ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by this application is located at:	1A Blue Hole Rd WARRNAMBOOL VIC 3280
The application is for a permit to:	Use and building and works to construct two (2) group accommodation dwellings, ancillary out buildings, display business identification signs and fencing
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 35.03-1 (RLZ3)– Use for group accommodation Clause 35.03-4 (RLZ3)– building and works associated with section 2 use(group Accommodation) Clause 43.02-2 (DDO2) – building and works Clause 42.03-2 (SLO1) - building and works Clause 52.05-13 (signage) – display a business identification sign
The applicant for the permit is:	Live Architecture
The application reference number is:	PP2026-0198
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:	**27 November 2026**

ADVERTISED

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.: 1A Street name Blue Hole Road

Suburb/locality Warrnambool postcode 3280

Formal Land Description
Complete either A or B.

A Lot No.: 2 ☐ Lodged Plan ☐ Title Plan ☑ Plan of Subdivision No.: 343536S

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?

Two proposed group accommodation dwellings.
Proposed boundary fencing, Signage and construction of 4 Balinese Pergolas.

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: $ 860,000 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.

The site currently has a dwelling and 1 group accommodation 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: _____ First Name: _____ Surname _____

Organisation (if applicable): Live Architecture

Unit No.: _____ St. No.: _____ Street name PO Box 980

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: Louise Surname Batchelor

Organisation (if applicable) Live Architecture

Unit No.: _____ St. No.: _____ Street name PO Box 980

Suburb/locality Warrnambool State Vic postcode 3280

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

Business Phone 03 5561 4334 Email louise@livearchitecture.com.au

Mobile Phone _____ Fax _____

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

☐ Sa
Where
Title:
Organi
Unit N
Suburb

[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 LAB Date 8/10/2026

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.

ADVERTISED

HOPKINS POINT ROAD

BLUE HOLE ROAD

LOGANS BEACH ROAD

NEW 2.4M WIDE x 1.1M HIGH SIGN FOR PROPOSED ACCOMMODATION.

SIGNAGE

TITLE BOUNDARY 148,660 MM 98°57'40"

1060MM HIGH TIMBER POST AND RAIL FENCE

EXISTING POST AND RAIL FENCE

EXISTING VEGETATION

LANDSCAPING BUFFER TO HOPKINS POINT ROAD RECENTLY REPLANTED & BEING MAINTAINED

EXISTING 1.2M HIGH POST AND WIRE FENCE

EXISTING 2M HIGH BAMBOO SCREEN FENCE

EXISTING 2M HIGH TIMBER PALING FENCE

EX. RETAINING WALL 440MM HEIGHT

EXISTING FENCED OFF EASEMENT

PROPOSED BALINESE PERGOLA

EXISTING UNDERGROUND STORMWATER RETENTION PIT

PROPOSED 2M HIGH BAMBOO SCREEN

GRAZING PADDOCK

NO. 1A (LOT 2) 1.026 HA

EXISTING ACCOMMODATION

EXISTING RETAINING WALL & PROPOSED 1.2M HIGH POST & WIRE FENCE ABOVE. NATIVE HEDGE TO 1.5M TO BOUNDARY.

TAP

SHAPE DRIVEWAY TO DIRECT STORMWATER TO EXISTING GRATED PIT.

EXISTING ALL WEATHER ACCESS TRACK

LPG

WATER METER

EXISTING 1.8M TIMBER PALING FENCE

TITLE BOUNDARY 46,360 MM 278°57'40"

GATE

2M WIDE EASEMENT

EX. RETAINING WALL 450MM HEIGHT

GARDEN SHED

EXISTING 2M HIGH BAMBOO SCREEN

PROPOSED BALINESE PERGOLA

EXISTING MASONRY SPLAYED ENTRY.

REMOVABLE FLAGS TO HIGHLIGHT BOOKING OFFICE.

TITLE BOUNDARY 28,300 MM 278°57'40"

EX. RETAINING WALL 590MM HEIGHT

EXISTING PUMP STATION TO BE SCREENED BY PROPOSED BAMBOO FENCE LOCATED WITHIN SITE BOUNDARY

EX. PUMP STATION

EXISTING 1.8M TIMBER PALING FENCE

PROPOSED SWALE

800M WIDE OPEN SWALE BETWEEN DRIVEWAY & BOUNDARY AS PER CIVIL ENGINEER'S DETAILS.

EX. RETAINING WALL 480MM HEIGHT

BAMBOO SCREEN TO CONCEAL SERVICE AREA. LOCATE HWS, HYDRONIC BOILER & GAS BOTTLES ON CONCRETE PAD.

HWS BOILER

GAS

DWELLING 2 F.L. 2.6 AHD 186.62 m²

POOL

DECK

EXISTING RESIDENCE

PROPOSED ACCOMMODATION

SHAPE SWALE TO DIRECT STORMWATER TO EXISTING INLET 2.

INLET 2

EXISTING RETAINING WALL & 1.2M HIGH POST & WIRE FENCE ABOVE. NATIVE HEDGE TO 1.5M TO BOUNDARY.

GATE

EX. RETAINING WALL 430MM HEIGHT

PROPOSED 2M HIGH BAMBOO SCREEN.

PROPOSED BALINESE PERGOLA.

TITLE BOUNDARY 87,300 MM 8°57'40"

TITLE BOUNDARY 69,540 MM 8°57'40"

TITLE BOUNDARY 109,540 MM 188°57'40"

2 X 7,000L SLIMLINE CORRUGATED TANKS TO MATCH WALL COLOUR.

EXISTING LOW LYING AREA

SHAPE SWALE TO DIRECT STORMWATER TO EXISTING INLET 1.

INLET 1

EX. RETAINING WALL 330MM HEIGHT

DWELLING 1 F.L. 2.6 AHD 186.62 m²

HWS BOILER

GAS

EXISTING RETAINING WALL & 1.2M HIGH POST & WIRE FENCE ABOVE. NATIVE HEDGE TO 1.5M TO BOUNDARY BY OWNER.

COMPACTED GRANITIC SAND DRIVEWAY WITH FALL TO EXISTING STORMWATER PITS & LANDSCAPED SWALE.

EX. RETAINING WALL 360MM HEIGHT

PROPOSED CANARY DATE PALMS, REFER TO LANDSCAPE PLAN. PLANTING BY OWNER.

GRANITIC SAND DRIVEWAY

NEW AUTOMATIC CORTEN STEEL SLIDING GATE TO MATCH EXISTING ON BLUE HOLE ROAD.

EX. RETAINING WALL 630MM HEIGHT

EXISTING OVERFLOW OF SOAK PIT INTO SWALE AS PER CIVIL ENGINEERS DETAILS.

RENDER EXISTING MASONRY FENCE.

PROPOSED ACCOMMODATION SIGNAGE TO BOTH SIDES OF EXISTING MASONRY FENCE BY OWNER.

EX. SOAK PIT

EX. FIRE PLUG

NEW COLOURED, EXPOSED AGGREGATE CONCRETE CROSSOVER TO MATCH BLUE HOLE ROAD CROSSOVER. CONSTRUCT TO COUNCIL REQUIREMENTS & ALLOW FOR AUTHORITY FEES. CONFIRM WIDTH ON SITE.

TITLE BOUNDARY 24,000 MM 278°57'40"

TITLE BOUNDARY 87,300 MM 8°57'40"

TITLE BOUNDARY 37,300 MM 188°57'40"

PROPOSED BALINESE PERGOLA

EXISTING MASONRY AND BAMBOO INFILL FENCE 1.6M HEIGHT.

TITLE BOUNDARY 50,000 MM 278°57'40"

EXISTING NEIGHBOURING BRICK FENCE 1.47M HIGH.

NO. 1

N

AREAS

EXISTING RESIDENCE	297.4M²
EXISTING ACCOMMODATION	163.6M²
2 X PROPOSED ACCOMMODATION DWELLINGS	372.4M²
PROPOSED PERGOLAS	38.5M²
SITE COVERAGE	871.8M²
SITE AREA	1.026 Ha

REVISION D
EAST BOUNDARY (AT NORTH EAST CORNER):
- EXISTING 2M HEIGHT BAMBOO SCREEN FENCE ON BOUNDARY TO BE REMOVED.
- PROPOSED 1.2M HEIGHT POST & WIRE FENCE TO BE LOCATED ABOVE EXISTING RETAINING WALL ON BOUNDARY.

SCREENING OF EXISTING PUMP STATION:
- PROPOSED 2M HEIGHT BAMBOO SCREEN FENCE, LOCATED WITHIN THE SITE, WILL PROVIDE VISUAL SCREENING OF THE EXISTING PUMP STATION LOCATED ON ADJOINING LAND.

- THE HEIGHT OF BAMBOO SCREEN FENCING THROUGHOUT THE SITE (EXISTING & PROPOSED) SHOWN AMENDED IN 'RED'.

ISSUE

A	FENCE HEIGHT & DETAILS	14.09.21
C	LANDSCAPING & EAST FENCE AMENDMENT	15.06.22
D	PLANNING RFI RESPONSE	05.11.26

LIVE ARCHITECTURE

3/241-247 Timor St,
Warrnambool VIC 3280
P: 03 5561 4334
M: 0409 911 583
fiona@livearchitecture.com.au

Registration No. 17870
ABN 68 626 161 224

PROJECT

PROPOSED GROUP ACCOMMODATION
1A BLUE HOLE ROAD, WARRNAMBOOL

DRAWING

PLANNING APPLICATION
PROPOSED SITE PLAN

SCALE 1:250

PROJECT NO. 21016

DATE NOVEMBER 2026

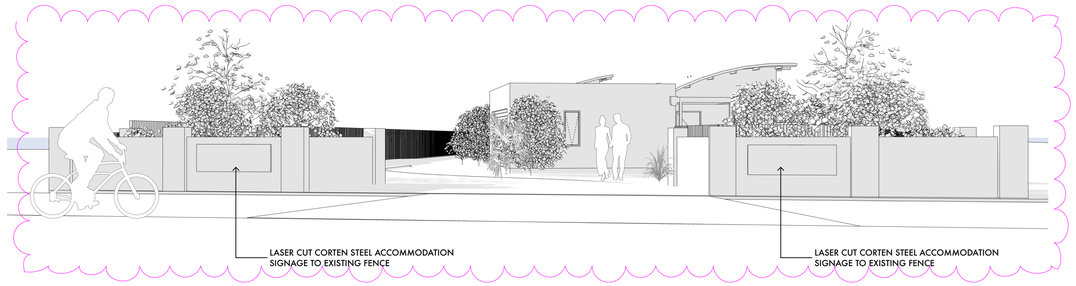
DRAWING NO D02

REVISION D

PROPOSED SITE PLAN

SCALE 1:250

ADVERTISED

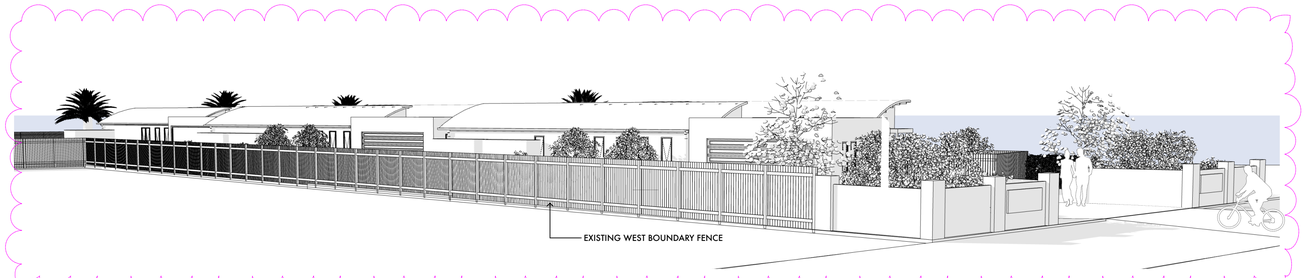


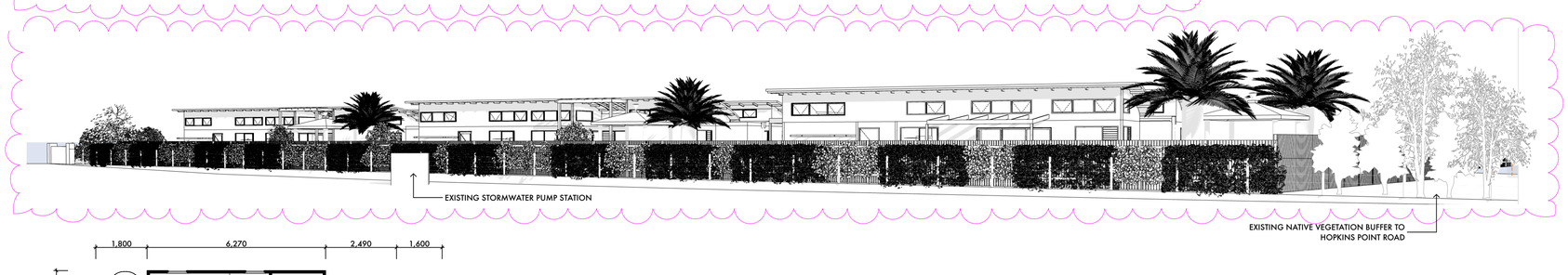


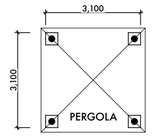
SOUTH EAST PERSPECTIVE



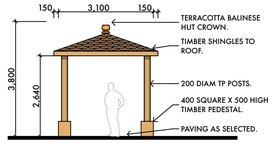
NORTH EAST PERSPECTIVE



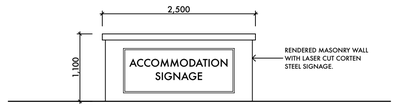




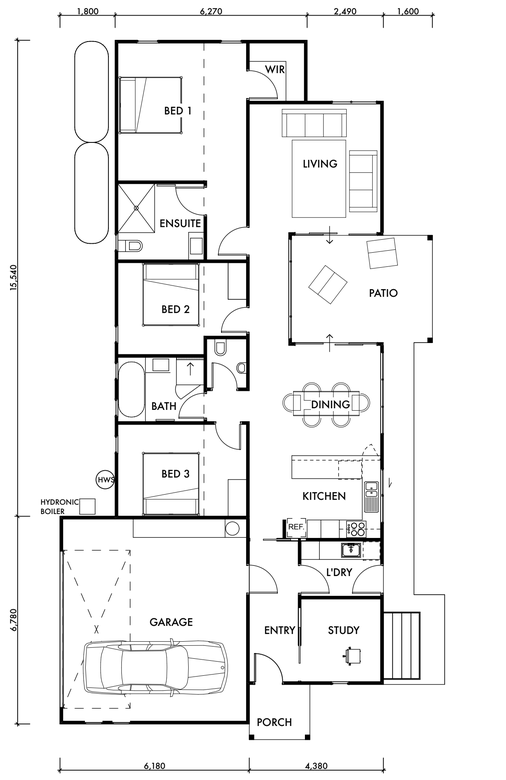
BALINESE PERGOLA PLAN
SCALE 1:100



PERGOLA ELEVATION
SCALE 1:100



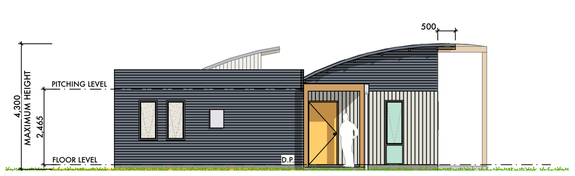
PROPOSED SIGNAGE - BLUE HOLE ROAD INTERSECTION
SCALE 1:50



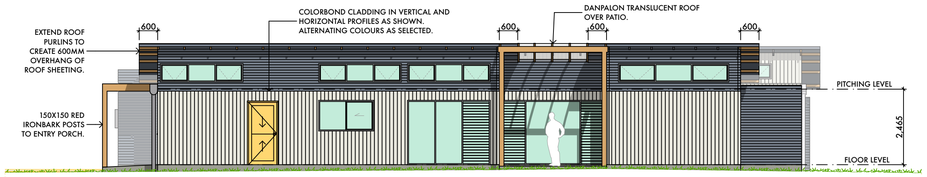
PROPOSED FLOOR PLAN
SCALE 1:100

NOTE: ACCOMMODATION DWELLINGS NO 1 & 2 ARE OF THE SAME FLOOR PLAN.

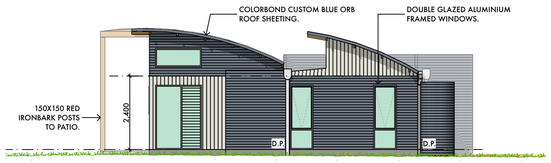
N



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

COLOUR SCHEDULE

DUNE	CORRUGATED CLADDING VERTICAL PROFILE COLORBOND 'DUNE'
DEEP OCEAN	CORRUGATED CLADDING HORIZONTAL PROFILE, ROOF, GUTTER, GARAGE DOOR & RAINWATER TANKS COLORBOND 'DEEP OCEAN'
	EXPOSED HWD PURLINS & PERGOLA RED IRONBARK POSTS & RAFTERS
	WINDOWS & EXTERNAL WALL LIGHTS NATURAL ANODISED ALUMINIUM
	EXTERNAL CONCRETE WASHED EXPOSED AGGREGATE TO MATCH EXISTING
	BAMBOO SCREENS TO MATCH EXISTING

REVISION D
EAST BOUNDARY (AT NORTH EAST CORNER):
- EXISTING 2M HEIGHT BAMBOO SCREEN FENCE ON BOUNDARY TO BE REMOVED.
- PROPOSED 1.2M HEIGHT POST & WIRE FENCE TO BE LOCATED ABOVE EXISTING RETAINING WALL ON BOUNDARY.

SCREENING OF EXISTING PUMP STATION:
- PROPOSED 2M HEIGHT BAMBOO SCREEN FENCE, LOCATED WITHIN THE SITE, WILL PROVIDE VISUAL SCREENING OF THE EXISTING PUMP STATION LOCATED ON ADJOINING LAND.

- THE HEIGHT OF BAMBOO SCREEN FENCING THROUGHOUT THE SITE (EXISTING & PROPOSED) SHOWN AMENDED IN 'RED'.

ISSUE

C	LANDSCAPING & EAST FENCE AMENDMENT	15.06.22
D	PLANNING RFI RESPONSE	05.11.26

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PROJECT

PROPOSED GROUP ACCOMMODATION
1A BLUE HOLE ROAD, WARRNAMBOOL

DRAWING

PLANNING APPLICATION
PROPOSED PLAN & ELEVATIONS

SCALE 1:100
PROJECT NO. 21016
DATE NOVEMBER 2026
DRAWING NO. D03
REVISION D

ADVERTISED

1A BLUE HOLE ROAD

D01 SITE & NEIGHBOURHOOD CONTEXT PLAN
D02 PROPOSED SITE PLAN
D03 PROPOSED PLAN & ELEVATIONS



#1 HOPKINS RIVER VIEW



#2 BLUE HOLE ROAD



#3 VIEW FROM CORNER



#4 BLUE HOLE ROAD



#5 NORTH BOUNDARY



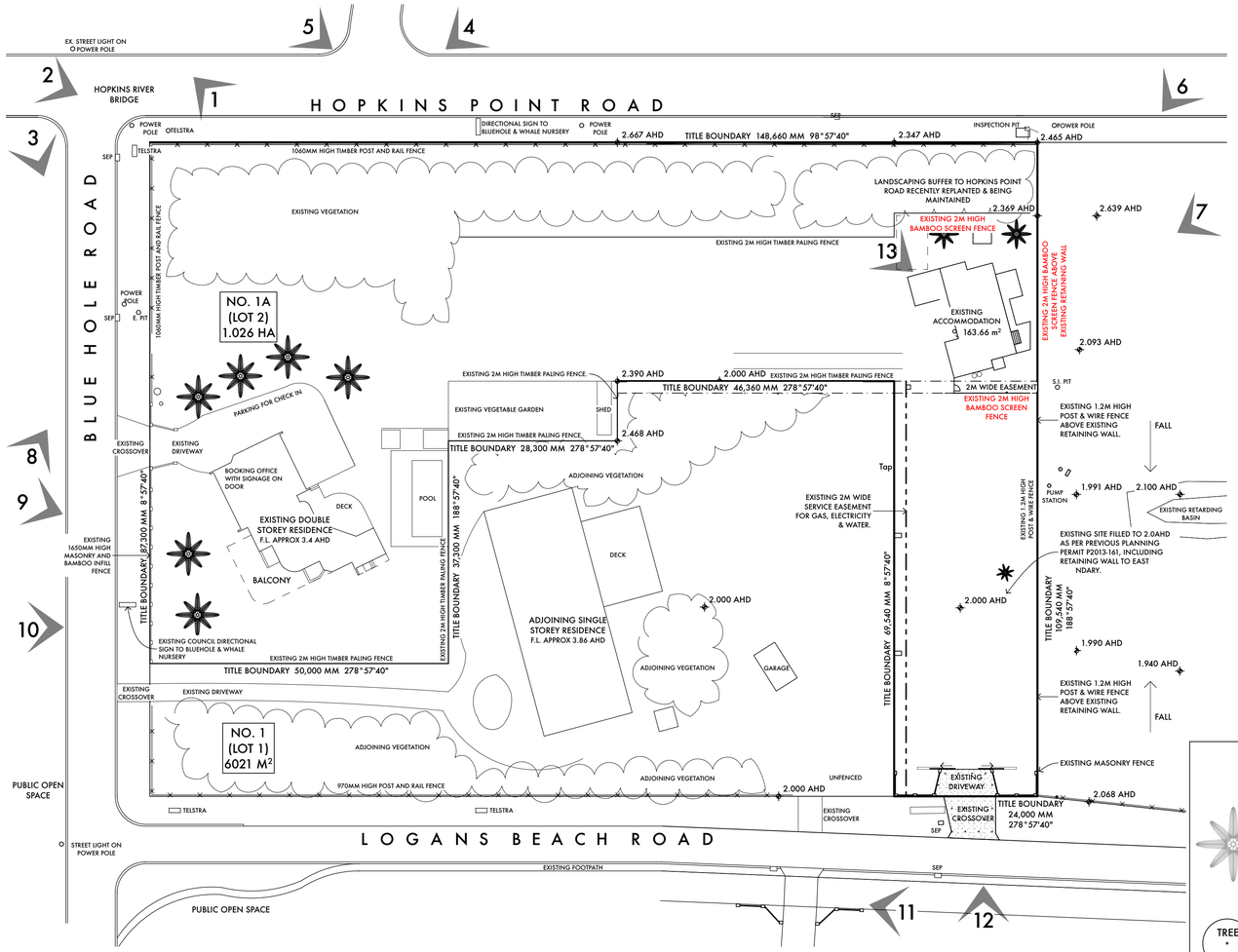
#6 EAST VIEW



#7 VIEW FROM HOPKINS POINT ROAD



#13 EXISTING ACCOMMODATION


HOPKINS POINT ROAD
BLUE HOLE ROAD
LOGANS BEACH ROAD
HOPKINS RIVER BRIDGE
NO. 1A (LOT 2) 1.026 HA
NO. 1 (LOT 1) 6021 M²
EXISTING DOUBLE STOREY RESIDENCE F.L. APPROX 3.4 AHD
ADJOINING SINGLE STOREY RESIDENCE F.L. APPROX 3.86 AHD
EXISTING ACCOMMODATION 163.66 m²
DWELLING 3 F.L. 2.84 AHD
DWELLING 2 F.L. 2.6 AHD
DWELLING 1 F.L. 2.6 AHD
PROPOSED DWELLING 2
PROPOSED DWELLING 1
TITLE BOUNDARY 148,660 MM 98°57'40"
TITLE BOUNDARY 46,360 MM 278°57'40"
TITLE BOUNDARY 28,300 MM 278°57'40"
TITLE BOUNDARY 50,000 MM 278°57'40"
TITLE BOUNDARY 109,540 MM 188°57'40"
TITLE BOUNDARY 69,540 MM 8°57'40"
TITLE BOUNDARY 87,300 MM 8°57'40"
TITLE BOUNDARY 37,300 MM 188°57'40"
TITLE BOUNDARY 24,000 MM 278°57'40"
EXISTING 2M HIGH BAMBOO SCREEN FENCE
EXISTING 2M HIGH BAMBOO SCREEN FENCE ABOVE EXISTING RETAINING WALL
EXISTING 1.2M HIGH POST & WIRE FENCE ABOVE EXISTING RETAINING WALL.
EXISTING 2M WIDE SERVICE EASEMENT FOR GAS, ELECTRICITY & WATER.
EXISTING SITE FILLED TO 2.0AHD AS PER PREVIOUS PLANNING PERMIT P2013-161, INCLUDING RETAINING WALL TO EAST NDARY.
EXISTING MASONRY FENCE
EXISTING 1650MM HIGH MASONRY AND BAMBOO INFILL FENCE
EXISTING 1060MM HIGH TIMBER POST AND RAIL FENCE
EXISTING 970MM HIGH POST AND RAIL FENCE
EXISTING 2M HIGH TIMBER PALING FENCE
EXISTING 1.8M TIMBER PALING FENCE
EXISTING 1.2M HIGH POST & WIRE FENCE
EXISTING 1M HIGH POST & WIRE FENCE
EXISTING 2M HIGH BAMBOO SCREEN
PROPOSED 2M HIGH BAMBOO SCREEN
PROPOSED 1.5M HIGH MIXED NATIVE HEDGING PLANTS
PROPOSED 2M HIGH BAMBOO SCREEN WIRE FENCE ABOVE EXISTING RETAINING WALL
EXISTING 2M HIGH TIMBER PALING FENCE
EXISTING VEGETATION
EXISTING VEGETABLE GARDEN
ADJOINING VEGETATION
LANDSCAPING BUFFER TO HOPKINS POINT ROAD RECENTLY REPLANTED & BEING MAINTAINED
PARKING FOR CHECK IN
BOOKING OFFICE WITH SIGNAGE ON DOOR
EXISTING CROSSOVER
EXISTING DRIVEWAY
EXISTING COUNCIL DIRECTIONAL SIGN TO BLUEHOLE & WHALE NURSERY
DIRECTIONAL SIGN TO BLUEHOLE & WHALE NURSERY
EXISTING 2M WIDE EASEMENT
EXISTING 1.2M HIGH POST & WIRE FENCE ABOVE EXISTING RETAINING WALL.
EXISTING 2M HIGH BAMBOO SCREEN FENCE
EXISTING 2M HIGH BAMBOO SCREEN FENCE ABOVE EXISTING RETAINING WALL
EXISTING 1.2M HIGH POST & WIRE FENCE ABOVE EXISTING RETAINING WALL.
EXISTING RETARDING BASIN
PUMP STATION
EXISTING EXISTING 1.2M HIGH POST & WIRE FENCE
EXISTING 2M WIDE SERVICE EASEMENT FOR GAS, ELECTRICITY & WATER.
EXISTING 1.2M HIGH POST & WIRE FENCE ABOVE EXISTING RETAINING WALL.
EXISTING EXISTING 1.2M HIGH POST & WIRE FENCE
EXISTING 2M HIGH BAMBOO SCREEN FENCE ABOVE EXISTING RETAINING WALL
EXISTING 2M HIGH BAMBOO SCREEN FENCE
EXISTING 1M HIGH POST & WIRE FENCE
EXISTING 2M HIGH BAMBOO SCREEN
PROPOSED 2M HIGH BAMBOO SCREEN
PROPOSED 1.5M HIGH MIXED NATIVE HEDGING PLANTS
PROPOSED 2M HIGH BAMBOO SCREEN WIRE FENCE ABOVE EXISTING RETAINING WALL
EXISTING 2M HIGH TIMBER PALING FENCE
EXISTING 1.8M TIMBER PALING

ADVERTISED

LIVE ARCHITECTURE

5th November 2026

Planning Team
Warrnambool City Council
Warrnambool VIC 3280

Dear Planning Team,

RE: Planning Permit Application for two proposed group Accommodation dwellings on a site with an existing dwelling and 1 existing group accommodation dwelling, proposed boundary fence, signage and construction of 4 x Balinese pergolas at 1A Blue Hole Road, Warrnambool.

Please find enclosed a Planning Permit Application for two proposed group accommodation dwellings at 1A Blue Hole Road, Warrnambool. Refer also to previous Planning Permit PP2021-0108 which has expired due to delays largely as a result of a lack of builders and trades. This application re-submits the previously approved Planning Permit PP2021-0108 and no changes have been made.

Planning Details

RLZ Rural Living Zone
DDO2 Design Development Overlay 2
ESO1 Environmental Significance Overlay Schedule 1
SLO1 Significant Landscape Overlay 1
Designated Bushfire Prone Area

A planning permit is required for Accommodation in the RLZ and buildings and works must comply with the Logans Beach Urban Design Guidelines. In SLO1 a permit is also required to construct a building and a fence.

1A Blue Hole Road, Warrnambool

The existing site wraps around no. 1 Blue Hole Road, with the main street frontage on Blue Hole Road and secondary street frontage to Logans Beach Road. The site has a total area of 1.026 ha. The site has an existing dwelling fronting Blue Hole Road with one group accommodation dwelling constructed as per another previous Planning Permit P2013-161 which has also since expired. The site is vegetated to the north, which provides a buffer to Hopkins Point Road. The narrowest part of the site is 24m wide with frontage to Logans Beach Road.



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THE PROPOSAL

Group Accommodation

The proposal is for the construction of two x 3 bedroomed dwellings that will operate as short term holiday accommodation on the site, as per the previous approved permit P2013-161 and PP2021-0108.

Each accommodation dwelling will sleep 6 adults and is suited to families, couples and small groups. The dwellings are designed to be accessible for people with limited mobility and include widened doorways, a disabled wc & shower room, and zero threshold doors. The accommodation guests will make bookings directly via telephone, email or through the website. They will call in to the dedicated reception area at the existing Blue Hole Road Residence and complete booking arrangements, collect keys etc and then be taken to their accommodation in Logans Beach Road. The reception area will be staffed 24/7 by the occupants of 1A Blue Hole Road. Guests that are booking in will be able to park on site, adjacent to the reception area and turn around and exit the site in a forward manner to maintain traffic safety.

Balinese Pergolas x 4

A Balinese pergola is to be constructed adjoining each accommodation dwelling and one adjoining the existing dwelling fronting Blue Hole Road. Refer to proposed Site Plan.

Proposed signage

Signage is proposed to be erected for the accommodation on Logans Beach Road and the corner of Hopkins Point Road and Blue Hole Road.

Proposed boundary fences

East Boundary Fencing

There is an existing retaining wall built within the site boundary.

The Proposed Site Plan & Landscape plan show;

1. The existing 1.2m high post & wire fence on a portion of the East boundary is to remain.
2. The existing 2m high bamboo fence on the East boundary adjoining the existing accommodation dwelling is to be removed.
3. A new landscaping buffer of 1.2m width is proposed to include 1.5m high native hedging & grasses planting continuously along the East boundary to become the main visual element of this boundary.
4. A proposed 2m high bamboo screen is proposed 1.2m from the East boundary, on the other side of the landscaping buffer. This screen is required for security, privacy and protection from the elements.

Security, privacy and protection from the elements is of high importance to the owners due to previous trespassers noted on site, vandalism / graffiti of the existing front fence and strong winds preventing use of the clothesline & outdoor areas. It is therefore of utmost importance for the continued use of the site, that the East boundary be more secure than just a fence of an 'open farm character'.

The Logans Beach Urban Design Guidelines note that if protection from the elements or privacy is required, then 'shrubbery is more desirable and characteristic of this area'. The amended proposal retains the existing portion of 1.2m high open post & wire farm character fence to a portion of the boundary and also proposes a 1.2m high open post and wire fence to the north east corner of the boundary, where the bamboo screen fence is to be removed. A native hedging buffer to 1.5m height is also proposed, which is outlined as an acceptable solution.

The provision of a 2m high bamboo screen fence further within the property is deemed to also be an acceptable solution to address the important needs of site privacy, security and protection from the elements. It provides a layering affect, with the native vegetation being the prominent visual element from Hopkins Point Road.

Whilst the Logans Beach Urban Design Guidelines note that 'Open fences are preferable to solid fences', 'Fences should be rural in character' and 'fences should be built to a maximum of 1.5m in areas where views are prominent' the wording indicates some flexibility to these guidelines to also consider other important site factors. It is considered that the objectives of the Logans Beach Urban Design Guidelines have been considered and respected in the proposal whilst also meeting the equally important needs of site privacy, security & protection from the elements for the owners use of the site.

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35.03 Rural Living Zone (RLZ)

35.03-5 Decision Guidelines

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework,*

The Municipal Planning Strategy, 21.08 Economic Development outlines '*opportunities exist for coastal tourist development to the east of the city which would take advantage of the major scenic coastal opportunities while remaining sensitive to environmental and landscape values of the coast'*. The proposed site is ideally located for Tourist Accommodation, as it is within walking distance of one of our best known attractions – the Logans Beach Whale nursery and the Hopkins River mouth.

- *Any Regional Catchment Strategy and associated plan applying to the land.*

Warrnambool is located within the Glenelg Regional Catchment and the *Glenelg Regional Catchment Strategy* (RCS) and the *Victorian Coastal Strategy* are the primary environmental planning frameworks for land, water and biodiversity in the region. Glenelg Hopkins CMA have previously indicated that the property is outside of the 1%AEP floods of the Hopkins River.

- *The capability of the land to accommodate the proposed use or development.*

The area of the site where the accommodation is proposed has been filled as per the previous Planning Permit P2013-161 and the Stormwater retention pit has been constructed as per this permit which was to accommodate 3 x accommodation dwellings. The land is capable to accommodate the proposed use of 2 further accommodation dwellings as per the original approved application.

- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

The site is located on a busy and prominent corner for tourists and is an ideal location for accessible holiday accommodation as it is on an existing tourist route. The proposed use will not impose negatively on adjoining properties, as there is only one nearby dwelling and a 2m high timber paling fence exists on the west boundary, providing privacy to this residence at No. 1 Blue Hole Road. Nearby land uses are residential to the north of Hopkins Point Road and Logans Beach Road is mixed use made up of Residences, hobby farms, accommodation and a spa & fitness centre. There are approximately 4 properties on Logan's Beach Road offering accommodation and therefore it is a popular existing use.

Agricultural issues

- *The capacity of the site to sustain the agricultural use.*

The site is not used for agricultural use and is located on the fringe of urban development and therefore urban development is considered a more appropriate use for this site.

- *Any integrated land management plan prepared for the site.*

The land is not used for agricultural purposes.

- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.*

As above.

Environmental issues

- *The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.*

The proposed landscaping will include swales to encourage natural storm water retention on site.

- *The impact of the use or development on the flora, fauna and landscape features of the locality.*

The existing established native coastal vegetation to the north of the site will be retained as part of the works.

- *The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

As above.

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- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

The proposed short term accommodation dwellings will be connected to reticulated water and sewerage supply and therefore impact to waterways and native vegetation will be minimal. A stormwater retention pit has already been constructed on site and rainwater tanks are proposed for each accommodation dwelling to be used for gardening on site.

Design and siting issues

- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*

The site is located in the gully of Logans Beach Road and will be partially obscured from view on Hopkins Point Road due to existing vegetation. The proposed accommodation dwellings will not be visible from dominant vantage points of Hopkins River and Serendipity Drive, but will be visible from Hopkins Point Road as approached down the hill.



The site viewed from Hopkins Point Road half way down the hill, 1 Blue Hole Road visible behind the existing boundary fence. This existing dwelling has a higher floor level than the proposed accommodation dwellings and is currently a dominant visual form. The existing constructed accommodation dwelling recedes into the landscape and is not highly visible.



The site viewed from the intersection of Blue Hole Road.

The short term accommodation dwellings are single storey, with a low roof profile of maximum 4.3m height that will not dominate the landscape. The dwellings will be separated 5.2m and 6.3m from each other with 2m high bamboo fencing and landscaping buffers between, providing secure secluded private open spaces. Colours are to be dark and natural earth tones to recede into the landscape as outlined in the Logans Beach Urban Design Guidelines and will be the same as the already constructed accommodation dwelling.

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Existing accommodation dwelling, proposed accommodation dwellings to be the same colours.

- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*

The character of the area is of one of a natural and pastured landscaped setting with the adjoining beauty of the Hopkins river mouth, whale viewing platform and Logans Beach. It is considered that the proposed accommodation dwellings will be landscaped to continue the existing landscaping character of the site to provide consistency and easy identification of the two entrances to the site. Refer to the Proposed Landscape Plan.

- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*

The existing site is bordered by three sealed roads and is connected to reticulated water, drainage, sewer, power and telecommunications.

- *Whether the use or development will require traffic management measures.*

Traffic management measures would not be necessary for the proposed accommodation as access will be via Logans Beach Road which is a 60km zone and suitable for residential access. Each accommodation dwelling will include a double garage and parking for a visitor, taxi etc. Vehicles will be able to enter and exit the site in a forward motion for both the accommodation and the booking / check in office. As Logans Beach Road is commonly already used by tourists it is envisaged that traffic will not significantly increase in the area.

43.02 Design & Development Overlay (DDO2) – Logans Beach

Decision Guidelines

- *Relevant decision guidelines listed in Schedules 1 & 2 to the Environmental Significance Overlay, and Schedule 1 to the Significant Landscape Overlay, where these overlays apply to the land;*

No buildings should be constructed within 3 metres of a side or rear boundary, 20 metres of Hopkins Point Road, or 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Proposed accommodation dwellings will have a side setback of 3.5m from the east boundary and 12m from Logans Beach Road. The proposed Balinese Pergolas have a setback of 2.5m from the east boundary as they are a small outdoor structure and are generally screened by proposed bamboo fencing.

- *The Local Planning Policy 22.01-2 Logans Beach;*

The design and built form of new development shall be sensitive to the environment and landscape qualities of the area and shall be in accordance with the requirements of the Design and Development Overlay, Schedule 2.

Refer below.

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The Logans Beach Urban Design Guidelines

Protection of Viewsheds & views *views and character of the area shall not be degraded by development, key views maintained, new buildings unobtrusive*	The proposed development does not dominate any significant view lines and it is considered that the development can be screened with proposed landscaping, fencing and existing vegetation for the development to be visually unobtrusive.
Lot Sizes *Not to be further decreased*	The existing lot size is 1.026 hectares and there is no intention of further subdivision in this planning application.
Building Orientation *neighbours views shall not be obscured, design for local conditions, orientation and design of buildings to fit harmoniously with the surrounding landscape*	As the property is set in the Logans Beach gully, views of the surrounding dunes, hills and river are not obscured by the proposed development. Landscaping is proposed as detailed on the Landscape Plan.
Building Envelopes & Setbacks *Proposed building to minimise impact of adjoining views, double storey discouraged*	The proposed short term accommodation dwellings are single storey and set back a minimum 3.5m from the East boundary and 6.6m from the West boundary. The proposed setback from Logans Beach Road is 12m which allows for landscaping and a visitor park in front of accommodation dwelling 1.
Building form, colour and material *building form shall be simple and recede into the landform, minimise bulk, roof form, muted tones*	The dwellings are single storey, with a low roof profile of maximum 4.3m height that will not be prominent in the landscape. The dwellings will be separated 6.3m & 5.2m from each other with landscaping and fencing between. Colours are to be dark and natural earth tones to recede into the landscape, to match the already constructed accommodation dwelling. Detailing is simple and well resolved.
Entrances, Driveways and fences *fences are to be low key, recede into the landscape, open in character, dark driveway.*	The existing masonry fence fronting Logans beach road will have 2 automated corten steel sliding gates, to match existing gates visible from Blue Hole Road. The existing 1.2m high post & wire fence on a portion of the East boundary is to remain. The existing 2m high bamboo fence on the East boundary adjoining the existing accommodation dwelling is to be removed. A new landscaping buffer of 1.2m width is proposed to include 1.5m high native hedging & grasses planting continuously along the East boundary to become the main visual element of this boundary. A proposed 2m high bamboo screen is proposed 1.2m from the East boundary, on the other side of the landscaping buffer. This screen is required for security, privacy and protection from the elements and to visually conceal traffic on site. The height of the proposed fence will not block significant view sheds, and the bamboo will naturally grey off, receding into the landscape. An existing and proposed 2m high bamboo fence between dwellings provides privacy and security. The crossover will be concrete to match the existing crossover on Blue Hole Road, with the remainder of the driveway to be crushed granite.
Vegetation *wind buffers, vegetated boundaries & screening, where possible indigenous*	Proposed vegetation has been selected where it has already been tried & tested on site. Native vegetation has been selected as shown on the submitted Landscape Plan. The existing native vegetation buffer to the north, fronting Hopkins Point Road is to be maintained. Proposed vegetation has a greater chance of survival where planted along existing and proposed fence lines due to wind and harsh environment.
Signage	Entrance Signage will be added to the existing front fence fronting Logans Beach Road and will be a laser cut corten steel panel. A similar sign is to be erected on the property, visible from the Blue Hole Road intersection.

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Hopkins Point Road *a main avenue and extension of the Great Ocean Road, revegetation and signage to accentuate this role, trees planted at irregular intervals to allow views.*	The existing site has a native landscaping buffer along Hopkins Point Road, screening the development while still allowing views beyond. Whilst native vegetation is proposed, feature Canary date palm trees are also proposed within the site to provide continuity with existing landscaping on the site. The date palm trees will be at irregular intervals to allow views and will also encourage parrots, similar to the existing date palm trees around Warrnambool.

Particular care will be taken in the assessment of development applications on the south side of Hopkins Point Road to protect the visual landscape amenity, through the designation of a Significant Landscape Overlay.

The visual landscape will not be adversely affected, as the site is located in a flat, gully area of Logans Beach Road and not on a prominent ridgeline. The proposed accommodation will be screened with both bamboo fencing set within the site, proposed landscaping and existing native vegetation.

Revegetation will be actively encouraged.

The existing north native vegetation has recently been revegetated to the north east corner with 5 new native trees planted as part of the previous permit works. Proposed native vegetation is also intended as shown on the Landscape Plan.

- *Any policies listed in the Local Planning Policy Framework which may be applicable to the land including: Coastal Areas, Rare & Threatened Species, Potential for Groundwater Recharge, Steep Land, Hilltop and Ridgeline Protection, and Building Construction in Low Density Residential and Rural Living Zones.*

Local Planning Policy 21.05-3 Housing Strategies - Hopkins Point River and Coastal Environment

Encourage development that is clustered together to provide for large areas of public open space, environmental linkages and the protection of ridgelines and significant flora and fauna species that demonstrate key environmental benefits.

The proposed development is for three short term accommodation dwellings to be clustered together on an eastern strip of the site that is in an existing quiet area off Logans Beach Road. Existing walking and bike paths across the road will link tourists directly to existing environmental areas and public open space of the Hopkins River, Logans Beach and Warrnambool Foreshore.

Require the preparation of detailed siting and design schemes such as stormwater re-use, drought resistant gardens, habitat creation and enhancement which includes revegetation and solar orientation of buildings that demonstrate net environmental benefits resulting from any form of proposed residential development.

The proposed accommodation dwellings are sited with their 'backs' to the South West winds, glazing orientated to the North East with the proposed landscaping throughout to continue the beautiful environmental features of the area, creating further habitat for existing flora and fauna.

21.07 Economic Development

Opportunities exist for some coastal tourism development to the east of the city which would take advantage of the major scenic coastal opportunities while remaining sensitive to environmental and landscape values of the coast.

The site is located east of the city on the border of two of Warrnambool's most popular natural assets, the whale viewing platform and the Hopkins River. Even though the site is located within walking / cycling distance of these great environmental assets, the development will not be visible from these significant vistas and recedes into the landscape.

To support the establishment of fully integrated lifestyle resort(s) that provide(s) new tourism infrastructure and facilities which specifically target state, national and international markets. Increase the quality and quantity of tourist accommodation.

The proposed short term accommodation dwellings are suited to families, groups, and couples and are designed to be accessible for those with limited mobility, notably the aging tourist or families with young children. Steps are eliminated and a disabled ensuite is provided to the main bedroom. They are an alternative accommodation type for tourists who seek spacious, light filled, sustainable and quality accommodation that encourages walking and cycling to nearby sights.

Support coastal tourism development that is environmentally responsive and easily accessible from Warrnambool.

The location of the site is approximately 2.5km from the City centre, approximately 1.8km from Gateway Shopping Centre and is on the doorstep of the Hopkins River, Logans Beach and the Whale viewing platform. The design is

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environmentally responsive and landscaping proposed.

42.01 Environment Significance Overlay (ESO1) – Coastal Environs

Decision Guidelines

- *Any relevant strategy or policy prepared by the Victorian Coastal Council and the relevant Coastal Management Board including the Victorian Coastal Strategy and any relevant Coastal Action Plan.*

  The Great Ocean Road Region Strategy aims to direct urban growth to townships where it can be best accommodated and limit growth elsewhere. The proposed development is in an ideal location that can easily be connected to existing walking trails, bicycle paths and tourist attractions in an area that already has existing services and sealed roads.

- *The preservation of the coastal environment including natural coastal processes, any important vegetation or conservation characteristics of the area and the suitability of the site for proposed development.*

  Existing native vegetation of coastal tea tree, boobialla and other species are noted in the existing north landscaping buffer. The existing north native vegetation has recently been revegetated to the north east corner with 5 new native trees planted as part of the previous permit works. Further landscaping incorporating native vegetation is also proposed.

- *The need to control the siting, shape and height of any buildings or extensions;*

  The siting of the short term accommodation dwellings are in a natural gully, a low lying point and not located within a significant ridgeline. The height of the dwellings is single storey with a curved broken roof line to reduce the overall height and impact as seen from various vantage points. The elevations illustrate the existing and proposed ground levels in relation to the proposal.

- *The extent to which the materials, colours and external finishes of buildings complement, rather than detract in appearance and character from the coastal environment.*

  Proposed colours are to be dark and natural earth tones to recede into the landscape. The dwellings will be of the same plan, however will differ in the two Colorbond cladding colours break up the built mass. Colours will be the same to that of the existing constructed accommodation dwelling.

- *The environmental capacity of the land.*

  It is believed that the land is capable to accommodate 3 additional dwellings, which will be surrounded by landscaping. Short term accommodation will be available year round, however it will have busy holiday periods and quiet times.

- *The need to remove, destroy or lop vegetation to create defendable space to reduce the risk of bushfire to life and property.*

  No removal of existing vegetation is proposed as part of this permit.

42.03 Significant Landscape Overlay (SLO1) – Coastal Hinterland Landscape Area

42.03-4 Decision Guidelines

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

  The Logans Beach Urban Design Guidelines place an importance on visually unobtrusive dwellings, located below prominent ridge lines and recommends placement where dwellings sit within an acceptable viewshed and minimise disruption of views. The proposed accommodation dwellings achieve this in their proposed location, and will be screened with landscaping to further reduce prominent visibility.

- *The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.*

  A key element is to encourage development which does not intrude upon views of the coast. The proposal is located in a natural gully, and will be predominantly visible from Logans Beach Road and not other significant vantage points. Refer to photos included on Site & Neighbourhood Context Plan.

- *The conservation and enhancement of the landscape values of the area.*

  With the planting of a mixture of indigenous species and canary date palms it is hoped to encourage native birdlife to visit the site more frequently and to nest in the palms where they are safe from predators.

- *The need to remove, destroy or lop vegetation to create defendable space to reduce the risk of bushfire to life and property.*

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No removal of existing vegetation is proposed as part of this permit.

- *The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.*

  The dwellings are single storey, with a low roof profile of maximum 4.3m height that will not be prominent in the landscape. The dwellings will be separated 6.3m and 5.2m from each other with landscaping between, forming a visual corridor and reducing the overall bulk of the development. Colours are to be dark and natural earth tones to recede into the landscape as outlined in the Logans Beach Urban Design Guidelines and will be similar to that of the existing constructed accommodation dwelling.

- *The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.*

  The dwellings are designed with their 'back' to the strong south west winds, and orientated to the east towards the morning sun and rural landscape. Separation between the dwellings allows for a landscaping corridor, visual breaks, access and retention of views through the site. The proposed dwellings are single storey with a floor level at approximately 2.3 AHD which is lower than the existing adjoining dwelling.

- *The impact of buildings and works on significant views.*

  The site is located in the gully of Logans Beach Road and obscured from view on Hopkins Point Road due to existing vegetation. The proposed accommodation dwellings will not be visible from dominant vantage points of the Hopkins River and Serendipity Drive, but will be visible from Hopkins Point Road, half way down the hill. Due to the muted tones of the external cladding it is considered that the development will recede into the landscape rather than be prominent in the landscape.

- *The extent of intrusion of the development upon views towards the coast, particularly from existing residential areas, major roads and other public locations.*

  As outlined above, the site is not in a prominent viewshed, it is located within a gully and can be integrated into the landscape with additional indigenous landscaping. Refer to previous photos taken and prominent vantage points.

- *The desirability of site responsive structures in locations of high visual prominence and desirability of using exterior finishes/colours and landscape screens to reduce the impact of a development.*

  The 2 proposed accommodation dwellings will be screened in the existing landscape with boundary landscaping, landscaping between dwellings and a mixture of bushes, shrubs and trees to create a more natural setting, respectful to its location.

- *The desirability of relocating the proposal to a less prominent location on the site to reduce the impact on views towards the coast.*

  It is considered that the proposed accommodation dwellings are located in the least prominent area of the site.

- *The need to retain and replant indigenous coastal species.*

  As previously mentioned proposed landscaping is to be a mixture of species that have already been tried and tested on site. Refer to the proposed Landscape plan.

- *The desirability of maintaining existing hedgerows as part of the coastal landscape and to screen existing and proposed development.*

  No removal of existing vegetation is proposed as part of this permit.

Proposed Fencing

East Boundary Fencing

There is an existing retaining wall built within the site boundary.

The Proposed Site Plan & Landscape plan show;

- The existing 1.2m high post & wire fence on a portion of the East boundary is to remain.
- The existing 2m high bamboo fence on the East boundary adjoining the existing accommodation dwelling is to be removed.
- A new landscaping buffer of 1.2m width is proposed to include 1.5m high native hedging & grasses planting continuously along the East boundary to become the main visual element of this boundary.
- A proposed 2m high bamboo screen is proposed 1.2m from the East boundary, on the other side of the landscaping buffer. This screen is required for security, privacy and protection from the elements.

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Additional benefits of the east boundary fencing and landscaping listed below include:

- To provide wind protection whilst vegetation is growing,
- To encourage landscaping to grow (tried and tested method on site!),
- To provide security for clients, where they have small children & pets staying and a secure yard is required,
- To provide security from unwanted entry, bikes, outdoor furniture and holiday equipment can remain secure in a secluded private yard,
- For privacy of clients in the accommodation dwellings as the dwellings encourage outdoor living,
- To reduce glare from headlights on Hopkins Point Road and provide privacy from passers by,
- To provide a visual screen and privacy from the adjoining sewer pump station which can also emit smells and have workers testing and servicing infrastructure in close proximity to proposed accommodation dwelling 2.

The existing and proposed bamboo fencing throughout the site will naturally grey off and not be a dominant feature of the landscape. Landscaping within each private yard will consist of a mixture of species, some native, as shown on the Landscape Plan, that will thrive in the local conditions – wind resistant, drought tolerant, low maintenance.

Proposed Balinese Pergolas

A Balinese pergola is to be constructed adjoining each accommodation dwelling and one adjoining the existing dwelling fronting Blue Hole Road. The pergolas will provide additional outdoor living and enjoyment of the outdoors in a landscaped setting. The pergolas are a maximum height of 3.8m and will be located a minimum setback of 2.5m from the east boundary. Refer to proposed Site Plan and Elevations for further details.

52.05 Advertising Signs

The site is located in a category 3 area and a sign for the Accommodation would come under Section 2, which requires a permit.

Proposed Sign to Hopkins Point Road and Blue Hole Road Corner

The sign will be setback 3m from each road and be on a 45 degree angle. The Sign will be a rendered masonry wall with corten steel laser cut signage to the front similar to the existing Logans Beach Spa & Fitness sign below. The sign will be a maximum width of 2.4m and maximum height of 1.1m from ground level. This sign will not be illuminated as there is already a street light for this corner. It is requested that the colouring and lettering style be later submitted to council for approval as a condition of the planning permit.



Existing sign for Logans Beach Spa & Fitness.

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Existing timber post and rail fence to Hopkins Point Road and Blue Hole Road Corner.
The proposed sign will be located 3m from each boundary and visible under the existing rail of the fence.

Proposed Sign to Logans Beach Road

The laser cut corten steel signage will be placed to each side of the south boundary as noted on the Proposed Site Plan. The Sign will be attached to the existing masonry wall (to be rendered first). The sign will be a maximum width of 2.4m and maximum height of 1.1m from ground level. This sign will be illuminated by a low brightness directional light at ground level. The light may be a solar powered LED and will operate during night hours. It is requested that the colouring and lettering style be later submitted to council for approval as a condition of the planning permit.



Existing masonry fence, as viewed from footpath on south side of Logans Beach Road.

52.05-3 Decision Guidelines

The character of the area

- *The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.*
  The proposed signs are small in scale, low to the ground and designed not to dominate the streetscape or the sensitive nature of the area.

- *The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.*
  The proposed signs are similar in design to the existing Logans Beach Spa and Fitness sign which is considered a good example of subtle signage in the area.

- *The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.*
  There are no existing signs on the site and it is considered that two small signs are not overwhelming or cause clutter the site. At the existing entry to the residence and booking office two flags will be placed within the site to attract entry into the site. The booking office will also display signage on the door. This will reduce clutter and signage along Blue Hole Road, as there is already large tourist signs in place.

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- *The consistency with any identifiable outdoor advertising theme in the area.*
  There is minimal advertising in the area and the proposed signage is considered respectful and suitable for a residential area.

Impacts on views and vistas

- *The potential to obscure or compromise important views from the public realm.*
  The proposed signage will not obscure any views due to the maximum height at only 1.1m

- *The potential to dominate the skyline.*
  As noted above.

- *The potential to impact on the quality of significant public views.*
  As noted above.

- *The potential to impede views to existing signs.*
  The proposed signs are of a maximum height of 1.1m and will not obscure any existing signs.

The relationship to the streetscape, setting or landscape:

- *The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.*
  The proportions of the sign are suitable for an environmentally significant area as they are low to the ground and grounded to the site with a rendered masonry wall.

- *The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.*
  The proposed signs do not protrude above existing fences, buildings or natural elements.

- *The ability to screen unsightly built or other elements.*
  There are no unsightly elements that require screening.

- *The ability to reduce the number of signs by rationalising or simplifying signs.*
  By proposing two signs on different roads is a simple way to direct tourists to the short term accommodation.

- *The ability to include landscaping to reduce the visual impact of parts of the sign structure.*
  The sign will be close to the ground but will allow for a landscaped grassed area in front.

The relationship to the site and building

- *The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.*
  The scale of the proposed signs are small in proportion to the existing residence and proposed accommodation dwellings and will not dominate the area.

- *The extent to which the sign displays innovation relative to the host site and host building.*
  The signs are designed to be subtle and are therefore not innovative in design in order to recede into the landscape and not dominate.

- *The extent to which the sign requires the removal of vegetation or includes new landscaping.*
  The proposed signs will be located as noted on the Proposed Site Plan. Landscaping to the Hopkins Point Road and Blue Hole Road intersection is currently grassed and will remain that way. The existing grass to Logans Beach Road will be mowed and maintained in front of the sign.

The impact of structures associated with the sign

- *The extent to which associated structures integrate with the sign.*
  The masonry wall anchors the sign to the landscape.

- *The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.*
  The structure of the sign is only 1.1m high and will not impact on any vistas or views.

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The impact of any illumination

- *The impact of glare and illumination on the safety of pedestrians and vehicles.*
  There is an existing footpath on the south side of Logans Beach Road and a low level directional light will not cause glare to pedestrians and vehicles alike. The sign to Logans Beach Road will have a small soft light located on the ground.

- *The impact of illumination on the amenity of nearby residents and the amenity of the area.*
  Across the road are driveways into properties, which will not be greatly affected by the low level lit sign on Logans Beach Road. The adjoining residence at No. 1 Blue Hole Road is surrounded by landscaping and the sign faces the street, therefore the adjoining residence will not be impacted by the low level lighting.

- *The potential to control illumination temporally or in terms of intensity.*
  The light will have the ability to be switched off and will be designed to be a low level lighting of low intensity.

- *The need for identification and the opportunities for adequate identification on the site or locality.*
  The need for identification of the Accommodation on site is integral to the running of the business.

The impact on road safety. A sign is a safety hazard if the sign:

- *Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.*
  The sign on the corner of Hopkins Point Road and Blue Hole Road will not obstruct a driver's line of sight as the sign is only 1.1m high and setback 3m from each boundary.

- *Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.*
  The proposed signs will be rendered to match the existing wall of the residence, and the metal sign itself will be a non reflective dark muted colour. The signs are not animated or flashing.

- *Is at a location where particular concentration is required, such as a high pedestrian volume intersection.*
  The corner of Hopkins Point Road and Blue Hole Road has some pedestrian traffic, but not a high volume. The corner is lit from an existing power pole and the sign will not be distracting to drivers.

- *Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.*
  The corner sign will have the name of the accommodation only on the sign. Further details such as phone number and website details will be available on the booking office door where a car can pull safely off the road.

- *Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.*
  The corner sign is on a well signed tourist route which will assist tourists to find the short term holiday accommodation. Existing large directional signs for the whale nursery and blue hole are before each intersection.

- *Has insufficient clearance from vehicles on the carriageway.*
  The proposed signs will not affect vehicles on the road, and the signs are contained within the site.

- *Could mislead drivers or be mistaken as an instruction to drivers.*
  The signs will not be misleading to drivers and will be predominantly visible to those looking for accommodation.

It is considered that the proposed development is designed in response to the local environmental conditions, responds to the Logans Beach Character Guidelines and overlays and the use is well suited for the location. To have tourist accommodation that is at the doorstep of existing Warrnambool attractions, walking trails, bike paths and in a beautiful scenic setting where it will not adversely interrupt residential neighbours is considered a great outcome.

The following attached documents also form part of this submission:

1. D01 Site & Neighbourhood Description with landscape plan, REV D – November 2026
2. D02 Proposed Site Plan, REV D – November 2026
3. D03 Proposed Plan & Elevations REV D – November 2026
4. Copy of Title, Title Plan and Instrument Agreement
5. Interim Background Information. Aboriginal Cultural Heritage. By Fiona Weaver of *Practical Archaeology Services.*

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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 10248 FOLIO 901

Security no : 124139400500V
Produced 08/10/2026 01:04 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 343536S.
PARENT TITLE Volume 09126 Folio 630
Created by instrument PS343536S 12/09/1995

REGISTERED PROPRIETOR

Estate Fee Simple

[redacted]

AB339068T 12/06/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF630406R 05/02/2008
COMMONWEALTH BANK OF AUSTRALIA

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AM403080D 12/12/2015

DIAGRAM LOCATION

SEE PS343536S 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

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PLAN OF SUBDIVISION

Stage No. /

LTO use only

EDITION 1

PS 343536S

Location of Land

Parish: MEPUNGA
Township: ——
Section 1A
Crown Allotment: 1, 1A
Crown Portion: ——
LTO base record: CHART 1 (3087)

Title References:
Vol 9126 Fol 630

Last Plan Reference: CP 104656
Postal Address: HOPKINS POINT ROAD
WARRNAMBOOL 3280
AMG Co-ordinates: E 632 050
(Of approx. centre of plan) N 5 748 800 Zone 54

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certification and Endorsement

Council Name: CITY OF WARRNAMBOOL Ref: S 20/95

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~was~~ / has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate
~~Council seal~~

Date 16 / 5 / 95

Notations

Depth Limitation: Does not apply

Staging This ~~is~~/is not a staged subdivision
Planning Permit No. 2450-94

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 70,71
In proclaimed Survey Area no. 23 WARRNAMBOOL

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	SOUTH WEST WATER AUTHORITY

LTO use only
Statement of Compliance / Exemption Statement
Received ✓
Date 4 / 9 / 95

LTO use only
PLAN REGISTERED
TIME 11.50 AM
DATE 12/9/95
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

ALAN H. SIMPSON
● LAND SURVEYOR ●
A.C.N. 062 912 510
P.O.BOX 421, WARRNAMBOOL 3280
PHONE (055) 611846 FAX (055) 621775

LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON
SIGNATURE ———— DATE 3 / 3 / 95
REF 367 VERSION 3

DATE 16 / 5 / 95
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

367.632

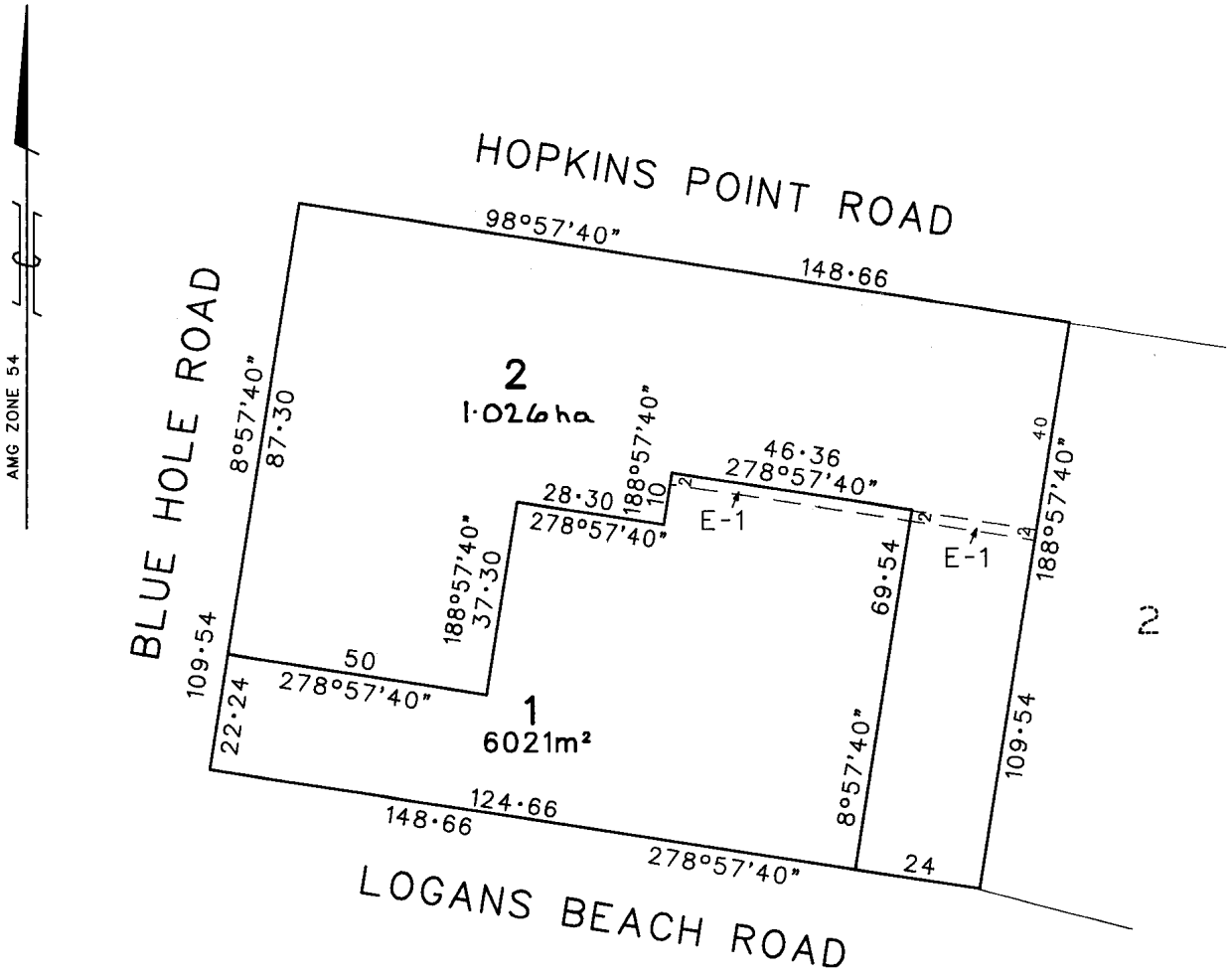
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PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 343536S



ALAN H. SIMPSON
● LAND SURVEYOR ●
A.C.N. 062 912 510
P.O.BOX 421, WARRNAMBOOL 3280
PHONE (055) 611846 FAX (055) 621775

SHEET 2 OF 2 SHEETS

ORIGINAL SHEET SIZE A3 | SCALE 1:1000 | SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON

SIGNATURE _____ DATE 3/3/95

REF 367 VERSION 3

DATE 16/5/95

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm

367.G33

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Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 Planning and Environment Act 1987

AM403080D
12/12/2015 $124.70 173

Lodged by

[redacted]

The Responsible Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: Title Volume 10248 Folio 901

Responsible Authority: The Warrnambool City Council, 25 Liebig Street (PO Box 198), Warrnambool Vic 3280

Section and Act under which agreement made: Sec 173 Agreement, Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

Date: 3/12/15

Signature for Responsible Authority:

Name of Officer:

BRUCE A. ANSON
CHIEF EXECUTIVE
WARRNAMBOOL CITY COUNCIL

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12/12/2015 $124.70 173

PLANNING AND ENVIRONMENT ACT 1987

SECTION 173 AGREEMENT

Between

WARRNAMBOOL CITY COUNCIL

and

[redacted]

in relation to

Land at 1a Bluehole Road, Warrnambool

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12/12/2015 $124.70 173

THIS AGREEMENT is made the ~~5th day of June~~ 3rd day of December 2015

BETWEEN

1. **WARRNAMBOOL CITY COUNCIL** of Liebig Street, Warrnambool Victoria (hereinafter called "the Responsible Authority") and

[redacted] alled "the

WHEREAS:

A. The Owner is the owner and registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land at 1a Bluehole Road Warrnambool, being Lot 2 on Plan of Subdivision 343536S and more particularly described in Certificate of Title Volume 10248 Folio 901(hereinafter called "the subject land").

B. The Responsible Authority is responsible for the administration and enforcement of the Warrnambool Planning Scheme (hereinafter called "the Planning Scheme") pursuant to the provisions of the Planning and Environment Act 1987 (hereinafter called "the Act").

C. On 21st February 2014, the Responsible Authority issued Planning Permit Number P2013-161 allowing the construction and use of three group accomodation units, an outbuilding, associated earthworks (including filling), native vegetation removal and construction and display of business identification signage in accordance with endorsed plan (hereinafter called "the Planning Permit").

D. Condition 8 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that Condition.

E. The Responsible Authority and the Owner have agreed that, without restricting or limiting their respective powers to enter into this Agreement, and insofar as it can

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E. The Responsible Authority and the Owner have agreed that, without restricting or limiting their respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is an agreement entered into pursuant to Section 173 of the Act.

F. The Responsible Authority and the Owner have entered into this Agreement in order to achieve or advance the objectives of planning in Victoria or the objectives of the Planning Scheme.

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IT IS AGREED AS FOLLOWS:

Definitions

1. In this Agreement unless inconsistent with the context or subject matter:

1.1 "Act" means the Planning and Environment Act 1987;

1.2 "Agreement" means this Agreement and any agreement executed by the parties varying or expressed to be supplemental to this Agreement;

1.3 "Subject land" means the land described in Recital A;

1.4 "Owner" means the owner for the time being of the land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land or any part thereof, and includes a Mortgagee in possession;

1.5 "Planning Permit" mean the planning permit referred to in Recital C, including any plans endorsed under the planning permit;

1.6 "Planning Scheme" means the Warrnambool Planning Scheme and any successor instrument or other planning scheme which applies to the subject land;

1.7 "Responsible Authority" means Warrnambool City Council or its successor as the authority responsible for administering and enforcing the Planning

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Scheme and includes its agents, officers, employees, servants, workers and contractors; and

1.8 "Tribunal" means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

Interpretation

2. In this Agreement unless inconsistent with the context or subject matter:

2.1 The singular includes the plural and the plural includes the singular;

2.2 A reference to a gender includes a reference to each other gender;

2.3 A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;

2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally;

2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;

2.6 The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals.

Specific Obligations of the Owner

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3. The Owner covenants with the Responsible Authority that:

3.1 The group accomodation units must only be used to accommodate persons on a short-term basis away from their normal place of residence; and

3.2 The group accomodation units must remain in one ownership except with the prior written consent of the responsible authority.

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Further Obligations of the Owner

4. The Owner further covenants that:

4.1 The Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the subject land or any part of it without first disclosing to its successors the existence and nature of this Agreement.

4.2 The Owner will do all that is necessary to enable the Responsible Authority to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgment or other document.

4.3 The Owner shall immediately on demand pay the reasonable legal costs and fees incurred and incidental to the preparation and execution of this Agreement and the registration hereof pursuant to Section 181 of the Act, together with all costs of enforcing this Agreement if deemed necessary by the Responsible Authority. The Owner hereby agrees that any such costs are and remain a charge on the subject land until paid, and consents to the Responsible Authority registering a caveat on the Certificate of Title to the subject land in respect of any such costs and acknowledges that any such costs shall be capable of being recovered by the Responsible Authority in any court of competent jurisdiction as a civil debt recoverable.

4.4 That until such time as this Agreement is registered on the title to the subject land, the Owner shall ensure that successors in title will give effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

4.5 The Owner agrees to indemnify and keep indemnified the Responsible Authority from and against all costs, expenses, losses or damages that it

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may sustain, incur, suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from or referable to this Agreement and/or any non-compliance with this Agreement.

4.6 The Owner agrees to allow the Responsible Authority to enter the subject land at any reasonable time to assess compliance with this Agreement.

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Owner's Warranties and Acknowledgements

5. The Owner warrants that:

5.1 It is the registered proprietor (or entitled to be so) of the subject land;

5.2 There are no mortgages, liens, charges or other encumbrances affecting the subject land which are not disclosed by the usual searches;

5.3 If the subject land is affected by a mortgage, the Mortgagee of the subject land consents to the Owner entering into this Agreement and the Agreement being registered on the title to the subject land.

6. The Owner acknowledges that any obligations imposed on the Owner under this Agreement take effect as separate and several covenants which are annexed to the subject land and run at law and in equity with the land and every part thereof and bind the Owner, its successors, assigns and transferees, and the registered proprietor for the time being of the whole or any part of the subject land.

Further assurance

7. The parties to this Agreement must do or cause to be done all things that are reasonably necessary to give effect to this Agreement.

Default

8. If the Owner defaults or fails to perform any of its obligations under this Agreement the Responsible Authority may, without prejudice to any other remedies, rectify and remedy such default and the cost of doing so shall be borne

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by the Owner. The Owner hereby consents to the Responsible Authority registering a caveat on the Certificate of Title to the subject land in respect of any such costs, and acknowledges that any such costs shall be capable of being recovered by the Responsible Authority in any court of competent jurisdiction as a civil debt recoverable.

No waiver

9. Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Agreement.

No Fettering of Powers of Responsible Authority

10. The Owner expressly acknowledges and agrees that nothing in this Agreement nor the performance by the Owner of any of its obligations under this Agreement does or will restrain, limit or otherwise fetter the exercise by the Responsible Authority of the powers, duties and discretions that the Responsible Authority has or may have (as planning authority, responsible authority or otherwise) under the Act or under the Planning Scheme to consider, approve, amend or to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification relating to any use or development, or in relation to the commencement or initiation of any enforcement action or proceeding whatsoever.

Entire Agreement

11. This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supercedes all previous Agreements or understandings between the parties in connection with its subject matter.

Severability

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12. If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative and be of full force and effect.

Disputes

13. If there is a dispute between the parties concerning the interpretation or implementation of this Agreement, that dispute must be referred to the Tribunal for resolution to the extent permitted by the Act.

14. If there is a dispute concerning any matter which is not referable to the Tribunal under the Act, that dispute must be referred for arbitration by an Arbitrator agreed upon in writing by the parties, or, in the absence of such agreement the Chair of the Victorian Chapter of the Institute of Arbitrators Australia or his or her nominee, for arbitration.

15. The parties shall each be entitled to legal representation for the purposes of any proceedings or arbitration referred to clause 13 or 14 of this Agreement unless the Tribunal or arbitrator otherwise directs, and each party must bear its own costs.

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Commencement of Agreement

16. Unless otherwise provided in this Agreement, this Agreement shall commence on the date of this Agreement.

End of Agreement [only if appropriate]

17. Upon completion of the Owner's obligations under Clause 3 of this Agreement to the satisfaction of the Responsible Authority, the Responsible Authority shall consent to this Agreement ending and to the removal of the recording of the Agreement on the Certificate of Title to the land provided for in Clause 4.2 of this Agreement.

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EXECUTED by the parties on the date set out at the commencement of this Agreement:

THE COMMON SEAL OF WARRNAMBOOL CITY COUNCIL was affixed in the presence of:)

.....
Chief Executive Officer
Its duly authorised delegate
In the presence of:

Wendy Clark.
.....
Witness

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[redacted]
Usual Address