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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

WARRNAMBOOL CITY COUNCIL

The land affected by this application is located at:	1/22 Banyan St WARRNAMBOOL VIC 3280
The application is for a permit to:	Construct a building and construction and carrying out of works (construction of a dwelling) and partial demolition of an existing building
A permit is required under the following clauses of the planning scheme*:*	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 43.01-1 – Construct a building and construction and carrying out of works (construction of a dwelling) and partial demolition of an existing building
The applicant for the permit is:	Designing Spaces Pty Ltd
The application reference number is:	PP2026-0200
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:	**12 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.: 1/22 Street name Banyan Street

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.: 730059T

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?

External alteration of existing building, construction of extension, garage and swimming pool with associated works. Refer report.

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: $ 680,000 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.

Existing former stables.

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 555625229 Email nathan@designingspaces.net.au
Mobile Phone Fax

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

☐ Same as applicant

[redacted]

Declaration

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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 10/07/2026

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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Proposed additions at Unit 1, 22 Banyan Street,

designing spaces
NATHAN DIVALL

[redacted]

UNIT 1, 22 BANYAN STREET W'BOOL

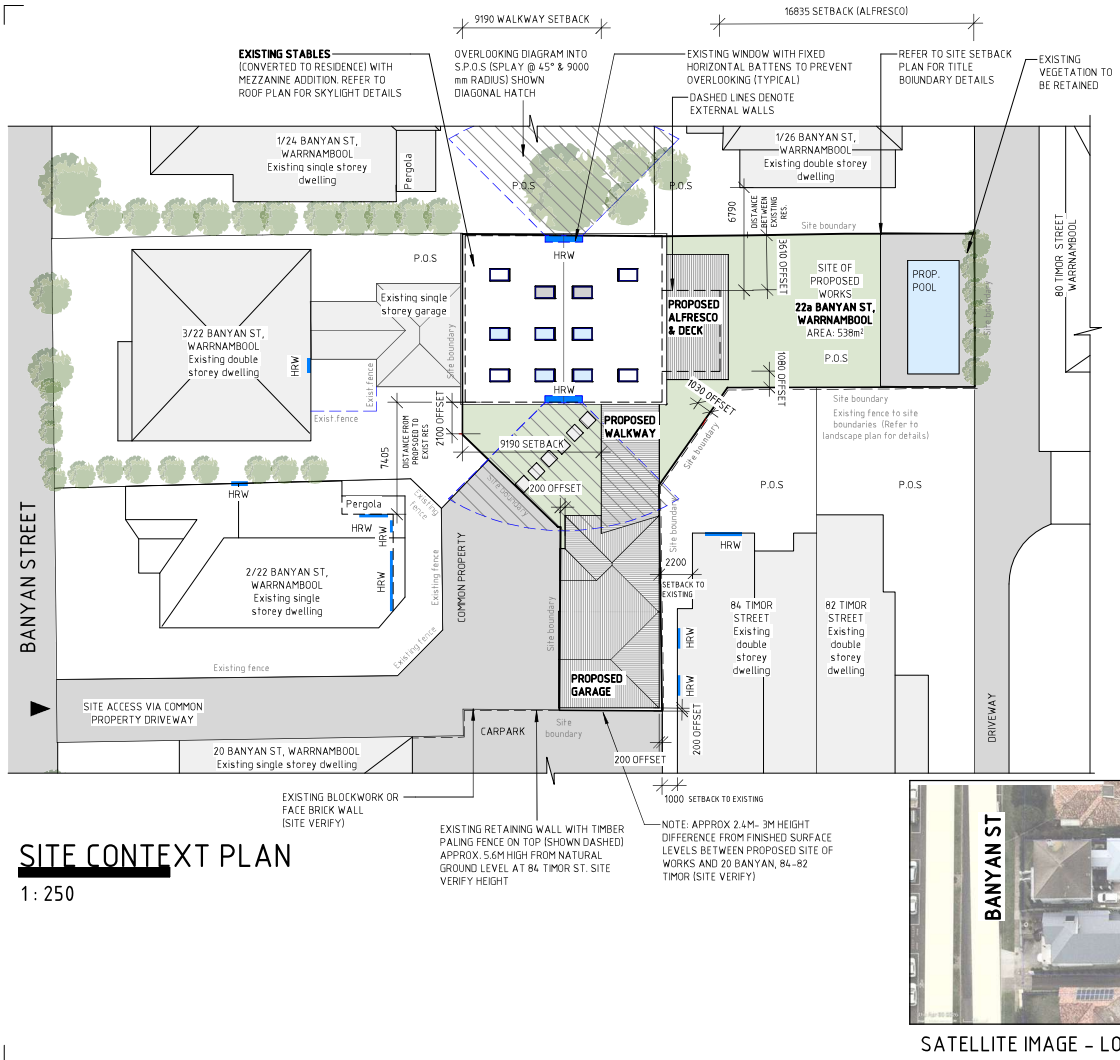
NATHAN DIVALL
JUNE 2023
REV: G (OCT. 2026)

0.

JOB No. 25-076

115 FAIRY STREET, WARRNAMBOOL - T:0355625229 - M:0418503758 - E:nathan@designingspaces.net.au - REGISTRATION No. DP-AD32963

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SITE CONTEXT PLAN

1 : 250

SITE ANALYSIS	
PROJECT ADDRESS:	UNIT 1, 22 BANYAN STREET WARRNAMBOOL 3280
SITE AREA:	– 538m²
BUILDING CLASSIFICATION:	– CLASS 1a
PLANNING ZONE:	–GENERAL RESIDENTIAL ZONE (GRZ) (GRZ1)
PLANNING OVERLAY:	– HERITAGE OVERLAY (HO) (HO313)
SITE COVERAGE:	– BUILDING COVERAGE = 538 m² 54.53% SITE COVERAGE – PERMEABLE AREA = 244.61 m² 45.46% SITE COVERAGE – GARDEN AREA = 244.61 m² 45.46% SITE COVERAGE
HEIGHT:	– EXISTING STABLES HEIGHT: 7.76 m – MAX. 4.53 m
SETBACKS:	– NORTH EXIST. STABLES: ZERO SETBACK (ON B'DRY) PROP. ALFRESCO: 3.84m – SOUTH : PROP. GARAGE (ZERO SETBACK ON B'DRY) – EAST= 16.8m (TO ALFRESCO) = ZERO SEBTACK (ON B'DRY) GARAGE – WEST ZERO SEBACK– ON B'DRY (EXIST STABLES) – PROP. GARAGE: 200mm
S.P.O.S./ P.O.S:	– REFER TO SUSTAINABILITY PLAN
LANDSCAPING:	– REFER TO LANDSCAPING/SITE PLAN
FENCING:	– REFER TO LANDSCAPING/SITE PLAN
FRONTAGE:	– REFER TO WEST ELEVATION

AREA ANALYSIS

Name	Area	SQ'S
Existing stables (converted to residence)	143.48 m²	15.44
Prop. Garage	79.46 m²	8.55
Prop. Walkway	28.65 m²	3.08
Prop. Deck	21.27 m²	2.29
Prop. Alfresco	20.53 m²	2.21



SATELLITE IMAGE – LOCALITY

TOWN PLANNING

25-076

1.

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UNIT 1, 22 BANYAN STREET W'BOOL

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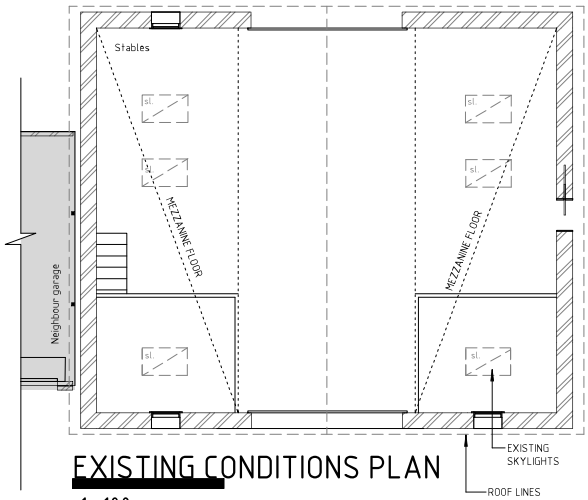
TOWN PLANNING APP. NO. 25-076

NATHAN DIVALL

JUNE 2023

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2.



EXISTING CONDITIONS PLAN

1 : 100

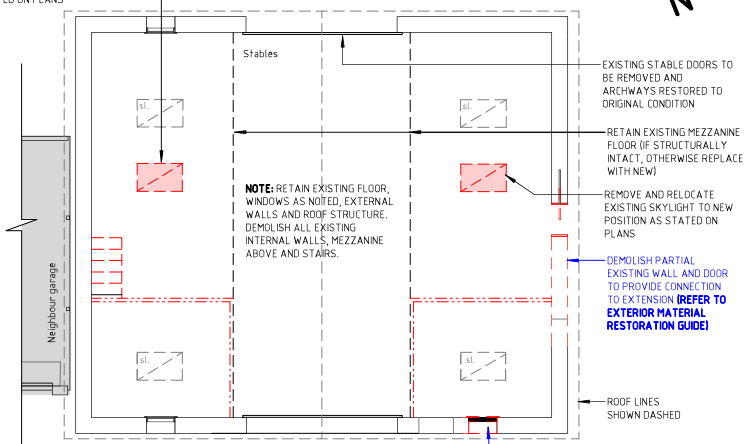


EXISTING OPENINGS



SITE SATELLITE IMAGE

REMOVE AND RELOCATE EXISTING SKYLIGHT TO NEW POSITION AS STATED ON PLANS



DEMOLITION PLAN

1 : 100

EXTERIOR MATERIALS GUIDE (EXISTING BUILDING)

ROOF MATERIAL: COLORBOND CUSTOM ORB ACCENT21 (BASALT COLOUR)

WALL FINISH: SANDSTONE BLOCKS WITH TRADITIONAL LIMEWASH FINISH. MULTIPLE SUBSEQUENT PAINT LAYERS ARE VISIBLE. *(The existing coating exhibits evidence of age, weathering and deterioration consistent with its long-term exposure)*

WALL OPENINGS: EXISTING OPENING REVEALS ARE EXTERNALLY EXPRESSED WITH FRAMES RECESSES TO THE INTERIOR OF THE WALL RATHER THAN APPLIED OVER THE FACE (New opening reveals are to match with no exterior architrave or moulding)

EXTERIOR MATERIAL (RESTORATION GUIDE)

The existing painted layers are to be carefully removed to expose and retain the underlying traditional limewash render. All works are to be undertaken by an experienced stone/masonry contractor familiar with historic lime-based substrates.

The procedure will include:

1. Condition assessment and photographic recording
Prior to commencement, the existing wall surfaces are to be photographed and inspected to identify areas of loose, flaking or failed paint, exposed lime render, cracks, previous repairs and areas where historic limewash may survive.

2.Trial areas
Small trial areas are to be undertaken in discrete locations to establish the most appropriate method for removing the later paint layers. The trial is to be reviewed to ensure that the underlying lime render and any surviving historic limewash are not being damaged.

3. Careful removal of loose paint
Loose and flaking paint is to be carefully removed using **hand tools and non-abrasive methods**, such as scrapers and soft bristle brushes. Care is to be taken not to gouge, abrade or otherwise disturb the underlying lime render.

EXTERIOR MATERIAL (RESTORATION GUIDE-CONT.)

4. Removal of firmly adhered later coatings
Where required, further paint removal may be undertaken using a suitable conservation-grade poultice or other low-impact paint removal system, subject to successful completion of the trial areas. The selected method should be capable of removing the later paint coatings while retaining the underlying lime substrate and significant historic limewash.

5. Avoidance of damaging cleaning methods
Mechanical grinding, abrasive blasting, high-pressure water cleaning and aggressive chemical paint strippers are not to be used, as these methods may damage the relatively soft lime render and/or remove significant historic finishes.

6. Cleaning and preparation
Following removal of the later paint layers, the surface is to be gently brushed and cleaned of loose residue. The wall is then to be allowed to dry fully before any repairs or recoating are undertaken.

7. Lime render repairs
Any localised areas of failed or detached render are to be repaired using a compatible lime-based mortar/render, matching the existing substrate in composition, texture and appearance. Sound existing lime render and surviving historic finishes are to be retained wherever possible.

8. Preparation for recoating
The surface is to be prepared to provide an appropriate substrate for the new limewash. Any areas of exposed or repaired render are to be suitably prepared and allowed to cure in accordance with the lime mortar/render manufacturer's requirements.

9. Application of new limewash
The walls are to be recoated using a **traditional breathable limewash system compatible with the existing lime render**, applied in thin successive coats rather than a single heavy coating. The final colour is to be a muted off-white tone sympathetic to the existing character of the stables.

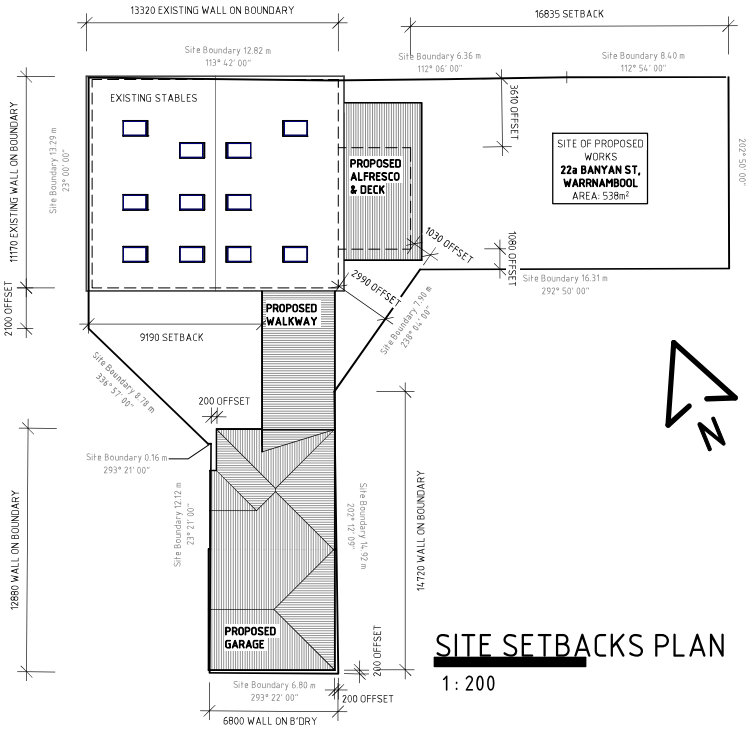
10. Final inspection
On completion, the walls are to have an even, matt and breathable finish while retaining the natural texture and character of the historic lime-rendered substrate.

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SITE SETBACKS PLAN

1 : 200









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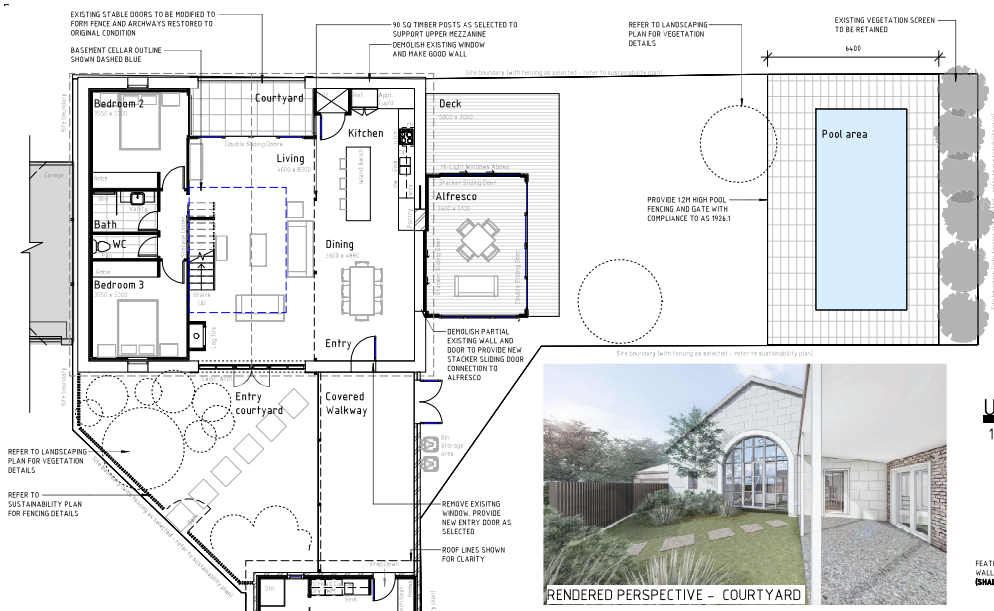
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4.

TOWN PLANNING NATHAN DIVALL JUNE 2023 REV: G (OCT. 2026)



GROUND FLOOR

1 : 100



AREA ANALYSIS		
Name	Area	SQ'S
Existing stables (converted to residence)	143.48 m²	15.44
Prop. Garage	79.46 m²	8.55
Prop. Walkway	28.65 m²	3.08
Prop. Deck	21.22 m²	2.29
Prop. Alfresco	20.53 m²	2.21

UPPER FLOOR

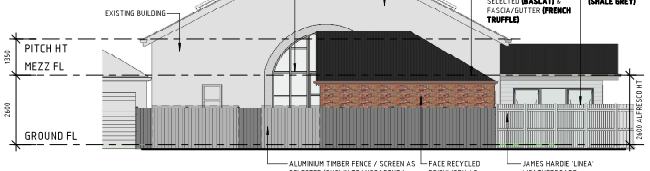
1 : 100

LEGEND

- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 110/230MM WIDE BRICK WALLS
- 230MM DOUBLE BRICK WALLS
- EXTERNAL CLADDING ON 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- HARDWOOD TIMBER DECKING AS SELECTED
- FLOOR TILES AS SELECTED
- SKYLIGHT
- RELOCATED EXISTING SKYLIGHT

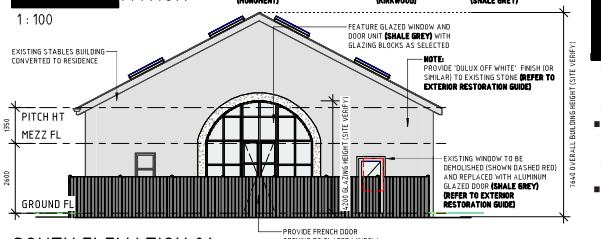
MATERIAL SCHEDULE		
SWATCH	DESCRIPTION	
	MATERIAL	FACE BRICKWORK
	APPLICATION	NEW EXTERIOR WALLS
	COLOUR/ FINISH	KIRKLAND BRICK- RECYCLED BRICK
	MANUFACTURER	PGH BRICK - TBC
	OTHER.	WHITE/GREY MORTAR & SAND
FRENCH TRUFFLE	MATERIAL	PAINT FINISH TO FASICA/GUTTER
	APPLICATION	GARAGE AND WALKWAY
	MANUFACTURER	DULUX
	COLOUR/ FINISH	FRENCH TRUFFLE
	OTHER	LRV: 17 SOLAR ABSORBANCE: -
OFF WHITE	MATERIAL	LIMEWASH RENDER
	APPLICATION	EXISTING BUILDING EXTERIOR
	COLOUR/ FINISH	OFF-WHITE
	MANUFACTURER	DULUX (OR SIMILAR)
	OTHER.	REFER TO REFERS GUIDE
SHALE GREY	MATERIAL	ALUMINUM WINDOWS/DOORS
	APPLICATION	NEW WINDOW/DOORS
	MANUFACTURER	COLORBOND
	COLOUR/ FINISH	SHALE GREY
BASALT	MATERIAL	COLORBOND ACCENT21(CORRUGATED)
	APPLICATION	ROOF SHEETING/ SKYLIGHTS
	MANUFACTURER	COLORBOND
	COLOUR/ FINISH	BASALT
MONUMENT	MATERIAL	PAINT FINISH
	APPLICATION	NEW SCREEN GATE/FENCE
	COLOUR/ FINISH	MONUMENT
	MATERIAL	'LINEA' WEATHERBOARD CLADDING
	APPLICATION	NEW EXTERNAL WALLS/ HORIZONTAL
	COLOUR/ FINISH	SHALE GREY
	MANUFACTURER	JAMES HARDIE
	OTHER	LRV: 59 SOLAR ABSORBANCE: 0.44

NOTE: COLOURS SHOWN ARE BASED ON RGB REFERENCE (WHERE APPLICABLE), HOWEVER ARE SHOWN AS INDICATIVE COLOUR PALLETE DUE TO VARYING LIGHT CONDITIONS AND LIMITATIONS OF THE PRINTING PROCESS THAT MAY AFFECT COLOUR TONES.
REFER TO MANUFACTURERS SPECIFICATIONS/ SAMPLES FOR EXACT COLOUR MATCH.
SPECIFIC MANUFACTURER SELECTED TO BE CONFIRMED BY CLIENT AND BUILDER AS PER THE CONTRACT



SOUTH ELEVATION

1 : 100



SOUTH ELEVATION 01

1 : 100

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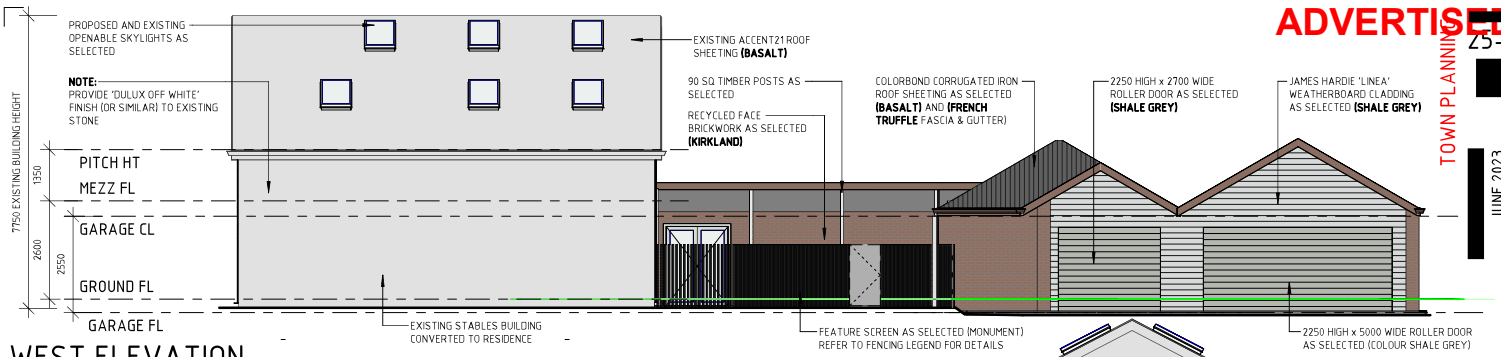
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JUNE 2023

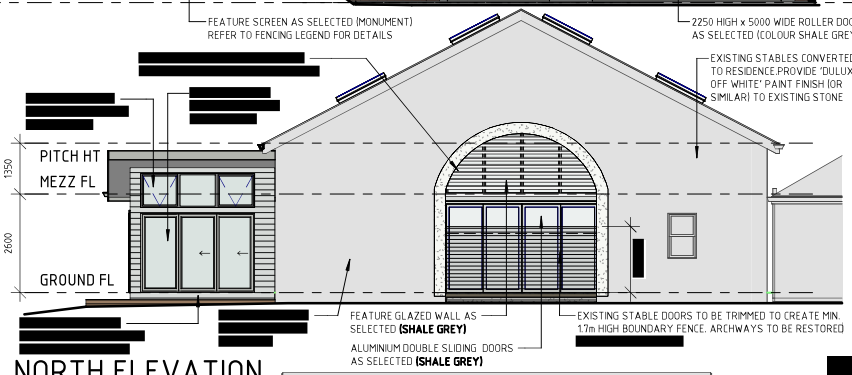
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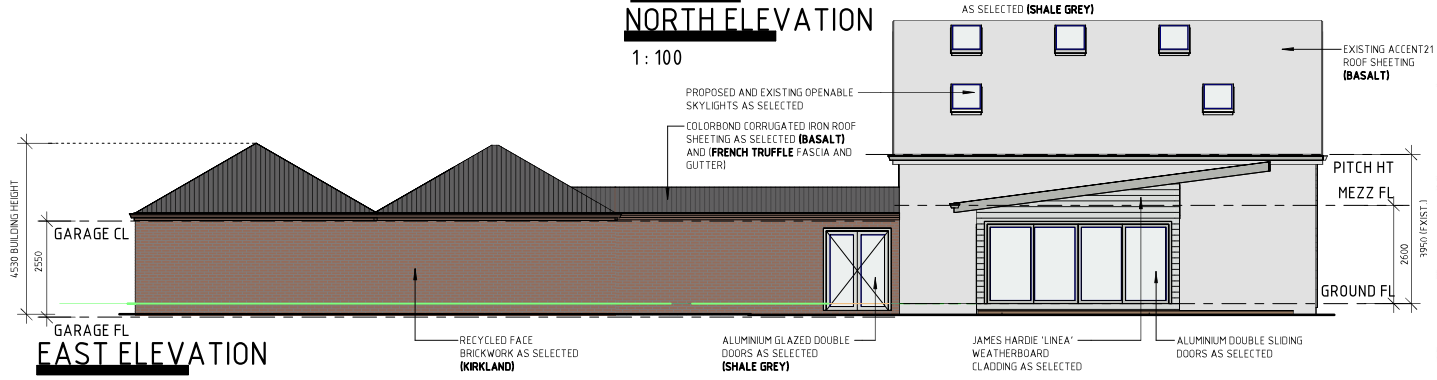
WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

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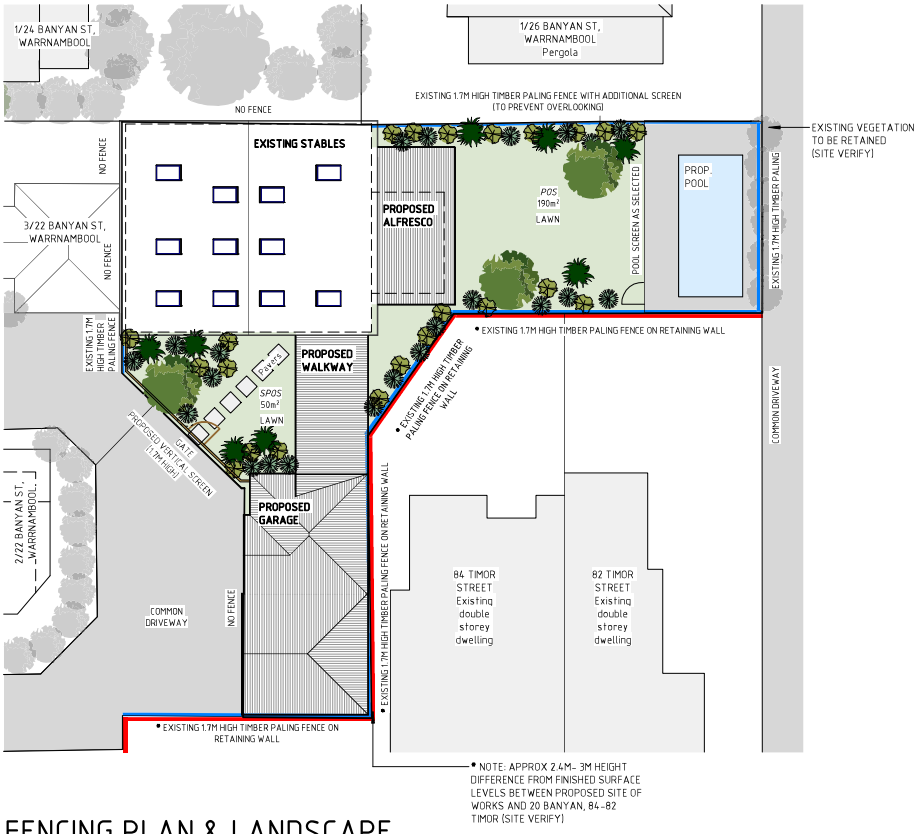
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TOWN PLANNING APP. 25-076

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JUNE 2023
REV: G (OCT. 2026)

6.



FENCING PLAN & LANDSCAPE

1 : 200

LANDSCAPING SCHEDULE

GREY TUSSOCK GRASS
'Poa
QTY: 21
Tree type: Grass/Shrub
Height:0.5-1m/ **Spread:**0.3-1m/ **Canopy:** NA

CUSHION BUSH
'Leucophyta
Height:1-1.2m/ **Spread:**0.3-1m/ **Canopy:** NA
Qty: 22

BANKSIA MARGINATA
Proteaceae
QTY: 8
Tree type: Tree/Shrub
Height:1-10m/ **Spread:**2-5m/ **Canopy:** 19.6m2

HICKORY WATTLE B2-7
Acacia aulacocarpa (Type A tree)
QTY: 3
Tree type: Evergreen Tree
Height:6-10m/ **Spread:**7-10m/ **Canopy:** 78.5m2

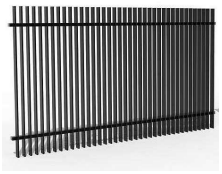
NOTE: PLANT INFORMATION SUCH AS CANOPY WIDTH, SOIL DEPTH ECT IS VIA. THE "WHICH PLANT WHERE" website. https://www.whichplantwhere.com.au/

FENCING SCHEDULE

PROPOSED VERTICAL SCREEN (1.7M HIGH)
SCREEN DETAILS: 100mm BATTENS / 25 mm GAPS
TO COMPLY WITH SPOS REQUIRMENTS

EXISTING 1700mm HIGH TIMBER PALING FENCE TO BE RETAINED. PROVIDE ADDITIONAL 600mm HIGH TIMBER SLAT SCREEN TO TOP OF FENCE TO ADDRESS OVERLOOKING

EXISTING BLOCKWORK/SANDSTONE RETAINING WALL (SITE VERIFY) TO BE RETAINED
APPROX. 5.6M HIGH FROM ON NATRUAL GROUND LEVEL (84 TIMOR ST) SITE VERIFY HEIGHT



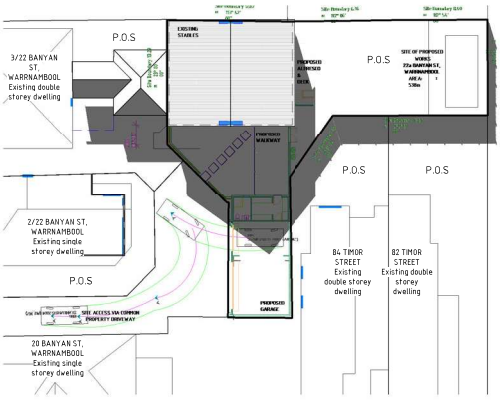
PROPOSED VERTICAL SCREEN



PROPOSED PAVERS

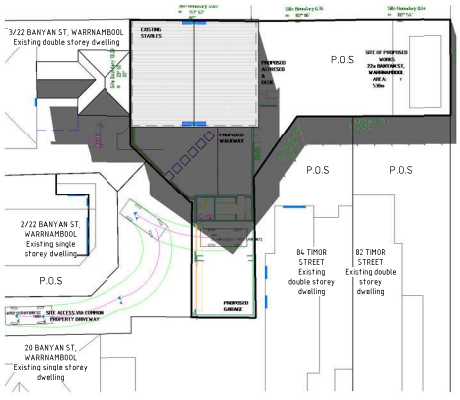
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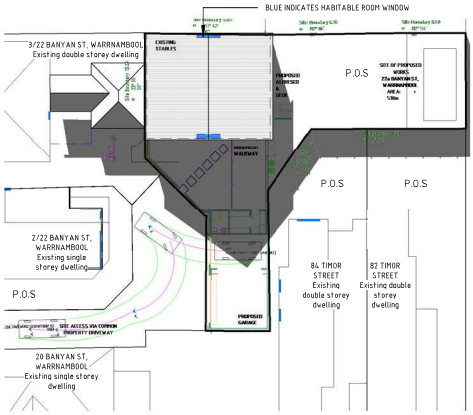
EXISTING SUMMER SOLSTICE 12PM

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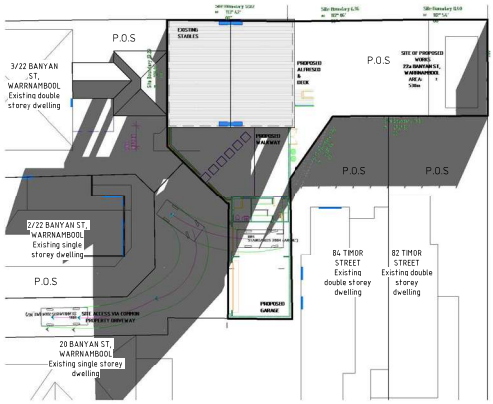
EXISTING WINTER SOLSTICE 12PM

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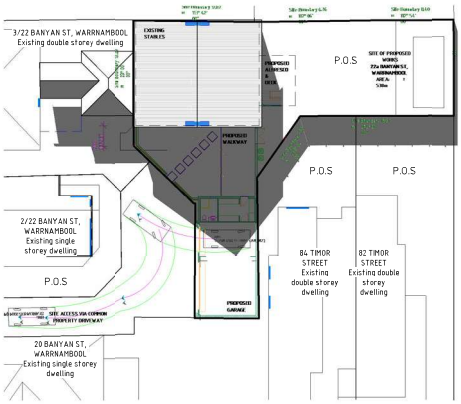
EXISTING AUTUMN EQUINOX- 12PM

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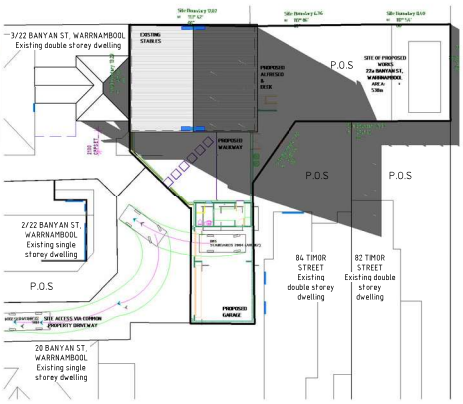
EXISTING SPRING EQUINOX 9AM

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EXISTING SPRING EQUINOX 12PM

1 : 400



EXISTING SPRING EQUINOX 3PM

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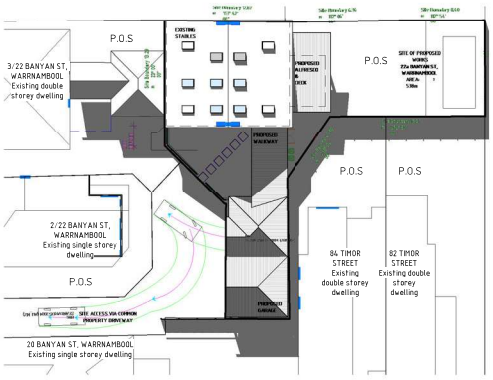
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UNIT 1, 22 BANYAN STREET W'BOOL

NATHAN DIVALL
JUNE 2023
REV: G (OCT. 2026)

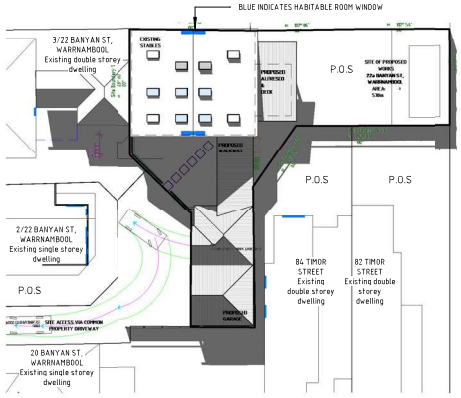
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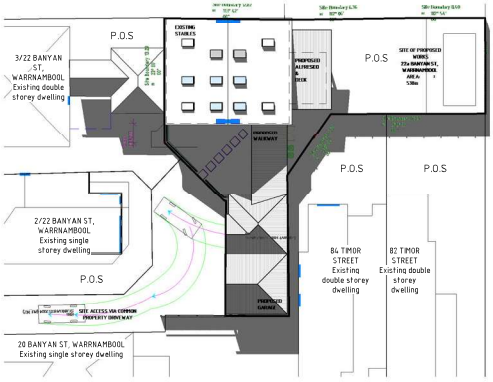
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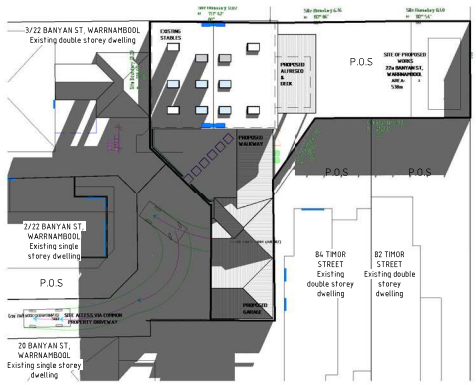
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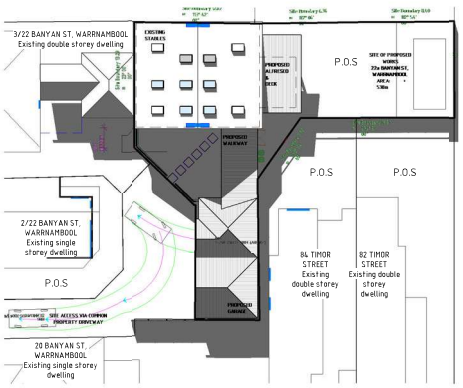
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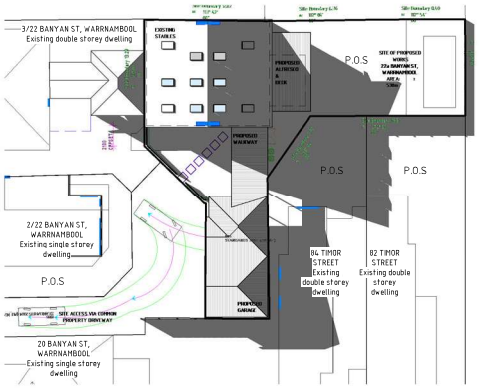
PROPOSED –SPRING EQUINOX 9AM

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PROPOSED SPRING EQUINOX 12PM

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PROPOSED SPRING EQUINOX 3PM

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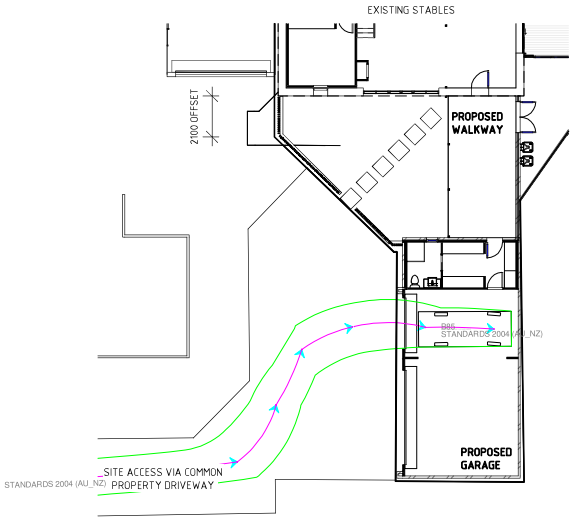
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UNIT 1, 22 BANYAN STREET W'BOOL

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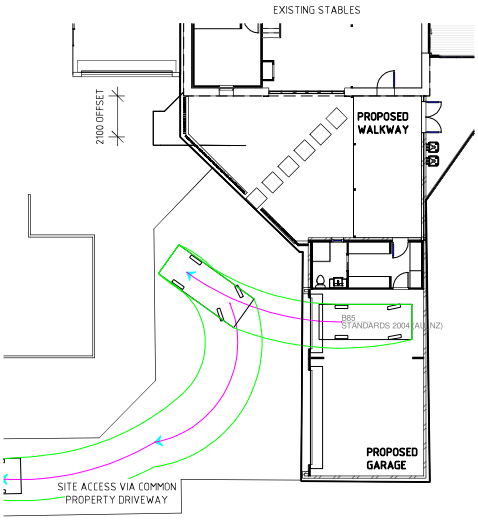
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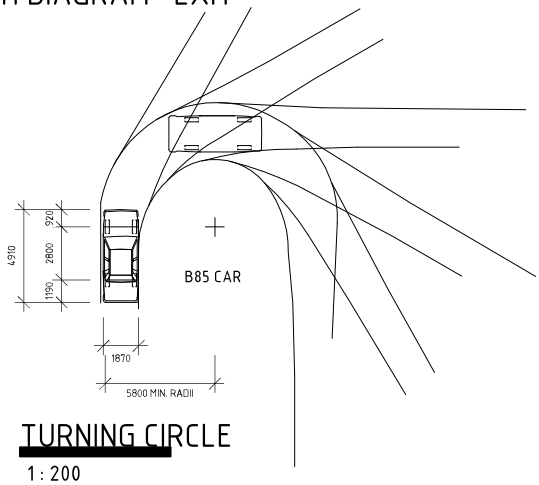
SWEPT PATH DIAGRAM-ENTRY

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SWEPT PATH DIAGRAM -EXIT

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TURNING CIRCLE

1 : 200

Item 9.
25-076

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JUNE 2023
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10/07/2026

Planning Department
Warrnambool City Council
25 Liebig Street
Warrnambool VIC 3280

Dear Planning Team,

Please find attached a planning permit application for 1/22 Banyan Street, Warrnambool, Vic. 3280.

Attached are the following documents;

- 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

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Planning report

Lot 2 PS 730059T– 1/22 Banyan Street, Warrnambool, Vic. 3280.

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This document has been prepared to aid the submission of a planning permit application for 1/22 Banyan Street, Warrnambool, Vic. 3280.

Revision 1

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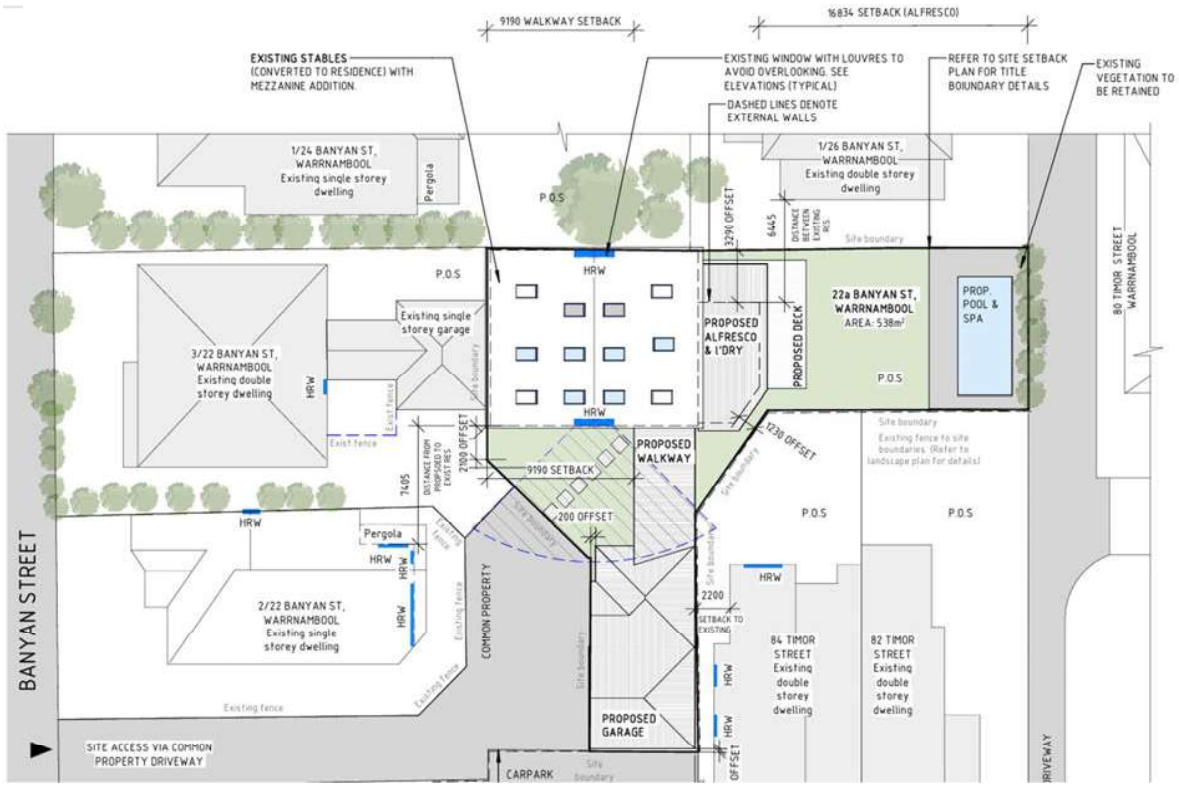
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PROPOSAL

It is proposed to convert the existing building which is understood to be a former stable to a dwelling, to create a single storied extension, construct an in ground swimming pool and to build a new double garage, decking and privacy screening along the existing driveway.

The site is situated to the rear of no. 3/22 Banyan Street and is on its own title accessed via a common property driveway leading from Banyan Street. Refer to site context plan below.

The intent of the conversion is to retain and restore the significant external features of the building such as a handsome external arch which has been blocked up with a roller shutter door which will be glazed to form a feature arch window.



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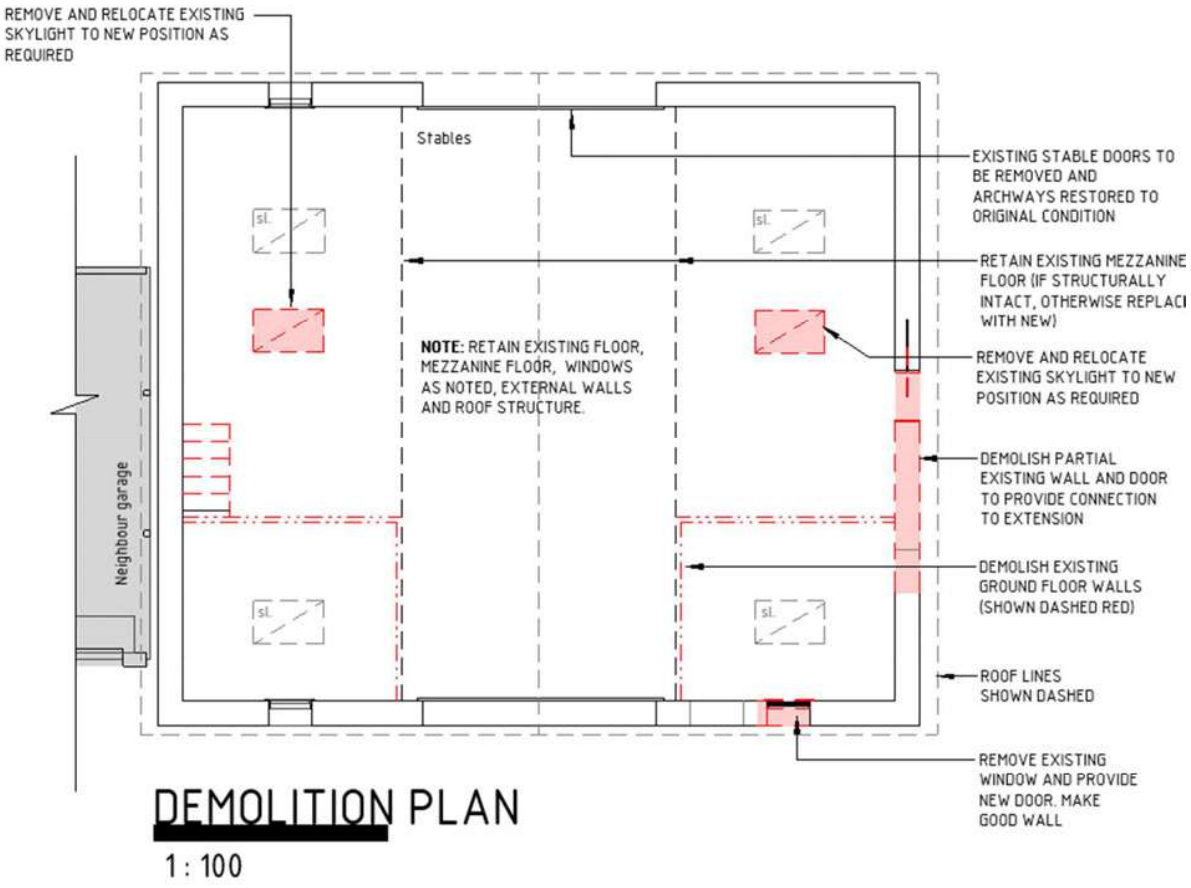
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External changes to the building include the removal and relocation of existing roof skylights, removal of existing window and replaced with new door, removal of existing doors to restore the existing external archway and to demolish part of the eastern side wall to create a connection to the proposed outdoor living area. All internal walls will be removed to make way for the proposed dwelling fitout. The existing mezzanine will be retained and extended to improve the layout.



Internally, the building will contain on the ground floor, an open plan kitchen/living/dining area, 2 bedrooms, bathroom, separate W/C, laundry, alfresco area and outdoor living area, with an entry courtyard and covered walkway link to the new garage which also has a separate laundry and W/C. The alfresco living area connects to the swimming pool and spa via an enclosed garden.

A section of 1.7m high vertical screening with access gate will be installed to screen the existing common property driveway, otherwise all fencing will be as existing.

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SITE ANALYSIS

The subject site is irregularly shaped containing a detached former stable building which occupies its own title extending to 538 sqm accessed via a common property driveway between numbers 2/22 Banyan Street and 20 Banyan Street and immediately behind number 3/22 Banyan Street Warrnambool.

The building is of masonry construction sitting on the boundary on 2 sides and is constructed most likely of local sandstone under a corrugated iron roof covering which appears to have been replaced in recent years with skylight windows added and a roller shutter door to the front with windows above and to the side.

The site is enclosed by fencing and has no significant vegetation present and no easements shown on title.

Banyan Street is a divided road with a grassed centre median with street tree plantings and a concrete footpath and kerb and channel drainage on both sides. The prevailing development is mostly single storied residential although there are some double storied dwellings in the street including the dwelling to the front of the subject site facing Banyan Street. The site is 1 block from the main Street of Warrnambool Liebig Street.

Locality plan



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Looking south



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Subject building looking north



Looking north



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Looking west



Streetscape looking east



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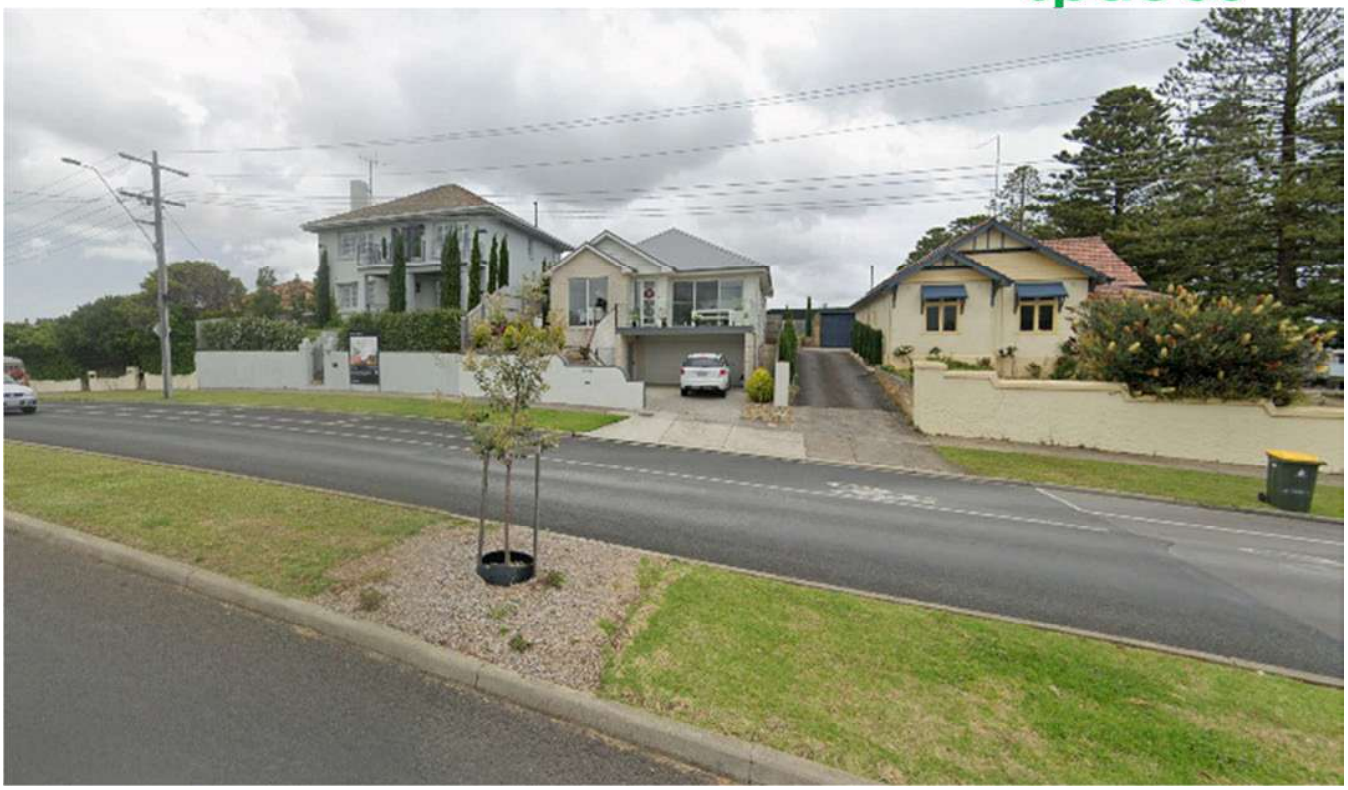
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RESTRICTIONS ON TITLE

None

PLANNING CONTROLS

Zone

The site is located in the General Residential 1 Zone (GRZ1)



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Overlays

Heritage Overlay Schedule 313 (HO313) – Banyan Street South Heritage Precinct. The building is contributory to the precinct refer precinct map below.



HO313 - Banyan Street South Precinct Map



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Permit Requirements

No permit is required for use or buildings and works under the GRZ as the site exceeds 300 sqm.

A permit is required under the HO313 pursuant to **Clause 43.01-1** to construct a building or carry out works.

A Cultural Heritage Management Plan is not required as a single dwelling is exempt under the Aboriginal Heritage Regulations 2018.

PLANNING ASSESSMENT

Clause 43.01
HERITAGE OVERLAY

Purpose

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

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

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

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

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

Clause 43.01-8

Decision guidelines

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.*

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- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place*
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*

ASSESSMENT

The site and existing building is a contributory to the heritage precinct. The heritage significance of the place is the contribution it makes to the overall precinct. The integrity of the existing building is substantially maintained with few alterations to the exterior proposed and the reinstatement of the arch window considered to improve the external appearance of the building by removing inappropriate later alterations. The extension, garage and pool are well setback from the street and is only barely visible (if at all) from the public realm.

The external appearance in the choice of finish and external colours and materials are subtle and non-intrusive and suit the simple form of the existing stables and provide a subtle contrast to enable the new additions to read as later elements.

Overall, it is considered the proposed works do not adversely affect the significance of the place or precinct and are an adaptive reuse of a heritage place consistent with the heritage precinct guidelines shown below and decision guidelines under the overlay.

The internal fitout does not require a permit.

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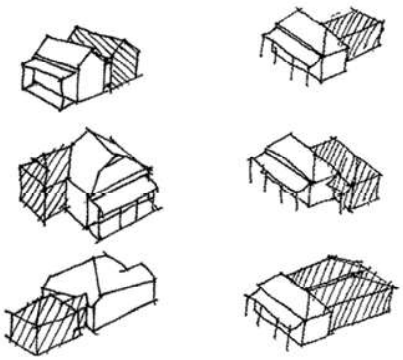
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BANYAN STREET SOUTH PRECINCT (HO313)

External Alterations and Additions

Banyan Street dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Dwellings between Timor and Koroit Streets are of historic and architectural note as a consistent row of interwar era California Bungalow style buildings. Houses typically contain two or three bedrooms and principal living spaces face the street. 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 suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

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 are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street.

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.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

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.

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Ensure an appropriate setting and context for heritage places is maintained or enhanced.
Support adaptive reuse of heritage buildings where their use has become redundant.
Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

ASSESSMENT

The proposed works are a single storied side addition which will be barely visible from the public realm. The proposed works are not contrary to the intent of planning controls in heritage precincts which are to conserve and enhance.

The precinct is not detrimentally impacted by the proposal.

The proposal is not in conflict with state heritage policy as the proposed works are consistent with the heritage values of the precinct.

Clause 65.01
APPROVAL OF AN APPLICATION OR PLAN

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

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

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- *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 application is considered to meet the requirements of Clause 65 in the following ways:

- The proposal is small scale in and meets the purpose and requirements of the heritage overlay.
- There are no detrimental effects on the environment as stormwater and waste water which will be managed in conjunction with the existing dwelling or via permit conditions.
- There are no additional traffic impacts, and the proposal represents orderly planning.
- The proposal does not conflict with the PPF or MPS.

SUMMARY

The proposal has been assessed against the requirements of the Heritage Overlay, PPF, MPS and the requirements of Clause 65 and found to be compliant.

The heritage significance of the existing building and the wider heritage precinct is protected by virtue of the modest height and setback of the new extensions and external alterations which enhance the building and improve its usefulness to ensure it remains part of the history of Warrnambool. The extensions will be barely visible from the public realm.

There is adequate garden and secluded open space retained with the converted dwelling to protect its significance and the amenity of residents of adjoining properties.

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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 11567 FOLIO 695

Security no : 124139382207E
Produced 08/10/2026 09:29 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 730059T.
PARENT TITLE Volume 11399 Folio 522
Created by instrument PS730059T 04/05/2015

[redacted]

[redacted]

[redacted] CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS730059T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 1 22 BANYAN STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 23022J LEGAL WORLD PTY LTD
Effective from 27/08/2025

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS730059T

DOCUMENT END

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PLAN OF SUBDIVISION

LV USE ONLY

EDITION 1

PLAN NUMBER

PS 730059T

LOCATION OF LAND

PARISH: WANGOOM

TOWNSHIP: WARRNAMBOOL

SECTION: 9

CROWN ALLOTMENTS: 14 (PART), 15 (PART) & 16 (PART)

TITLE REFERENCE: VOL.11399 FOL.522

LAST PLAN REFERENCE: LOTS 1, 2 & 3 ON TP951159S

POSTAL ADDRESS: 22 BANYAN STREET
WARRNAMBOOL 3280

MGA94 CO-ORDINATES E 629 725
(Of approx. centre of plan) N 5 750 280
ZONE: 54
GDA 94

COUNCIL NAME: WARRNAMBOOL CITY COUNCIL

NOTATIONS

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS

FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY,ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES

THIS IS A SPEAR PLAN

VESTING OF ROAD AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

Depth Limitation: DOES NOT APPLY

Survey:- This plan is based on survey.

To be completed where applicable.

This survey has been connected to permanent marks nos. 269, 270, 273,471, 572 & 663

In proclaimed Survey Area no. 23

Staging This is not a staged subdivision
Planning Permit No.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E–1 & E–2	CARRIAGEWAY	SEE DIAG.	Y3405W (BOOK 482 NO.846)	VOL.10138 FOL.281
E–2	SEWERAGE	2	THIS PLAN	VOL.10138 FOL.281

VINCENT LAND SURVEYING
A.B.N. 96 098 938 138
482 RAGLAN PARADE, WARRNAMBOOL 3280
PHONE (03) 55 629211

DIGITALLY SIGNED BY LICENSED SURVEYOR: GARY VINCENT

REF: 1434

VERSION 3

Sheet 1 of 2 sheets

ORIGINAL SHEET SIZE A3

PLAN REGISTERED:
TIME: 6.49pm
DATE: 4 / 5 / 2015
Kevin Bond
Assistant Registrar of Titles

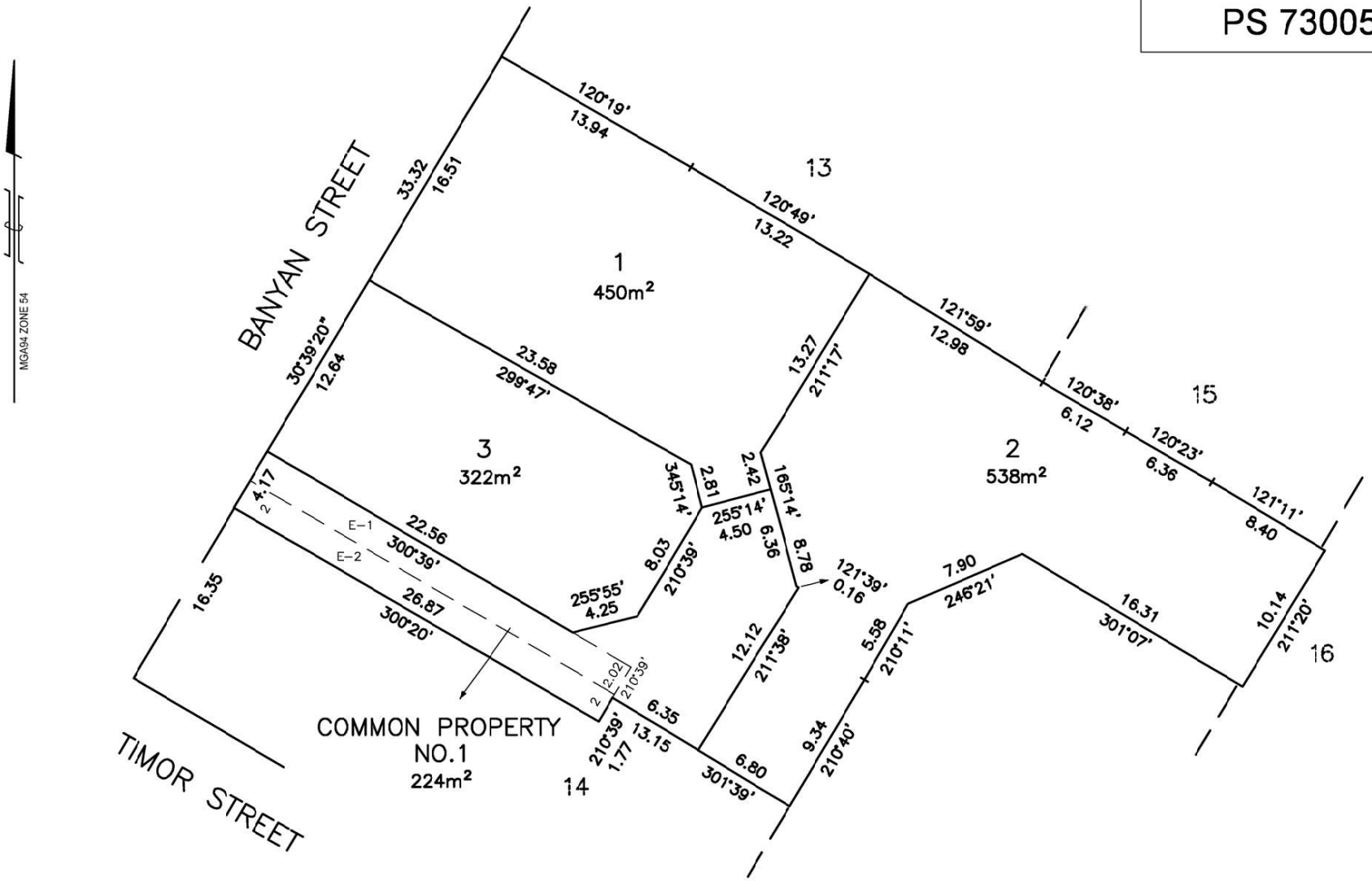
Signed by: Gary Richard Vincent (Vincent Land Surveying) Surveyor's Plan Version (3) SPEAR Ref: S059621E 11/03/2015

Signed by Council: Warrnambool City Council, PP Ref: PP2013-0024, Cert Ref: Sub2014-049, Original Certification: 16/04/2015, S.O.C.: 16/04/2015

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Plan Number

PS 730059T



VINCENT LAND SURVEYING
A.B.N. 96 098 938 138
482 RAGLAN PARADE, WARRNAMBOOL 3280
PHONE (03) 55 629211

SCALE
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SCALE: 1:250

DIGITALLY SIGNED BY LICENSED SURVEYOR: GARY VINCENT

REF: 1434 VERSION 3

Sheet 2
ORIGINAL SHEET SIZE A3
WARRNAMBOOL CITY COUNCIL

Signed by: Gary Richard Vincent (Vincent Land Surveying) Surveyor's Plan Version (3) SPEAR Ref: S059621E 11/03/2015

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WARRNAMBOOL
CITY COUNCIL

Plan of Subdivision PS730059T

Concurrent Certification and Statement of Compliance (Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S059621E
Plan Number: PS730059T
Responsible Authority Name: Warrnambool City Council
Responsible Authority Permit Ref. No.: PP2013-0024
Responsible Authority Certification Ref. No.: Sub2014-049
Surveyor's Plan Version: 3

Certification

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

Statement of Compliance

☑ This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

◉ Has not been made at Certification

Digitally signed by Council Delegate:	Lauren Schneider
Organisation:	Warrnambool City Council
Date:	16/04/2015

Signed by: Lauren Cara Schneider (Warrnambool City Council) 16/04/2015

ADVERTISED

Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS730059T

The land in PS730059T is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1, 2.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
5 BANKSIA DRIVE WARRNAMBOOL VIC 3280

OC025937W 04/05/2015

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC025937W 04/05/2015

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	10	10
Lot 2	10	10
Total	**20.00**	**20.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

ADVERTISED

Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS730059T

Statement End.