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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by this application is located at:	17 Wattle Gr WARRNAMBOOL VIC 3280
The application is for a permit to:	Extension to Existing Dwelling
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	43.01-1 – construct or carry out works (heritage overlay)
The applicant for the permit is:	Designing Spaces Pty Ltd
The application reference number is:	PP2026-0194
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**

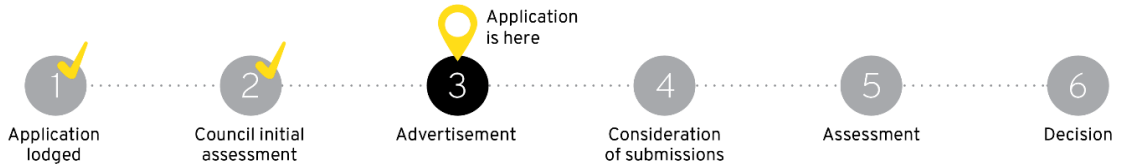
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

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.: 17 Street name Wattle Grove

Suburb/locality Warrnambool postcode 3280

Formal Land Description
Complete either A or B.

A Lot No.: 32 ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: 031983

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?

Buildings and works to construct and extension to dwelling in 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: $ 95,000 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 _____ Email nathan@designingspaces.net.au
Mobile Phone 0497 394964 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 05/10/2026

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

VOLUME 08777 FOLIO 353

Security no : 124139286623A
Produced 06/10/2026 09:49 AM

LAND DESCRIPTION

Lot 32 on Plan of Subdivision 031983.
PARENT TITLE Volume 08211 Folio 254
Created by instrument D361797 11/04/1969

REGISTERED PROPRIETOR

[redacted]

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**3**
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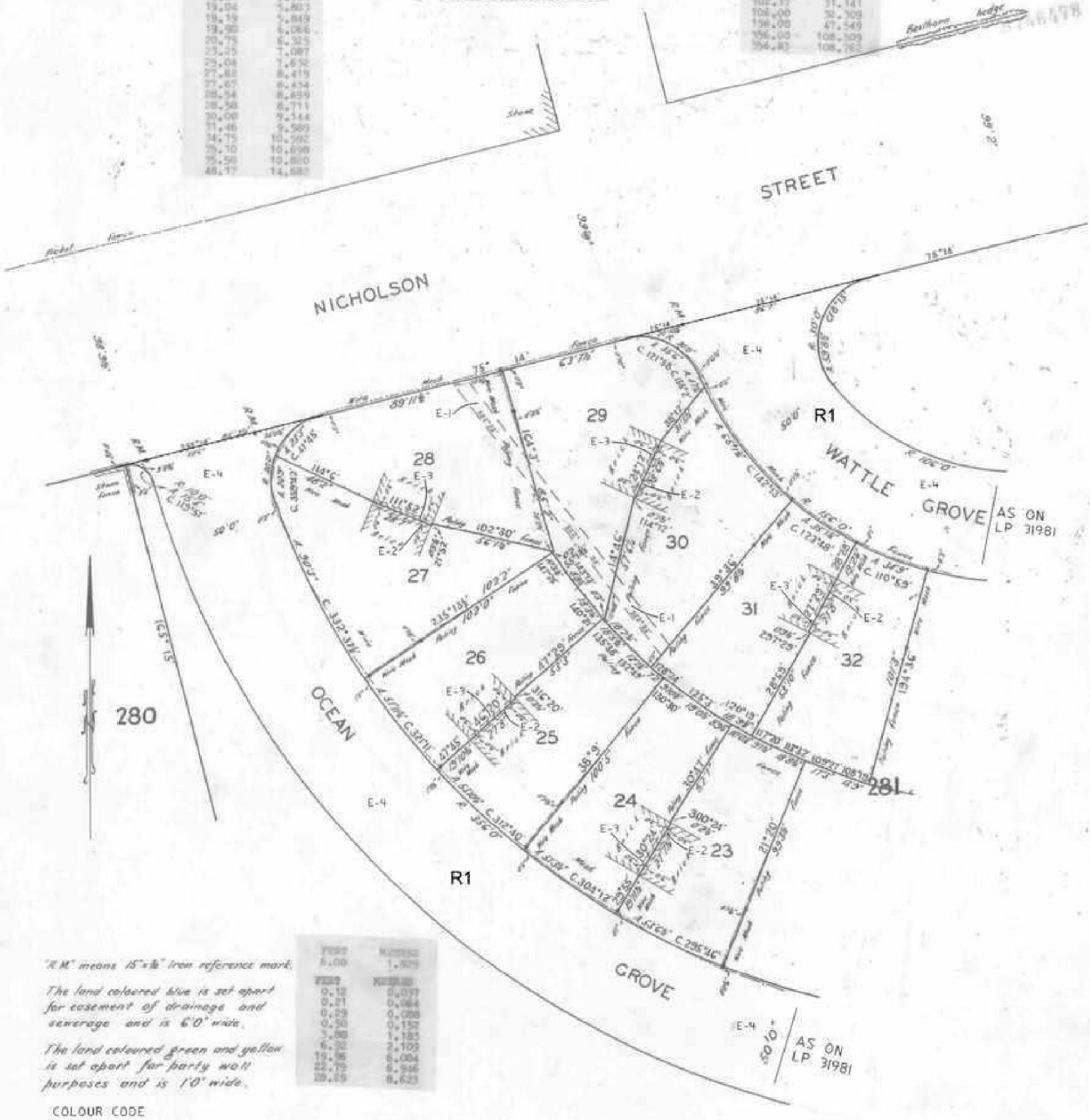
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LP 31983

LP 31983
EDITION 2

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 281 TOWNSHIP OF WARRNAMBOOL PARISH OF WANGOOM COUNTY OF VILLIERS

DEPTH LIMITATION 50 FEET



"R M" means 15"x¾" iron reference mark.

The land coloured blue is set apart for easement of drainage and sewerage and is 6'0" wide.

The land coloured green and yellow is set apart for party wall purposes and is 1'0" wide.

COLOUR CODE
E-1= BLUE
E-2= YELLOW
E-3= GREEN
E-4= BROWN

LP 31983

31983

FOR APPROPRIATIONS ETC. SEE BACK HEREOF

69
457

LP 31983

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SUBDIVISIONAL
CERTIFICATE OF TITLE V. 6623 F. 560

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY T. F. MORNANE

DEALING No. 5796478 DATE 23 / 5 / 55

DECLARED BY V. K. HAND

ON 3 / 2 / 56

COUNCIL CITY OF WARRNAMBOOL

DATE OF CONSENT 19 / 9 / 55

PLAN MAY BE LODGED 7 / 2 / 56

PLAN APPROVED. DATE / / TIME a.m. p.m.

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY & DRAINAGE

The land coloured yellow and GREEN is appropriated or set apart for easements of party wall.

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

LAND ON THIS PLAN IS IN PROCLAIMED SURVEY AREA NO. 23 SURVEY CO-ORDINATION ACT 1968 AS FROM 29 / 8 / 1972 GOVT. GAZ. 1972 P3033

THIS IS THE BACK OF LP 31983

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE DATE

COLOURED AD CHECKED JLC

POSTED ulc CHECKED JLC

11407/71

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP31983

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
ROAD	R1	ISSUING OF BALANCE TITLES ROAD IDENTIFIER CREATION REQUIRED	AF408460B	17/10/07	2	BAP

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 03 June 2026 10:07 AM

PROPERTY DETAILS

Address:	**17 WATTLE GROVE WARRNAMBOOL 3280**
Lot and Plan Number:	**Lot 32 LP31983**
Standard Parcel Identifier (SPI):	**32\LP31983**
Local Government Area (Council):	**WARRNAMBOOL** www.warrnambool.vic.gov.au
Council Property Number:	**140592**
Planning Scheme:	**Warrnambool** Planning Scheme - Warrnambool
Directory Reference:	**Vicroads 515 M9**

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**

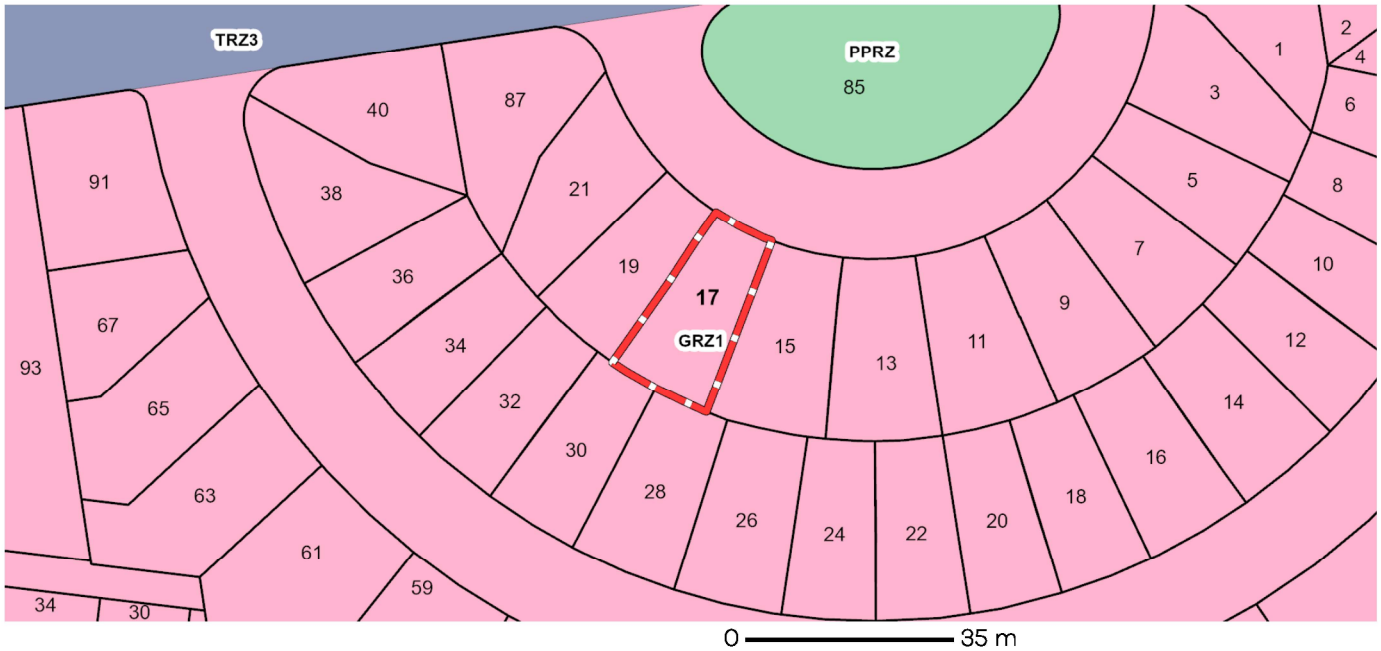
OTHER

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 | TRZ3 - Significant Municipal Road

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

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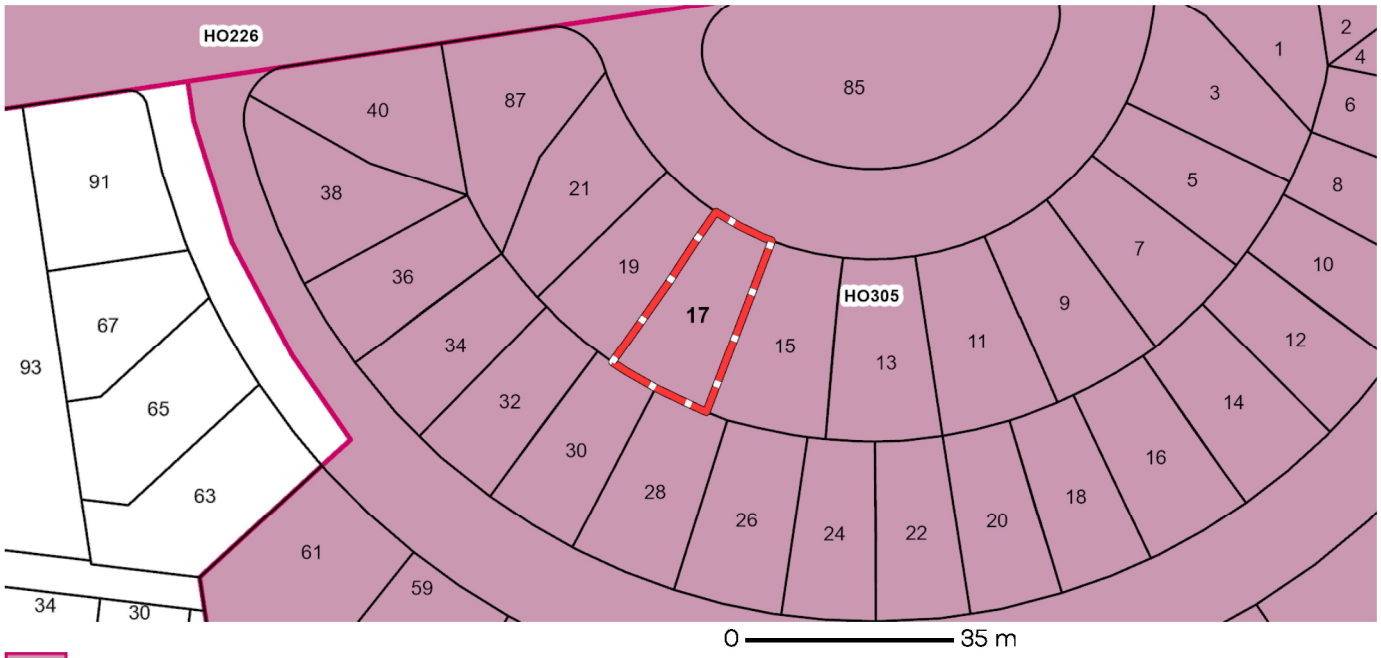
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PLANNING PROPERTY REPORT

Planning Overlays

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO305)



HO - Heritage Overlay

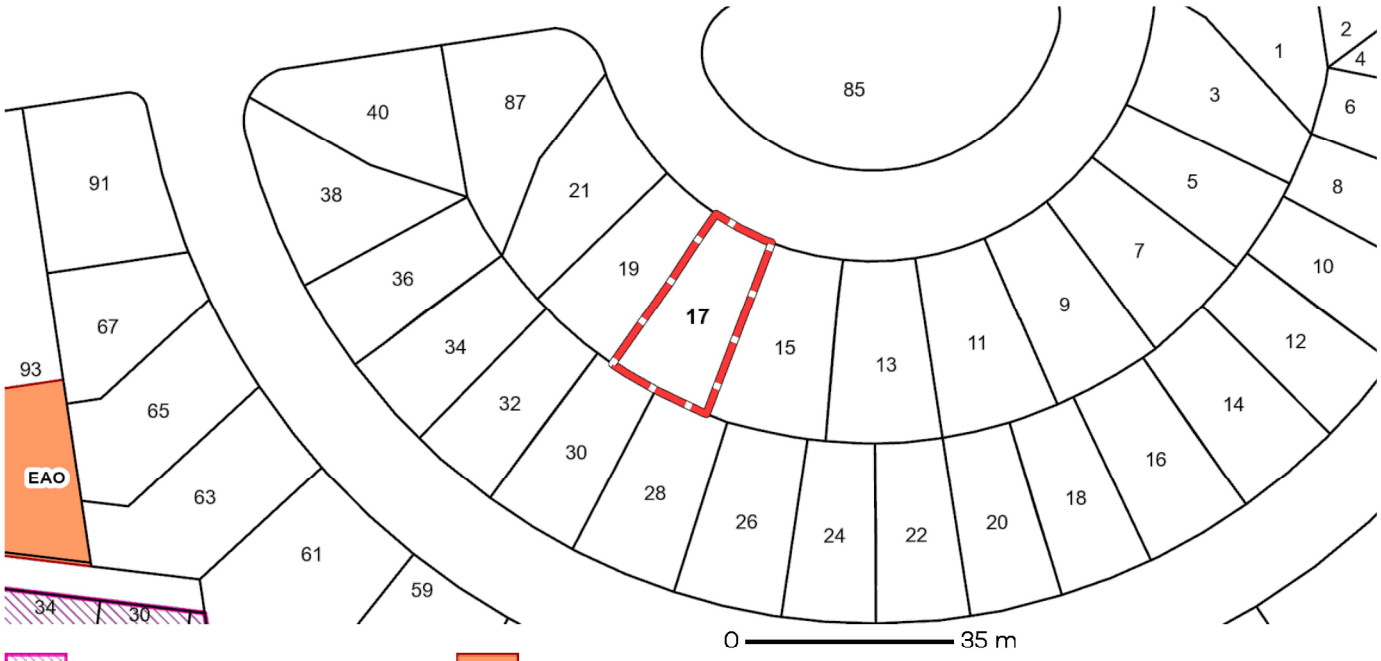
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

ENVIRONMENTAL AUDIT OVERLAY (EAO)



DDO - Design and Development Overlay **EAO - Environmental Audit 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.

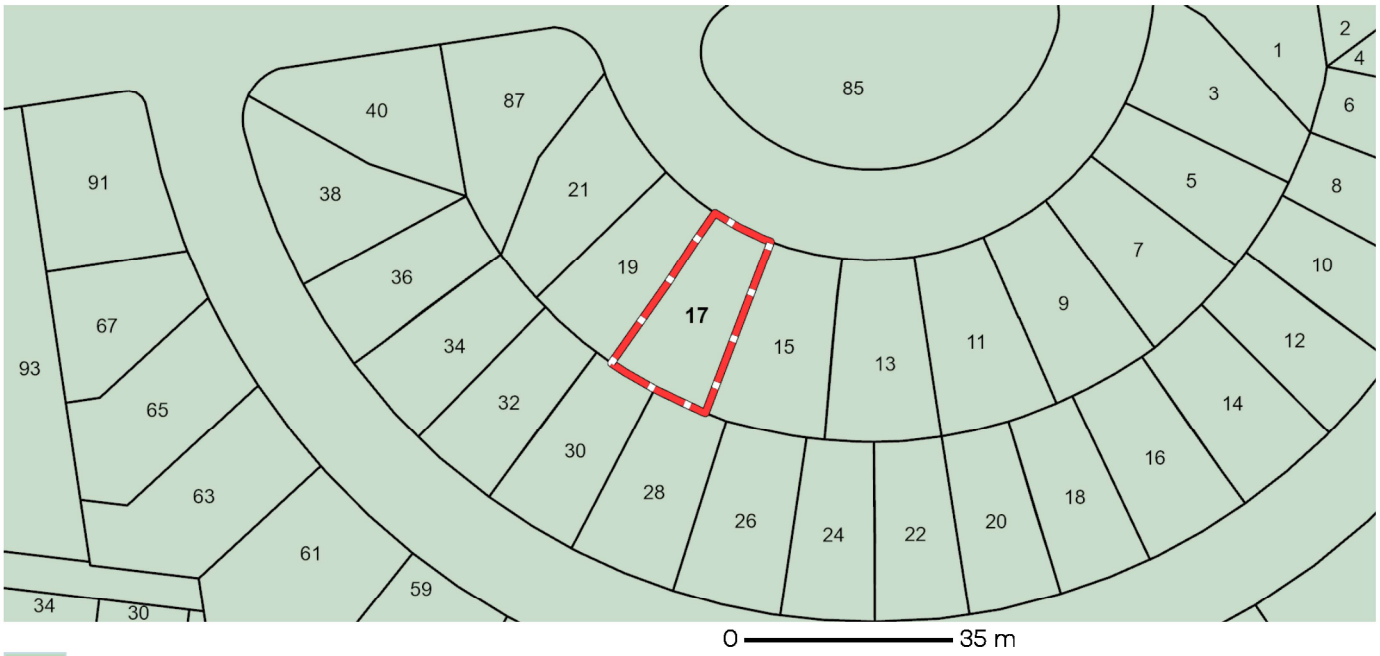
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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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Further Planning Information

Planning scheme data last updated on 28 May 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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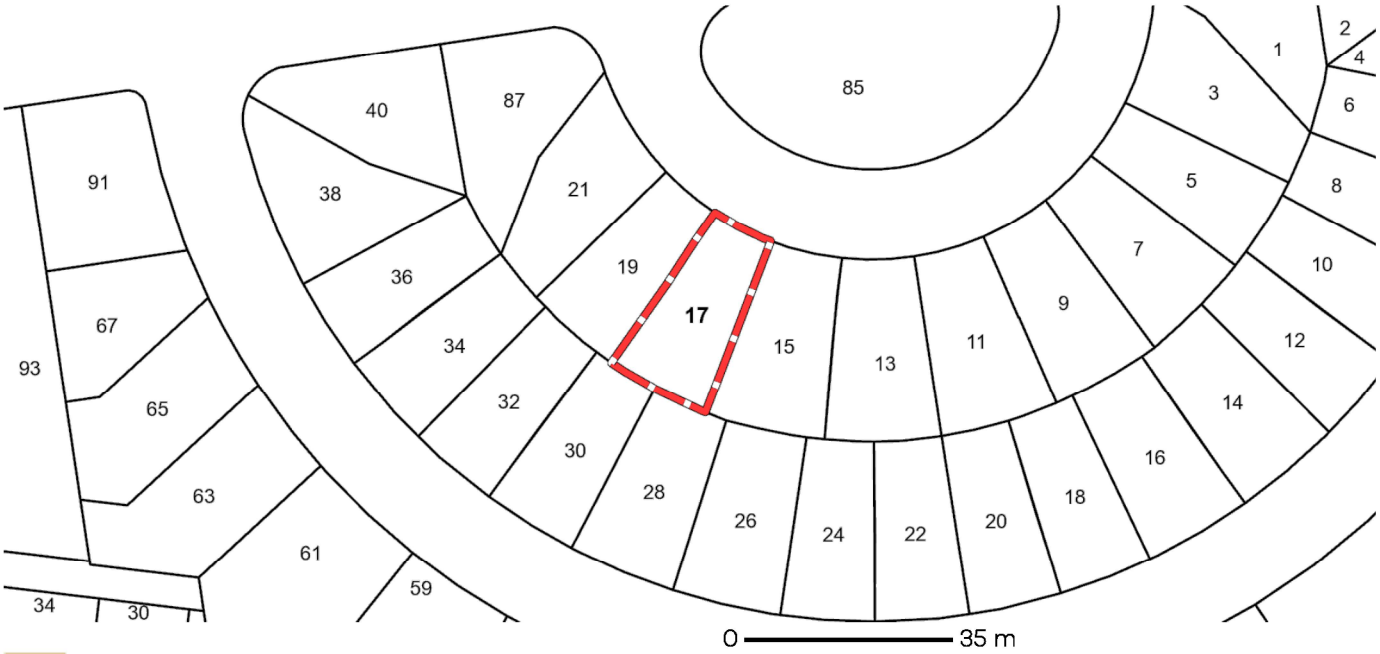
PLANNING PROPERTY REPORT

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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03/10/2026

Planning Department
Warrnambool City Council
25 Liebig Street
Warrnambool VIC 3280

Dear Planning Team,

Please find attached a planning permit application for 17 Wattle Grove, Warrnambool, Vic. 3280 Australia.

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

/designingspacesteam @designing_spaces

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Planning report

Lot 32 PS 031983 – 17 Wattle Grove, Warrnambool 3280

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Revision 1

Building Design and Decorating Solutions

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PROPOSAL

It is proposed to construct a small rear extension to the existing dwelling which will contain a second bathroom and a slightly bigger sunroom and rear porch.

Works are confined to the rear lean-to extension (sunroom) where two sides of the existing sunroom will be demolished with the eastern gable wall to be retained, and two new matching walls constructed to enlarge the space which will have a new matching titled roof.

The extension will add approximately 19.12 sqm to the existing dwelling which has a current floor area of 77.40 sqm. The height of the dwelling is unaffected as the new extension sits below the height of the existing roofline. The extension will be constructed in matching brickwork and matching roof tiles, with 2 aluminium awning windows, a new bathroom window and a glazed aluminium exterior door.



TP SOUTHWEST PERSPECTIVE

115 Fairy Street, Warrnambool VIC 3280

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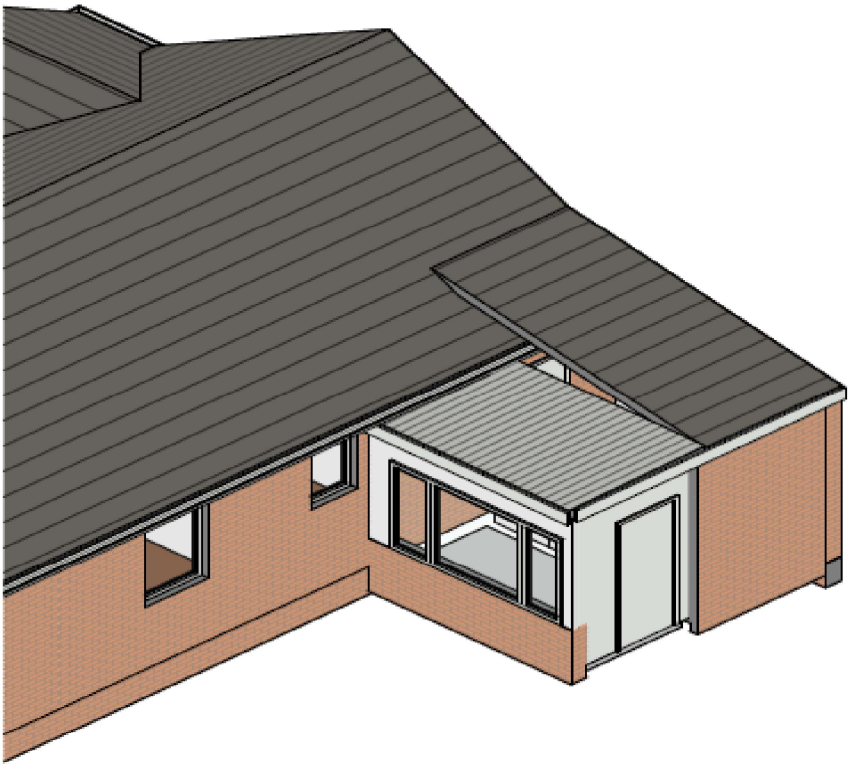
designingspaces.net.au

Building Design and Decorating Solutions

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Existing rear extension



Demolition plan

Building Design and
Decorating Solutions

115 Fairy Street, Warrnambool VIC 3280

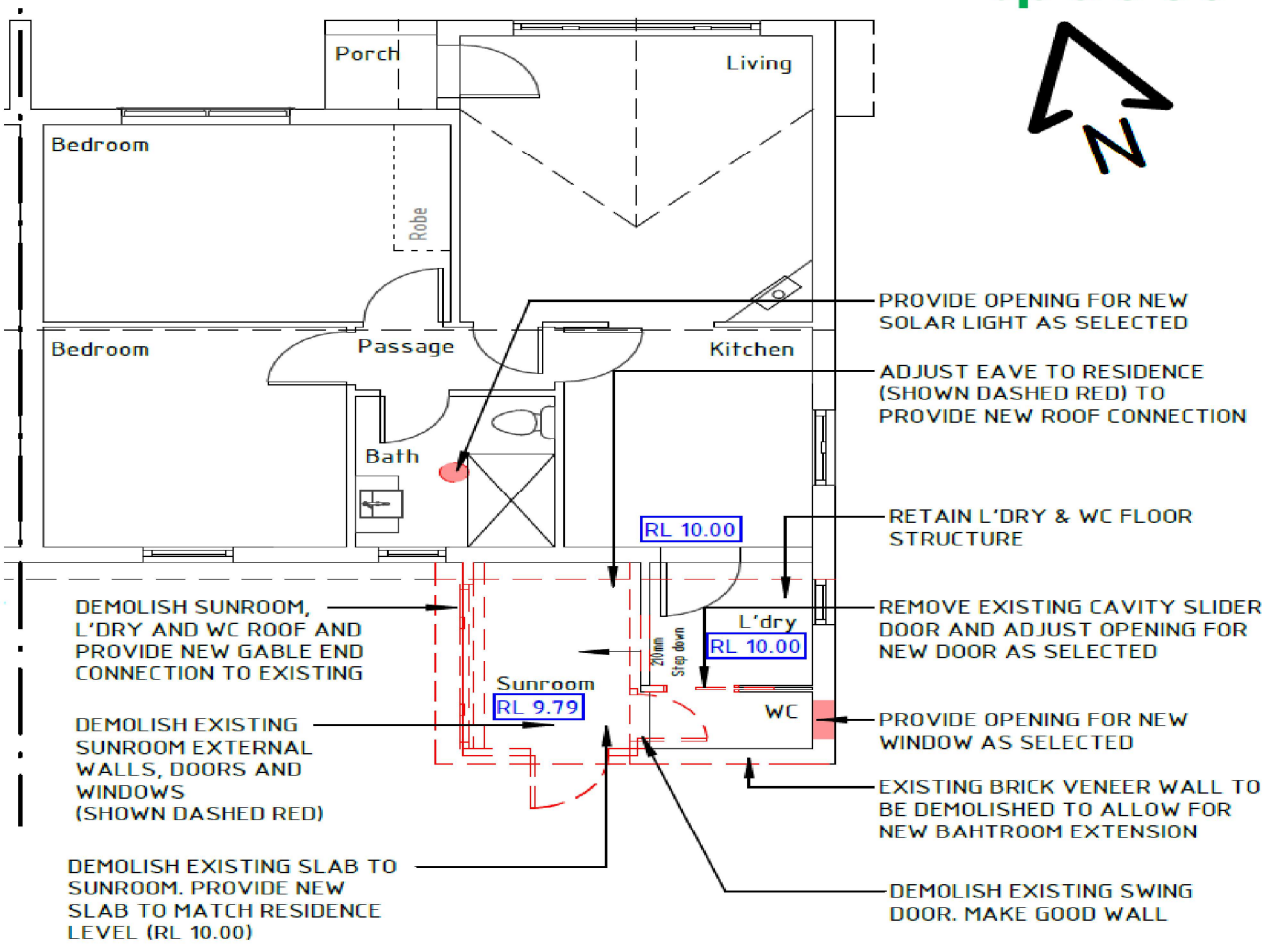
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e nathan@designingspaces.net.au **abn** 43 835 129 944

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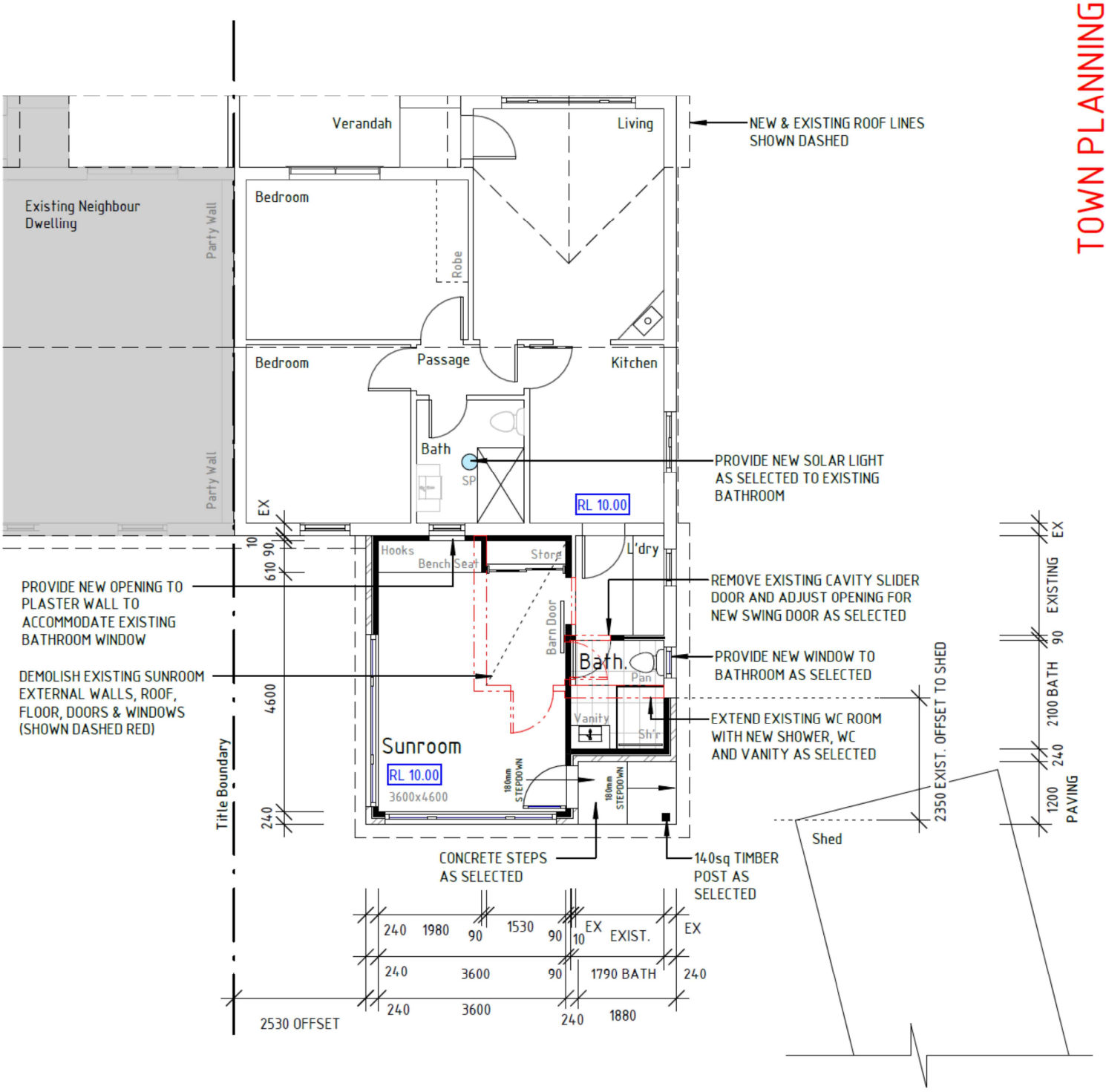
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TOWN PLANNING



FLOOR PLAN

Building Design and Decorating Solutions

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TP EASTERN PERSPECTIVE



TP SOUTHWEST PERSPECTIVE

Building Design and
Decorating Solutions

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SITE ANALYSIS

The subject site is approximately 460 sqm situated on the southern side of Wattle Grove which is a semicircular development of former Victorian Housing Commission single storied semi-detached homes developed in stages between 1941 and 1969.

Wattle Grove backs onto Ocean Grove which is a similar housing development originating from the same period but developed after Wattle Grove. The subject dwelling is constructed of facing brickwork under a pitched plain tiled roof with an open unfenced front garden, detached Colorbond garage and garden shed which are setback from the frontage, and an enclosed mainly lawned rear garden with sea glimpses of distant Lady Bay.

There is a driveway with constructed crossover and a concrete footpath along the frontage. Wattle Grove has a semicircular grassed reserve as it focal point.

The streetscape is a consistent row of almost identical single storied brick and tile duplexes following the curvilinear shape of the street.

Aerial image – LASSI 03/10/26



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Front elevation



Rear elevation

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Streetscape



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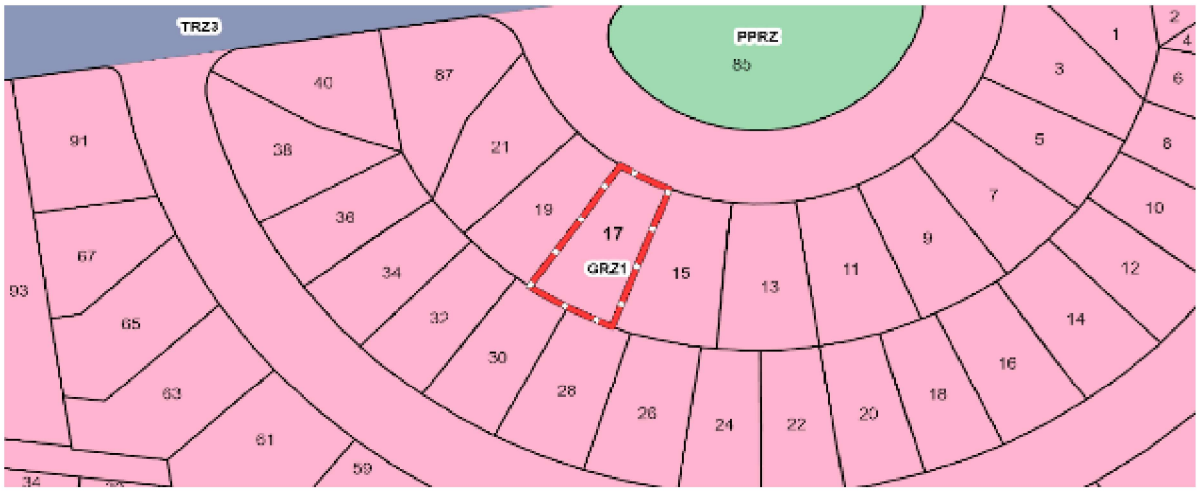
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PLANNING CONTROLS

The site is located in the General Residential Zone (GRZ1).



The following Overlays apply to the land:

Heritage Overlay – HO 305 (Ocean and Wattle Grove Heritage Precinct). The property is contributory to the precinct.

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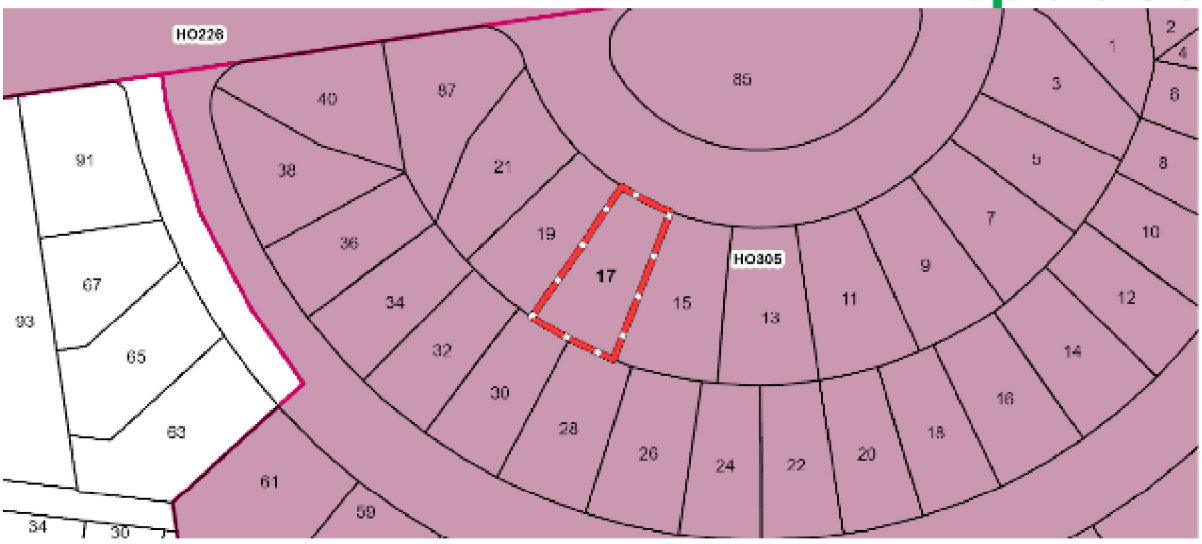
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Permit requirements

- No permit is required for buildings and works under the zone as the site exceeds 300 sqm.
- A permit is required for demolition and to construct a building or construct or carry out works under the Heritage Overlay pursuant to **Clause 43.01-1.**

The site is situated within an area of Aboriginal Heritage Cultural Heritage. The extension is an exempt activity from the need to provide a Cultural Heritage Management Plan under the Aboriginal Heritage regulations 2018.

RESTRICTIONS ON TITLE

None

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.

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Clause 43.01-1

A permit is required to:

Subdivide land. Demolish or remove a building. Construct a building or construct or carry out works.

43.01-8

Decision guidelines (relevant)

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 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.

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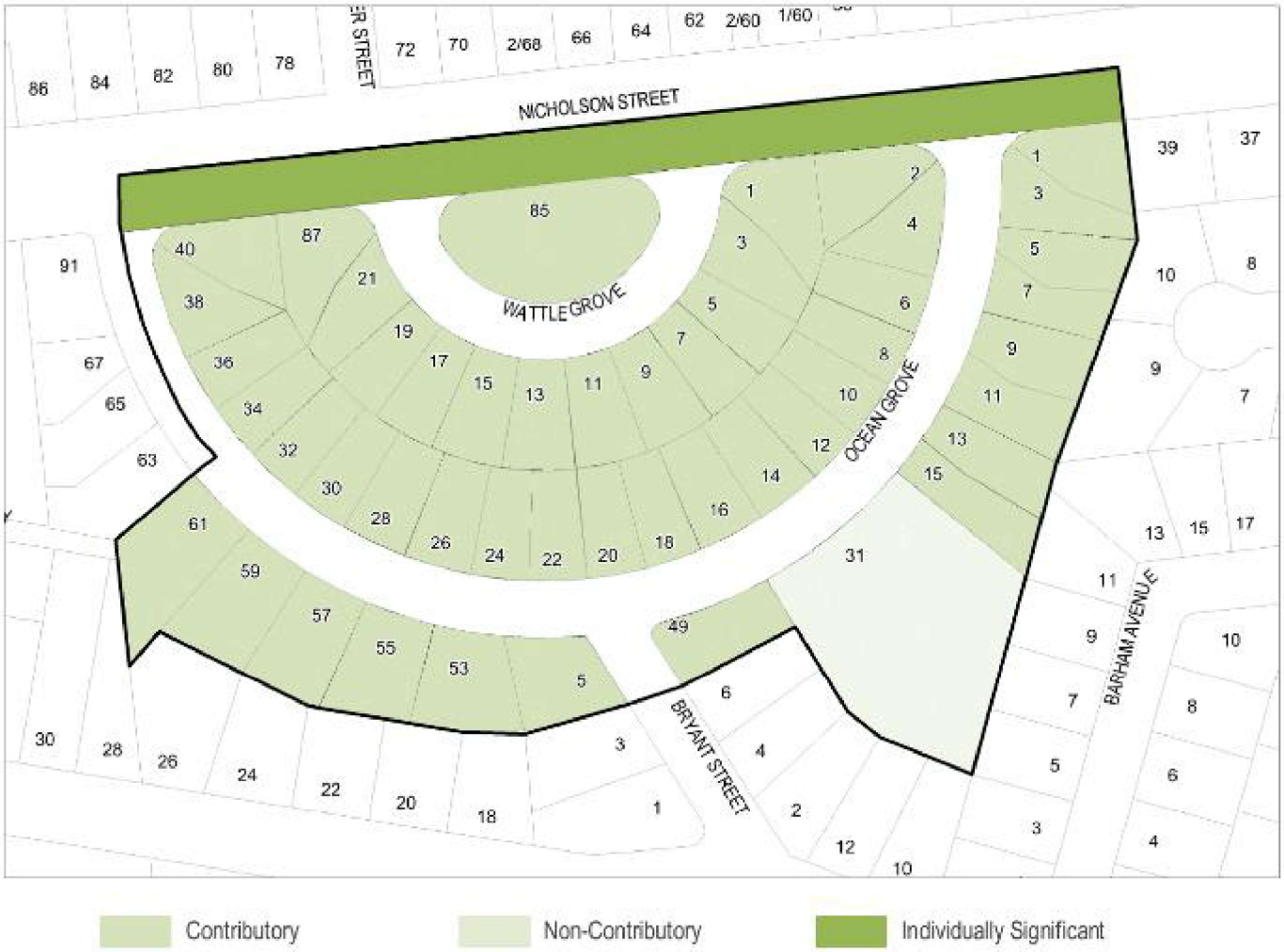
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HO305 - Ocean and Wattle Groves Precinct Map



ASSESSMENT

The property is contributory to the precinct although site is not individually listed in the Heritage Overlay Schedule. Internal controls and external colours are not applicable.

The extension is well setback in accordance with the suggested approach as stated in the statement of significance and guidelines. The intended outcome seeks to match rather than mimic the current appearance of the existing dwelling, by creating the appearance of a contemporary extension enabling it to be differentiated without being in stark contrast or to overwhelm the original building fabric.

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Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct.

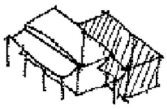
Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place within a precinct.

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance ff the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions is not supported, where windows can be seen from the streetscape.

The demolition component affects the rear lean-to and is not visible from the public realm. The rear lean to is not fully demolished with works confined to the inward and rear facing walls. A new window will be inserted into the retained wall although this is not prominent is for functional purposes.

Design Guidelines - basis	Suggested Approach
External Alterations and Additions	
Ocean and Wattle Grove dwellings of significance are small in footprint and single storey in scale – reflecting the economic planning of the estate as low-cost assisted housing in the 1940s period. Houses typically contain two or three bedrooms and principal living spaces face the streets, not the substantial (and increasingly desirable) views across Lady Bay below. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.   *Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape*	Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the streetscape setting of places within the estate. Upper floor additions may only be appropriate if to the rear of a property on the downside of Ocean Grove and stepped so that new ridge lines are still similar in height to existing dwellings. Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings (especially semi-detached dwellings) are not encouraged, as additions will alter the original scale of dwellings when viewed from the street. Roof decks (for views) are discouraged, as associated screening and balustrading will result in a building of two storey scale – not typical to the built form character of the precinct. Platforms could be considered on top of flat roof garaging to the rear of properties, but upper deck structures are problematic as noted above. Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings. Alterations to interior finishes and rooms will not impact on the values of the precinct.
Materials, Colours and Finishes	
The Wattle and Ocean Grove dwellings are austere in design, but of architectural merit as a small scale, modern Housing Commission dwelling of the period. Bricks are red (pressed) or crème in colour – the common colours available during the World War 1 and post-war period. Roof tiles are cement/ terracotta tile, of 30 degree pitch and simple in gable or hip form. Paint colours for timberwork typical to the period include white and crème colours. Occasionally, timber lattice frames also featured on front facades	Face brick wall finishes should be retained and not be rendered or painted. Tile roofs should also remain and be repaired to match with single colour, non-glossy terracotta or cement roof tiles. Timberwork – gloss finishes in whites and crèmes recommended. Potential for accent colours to be used on front doors. Roller shutters and obvious window film tints are discouraged.

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The design outcome is intended to ensure that the scale of the extension can easily be accommodated within the site area of to leave a good proportion of the site for garden and access. The extension sits below the ridge of the existing roofline and materials will be matching although be able to be differentiated. The roofline has been kept predominantly the same form as the existing dwelling to minimise the visual impact from the public realm.

External materials selected for the extension have been selected respect the heritage values of the area and the subject site, with matching elements.

The site coverage and of the dwelling is only fractionally increased with the overall height of the extended dwelling unaffected.

The extension is therefore considered to be consistent with the statement of significance of the precinct, precinct guidelines and the decision guidelines under the heritage overlay.

MPS ASSESSMENT

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.*

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- *Managing signage in the City to maintain and enhance heritage places and precincts.*

ASSESSMENT

The proposal meets the intent of the Clause as it represents a sympathetic, modest scale, extension to the existing dwelling which will match rather than mimic the heritage fabric and will be barely visible from the front elevation or public realm.

15.03-1S
Heritage conservation

Objective

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.

ASSESSMENT

The proposed works affect the rear of the dwelling and do not impact the original fabric of the duplex dwelling with the exception of part of the rear lean to.

As discussed in this report the works are small scale and at the rear of the dwelling using complimentary materials.

Clause 65.01
APPROVAL OF AN APPLICATION OR PLAN

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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.*
- *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 proposal meets the decision guidelines of Clause 65 in that the site is serviced with existing infrastructure, with works small scale with no vegetation or environmental implications.

SUMMARY

The proposal is considered to meet the purpose and decision guidelines of the Heritage Overlay, prevailing neighbourhood character and is consistent with the PPF and MPS and Clause 65.

Overall, it is considered that the extension is a sensitive addition to a heritage place consistent with the orderly planning of the area. The extension improves the functionality and serviceability of the heritage place which will add to its longevity.

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The works are at the rear of the dwelling and are barely visible from the public realm. Adaptive reuse is encouraged by the principles of planning in Victoria.

It is respectfully requested that a planning permit be supported for the development in its current form and that a permit is granted by the responsible authority.

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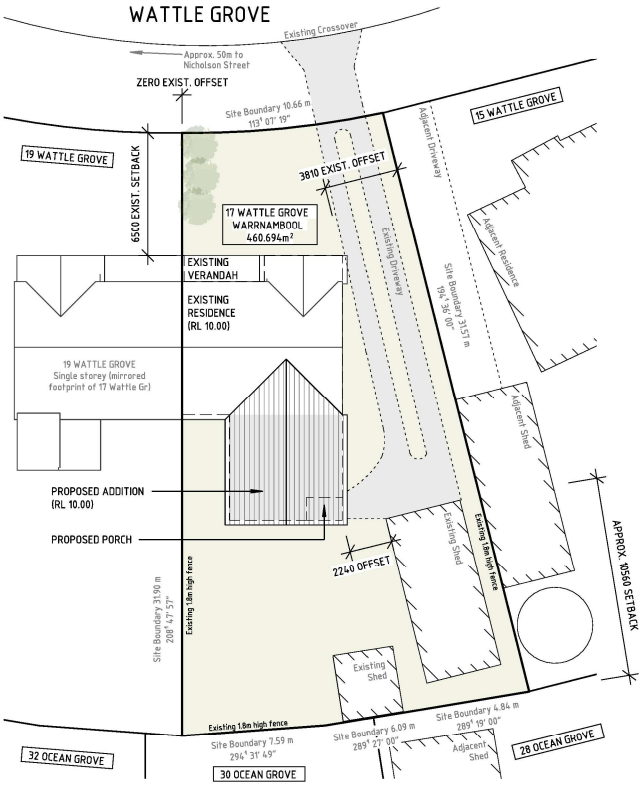
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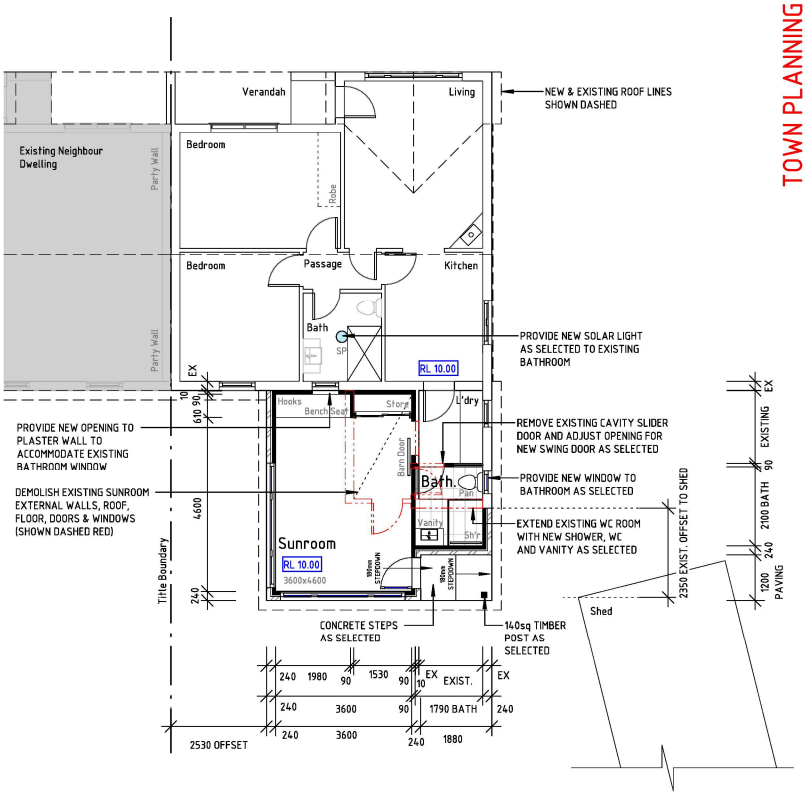
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TP SITE PLAN
1 : 200



FLOOR PLAN
1 : 100

LEGEND

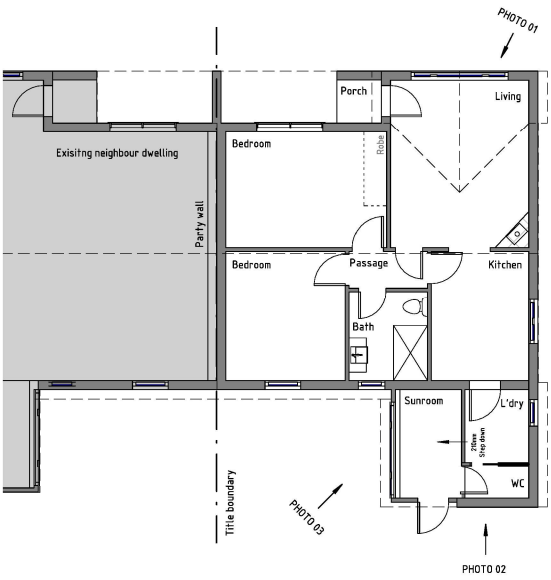
- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED
- SOLAR LIGHT

AREA ANALYSIS		
Name	Area	SQ'S
Existing Residence	77.40 m²	8.33
Proposed Addition	19.12 m²	2.06
Existing Verandah	5.96 m²	0.64
Proposed Porch	2.28 m²	0.25
TOTAL	104.76 m²	

TOWN PLANNING
JOB No: 26-063
P1.
A3 SHEET
NATHAN DIVALL
SEPTEMBER 2026
REVISION: A (OCTOBER 2026)
O'SHEA
17 WATTLE GROVE WARRNAMBOOL

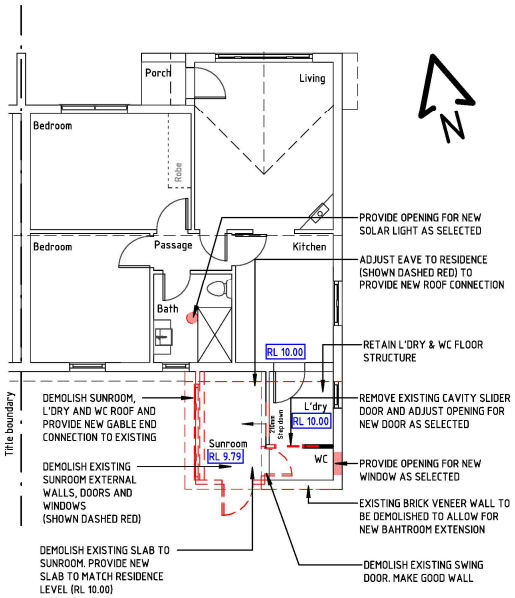
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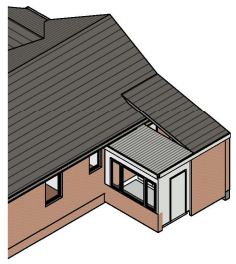
EXISTING CONDITIONS PLAN

1 : 100

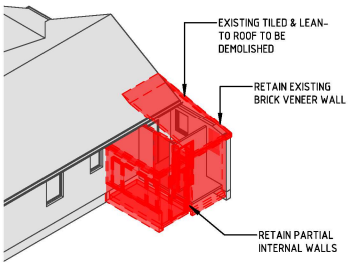


DEMOLITION PLAN

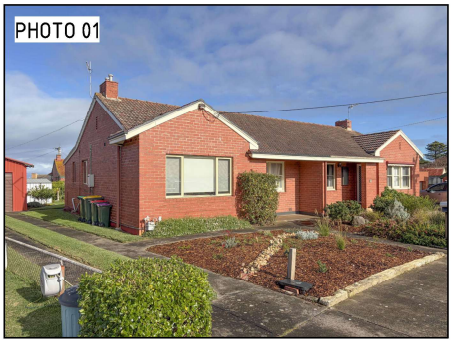
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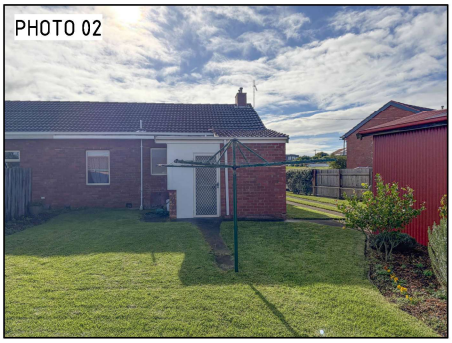


TP EXIST. CONDITIONS



TP DEMOLITION







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JOB No: 26-063

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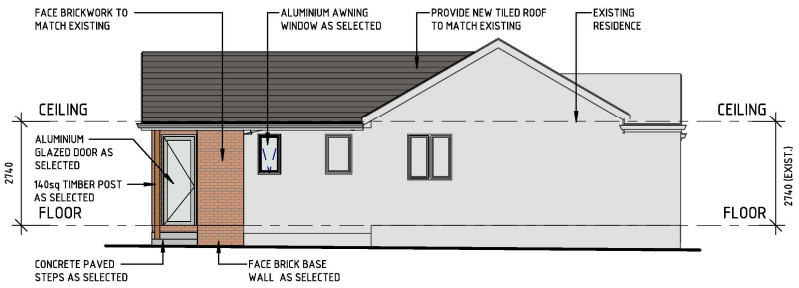
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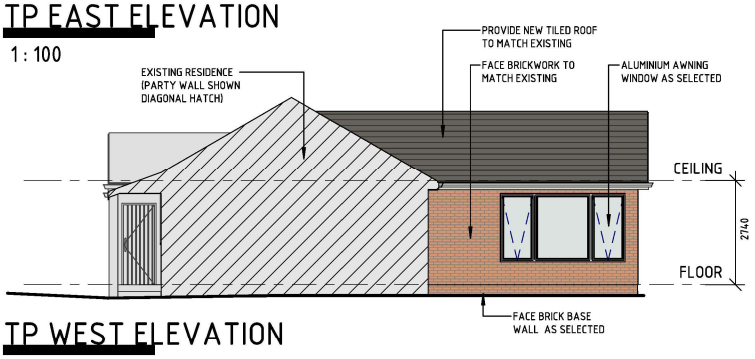
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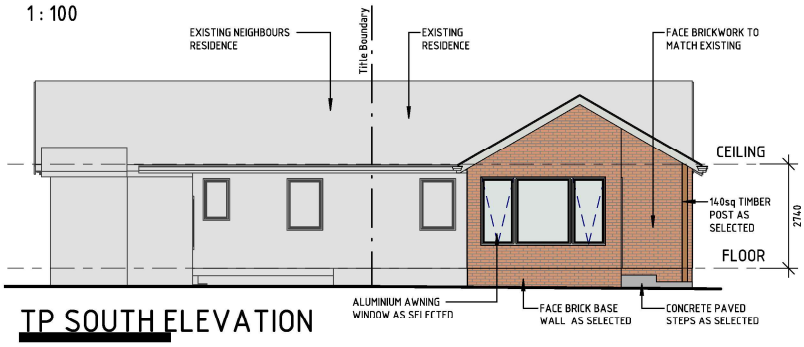
TP EAST ELEVATION

1 : 100



TP WEST ELEVATION

1 : 100



TP SOUTH ELEVATION

1 : 100



TP SOUTHWEST PERSPECTIVE



TP SOUTHERN PERSPECTIVE



TP EASTERN PERSPECTIVE

TOWN PLANNING

JOB No: 26-063

P3.

A3 SHEET

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