



Elmstone
PROPERTY GROUP



191-201 Morriss Road, Warrnambool

Development Plan



WARRNAMBOOL
CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME

Approved Development Plan

DP2022-0007

191-201 Morriss Road

Date: 04/10/2023

Delegate: R. Wandell

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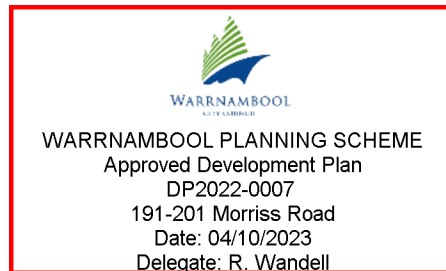
Introduction

Inception Planning has been engaged to prepare a Development Plan on behalf of Elmstone Property Group.

The subject site is impacted by the Development Plan Overlay, Schedule 1 which requires a Residential Development Plan.

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

The subject site is formally known as Lot 1 on Title Plan 961748.



Executive Summary

Strategic support	<ul style="list-style-type: none">✓ The site is zoned General Residential Zone, Schedule 1 where State Policy encourages the development that respects the neighbourhood character of the area✓ The site analysis demonstrates the land to be void of any constraints and therefore the Development Plan encourages the entire site to be developed for residential purposes as per the provisions of the Development Plan Overlay✓ The subject site is located in an 'existing urban area' as per Clause 11.03-1L-01 where infill development is encouraged
Vehicle access and traffic	<ul style="list-style-type: none">✓ Morriss Road will connect all vehicles with external road networks and it was observed Morriss Road current experiences low volumes and has sufficient capacity to accommodate a moderate increase in residential traffic✓ Two shared access points are proposed measuring 12m wide including appropriate landscaping to soften the appearance and provide for safety for future pedestrians✓ Future development proposals will be required to address the required car parking calculations of Clause 52.06 – Car Parking of the Warrnambool Planning Scheme
Flood risk	<ul style="list-style-type: none">✓ Site not identified as flood prone.
Landscaping	<ul style="list-style-type: none">✓ The Appropriate Development Areas provide for sufficient areas for future development proposals to provide for landscaping opportunities

Site Analysis

The subject site is vacant and has a frontage of 100.58 metres to Morris Road and a maximum depth of 123m, equating to an overall developable area of 12,368.84m².

The land is formally known as Lot 1 on Title Plan 961748Q.

The supporting site feature combined with the aerial photography demonstrates the site is clear of any significant vegetation and there are no marked waterways.

The topography of the land is generally quite flat with a 2m fall towards Morriss Road across the 123m depth from west to east.

A sewer pit is located in the south east within Council's road reserve, a power pole located slightly north of centre of the site and another towards the southern property boundary within the Morriss Road reserve. A street tree located towards the site's boundary with 1 Thomas Place property, see aerial imagery dated March 12 2022 below:

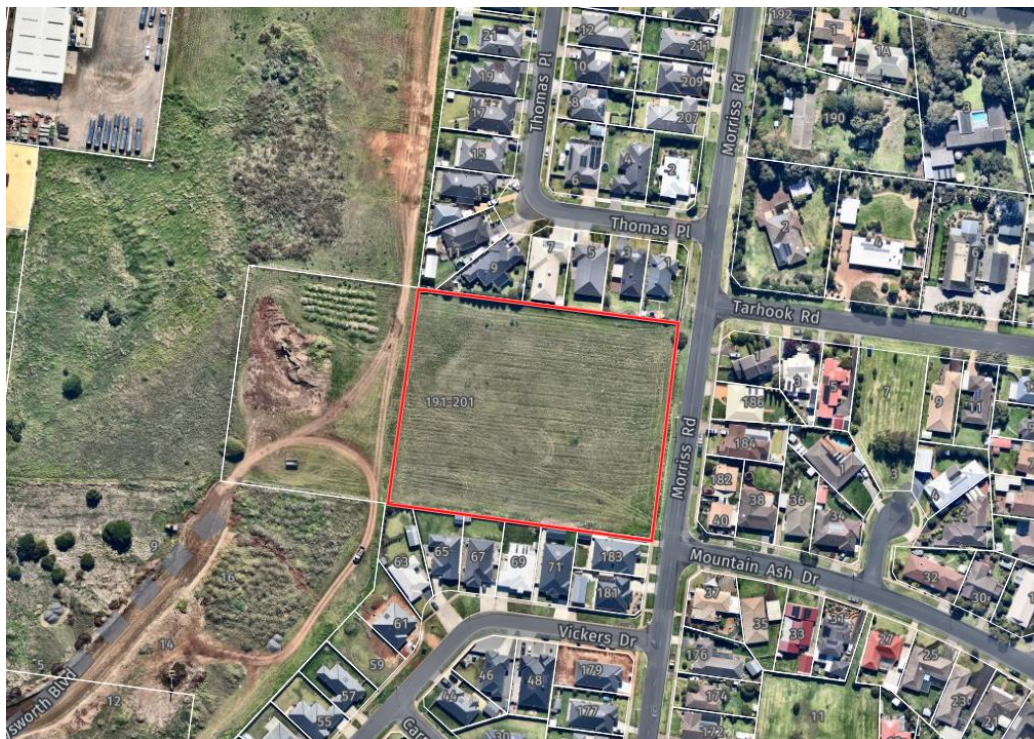


Figure 1 – Subject Site



Figure 2- Morriss Road, Road facing north



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Figure 3- Morriss Road, Road looking east



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Figure 4 - 30m in from centre of roadside facing south east



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Figure 5 - 30m in from the centre roadside facing west



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Surrounds

The subject site abuts Morriss Road with residential development located on both the northern and southern property boundaries until approximately 124m into the depth of the land, this is where the zoning provisions change from residential to commercial zone.

Directly opposite the site are established residential dwellings with frontages to Morriss Road and side roads such as Mountain Ash Drive and Tarhook Road.

Directly to the west of the parcel is Hollingsworth Boulevard, zoned commercial with a proposal to for the final stage of subdivision, currently the land is undeveloped.

Below is an aerial photograph taken of the surround area, the subject site is highlighted with a red outline:

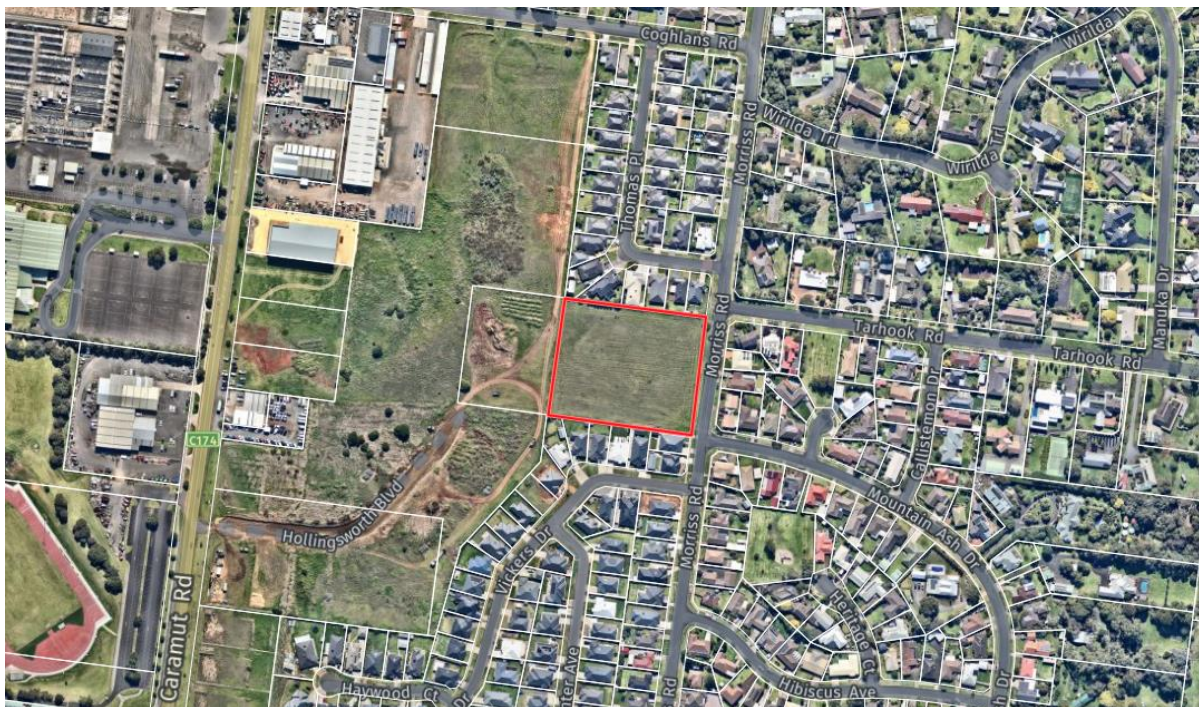


Figure 6 – Subject Site and Surrounds



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Figure 7 – Abutting dwelling to the south



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Relevant Planning Applications

Planning permit P2008-0286.01 was issued for the Lot 1 on Title Plan 119278C and Lot J on Plan of Subdivision 546634L – Caramut Road Warrnambool which permitted the “Creation of 18 lots in various lots, a road and associated works in accordance with endorsed plans”.

This development directly abuts the subject land to the west and final endorsed design documents are awaiting endorsement from the responsible authority.

PP20220246 - 56-60 Caramut Road, Warrnambool to subdivide the final stage of the commercial development was issued and plans endorsed on 27 March 2023.

The rear commercially zoned section of this parcel of land in relation to the subject site is shown below.

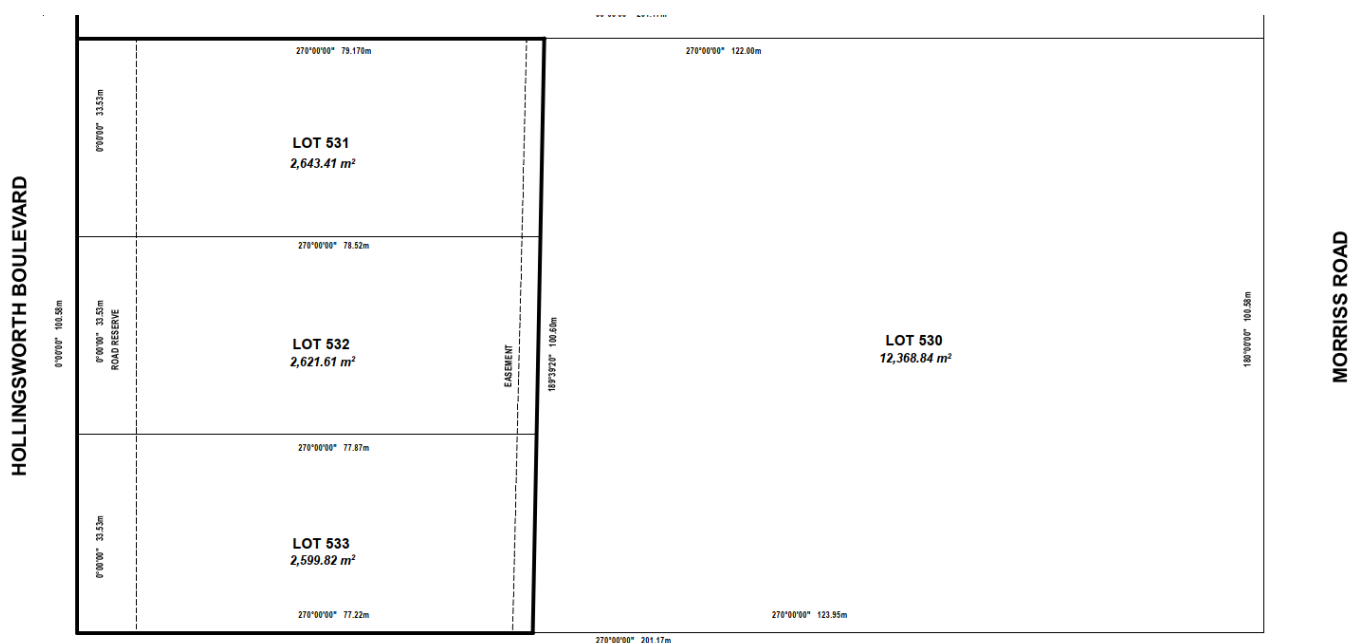
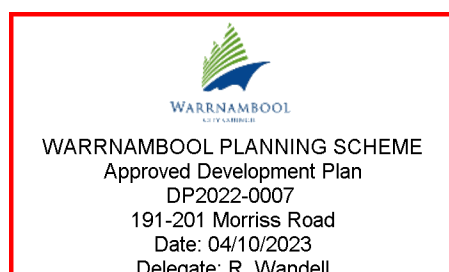


Figure 8 – PA20220246 Proposed Subdivision Plan



Proposal

The application proposes to develop the land for future infill development and this has been demonstrated on the supporting development plan.

The development plan provides for an indicative lot layout and building envelopes based on three different dwelling types within the subject site and a larger more conventional dwelling type on the lots fronting Morriss Road.

The site is proposed to be provided with vehicle and pedestrian access via two vehicle crossovers, resulting in a horse shoe type configuration of common property area, with lots and future dwellings being located on both sides of the common property area. A pedestrian footpath will be provided along the Morriss Street frontage. See diagram below:

The indicative building envelopes and lot boundaries have been designed in order to be able to meet relevant Rescode requirements when a future development proposal is put forward.

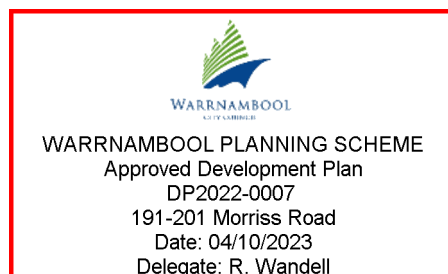
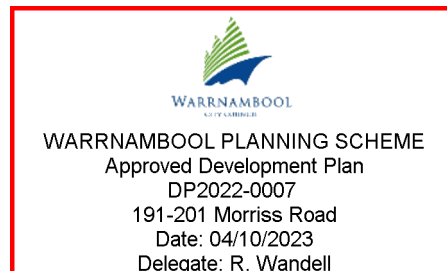




Figure 9 – Proposed Development Plan

To support the Development Plan a landscape plan showing the location of proposed street planting has been provided and well as a traffic movement plan and indicative floor plans of the proposed dwellings. The proposed landscape plan is shown below and provides for canopy trees and groundcovers along both sides of the common property driveway and along the site's frontage.



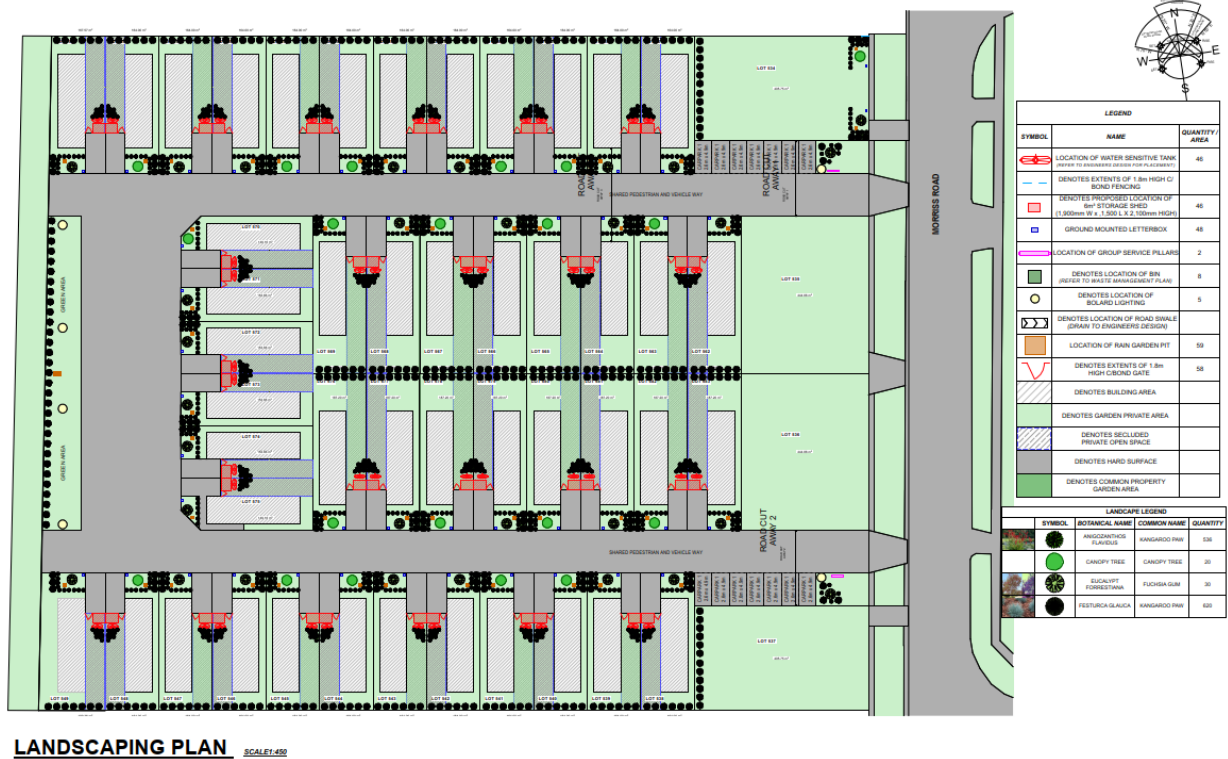
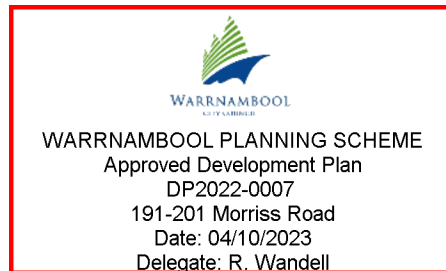


Figure 10 - Landscape Plan



Warrnambool Planning Scheme

Municipal Strategic Statement

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03-7 – Diversified Economy
- Clause 02.04 – Strategic Framework Plan

State and Local Planning Policy

- Clause 11.01-1S – Settlement
- Clause 11.03-1L-01 – Activity Centres in Warrnambool
- Clause 15.01-1S – Urban Design
- Clause 15.01-3S – Subdivision Design
- Clause 15.01-4S – Healthy Neighbourhoods
- Clause 15.01-5S – Neighbourhood Character
- Clause 16.01-1S – Housing Supply
- Clause 16.01-2S – Housing Affordability
- Clause 18.01-1S – Land Use and Transport Integration
- Clause 18.01-2S – Transport System
- Clause 18.01-3S – Sustainable and Safe Transport
- Clause 18.01-3L – Sustainable Personal Transport
- Clause 18.02.1S – Walking
- Clause 18.02-2S - Cycling
- Clause 18.02-4S – Roads
- Clause 18.02-4S – Car Parking
- Clause 19.03-2L - Infrastructure design and planning
- Clause 19.03-3L - Integrated water management



Zone

- Clause 32.08 – General Residential Zone Schedule 1(GRZ1)

Overlays

Clause 43.04 – Development Plan Overlay, Schedule 1

General Provisions

Clause 65.01 – Approval of an Application or Plan

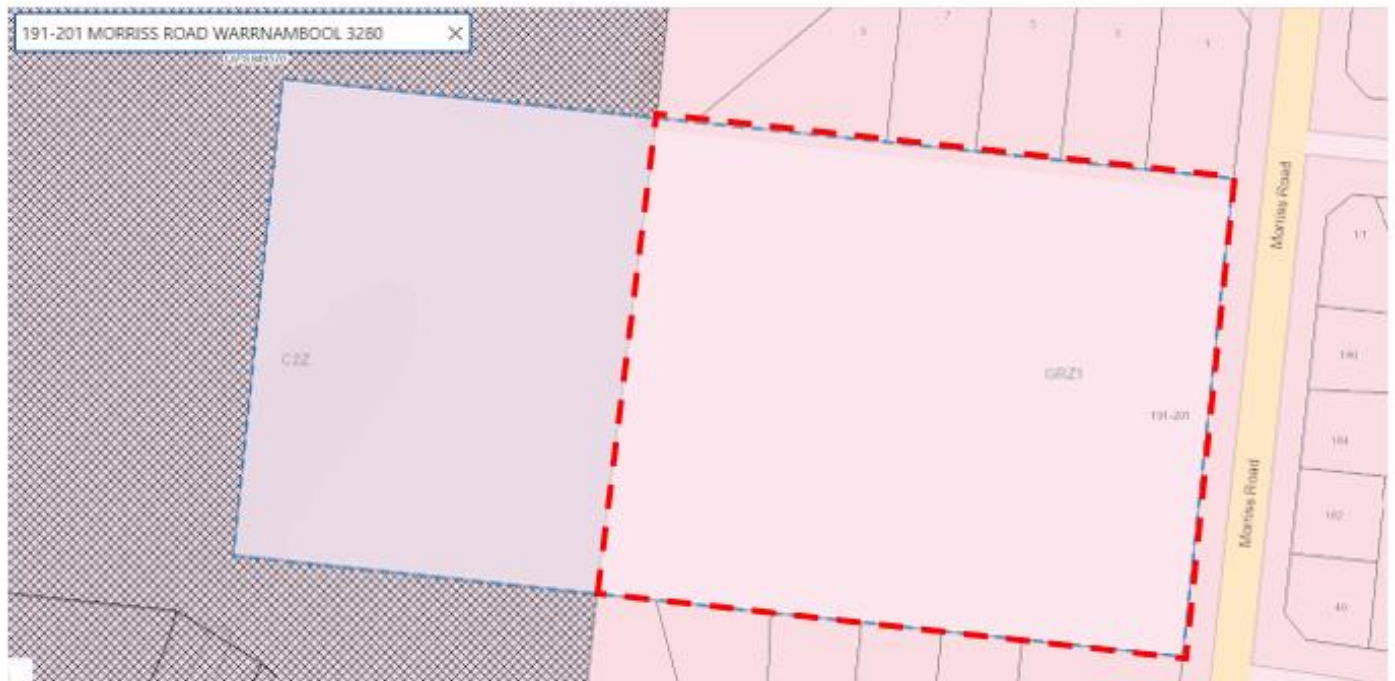
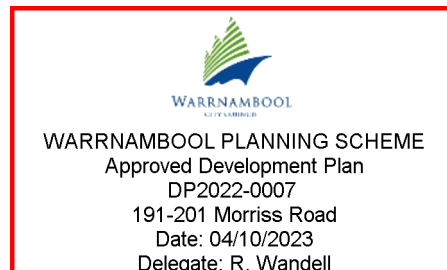


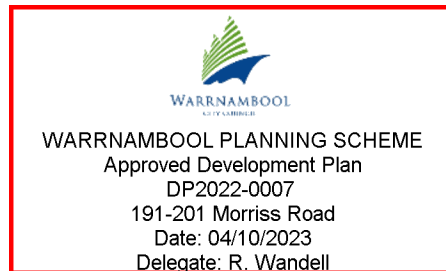
Figure 11 – Zoning Map



Permit Triggers

Clause 43.04 – Development Plan Overlay

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority



Planning Assessment

Policy Assessment

Planning is required to anticipate and respond to the needs of existing and future communities through the provision of zoned and services land for housing, employment, recreation and open space. In doing so, recognising the need for diversity of choice, land use and transport integration and accessibility are just some of the key considerations as described within the Warrnambool Planning Scheme.

Clause 11.01-1S Settlement seeks to develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities. In accordance with Clause 11.03-1L01 the subject site is located in 'existing urban area' and therefore is considered as an appropriate location for residential infill development, offering excellent access to services and amenities. Below is a snippet of the map with a yellow star noted approximately where the subject site is located:

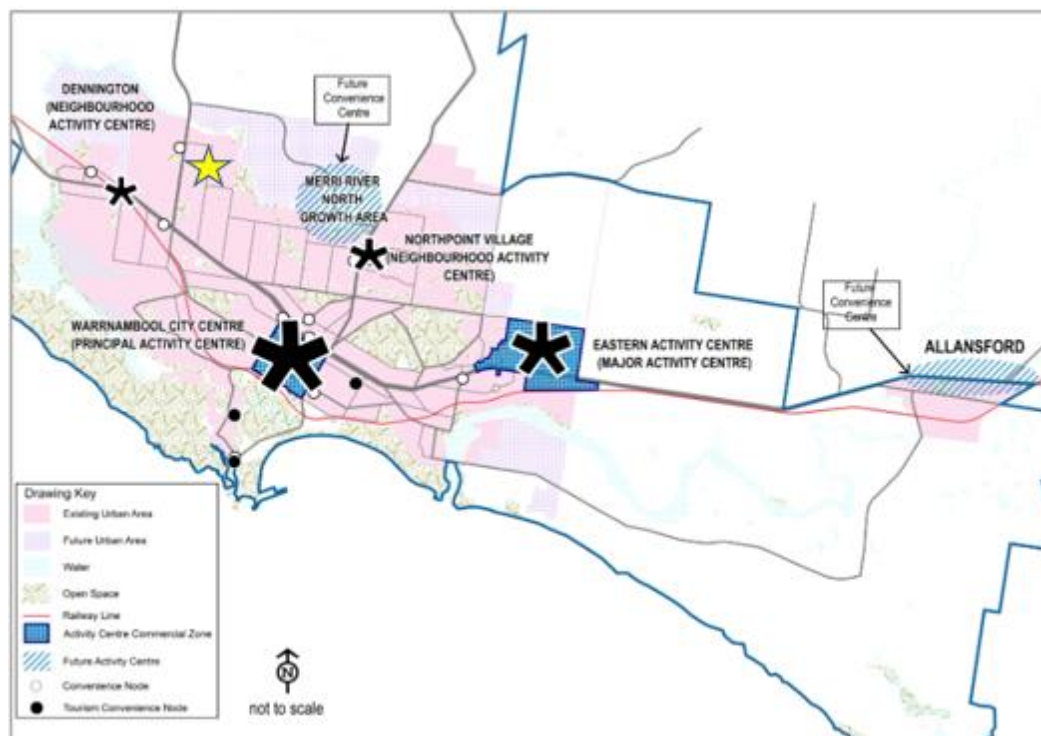


Figure 12 – Northpoint Village Neighbourhood Activity Centre Map



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As directed by the state policy the development of the subject site will focus investment and growth in the major regional city of Warrnambool. The proposed Development Plan will support Warrnambool in its position as the key population and employment centre for the Great South Coast region as outlined under Clause 11.01-1R.

Clause 16.01 -1S House Supply looks to facilitate well-located, integrated and diverse housing that meets community needs. Of most relevance it supports the increase of housing in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas. Clause 16.01-1L includes strategies to facilitate this state level objective and explicitly supports the infill residential development in established urban areas.

The proposed Development Plan will enable the future development of the subject land, realising the above state, regional and local policies, that seeks to create an urban environment that is safe, healthy, functional that will positively contribute to a sense of place with a cultural identity.

The proposed subdivision layout will result in 50 lots with 46 of these lots having a single storey one or two bedroom dwellings. There will also be four larger lots fronting Morriss Road. These will also be developed in the same stage with dwellings, with a floor plan to be determined at the planning permit stage. Given the larger lot size these dwellings will have a more conventional design. The mix of lot sizes will provide for improved housing diversity and affordability by providing a housing product that is currently in undersupply within Warrnambool.

An indicative floor plan for the dwellings within the site has been provided for the proposed dwellings within the site.

The proposed developable area will ensure any future dwelling design can be developed to support the public realm amenity and create a safe private realm protecting and enhancing the personal safety of future residents as per the objectives of Clause 15.01-1S – Urban Design.

The proposed development layout will encourage and support development that contributes to active street frontages generally found within Morriss Road. This is achieved through inclusion of a footpath along Morriss Road, landscaping along the street frontage and dwellings that front Morriss Road.

Developing a subject site which is void of development and of significant landscape features allows a contribution which is greater than how the subject land currently integrates to the character of the area and facilitates attractive, high amenity public realm. The proposed Development Plan presents itself



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with large portions of areas for development given the creation of common property verses public road networks. Therefore, the subject site lends itself to improve the landscape qualities of Morriss Street.

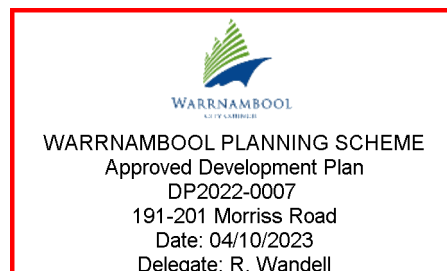
Typical tree, shrub and tube stock plantings will be undertaken within the proposed common property arrangement of the site along with private tree plantings encouraged in each future lot configuration. The landscape plan has been provided in the supporting packaged documentation.

Given the findings of the site analysis documents supporting the application, the Appropriate Building Areas have been provided over the entire subject site, albeit where proposed access is to be located. This is supported as per section 4.0 of Schedule 1 of the DPO.

The arrangements for the provisions and funding for all physical infrastructure is to be borne solely by the landowner.

A 'Complex Assessment' was required to be undertaken to address the *Aboriginal Heritage Regulations 2018* for the Cultural Heritage Sensitivity. The Complex Assessment comprised of hand and machine excavation being carried out as part of the process. The methodology was discussed at the inception meeting with Eastern Maar Aboriginal Corporation.

No Aboriginal cultural heritage was identified throughout this Complex Assessment. Given this, the Development Plan is not required to manage or accommodate areas for retention and protection of Aboriginal artefacts.



The building areas have been designed to better support active living and seeks to respond to the safety needs of all future occupants. The inclusion of the internal landscape area adds to the visual and safety outcomes expected and responds to local context.

Future development of the subject site will create for a community that can connect therefore better increasing the ability to share trips.

The supporting Traffic Impact Assessment prepared by RedSquare further discusses the sites pedestrian and vehicle connectivity to the broader community in greater detail and strongly supports the proposed access and future infill development of the site.

Clause 52.06 of the Warrnambool Planning Scheme specifies the car parking requirements applicable to the proposed subdivision development. Appropriate compliance of these requirements ensures adequate provision of car parking spaces as per the demand likely to be generated, by considering the activities on the land and the nature of the locality while providing opportunities to consolidate the efficient use of car parking facilities.

The accessway has been designed to comply with an Access Place under Standard C21. An access place has the following requirements:

Access Place

A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

Traffic volume ¹	300vpd to 1000vpd
Target speed ²	15kph
Carriageway width ³ & parking provision within street reservation	5.5m wide with 1 hard standing verge parking space per 2 lots. or 5.5m wide with parking on carriageway - one side. Appropriately signed.
Verge width ⁴	7.5m minimum total width. For services provide a minimum of 3.5m on one side and a minimum of 2.5m on the other.
Kerbing ⁵	Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
Footpath provision	Not required if serving 5 dwellings or less and the carriageway is designed as a shared zone and appropriately signed. or 1.5m wide footpath offset a minimum distance of 1m from the kerb.
Cycle path provision	None

The proposed development complies with the requirement above as there is no parking on the side of the accessway as each dwelling is provided with its own car parking.



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Therefore, the breakdown on the road is there has been provision of 1.5m for the shared pedestrian path (as required by C1) and 4.895m for the vehicle access.



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Stormwater

Given the subject sites location in a well established residential setting, all services are available to be connected to the site.

Warrnambool City Council is the responsible authority for stormwater discharge and a Stormwater Management Plan for the site will be required as part any future planning applications applied on the subject site.

Located on the boarding allotment between residential and commercial zoned land, there is are two junction pits where an existing 1650mm dia stormwater pipe with capacity for extra lots running south to north. These are demonstrated in the below Feature and Level Survey snippet and has been included in the supporting documentation:

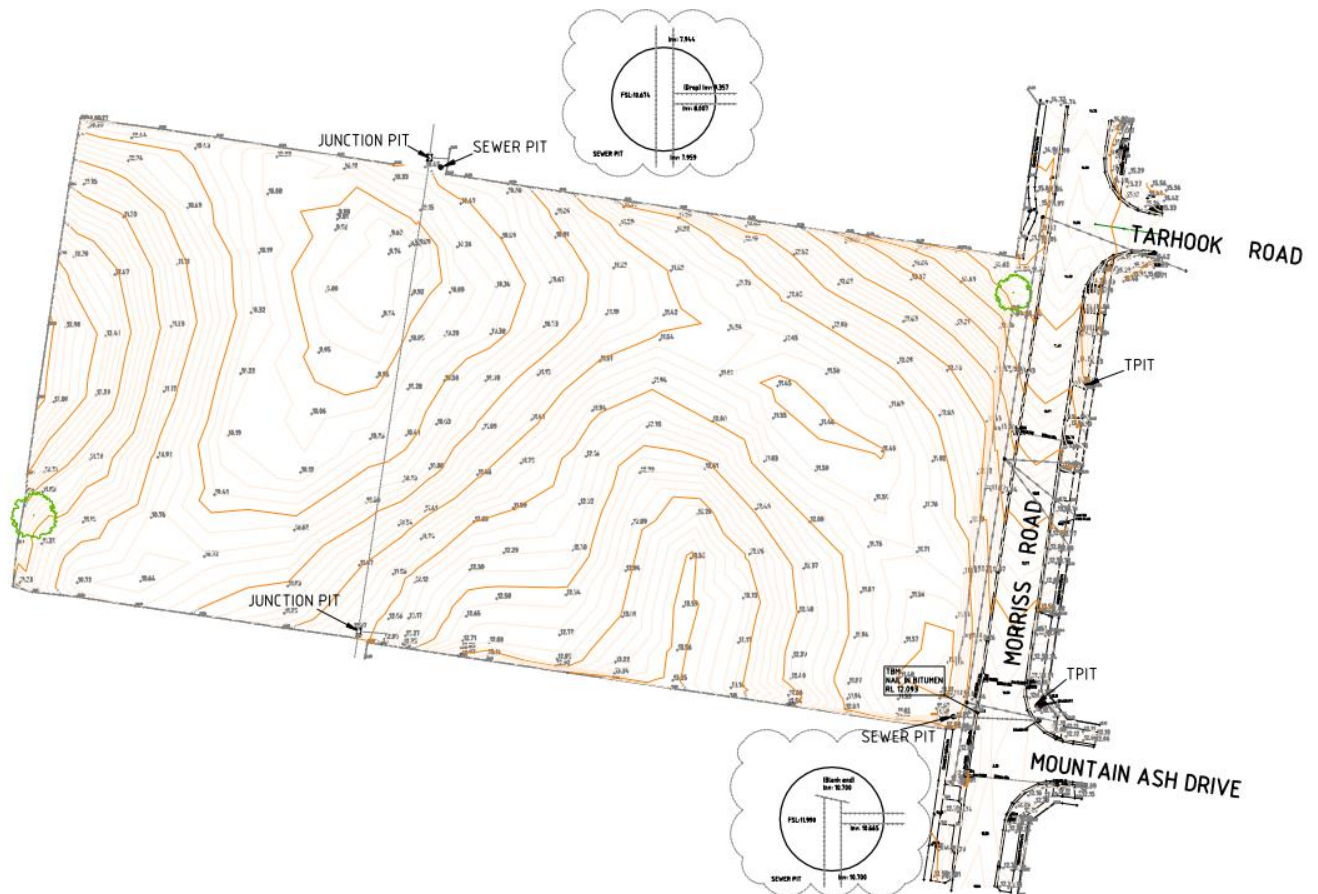


Figure 15 – Site Feature



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The supporting Engineering Services Report further addresses the calculations of the Morriss Road Outfall in which the subject site forms part of and further addresses the minor and major storm events.

The report confirms that subject site is well integrated in terms of future service connection.

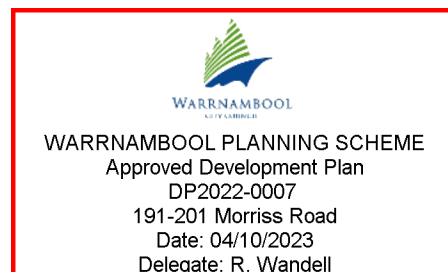
Cultural Heritage

A Cultural Heritage Management Plan (CHMP) has been prepared by Benchmark Heritage Management Pty Ltd, CHMP Number: 18740 in conjunction with the Eastern Maar Aboriginal Corporation.

The CHMP discusses the process of firstly starting with a Desktop study, progressing to the Standard Assessment and then undertaking the Complex assessment.

The Complex Assessment was conducted on the 4th-8th, and 11th-13th July 2022 and was undertaken by Matthew Barker (supervisor) and Emma Threlfall of Benchmark Heritage Management; with Fid Chatfield, Jyran Chatfield, Phillip Chatfield and Jindara Chatfield from EMAC. The excavation of seven 1x1m Test Pit and twenty-four Machine Test Pits was undertaken (Tables 8-9, Map 7).

No Aboriginal cultural heritage was identified in any of the Test Pits or Machine Test Pits. No dating samples of cultural deposits or stratigraphic layers were obtained due to the absence of Aboriginal cultural heritage. In general, the Complex Assessment revealed that the Activity Area is of low potential sensitivity for Aboriginal cultural deposits.



Conclusion

The review site is located in a residential setting which has been established over many years and functions exceptionally well with excellent connectivity to Warrnambool City Centre and adjacent neighbouring centres.

The above-mentioned review of the Warrnambool Planning Scheme identifies the land as being part of 'existing urban areas' and supporting aerial photography highlights the review site as being the final large scale residential zoned land to be developed in Morriss Road between Princess Highway and Coghlan Road.

The Development Plan seeks to provide guidance to the responsible authority as to where future development will be undertaken on the subject land via future development proposals. Given the site is void of remnant vegetation and there were no traces of Aboriginal artifacts and no other constraints affect the site, all land other than pedestrian and vehicle access has been noted as Appropriate Building Areas.

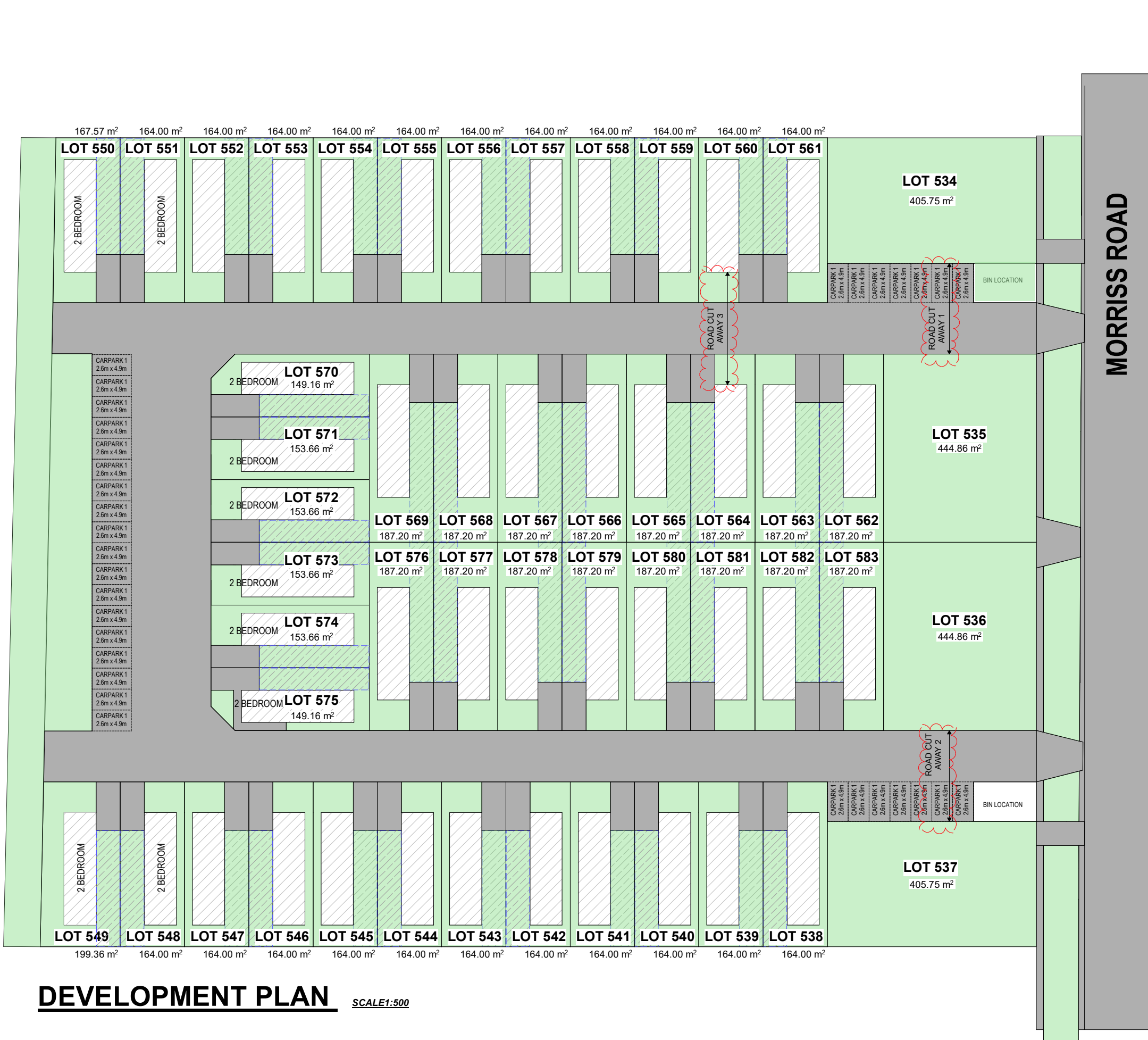
As expected from a residential setting such as Morriss Road, basic walking and cycling infrastructure surrounds the review site. The two proposed vehicle crossovers will provide 11.2m wide shared accessway's to the site and will enable future occupants of the land to connect to Morriss Street.

Appropriate future plantings within the common property area will aim to soften the appearance of the accessway and provide for an attractive and safe space for future residential tenants. Future development applications will encourage private landscaping to also be undertaken further enhancing the overall amenity of the development.

For the reason set out in our submission to Council, we respectfully request the Development Plan be supported.



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LEGEND

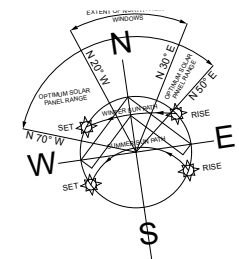
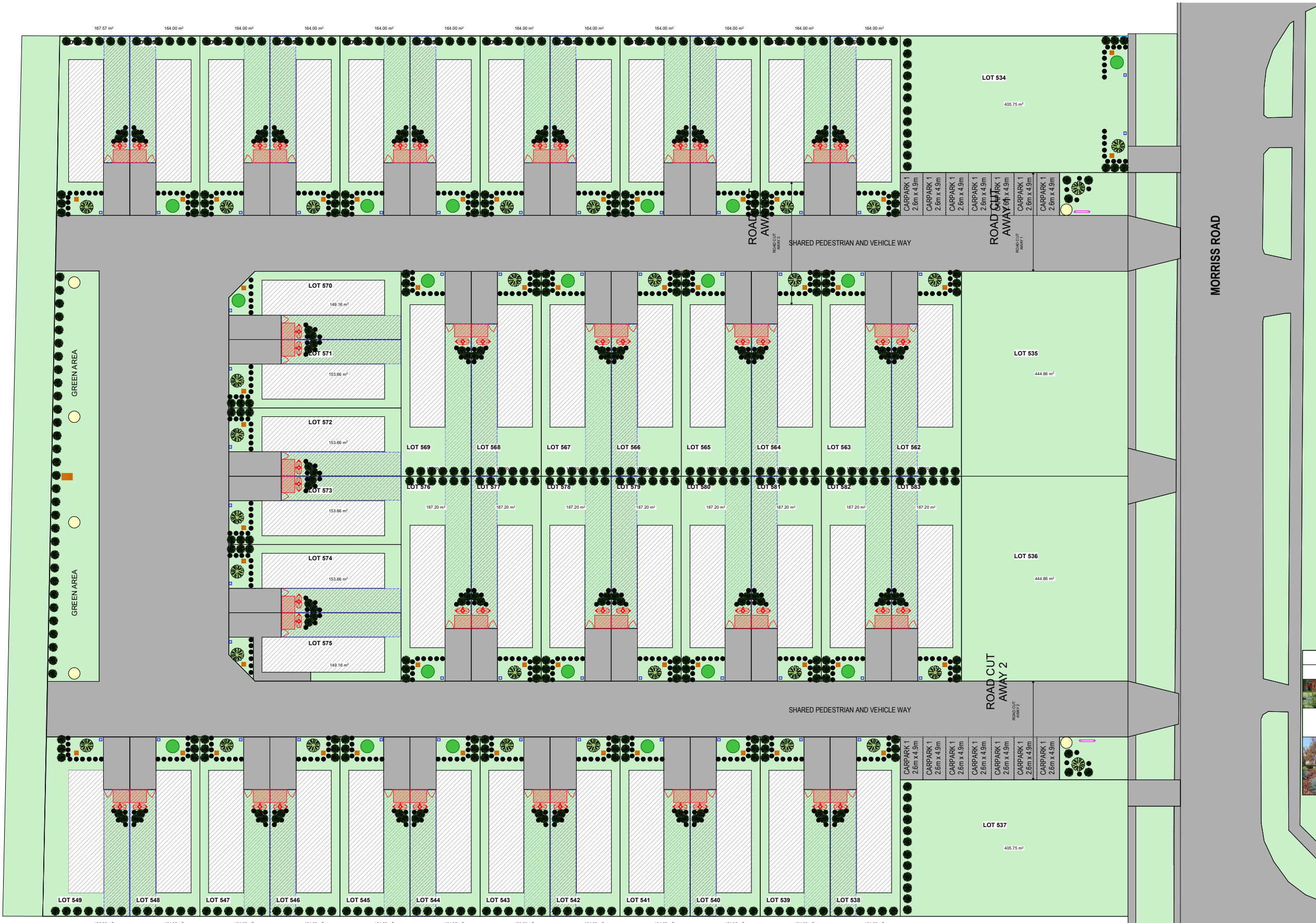
HOUSE AREA	
GARDEN AREA	
SPOS	
HARD SURFACE	
COMMON PROPERTY GARDEN AREA	

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DEVELOPMENT PLAN

SCALE 1:500

DATE	AMENDMENT	STATUS	<div><div></div><div><p>M 0481 115 953 JOSH DEW A 6B Lofven Street , Nerrina, VIC 3355 E info@joshuapropertygroup.com.au www.joshuapropertygroup.com.au</p></div></div>	<div>PLANNING ISSUE</div>				PROPOSED DEVELOPMENT FOR ELMSTONE PROPERTY GROUP AT No.191-201 MORRISS ROAD, WARRNAMBOOL					
6/6/23	REWORK COMPLETED - WATER SENSITIVITY AND LANDSCAPING UPDATED	RWK23						DRAWN:	DATE:	CHECKED:	DATE:	JOB NUMBER:	SHEET:
9/9/23	REWORK COMPLETED - ROAD SECTIONS ADDED	RWK24						JD	15.9.22	####	####	© - Copyright 2022 Joshua Property Group.	18 of 20
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK25											
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK26											
15/9/23	REWORK COMPLETED - CROSSOVERS ADDED LOT NUMBERS UPDATED	RWK27											
22/9/23	REWORK COMPLETED - LANDSCAPING PLAN ADDED	RWK28											



LEGEND		
SYMBOL	NAME	QUANTITY / AREA
	LOCATION OF WATER SENSITIVE TANK (REFER TO ENGINEERS DESIGN FOR PLACEMENT)	46
	DENOTES EXTENTS OF 1.8m HIGH C/ BOND FENCING	
	DENOTES PROPOSED LOCATION OF 6m³ STORAGE SHED (1,900mm W x 1,500 L X 2,100mm HIGH)	46
	GROUND MOUNTED LETTERBOX	48
	LOCATION OF GROUP SERVICE PILLARS	2
	DENOTES LOCATION OF BIN (REFER TO WASTE MANAGEMENT PLAN)	8
	DENOTES LOCATION OF BOLARD LIGHTING	5
	DENOTES LOCATION OF ROAD SWALE (DRAIN TO ENGINEERS DESIGN)	
	LOCATION OF RAIN GARDEN PIT	59
	DENOTES EXTENTS OF 1.8m HIGH C/BOND GATE	58
	DENOTES BUILDING AREA	
	DENOTES GARDEN PRIVATE AREA	
	DENOTES SECLUDED PRIVATE OPEN SPACE	
	DENOTES HARD SURFACE	
	DENOTES COMMON PROPERTY GARDEN AREA	

LANDSCAPE LEGEND				
	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
		ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	536
		CANOPY TREE	CANOPY TREE	20
		EUCALYPT FORRESTIANA	FUCHSIA GUM	30
		FESTURCA GLAUCA	KANGAROO PAW	620



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LANDSCAPING PLAN

SCALE 1:450

DATE	AMENDMENT	STATUS
6/6/23	REWORK COMPLETED - WATER SENSITIVITY AND LANDSCAPING UPDATED	RWK23
9/9/23	REWORK COMPLETED - ROAD SECTIONS ADDED	RWK24
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK25
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK26
15/9/23	REWORK COMPLETED - CROSSOVERS ADDED LOT NUMBERS UPDATED	RWK27
22/9/23	REWORK COMPLETED - LANDSCAPING PLAN ADDED	RWK28



M 0481 115 953 JOSH DEW
A 6B Lofven Street, Nerrina, VIC 3355
E info@joshuapropertygroup.com.au
www.joshuapropertygroup.com.au

PLANNING ISSUE

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PROPOSED DEVELOPMENT FOR
ELMSTONE PROPERTY GROUP AT
No.191-201 MORRIS ROAD,
WARRNAMBOOL

JOB NUMBER:	SHEET:
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