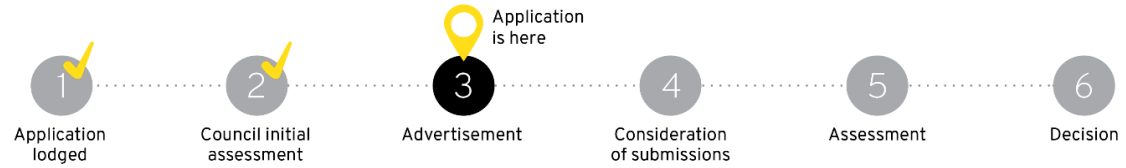
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

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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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 23 February 2026 02:42 PM

PROPERTY DETAILS

Address:	**190 BRIDGE ROAD WOODFORD 3281**
Crown Description:	**Allot. 6 Sec. F TOWNSHIP OF WOODFORD**
Standard Parcel Identifier (SPI):	**6~F\PP5875**
Local Government Area (Council):	**WARRNAMBOOL** www.warrnambool.vic.gov.au
Council Property Number:	**141237**
Planning Scheme:	**Warrnambool** Planning Scheme - Warrnambool
Directory Reference:	**Vicroads 89 J7**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Wannon Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**SOUTH-WEST COAST**

OTHER

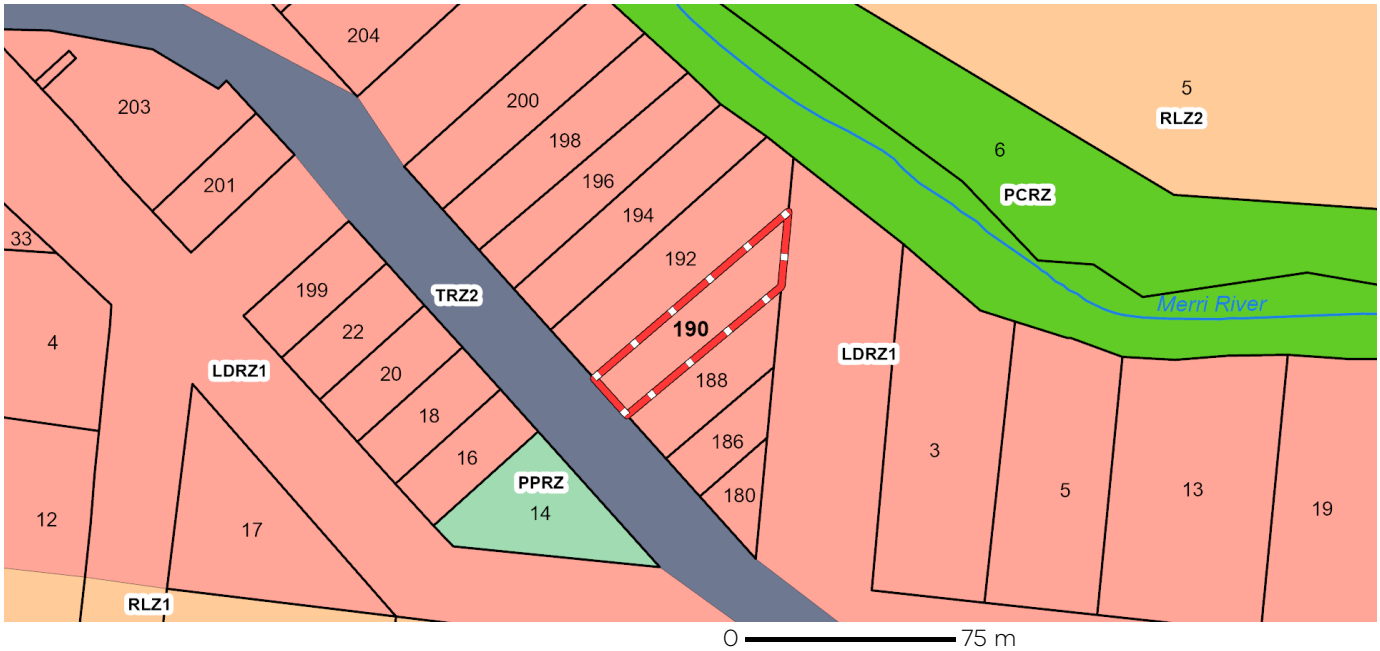
Registered Aboriginal Party:	**Eastern Maar Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 1 (LDRZ1)



LDRZ - Low Density Residential

RLZ - Rural Living

PCRZ - Public Conservation and Resource

TRZ2 - Principal Road Network

PPRZ - Public Park and Recreation

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

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

DEVELOPMENT PLAN OVERLAY (DPO)

HERITAGE OVERLAY (HO)



DPO - Development Plan Overlay — HO - Heritage 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



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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 17 February 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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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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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 09661 FOLIO 375

Security no : 124139256986P
Produced 05/10/2026 02:09 PM

LAND DESCRIPTION

Crown Allotment 6 Section F Township of Woodford Parish of Purnim.
PARENT TITLE Volume 03132 Folio 337
Created by instrument L911190U 30/09/1985

REGISTERED PROPRIETOR

[redacted]

NIL

eCT Control 18440T MSA NATIONAL
Effective from 16/09/2024

DOCUMENT END

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Delivered by LANDATA®, timestamp 05/10/2026 14:09 Page 1 of 1

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TITLE PLAN		EDITION 1	TP 594583R

Location of Land

Parish: WANGOOM
Township: WOODFORD
Section: F
Crown Allotment: 6
Crown Portion:

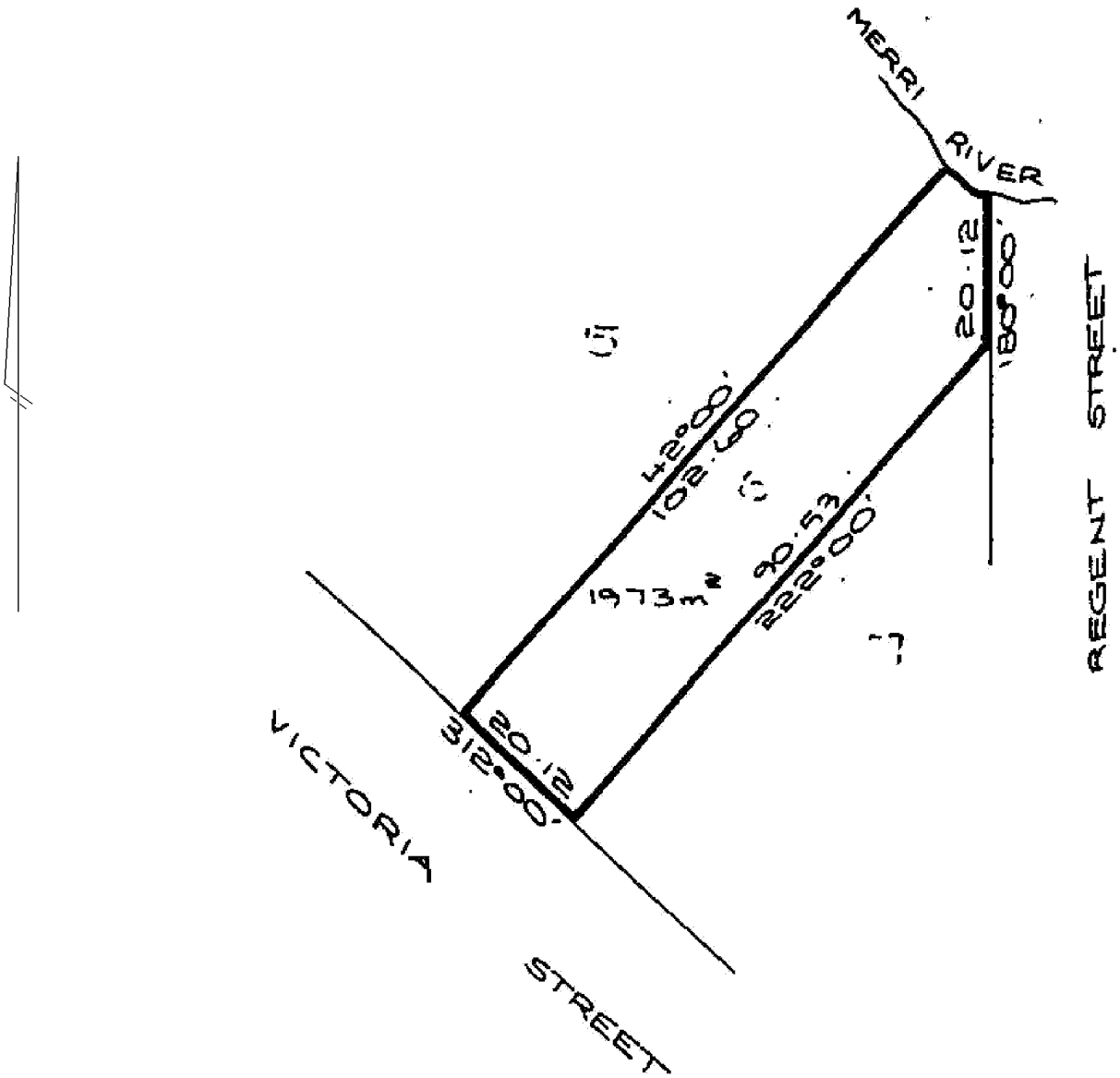
Last Plan Reference:
Derived From: VOL 9961 FOL 375
Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 07/08/2000
VERIFIED: MP



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

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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.: 190 Street name Bridge Road

Suburb/locality Woodford postcode 3281

Formal Land Description
Complete either A or B.

A Lot No.: _____ ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: _____

or

B Crown Allotment No.: 6 Section No.: F

Parish/Township Name: Township of Woodford Parish of Purnim

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?

Buildings and works to construct extensions to a dwelling.

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

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

Cost: $ 850,000 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: Nathan Surname Divall

Organisation (if applicable): Designing Spaces

Unit No.: _____ St. No.: 115 Street name Fairy Street

Suburb/locality Warrnambool State Vic postcode 3280

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

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

Title: _____ First Name: _____ Surname _____

Organisation (if applicable) _____

Unit No.: _____ St. No.: _____ Street name _____

Suburb/locality _____ State _____ postcode _____

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

Business Phone 555 625229 Email nathan@designingspaces.net.au

Mobile Phone _____ Fax _____

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

☐ Same as applicant

[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  Date 30/09/2026

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.

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30/09/2026

Planning Department
Warrnambool City Council
25 Liebig Street
Warrnambool, VIC. 3280

Dear Planning Team,

Please find attached a planning permit application for 190 Bridge Road Woodford, Vic, 3281.

Attached are the following documents:

- Planning Permit Application Form
- Copy of Title
- Planning Assessment Report
- Plans and Elevations

Please contact me on 03 5562 5229 or via nathan@designingspaces.net.au if you have any questions on the above application.

Yours faithfully,

Nathan Divall Managing Director

Designing Spaces

Building Design and
Decorating Solutions

115 Fairy Street, Warrnambool VIC 3280

p (03) 5562 5229 **m** 0418 503 758
e nathan@designingspaces.net.au **abn** 43 835 129 944

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Planning report

CA6 Sect F, Township of Woodford, Parish of Purnim – 190 Bridge Road Woodford, Vic. 3281.

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PLANNING ASSESSMENT	– 12 –
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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 190 Bridge Road Woodford, Vic. 3281.

Revision 1

Building Design and Decorating Solutions

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PROPOSAL

It is proposed to extend the existing 3 bedroom dwelling, to construct a new garage, an inground swimming pool, an outdoor living area and associated works. There are changes to the interior and exterior of the property not requiring a permit.

The site has an area of 2012.05 sqm which slopes down towards the Merri River at the rear providing attractive river views with the house set well back on the block from Bridge Road by approximately 320m.

When completed the accommodation will comprise a new double garage, 4 bedrooms, 2 bathrooms, w/c, open plan kitchen/living/dining room, study, mud room, laundry, covered outdoor living area, and in-ground swimming pool.

The existing brick exterior will be clad in "Weathergrove" with painted finish in "Monument" with the roof covering replaced in Colorbond sheeting also in "Monument" and matching replacement aluminium windows. Skylights will be inserted into the roof for additional natural light.

The existing floor area will be increased from 125.68 sqm to 223.26 sqm plus the garage of 85.73 sqm.

Rear elevation



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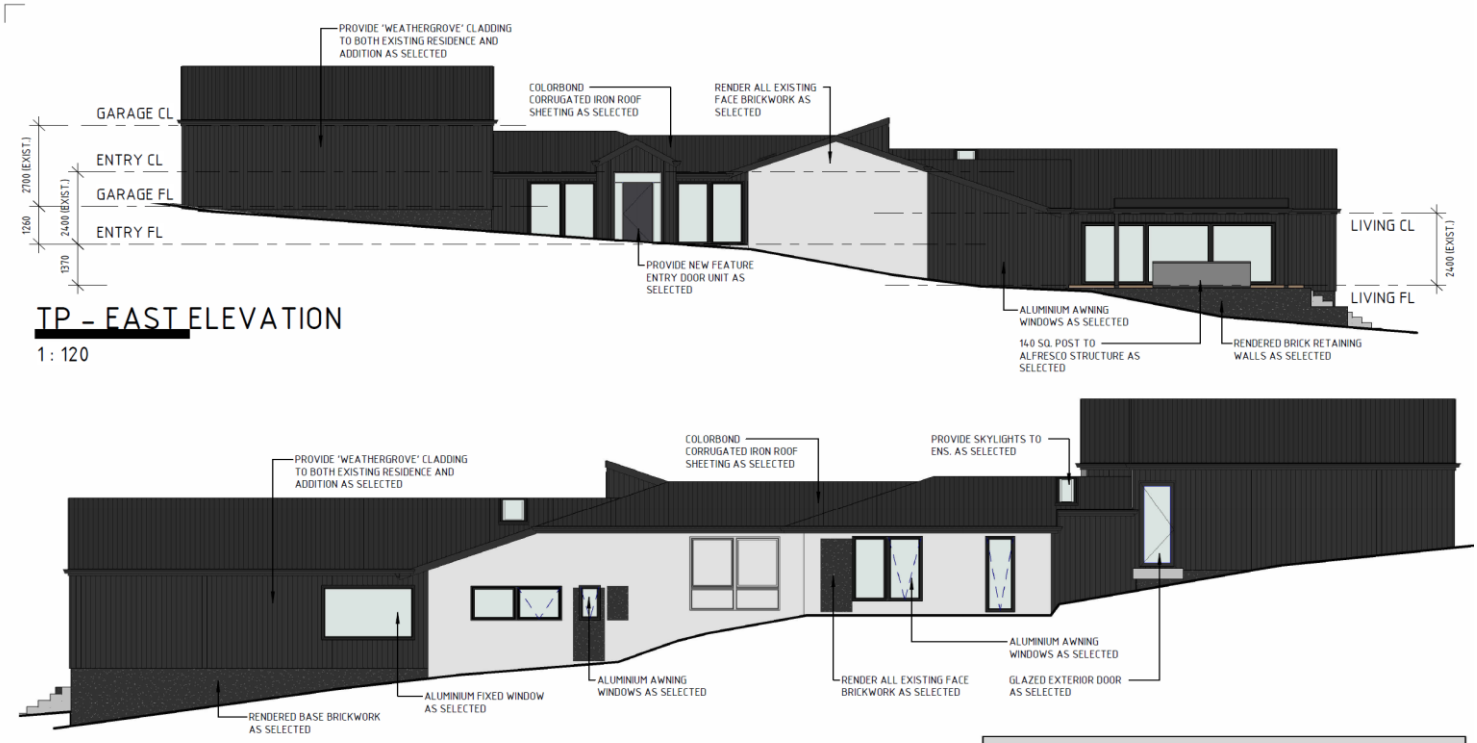
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Front elevation



Side elevations



TP - EAST ELEVATION
1 : 120

TP - WEST ELEVATION
1 : 100

MATERIAL SCHEDULE		
	MONUMENT : COLORBOND - Aluminium Window / Door Frames - Fascia / Gutters - Roof Sheeting - Garage Door	NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.
	MONUMENT : DULUX *'Stria' with Paint Finish* - 'Stria' Wall Cladding	

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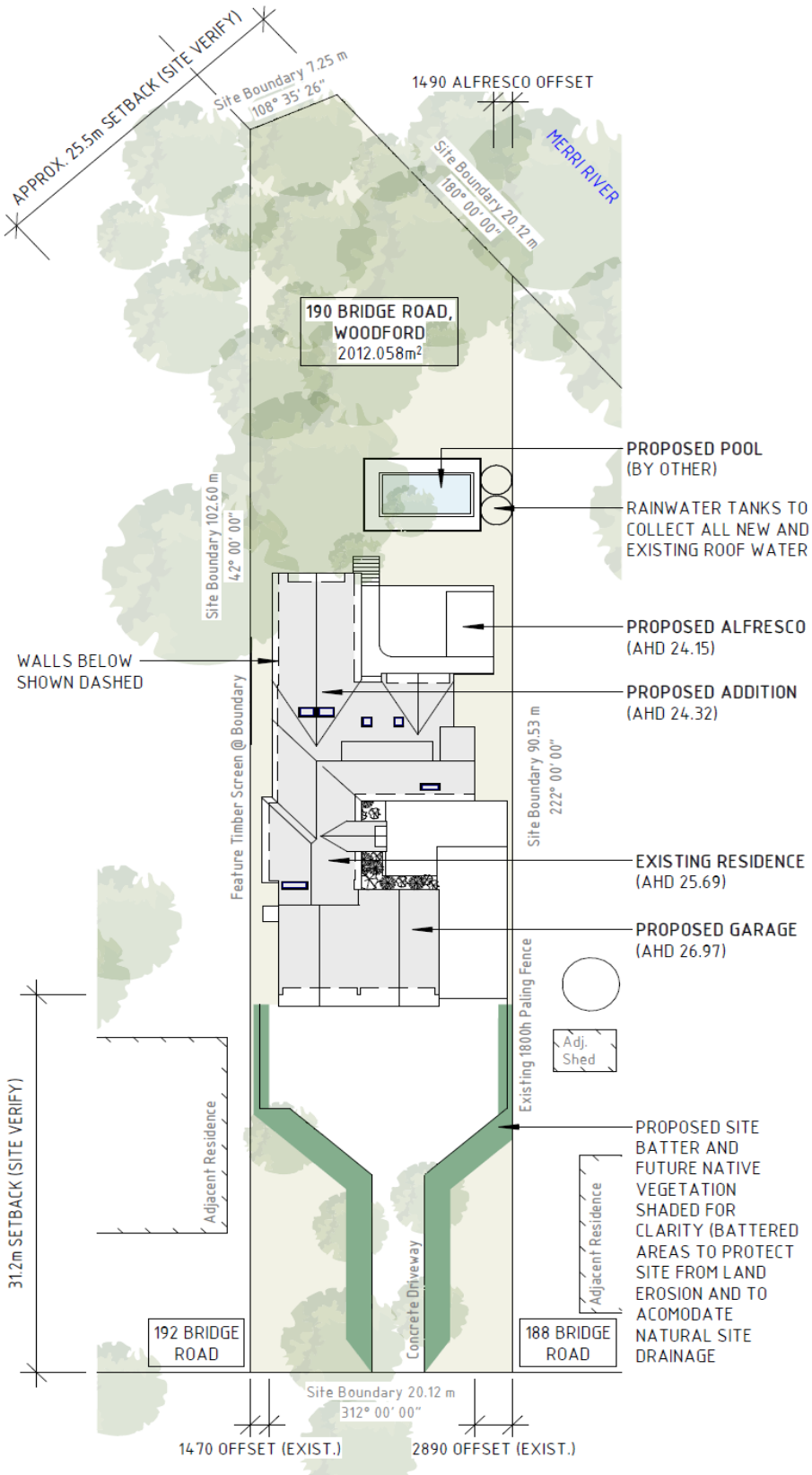
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SITE PLAN

1 : 500

BRIDGE ROAD

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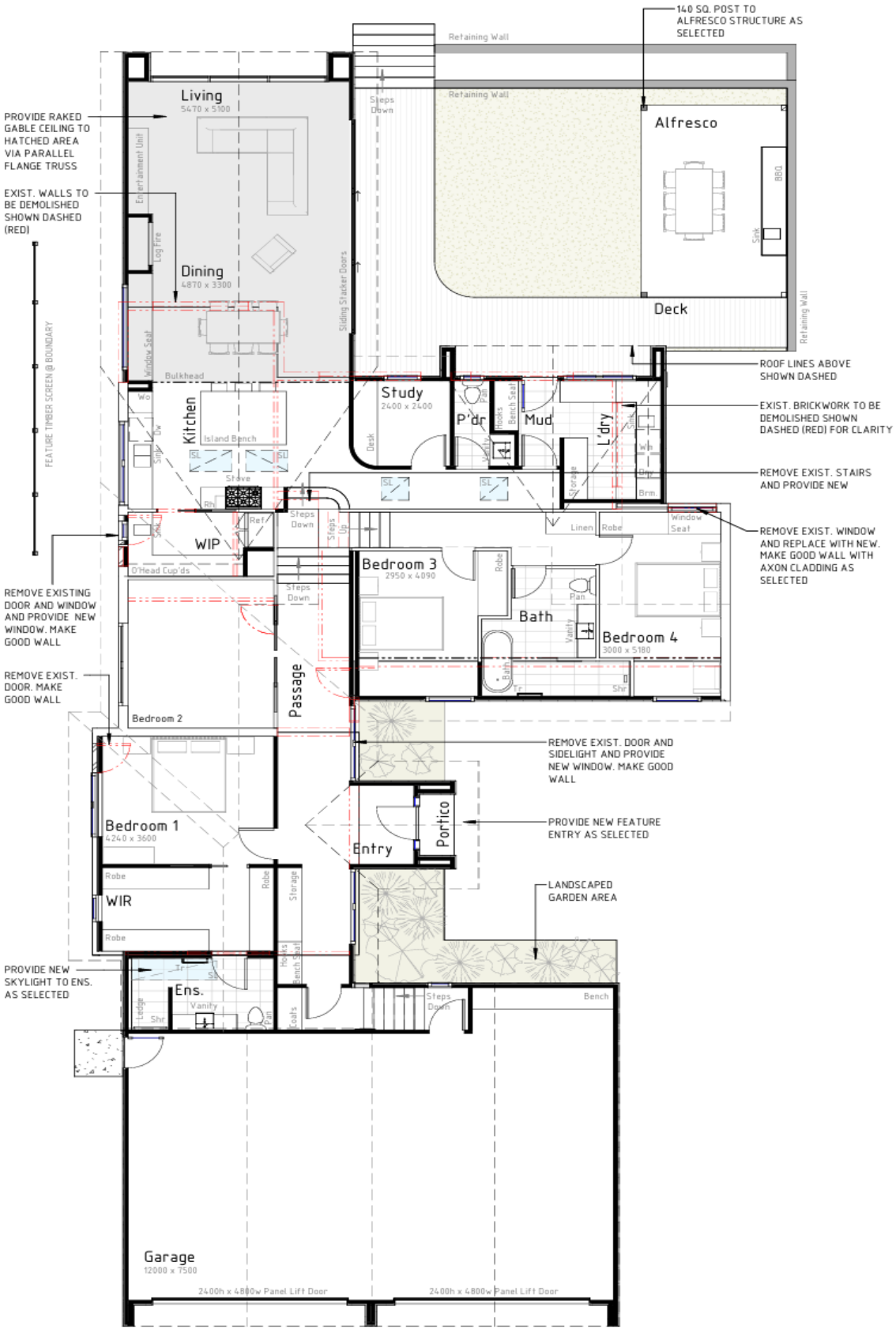
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TP – FLOOR PLAN

1 : 100

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SITE ANALYSIS

The subject site has an area of 2012.05 sqm which slopes from south to north from the Bridge Road frontage down towards the Merri River, situated in Woodford approximately 8km northwest of Warrnambool.

The site is occupied by a single 3 bedroom detached dwelling constructed of brick veneer under a corrugated iron roof covering. The dwelling well set back from the frontage by about 320m and around 25m from the angled rear boundary.

There is an existing gravelled driveway providing access, parking and turning, leading from Bridge Road.

There are dwellings abutting to the east and west and vacant land to the rear. The gardens are mature and well stocked with a wide range of trees and shrubs and areas laid to lawn.

Location plan – Lassi 27/09/26



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Location plan – Lassi 27/09/26



Front elevation from Bridge Road looking north

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Front elevation view from Bridge Road looking north



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Rear Elevation looking south

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RESTRICTIONS ON TITLE

None.

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PLANNING CONTROLS

Zone

The site is located in the Low Density Residential Zone Schedule 1 (LDRZ1)



Overlays

Environmental Significance Overlay Schedule 2 (ESO2)



Other

The site is within an area of Aboriginal Cultural Heritage Sensitivity and a Designated Bushfire Prone Area.

Permit Requirements

Building Design and Decorating Solutions

115 Fairy Street, Warrnambool VIC 3280

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- No permit is required under the **LDRZ1** for the use of land or for buildings and works as a dwelling is a section 1 use which meets **Clause 32.03-2.**
- A permit is required under the **ESO2 at Clause 42.01-2** for buildings and works.
- No permit is required under **Clause 52.29** as the access onto Bridge Road is unaffected.

A Cultural Heritage Management Plan is not required as the works are associated with a single dwelling which is exempt under the Aboriginal Heritage Regulations 2018.

PLANNING ASSESSMENT

Clause 42.01

ENVIRONMENTAL SIGNIFICANCE OVERLAY

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.

Clause 42.01-5

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 Planning Policy Framework.*
- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*
- *The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY
HOPKINS & MERRI RIVER ENVIRONS

Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *The comments of the Department of Energy, Environment and Climate Action.*
- *The possible effect of the development on water quality.*
- *The potential for flooding to occur and proper management of flood prone land.*
- *The conservation of natural habitats, habitat corridors and the preservation of native fauna including fish and other marine life.*
- *The protection of Aboriginal cultural heritage sites.*
- *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 preservation of soils and need to prevent erosion, including the desirability of excluding stock from the vicinity of the water course.*
- *Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.*
- *Whether buildings or works are likely to cause erosion or landslip.*
- *Any proposed measures to manage concentrated runoff and site drainage.*
- *The need to stabilise disturbed areas by engineering works or revegetation.*
- *In the case of a subdivision or major development, the desirability of obtaining public access to the river and provision of public open space.*

ASSESSMENT

The extension and associated works are well setback from the Merri River by approximately 50m working within areas of the site that have been previously cleared and benched within close proximity to the existing footprint of the dwelling.

The sloping site is already terraced and retained and will be further retained, battered and vegetated as shown on the plans to prevent erosion, landslip and environmental damage.

Stormwater will be retained on site principally to rainwater tanks to Councils satisfaction.

There is a degree of excavation required to accommodate the new garage however this is at the front of the site away from the river and will be battered on the sides to prevent erosion.

The proposed pool is within an existing levelled and benched part of the site which previously contained a storage shed.

The site is not flood affected given the gradient of the river bank.

No significant vegetation is affected.

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The proposed extension is well concealed by virtue of the large front setback and the slope of the ground which conceals the building from the roadway together with the presence of mature trees and vegetation.

Clause 53.02

BUSHFIRE PLANNING

Purpose

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.

To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Clause 53.02-6

16/06/2026

VC312

Bushfire prone area decision guidelines

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

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.*
- *The risk of bushfire to people, property and community infrastructure.*
- *Whether the risk arising from the broader landscape can be mitigated to an acceptable level.*
- *Whether bushfire protection measures to address the identified bushfire risk are required and can be practically implemented, including any measure set out in clause 53.02-4.*
- *Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.*

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Proposed vegetation

- *If vegetation is proposed, whether it will cause or contribute to the bushfire hazard or increase the risk to life, property, or community infrastructure.*

Dwellings and Small Second Dwellings

- *Whether a static water supply for bushfire firefighting is required having regard to the size of the lot, proximity to a hydrant and connection to reticulated water.*
- *If a vehicle accessway is greater than 30 metres in length or the relevant fire authority requires access to the static water supply on the land, whether the access design and construction requirements set out in Table 3 to clause 53.02-5 should be met.*

ASSESSMENT

The proposed works do not add to the bushfire risk. The site has a town water supply available supported by rainwater tanks. There is an all weather access insitu.

Proposed vegetation will be low ground covers which will not add to the fire risk.

Construction materials and standards will meet the building permit requirements for fire protection.

MUNICIPAL PLANNING STRATEGY

Clause 02.03-2

Environmental and landscape values

Biodiversity

The Warrnambool coastline supports an impressive range of environmental values. Areas of coastal vegetation provide wildlife habitat and corridors for vulnerable and threatened flora and fauna species. Warrnambool's coastline adjoins a number of ecologically important areas including the Southern Right Whale nursery and the Merri Marine Sanctuary.

The Merri River, Hopkins River and associated wetlands and floodplains form a highly significant coastal wetland system that provides important habitat for listed species of flora and fauna.

The South Warrnambool coastal wetlands are home for wildlife and native vegetation. The wetlands are of regional geological, flora, fauna and recreational significance and are of local Aboriginal, cultural and historic significance. Middle Island, the Lower Merri River Wetlands (Kelly's Swamp, Saltwater Swamp), Lake Gillear, Francis Tozer Reserve and Starlight Cave, among others, include important biodiversity assets, some of which are protected by international agreements and conventions.

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Extensive clearing of native vegetation in the years since European settlement has drastically reduced the extent and quality of habitat for native species. Further urban development and the introduction of pest plants and animals could impact on biodiversity and remnant native vegetation.

Council's strategic directions for biodiversity are:

- *Protecting and enhancing sites of biodiversity conservation significance.*
- *Providing wildlife habitat and corridors for vulnerable and threatened flora and fauna species in coastal reserves.*
- *Arresting the decline and fragmentation of native vegetation to minimise land and water degradation issues.*

Significant environments and landscapes

Warrnambool is situated on one of the most spectacular sections of the southwest Victorian coastline. The coast has significant cultural values for both Aboriginal and European heritage and is also valued highly for its environmental, recreational and tourism aspects.

The coastal landscapes include the ancient dune systems of Thunder Point and Pickering Point, the wave dominated Merri and Hopkins River estuaries, brackish wetlands and the sheltered beaches of Lady Bay, forming part of Victoria's 'shipwreck coast'.

The coastal foreshore, Lake Pertobe and the Breakwater Activity Node have significant conservation and coastal recreation functions. The Logans Beach area is recognised internationally for viewing the Southern Right Whale.

The Hopkins estuary is one of only three 'Premier Rivers' for fishing across Victoria. The Merri River is also a significant waterway within the Hopkins Basin. Both rivers are socially and economically valued for the supply of water for agriculture, drinking water, tourism and fishing. Agricultural activities can impact upon river water quality.

The natural landscape is an important asset of the municipality that requires protection from inappropriate use and development. The city's landscape character is framed by the ocean, the Merri River, the Hopkins River, inland hilltops, ridgelines and surrounding rural areas. Norfolk Island Pines lining the Princes Highway median and other streets are also important local landscape features.

Council's strategic directions for significant environments and landscapes are:

- *Protecting coastal areas, waterways and sensitive ecosystems from the detrimental impacts of urban and rural development.*
- *Protecting significant landscapes and landforms from inappropriate development.*

ASSESSMENT

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The proposed works are confined to existing terraced areas of the site which will be further retained, battered and protected from erosion and stormwater runoff.

There is no visual intrusion associated with the extension due to the generous lot size, setbacks, and concealed nature of the dwelling site due to the topography and mature vegetation.

PLANNING POLICY FRAMEWORK

Clause 12.05-2S

Landscapes

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure significant landscape areas such as forests, the bays and coastlines are protected.

Ensure development does not detract from the natural qualities of significant landscape areas.

Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system.

Ensure important natural features are protected and enhanced.

ASSESSMENT

As discussed the dwelling site is well concealed and protected from erosion and landslip by existing and proposed land retaining.

SUMMARY

The proposed extension and associated works have minimal environmental impact as they are sited within an established site which is concealed from the roadway and public realm due to the fall of the land, setbacks, and existing vegetation. Further land battering and land retaining is proposed and no significant vegetation impacted.

The extension adds to the form and function of the dwelling and enhances its external appearance. There are no amenity impacts anticipated given the size of the site and generous setbacks from neighbours.

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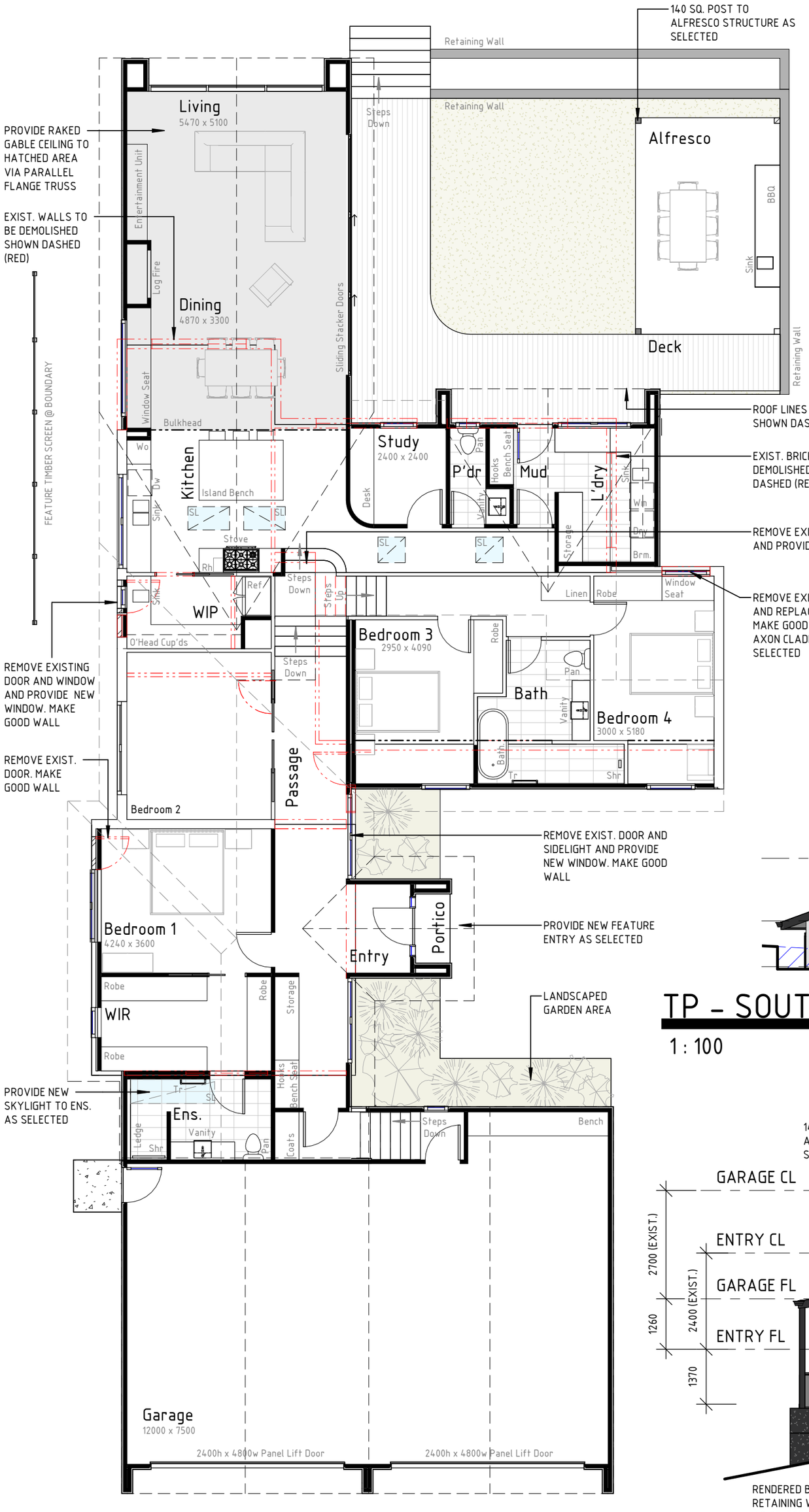
LEGEND

- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 230MM WIDE DOUBLE BRICK WALLS
- EXTERNAL CLADDING ON 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED
- SL — SKYLIGHT
- HARDWOOD TIMBER DECKING AS SELECTED
- FLOOR TILES AS SELECTED

AREA ANALYSIS		
Name	Area	SQ'S
EXISTING RESIDENCE	125.68 m²	13.52
PROPOSED ADDITION	97.58 m²	10.50
PROPOSED GARAGE	85.73 m²	9.22
PROPOSED DECK	28.68 m²	3.09
PROPOSED ALFRESCO	19.44 m²	2.09
PROPOSED ADDITION	15.33 m²	1.65
PROPOSED ADDITION	3.83 m²	0.41
PROPOSED ADDITION	2.72 m²	0.29
PROPOSED PORTICO	1.71 m²	0.18
TOTAL	380.71 m²	

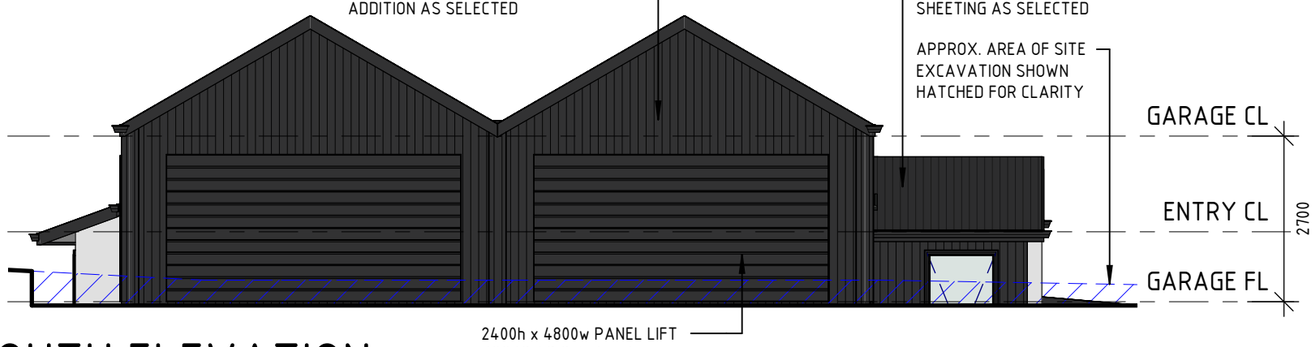






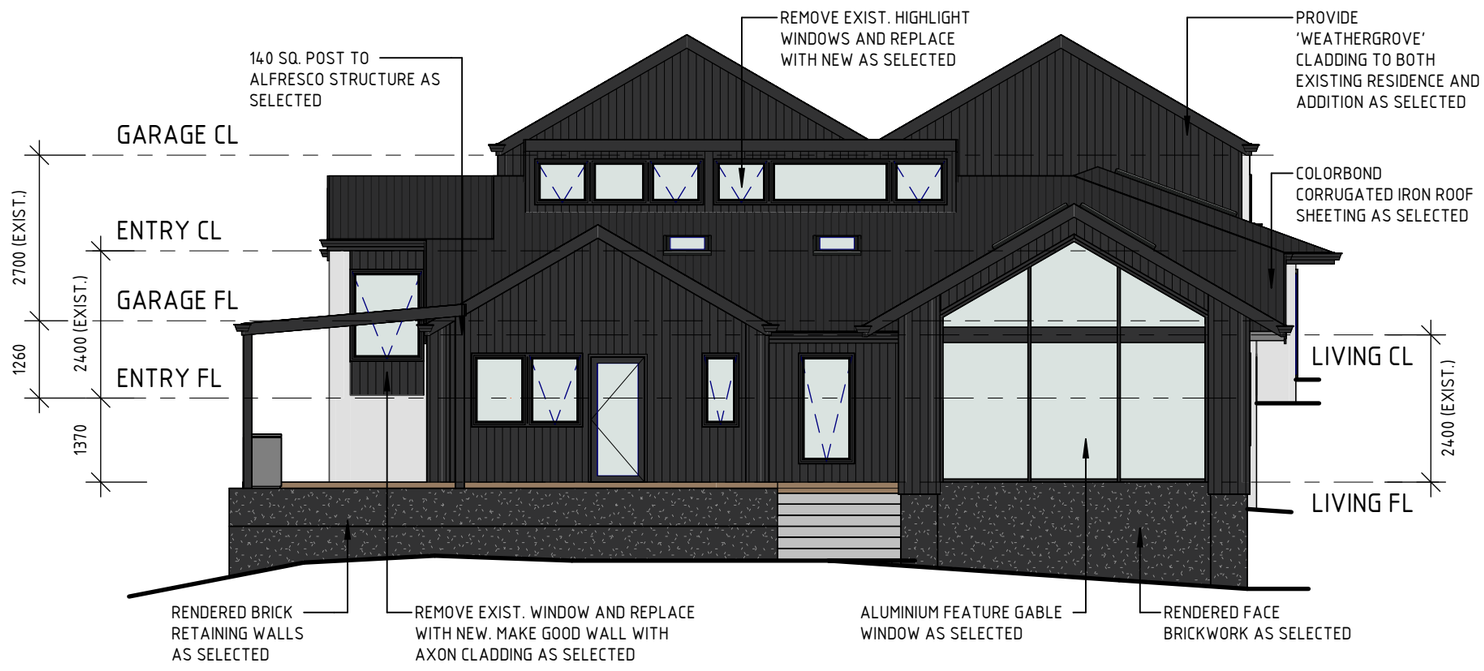
TP – FLOOR PLAN

1 : 100



TP – SOUTH ELEVATION

1 : 100



TP – NORTH ELEVATION

1 : 100

TOWN PLANNING

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P2.

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A2 SHEET







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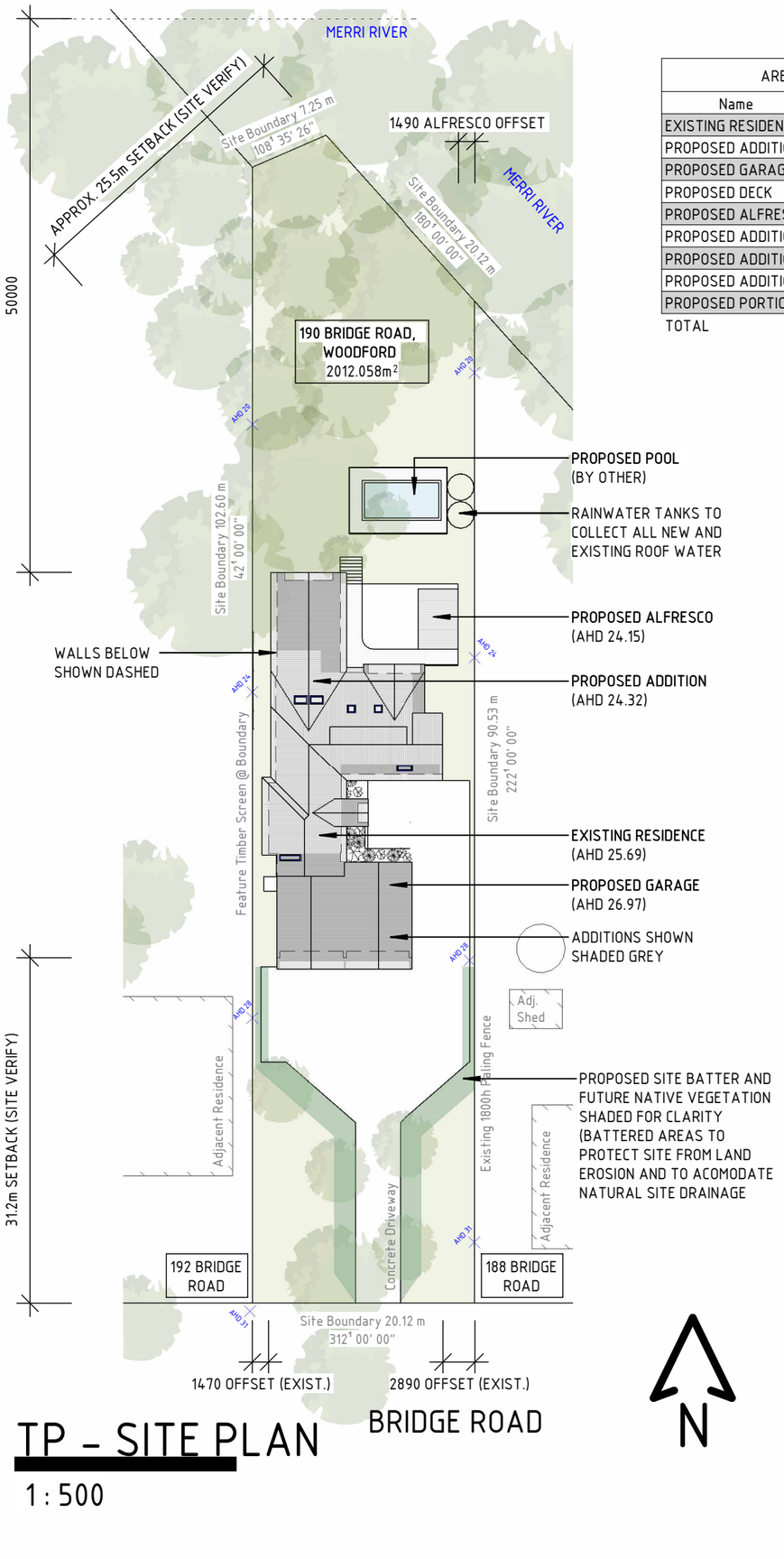
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A3 SHEET

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AREA ANALYSIS		
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PROPOSED ADDITION	3.83 m^2	0.41
PROPOSED ADDITION	2.72 m^2	0.29
PROPOSED PORTICO	1.71 m^2	0.18
TOTAL	380.71 m^2	



TP - SITE PLAN

1 : 500



LOCALITY PLAN

1 : 2000

TOWN PLANNING

JOB No: 26-017

P1.

A3 SHEET

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MAY 2026

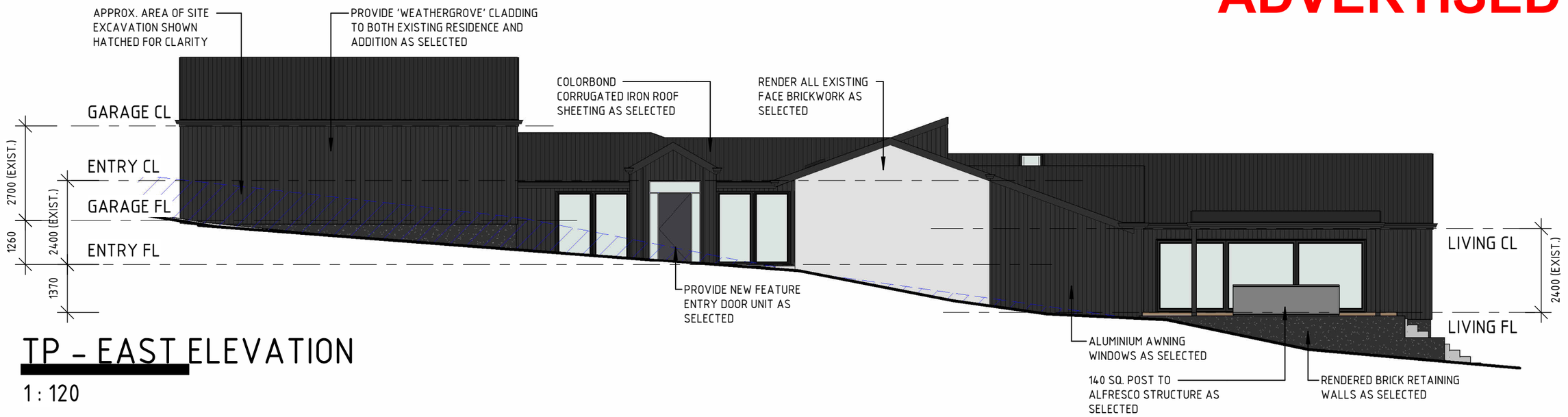
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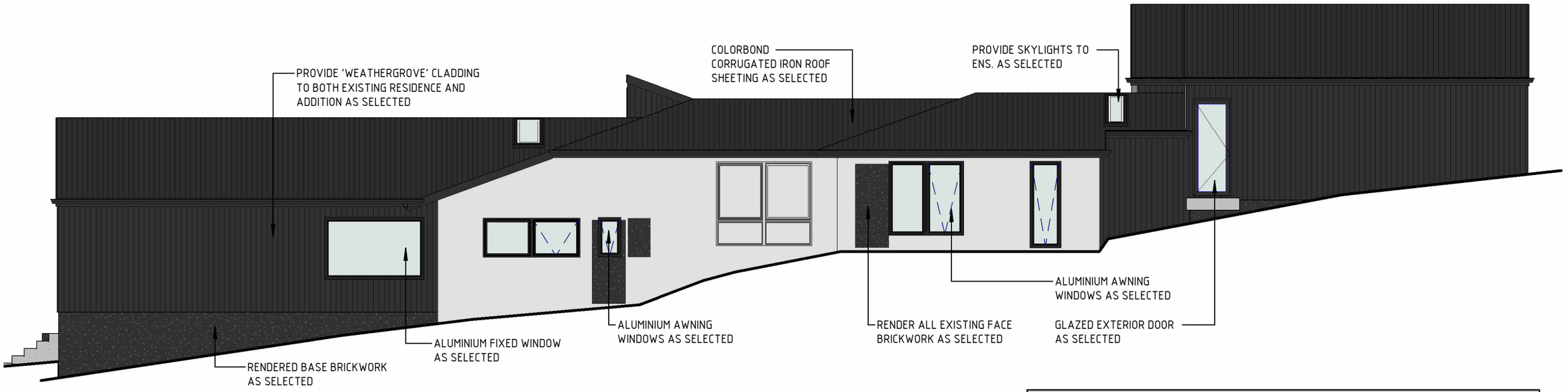
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TP - EAST ELEVATION

1 : 120



TP - WEST ELEVATION

1 : 100

MATERIAL SCHEDULE

	MONUMENT : COLORBOND - Aluminium Window / Door Frames - Fascia / Gutters - Roof Sheeting - Garage Door	NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.
	MONUMENT : DULUX *'Stria' with Paint Finish* - 'Stria' Wall Cladding	

TOWN PLANNING

JOB No: 26-017

P3.

A3 SHEET

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