

30/03/2025

Planning Department  
Moyne Shire Council  
Princes Street Port Fairy.  
VIC. 3284

Dear Planning Team,

Please find attached a planning permit application for 67 Halladale Street,  
Peterborough. VIC. 3270.

Attached are the following documents;

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

Please contact me on 03 5562 5229 or via [nathan@designingspaces.net.au](mailto:nathan@designingspaces.net.au) if you have  
any questions on the above application.

Yours faithfully,

Nathan Divall Managing Director

Designing Spaces

# Planning report

Lot 6 PS034927 – 67 Halladale Street, Peterborough. VIC. 3270.

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## DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 67 Halladale Street, Peterborough. VIC. 3270.

Revision 1

## PROPOSAL

It is proposed to construct a single storey extension attached to the front elevation of the existing two-bedroom dwelling. The site has an area of 1,407 sqm with frontage to Halladale Street overlooking the Curdies River Estuary in Peterborough.

The existing dwelling is angled slightly to the front of the site and Halladale Road, with the extension positioned directly facing the street and attached to the existing building via a new link with exterior decking to either side.

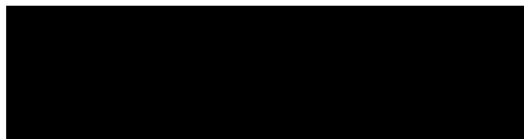
The extension will have an entrance porch and entrance hall leading to an open plan kitchen/dining/living room, and bedroom with ensuite, and pair of decks and small link passage into the existing accommodation as shown on the plan excerpt below. The dwelling interior will be remodelled to suit.

The extension will be finished in Scyon Axon wall cladding in light grey tones to match the existing exterior of the building, under a matching corrugated iron roof covering with aluminium windows sliding glazed doors. For contrast the extension will be clad in corrugated iron base boarding and infill cladding to add texture. Decking and entry porches flooring will be hardwood.

The extension will add 84.42 sqm to the existing floor area of 77.98 sqm with the overall height of the extension slightly higher (2.7m to eaves) than the existing building height of 2.45m to eave height.

Setbacks are largely unchanged with the exception of the front setback which is still generous at 44.20 m.

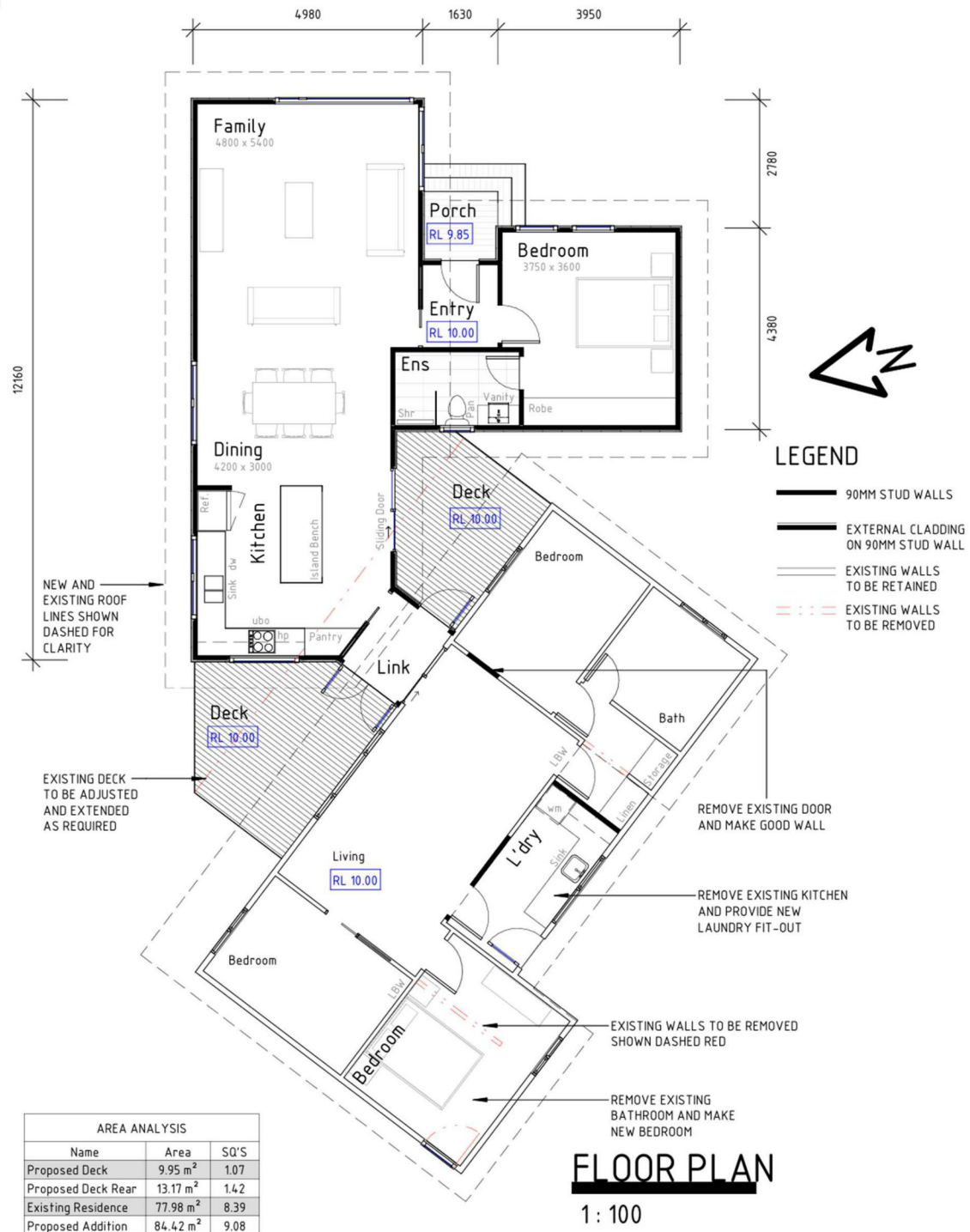
Vehicular access will remain unchanged as will landscaping and fencing.











## SITE ANALYSIS

The subject site is rectangular, long and narrow allotment in an east/west alignment overlooking the Curdies River Estuary and Westland north of the town centre of Peterborough. The site is well established with mature gardens having an overall area of 1,407 square metres, occupied by a modern corrugated iron clad two-bedroom detached single storied dwelling and storage shed.

The dwelling has frontage to Halladale Street and is well setback from the front boundary (Halladale Street) which is an unsealed council maintained road.

The prevailing neighbourhood character is sparsely developed and mostly single storied residential development, located approximately 350m from the Peterborough Coastal Reserve and approximately 900m from river mouth and foreshore areas, and approximately 750m from the Bay of Islands.

There is no significant vegetation required to be removed to facilitate the works.





Dwelling frontage to Halladale Street



Existing dwelling









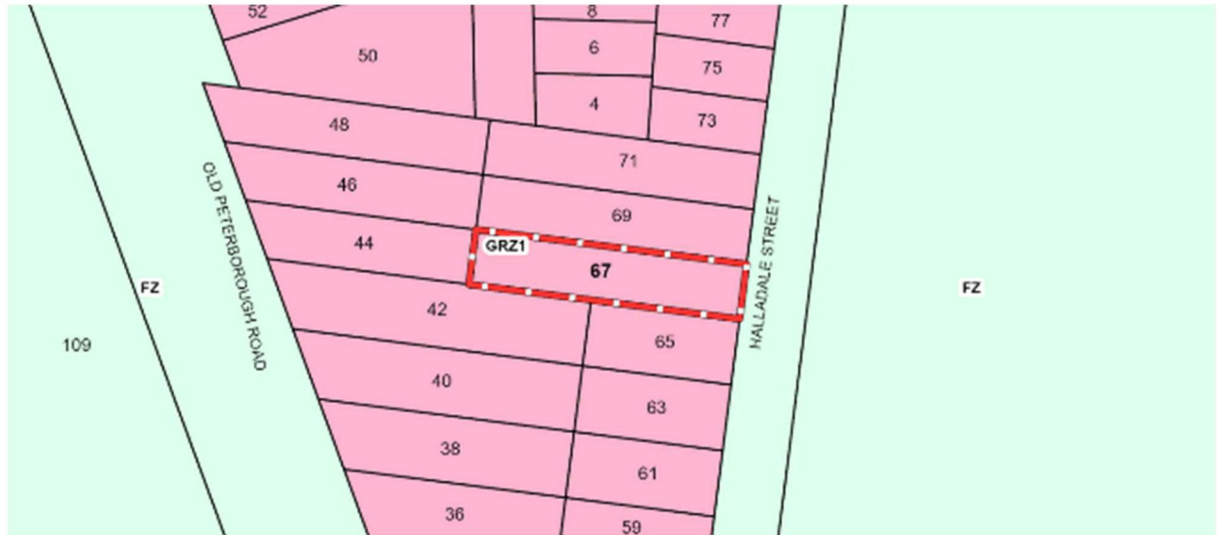
## Setting and streetscape



## PLANNING CONTROLS

### Zone

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



### Overlays

The following Overlays apply to the land:

Design and Development Overlay Schedule 24 (DD024).





## Environmental Significance Overlay Schedule2 (ES02).



## Significant Landscape Overlay Schedule 2 (SL02). Significant Landscape Overlay Schedule 3 (SL03).



## Land Subject to Inundation Overlay Schedule 1 (LSIO1)



The site is also within a Designated Bushfire Prone Area. The site is also within an area of Aboriginal Heritage Significance. A Cultural Heritage Management Plan is not required as the works are associated with a single dwelling and are therefore exempt under the Aboriginal Heritage Regulations 2018.

## Permit requirements

No permit is required under the General Residential Zone as the site exceeds 500 square metres with no other triggers.

- A permit is required under the ES02 pursuant to Clause 42.01-2.
- A permit is required under the DDO 24 pursuant to Clause 43.02-2.
- A permit is not required under the GRZ1 as the site exceeds 300 sqm.
- A permit is not required under the LSIO1 pursuant to Clause 44.04-2 as the works are outside the extent of inundation. As shown in 1/100 year flood mapping used to determine the extent of inundation for the LSIO, the front half of the site is inundated. The GHCMa flood portal does not provide further mapping as to the extent of inundation.
- A permit is not required under the SL02 pursuant to Clause 42.03-2 as there is no vegetation removal required.

- A permit is also not required under the SLO 3 as the site is beyond 500m of the Bay of Islands (750m) and beyond 200m (750m) of the Curdies River mouth pursuant to Clause 42.03-2.

## RESTRICTIONS ON TITLE

None

## PLANNING ASSESSMENT

Clause 42.01

ENVIRONMENTAL SIGNIFICANCE OVERLAY

Purpose

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

*To identify areas where the development of land may be affected by environmental constraints.*

*To ensure that development is compatible with identified environmental values.*

## SCHEDULE 2

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

PETERBOROUGH COASTAL AND ESTUARY AREA

Clause 42.01-5

Decision guidelines

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

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

## 5.0

Decision guidelines

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



- *The existing use or development of the land.*
- *The impact of the development on other properties.*
- *The degree of dependence of the development on the coastal environment.*
- *The soil stability of the subject land and the need to prevent soil erosion.*
- *The likelihood of pollution and/or siltation of any watercourse.*
- *The amount of natural vegetation to be removed through the construction of any buildings or works.*
- *Whether adequate provision has been made for the landscaping and treatment of the site.*
- *The value of any native vegetation to be removed in terms of its physical condition, rarity or variety.*
- *The protection and enhancement of the landscape.*
- *The desirability of retaining a buffer strip of native vegetation along roads, watercourses and property boundaries.*
- *The need to protect the environmental values of limestone depressions including avoidance of the draining and filling of limestone depressions.*
- *The desirability of maintaining natural drainage features.*
- *The Peterborough Urban Design Framework, 2002.*

## 6.0 Background documents

*Peterborough Urban Design Framework, 2002.*

*Siting and Design Guidelines for Structures on the Victorian Coast, 1998.*

## ASSESSMENT

The proposal is designed to increase the usable floor area of the dwelling by adding an additional kitchen/living space, bedroom and bathroom to the accommodation.

The building including the extension is well setback from Halladale Street and is almost of the same height as the existing dwelling, allowing views over the top and through the site to protect coastal and rural views.

There are no anticipated adverse amenity impacts anticipated on surrounding properties despite the modest increase in floor area, given the low overall height of the extension and existing dwelling and generous setbacks.

The proposed design respects the scale and pattern of residential development and blends with the prevailing neighbourhood character.

External materials are proposed in muted neutral colours in contemporary materials.

The small-scale nature of the development ensures that the proposed works do not impact views or view lines of adjoining dwellings or the streetscape.



No significant excavation or vegetation removal is required.

The setbacks ensure there are no walls on boundaries and to ensure sufficient open space provision, parking and to protect amenity.

No changes to landscaping, fencing or car parking are proposed or required.

The proposal is therefore considered to meet the purpose and decision guidelines of the overlay.

#### Clause 43.02

#### DESIGN AND DEVELOPMENT OVERLAY

##### Purpose

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

*To identify areas which are affected by specific requirements relating to the design and built form of new development.*

#### Clause 43.02-6

##### 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 design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*

#### SCHEDULE 24 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

#### PETERBOROUGH RESIDENTIAL AREA

## 6.0

### Decision guidelines

*The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:*

- *Whether any subdivision adopts the traditional grid pattern of the street layout.*
- *Whether there are appropriate setbacks between buildings to provide spaces and views between and from buildings.*
- *Whether the siting and design of buildings, works and subdivision is consistent with the objectives and the strategies of the Residential Design Guidelines, Peterborough, Victoria 2006.*
- *Whether a building dominates the natural landscape.*
- *Whether the bulk of a building dominates the townscape.*

## ASSESSMENT

The proposed works are consistent with the existing and preferred character of the streetscape and area as defined by the Residential Design Guidelines Peterborough.

The proposal blends with the external appearance of the dwelling without impacting on amenity, the environment or sensitive landscapes.

Colours and materials selected compliment the coastal area.

## MUNICIPAL STRATEGIC STATEMENT

### ENVIRONMENT

#### Clause 22.02-1

#### Coastal Areas

*This policy applies to all land adjacent to the coastline including the area affected by the Environmental Significance Overlay Schedule 1.*

### Policy Basis

*The coastal areas of the municipality are a major natural, economic and environmental resource. The MSS recognises the need to protect, conserve, manage and develop the coast in a sustainable environmental and economic manner. The MSS also recognises the need to ensure that any developments on the coast that optimise tourism potential must do so in a manner which recognises the sensitive nature of these assets. It is policy to recognise the:*

- *Natural character of the coastal area, which is of special cultural value to the municipality and to visitors from elsewhere.*
- *Importance of the coastal zone to Aboriginal people, in particular traditional uses and Aboriginal culture.*
- *Dynamic, complex and interconnected nature of biological and physical processes in the coastal zone (terrestrial and marine).*
- *Susceptibility of the coast to the effects of natural events, including sea-level rise.*
- *Importance of good water quality to marine ecosystems.*
- *Importance of maintaining representative or significant natural ecosystems and sites of biological importance, biodiversity and indigenous coastal flora and fauna.*
- *Protection of coastal sites and features of cultural and historic value is of State and regional importance.*
- *Coast as a major economic asset.*
- *Desire of the community for allocation of space and resources in the coastal area for a variety of recreation and commercial fishing opportunities.*
- *Economic and social values of tourism and recreation in the coastal area in general.*
- *Importance of public access to and along the coast consistent with protection of natural coastal values, systems and processes.*
- *Coastal environment as being affected by activities, uses and development occurring outside the coastal area.*

## ASSESSMENT

There are no matters of state significance relevant to the proposal. The proposed works are small scale associated with a single existing dwelling in an established location. The works concern the front aspect of the existing dwelling only and increase the floor area by 84sqm is in keeping with the scale, bulk and mass of the existing dwelling utilising external materials and colours to blend with the character of the area.

### Clause 13.02-1S

### Bushfire planning

#### Policy application

*This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:*

- *Within a designated bushfire prone area;*
- *Subject to a Bushfire Management Overlay; or*
- *Proposed to be used or developed in a way that may create a bushfire hazard.*



## Use and development control in a Bushfire Prone Area

*In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:*

- *Subdivisions of more than 10 lots.*
- *Accommodation.*
- *Child care centre.*
- *Education centre.*
- *Emergency services facility.*
- *Hospital.*
- *Indoor recreation facility.*
- *Major sports and recreation facility.*
- *Place of assembly.*
- *Any application for development that will result in people congregating in large numbers.*

*When assessing a planning permit application for the above uses and development:*

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

## ASSESSMENT

The extension poses no increased fire risk as it is a small extension to an existing dwelling with water supply, road access and fire risk measures already in place.

### 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.*
- *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 extension has been assessed against the relevant overlays and has been found to meet the requirements. There are no anticipated adverse amenity, transport, environmental or other impacts associated with the development.

The extension is considered orderly planning.

## SUMMARY

The proposed works are a single storied extension of an existing dwelling to increase the floor area matching its external appearance.

There are no anticipated adverse amenity impacts as the extended dwelling occupies a large allotment with generous or unchanged setbacks.

The proposal has been assessed against the relevant planning provisions including the PPF, MPS, Zone and Design Development Overlay Schedule 24, ES02, and found to meet the relevant objectives and decision guidelines.

It is respectfully requested that a permit be issued by the Responsible Authority in its current form.

