

ADVERTISED

## DEVELOPMENT PLAN

ESTATE OF HOLLINGSWORTH

MORRISS ROAD AND VICKERS STREET, WARRNAMBOOL



SUBMITTED TO THE WARRNAMBOOL CITY COUNCIL

AUGUST 2010

**URBANOMICS**

202 Lava Street

Warrnambool

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

*Estate of Hollingsworth*  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *4/2/11*

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED

10 SEP 2010

PLANNING OFFICE

ADVERTISED

## CONTENTS

1. Introduction
2. Subject land
3. Development plan area and surrounds
  - 3.1. Development Plan Area
  - 3.2. Surrounding area
4. Planning Policy Framework
  - 4.1 State Planning Policy Framework (SPPF)
  - 4.2 Local Planning Policy Framework (LPPF)
  - 4.3 Zones
  - 4.4 Overlays
  - 4.5 Particular Provisions
  - 4.6 General Provisions
  - 4.7 Other Planning Documents
- 5 Development Plan Assessment
- 6 Traffic Assessment
- 7 Cultural Heritage Management
- 8 Planning Response
- 9 Conclusion

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

.....  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: .....

Date: .....

4/2/11

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED

10 SEP 2010

PLANNING OFFICE

## CONTENTS - ATTACHMENTS

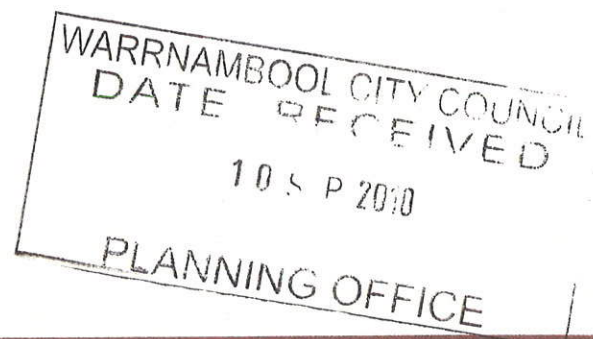
Attachment A -	Titles
Attachment B -	Development Plan
Attachment C -	Site Analysis Plan and Contour and Feature Survey
Attachment D -	Linkages Plan
Attachment E -	Landscaping Plan

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: 

Date: 4/2/11





ADVERTISED

## 1 Introduction

This Development Plan has been prepared by Urbanomics on behalf of The Estate of Hollingsworth ("the owners")

The subject land will be affected by the Development Plan Overlay (DPO1). The requirement of the proposed DPO1 is that a development plan is required to be prepared and approved by the Council prior to the subdivision of the land.

On behalf of the owners, the assessment by Council is sought of this development plan application as a separate planning application for subdivision of the land has previously been lodged with Council.

## 2 Subject Land

The property affected by DPO1, for which this development plan has been prepared are:

### Property address

Morriss Road, Caramut Road and Vickers Drive, Warrnambool

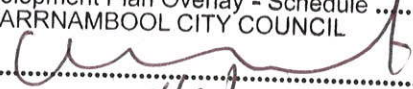
### Title details

(Volume 11090, Folio 427)

Titles for this land are included as Attachment A.

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

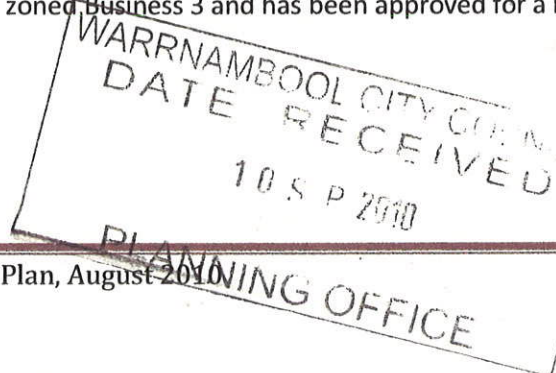
## 3 Development Plan Area and Surrounds

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate:   
Date: 4/2/11

### 3.1 North West Warrnambool

The subject land is located in south-west regional Victoria within the boundary of the City of Warrnambool.

The land has been identified and zoned for many years as suitable for residential development. Established residential development exists to the south and east, while land immediately to the west is in the same ownership but is zoned Business 3 and has been approved for a business park development.





### 3.2 Development Plan Area

The location of the subject land is shown in Figure 2 below.

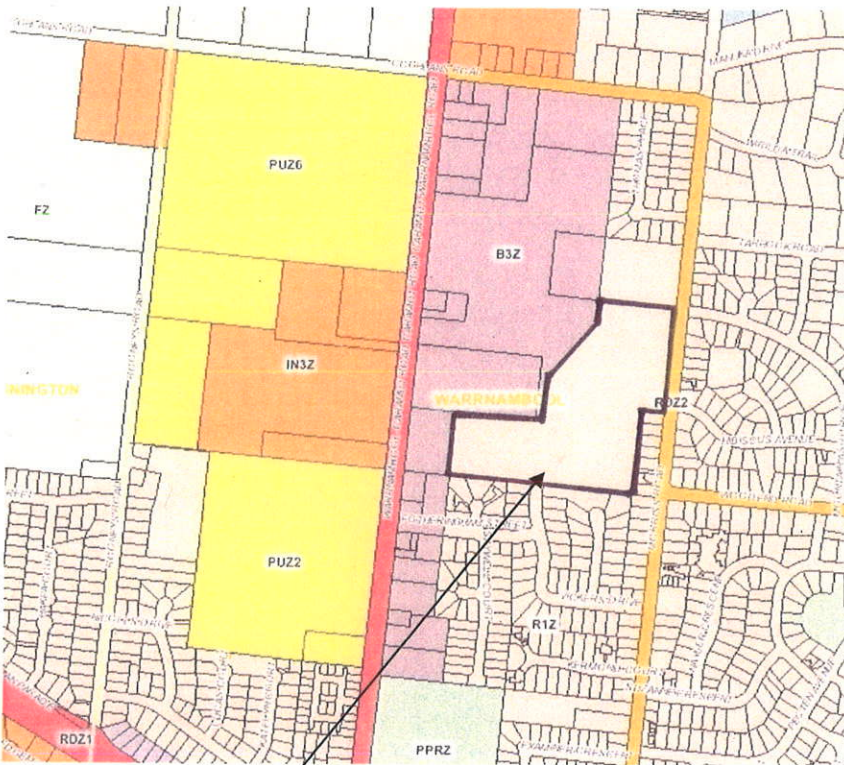


Figure 2 – Location Plan

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirement  
under Development Plan Overlay - Schedule 1  
WARRNAMBOOL CITY COUNCIL  
Delegate: [Signature]  
Date: 4/2/11

A site analysis plan is included as Attachment C.

Major features shown include:

- The total area of land is approximately 13.47ha but the section set aside for residential purposes is approximately half this area with an area of approximately .6.0. hectares.
- The area is bounded by Morriss Road to the east, and the Business 3 zoned land to the west. Vickers Drive abuts the southern boundary of the land.
- The land is currently utilized for livestock grazing purposes.
- No significant vegetation is present on the site.
- The topography of the site is gently undulating with a lower area in the central part of the lot. The Site Analysis Plan attached shows contours of 0.5 metre.
- Currently there is one large drainage easement that runs in a north south direction through the central area of the site.

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED

10 SEP 2010

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: .....  
Date: 4/2/11 .....

ADVERTISED



Figure 3 - View of south- east corner of land looking north- west along Morriss Road.


### 3.3 Surrounding area

Features of areas in the immediate vicinity of the subject land include:

- Land on the opposite side of Morriss Road (directly east) currently is within the Residential 1 zone and is subdivided, used and developed for residential purposes.
- Land to the north is currently zoned Residential 1 and is in separate ownership.
- Land to the west is currently zoned Business 3 and is in the same ownership as the subject land.
- A small convenience retail outlet is located on the opposite side of the subject land south of the site. The Warrnambool CBD is located approximately 2.0 kilometers south east of the land.
- Brauer College is located close to the site on the western side of Caramut Road, Saint Pius Catholic Primary School is located south west of the site on the west side of Morriss Road and the State primary School [West Warrnambool] is located on Hoddle Street within walking distance of the subject land.
- The public transport system extends to the site with a bus service operating along Morriss Road and Caramut Road.
- The existing road network servicing the site relies upon Morriss Road and Caramut Road both of which connect to the Princes Highway for direct connection to the city centre.
- The design and features of this land parcel and the Business Park to the west have been progressed in unison especially in relation to the provision of a suitable buffer between the two different land uses proposed by the different zoning. There is a small land parcel to the north of this land which is in separate ownership. This can be developed independently while the section of this land within the Business 3 zone will need to be developed in conjunction with the Business 3 land owned by the proponents of this development plan.

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED



Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate:   
Date: 4/2/11

4

## Planning Policy Framework

This section of the report briefly outlines the key planning and Council policies that influence a Development Plan (DP). The site is within the City of Warrnambool and is covered by the Warrnambool Planning Scheme.

### 4.1 State Planning Policy Framework (SPPF)

The following clauses of the State Planning Policy Framework (SPPF) are considered relevant to the subject site. The SPPF seeks to ensure that the objectives of planning of Victoria are fostered through appropriate land use and development planning policies and practices (**Clause 11**).

**Clause 12** refers to Metropolitan Development though its objectives and strategies should be taken into account where relevant in municipalities beyond Metropolitan Melbourne.

The objectives of **Clause 14** are:

- To ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses.
- To facilitate the orderly development of urban areas.

It requires planning authorities to accommodate projected population growth over at least a 10 year period. The orderly development of developing urban areas should be facilitated through the preparation of structure plans.

In **Clause 15.09** the objective relates to the conservation of native flora and fauna to assist the protection and preservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals whilst controlling pest plants and animals.

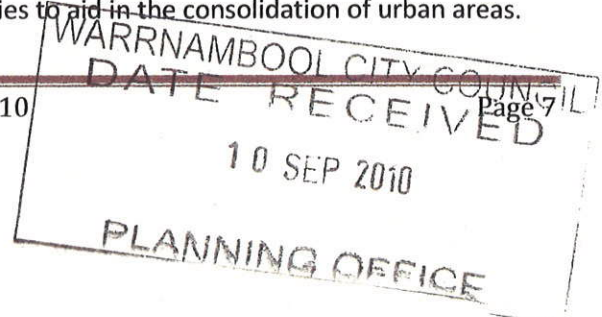
**Clause 15.10** seeks to assist creation of a diverse and integrated network of public open space commensurate with the needs of urban communities and rural areas. Planning and responsible authorities should ensure that open space networks:

- Are integrated with open space contributions from abutting subdivisions.
- Are linked through the provision of walking and cycle trails and rights of way.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.

**Clause 15.11** encourages planning and responsible authorities to identify, conserve and protect places of natural or cultural value from inappropriate development.

The objectives of **Clause 16** relate to housing and are to encourage:

- Residential development that is cost-effective in infrastructure provision and usage, energy efficient, incorporating water sensitive design principles and promotes public transport use.
- Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient usable public open space and low vulnerability to fire and flood.
- Opportunities for increased residential densities to aid in the consolidation of urban areas.





Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: .....  
Date: 4/2/11 .....

ADVERTISED

#### 4.2 Local Planning Policy Framework (LPPF)

The following clauses of the Local Planning Policy Framework (LPPF) are considered relevant to the subject site.

##### 4.2.1 Municipal Strategic Statement

**Clause 21.03-2** includes the Warrnambool Land Use Strategy (LUS) in the Planning Scheme and identifies the following in relation to the site:

- The land is included within the Urban Growth Boundary;
- This area is identified for immediate and short term integrated residential development;
- The future development of this area is limited by its proximity to the Warrnambool Livestock centre;
- The north Dennington area, which is west of this land has recently been the subject of a planning scheme amendment to rezone this land to Residential.
- Land north of the Merri River is to be rezoned in the near future for housing and a community/neighborhood focused use;
- A master plan for the Dennington shopping centre is under consideration by Council at the present time.

**Clause 21.05** discusses 'housing' and Greenfield development areas. General comments regarding green field development include:

- Containing growth within the urban growth boundary;
- Discouraging low density residential subdivision where it would prejudice long term residential development.

Regarding residential land release timeframes, the LUS nominates land for short to medium term residential development based on a utilization rate of 192.5 lots per year.

**Clause 21.05** also states that the staging of subdivision within the growth areas should allow for the orderly extension of services, giving priority to areas that can utilize existing infrastructure and require lower levels of investment in new infrastructure.

##### 4.2.2 Local Planning Policies

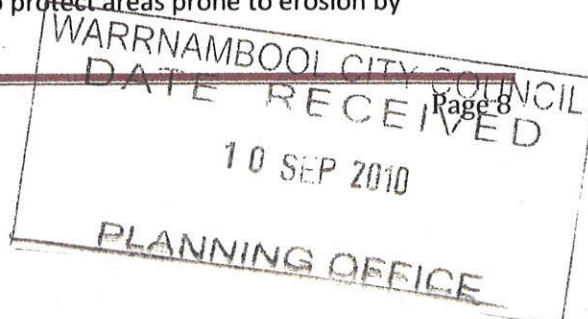
**Clause 22.02-2** Potential for Groundwater Recharge aims:

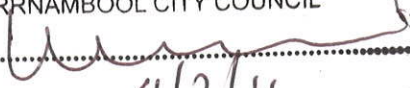
- To identify areas subject to high ground water recharge;
- To ensure development is compatible with site capability and that native vegetation is retained.

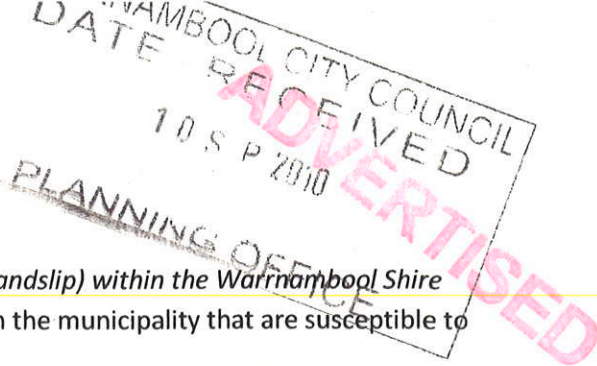
It is the policy that the *Mapped Salinity Discharge and Potential for Recharge within the Warrnambool Shire (sic) – Draft Map* shall be used as a guide to identify areas within the municipality that are High Potential Recharge Areas.

The subject land is outside of the nominated area for potential recharge.

**Clause 22.02-3** Susceptibility for Mass Movement aims to protect areas prone to erosion by minimizing land disturbance and vegetation loss.



WARRNAMBOOL PLANNING SCHEME  
Development Plan for:  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate:   
Date: 4/2/11



It is the policy that the *Susceptibility to Mass Movement (Landslip) within the Warrnambool Shire (sic) – Draft Map* be used as a guide to identify areas within the municipality that are susceptible to mass movement.

The subject land is not susceptible to mass movement.

#### 4.3 Zones

The subject site is currently within the Residential 1 Zone.

The subject site is included within the Residential 1 Zone (R1Z). Therefore, this application has been assessed against the zoning of the subject land.

Residential 1 Zone (R1Z) has the following objectives:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households;
- To encourage residential development that respects the neighborhood character;
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

#### 4.4 Overlays

The subject site is covered by the Development Plan Overlay (DP01) and the Design and Development Overlay 4. Hence, this application has been assessed against these overlays.

##### *Design and Development Overlay (DD04)*

The purpose of the DDO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To identify areas which are affected by specific requirements relating to the design and built form of a new development.

Schedule 4 of the DDO applies to single dwellings. The design objective for single dwellings is:

- To ensure that new single dwellings are compatible with the existing scale and character of adjoining dwellings and of the area;
- To ensure the height and visual bulk of single dwellings are acceptable in the neighborhood setting.



Under DDO4, no planning permit is required for buildings and works except for new single dwellings or extensions to single dwellings that are 7.0 metres or more above existing ground level. No single dwellings over the requisite height are proposed as part of this development plan application.

### *Development Plan Overlay (DP01)*

The purposes of the DPO are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
- *To identify areas which require form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land;*
- *To exempt an application from notice and review if it is generally in accordance with a development plan.*


A permit must not be granted to use or subdivide land, construct a building or construct or carry on works until a development plan has been prepared to the satisfaction of the responsible authority. This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

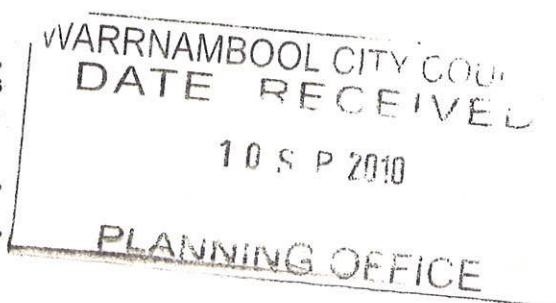
A permit granted must:

- *Be generally in accordance with the development plan;*
- *Include any conditions or requirements specified in a schedule to this overlay.*

Schedule 1 of the DPO applies to the area of land indicated on the plan below. DDO1 applies to a number of growth areas within the defined urban growth boundary of Warrnambool.

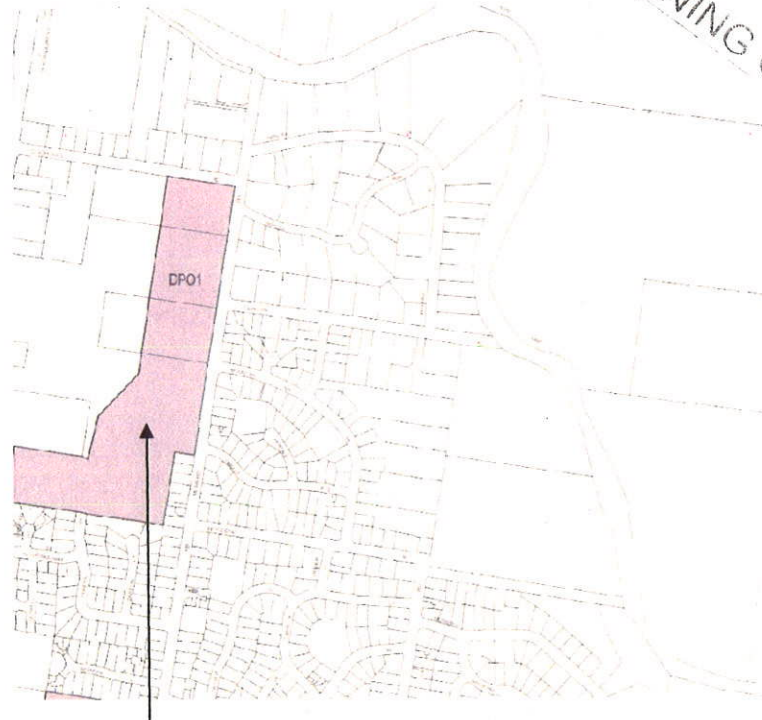
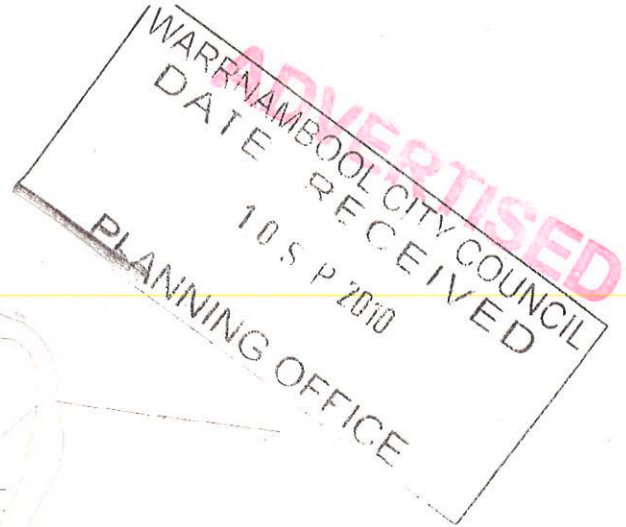
WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate:   
Date: 4/2/11





Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: .....  
Date: 4/2/11 .....



Subject Land

The DPO1 sets out numerous requirements within Section 3 of the schedule for development plans which must be addressed in the development plan.

Each of these requirements is summarized and addressed within the next section of this report.

#### 4.5 Particular Provisions

The following clause of the Particular Provisions is considered relevant to the subject site.

**Clause 52.01** Public Open Space Contribution and Subdivision requires that any person wishing to subdivide their land must make a contribution to Council for public open space, either "being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both".

In this situation, the percentage required should not exceed 5% and any excess be compensated as a percentage of the site value of such excess contribution.

#### 4.6 General Provisions

The following clause of the General Provisions is considered relevant to the subject site.

WARRNAMBOOL CITY COUNCIL  
RECEIVED  
10 SEP 2010  
PLANNING OFFICE

**Clause 65** Decision Guidelines states that before an application are determined, the responsible authority must consider the following as appropriate:

- The matters set out in Section 60 of the Act;
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- 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 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 storm water 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.

#### 4.7 Other Planning Documents

##### 4.7.1 Warrnambool Land Use Strategy

The Warrnambool Land Use Strategy and its directions are now firmly embedded in the Warrnambool Planning Scheme. The following comments are relevant to the subject site:

- Warrnambool's annual growth rate of 1.6% between 1996 and 2001 is higher than the state average;
- Warrnambool's land supply is projected to last only 3-4 years (at September, 2004), or between 600 and 800+ lots. Land should be available to satisfy demand for the next 15 years;
- Since 1996 an average of 220 dwellings per year have been constructed in Warrnambool. This has more recently increased to 295 dwellings in 2006/2007 and 332 dwellings in 2007/2008 with the current trend being just under 30 new houses per month.
- An additional 1950 lots are planned for in the strategy, which would have the potential to accommodate approximately 4500 people.
- Residential growth within Warrnambool will primarily take the form of detached and semi-detached dwellings on a variety of allotment sizes to meet demand within the immediate 15 year time span.

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: .....

Date: .....

Page 12

Estate of Hollingsworth, Development Plan, August 2010



Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
WARRNAMBOOL CITY COUNCIL  
Delegate: \_\_\_\_\_  
Date: 4/2/11

ADVERTISED

## 5 Development Plan Assessment

This section assesses the DP against the proposed provisions and requirements of DP01 in the Warrnambool Planning Scheme. The Development Plan is included as **Attachment B**. The following explanatory table sets out how this DP meets the requirements of Section 3 of the DPO1:

### SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

#### RESIDENTIAL DEVELOPMENT PLAN

##### 1.0 Requirements before a permit is granted

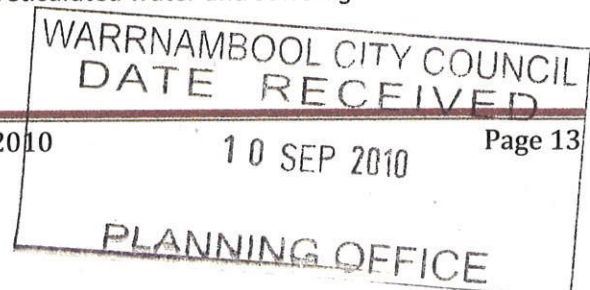
*A Development Plan is required to be submitted and approved by the responsible authority prior to subdivision of the land into more than two lots.*

*The Development Plan will:*

- *Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.*
- *Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.*
- *Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.*
- *Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation to the satisfaction of the responsible authority. If there are no constraints affecting the site, all lots should be notated as Appropriate Building Areas.*
- *Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.*
- *Show suitable road and pedestrian linkages between the site and adjacent areas.*
- *Outline arrangements for the provision and funding of physical infrastructure.*
  - *Identify the staging of the subdivision.*

##### 2.0 Conditions and requirements for permits

*All residential development must be serviced with reticulated water and sewerage.*





ADVERTISED

Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.

All roads which provide direct access to the site must be sealed. Should such a road be identified as Road Zone Category 1 or 2 the responsible authority will determine the standard of road construction.

Retention and enhancement of remnant vegetation should be encouraged.

A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows that the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.

No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan.

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

.....  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: .....  
Date: 4/2/11 .....  
.....

WARRNAMBOOL CITY COUN  
DATE RECEIVED  
10 SEP 2010  
PLANNING OFFICE

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: 

Date: 4/2/11

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED  
10 SEP 2010

ADVERTISED

Requirements of DP01	How the proposed DP responds
<p><b>Vision</b></p> <p><i>A residential community providing for diverse housing densities, high quality and sustainable urban design outcomes, the timely provision of physical and social infrastructure and the effective management of drainage issues.</i></p> <p><i>Facilitate developments that incorporate a high standard of urban design, providing safe and inviting streetscapes, roads, gateways, open space areas and pedestrian linkages.</i></p>	<p>The DP [Attachment B] facilitates residential development within an identified growth area. The design of the DP allows for a variety of residential densities depending on market demand. A parcel of land immediately south of the subject land is already allocated to public open space.</p> <p>The proposed internal road network provides for a connected and legible residential area with excellent connections into and out of the estate and connection through the estate for motor vehicles, pedestrians and cyclists. This subdivision will fit within the existing context of the surrounding urban development.</p>
<p><b>Site Analysis Report and Plan</b></p> <p><b>Plan requirements</b></p> <ul style="list-style-type: none"> <li>• Include a Site Analysis which shows the topography of the land, the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.</li> </ul>	<p>Plans have been prepared and are attached including a Site Analysis Plan [Attachment C] and a Contour and Feature Survey prepared by Forster Land Surveyors which shows the topography and drainage lines. There are no sites of conservation, heritage or archaeological significance on the site.</p>
<p><b>Proposed Subdivision Layout</b></p> <ul style="list-style-type: none"> <li>• A proposed development layout including roads, open space and other features of subdivision in a manner which is</li> </ul>	<p>The proposed subdivision plan [Attachment B] indicates roads, drainage reserves, development areas and the connection to the</p>



responsive to the features identified in the Site Analysis.

adjacent public open space area in response to the features identified on the Site Analysis Plan.

The public open space area already exists on the ground but this will become a better utilised space through the provision of a road along the northern boundary of the park and the provision of appropriate landscaping and infrastructure on the park itself.

The attached plan [Attachment D] clearly indicates the lots that may be used for multi dwelling sites and those that may only be used for single dwellings.

The subdivision has been designed to reflect the more traditional style of residential subdivision in the Warrnambool area. This includes a connected pattern of streets with permeability between the different streets and the existing residential area to the south.

The proposed DP does not specify any medium or higher density housing however provision is available for a small higher density development if required. Given the site's location, it is not anticipated there will be a market demand for a higher density of development. Standard residential densities of approximately 700m2 for single dwellings is proposed with only select lots being made available for multi dwellings on the land.

The layout of the development plan provides for housing to front onto public streets and for virtually all of the streets to be interconnected. This approach creates a safer environment for residents by allowing casual surveillance of public roads and avoiding too many "cul de sacs" that can be less safe environments than the connected road layout.

The main park is adjacent to public roads creating a very open and safe recreation area. This park will be overlooked by residents within their houses, opposite these reserves and by people using the roads and

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED

10 SEP 2010

PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

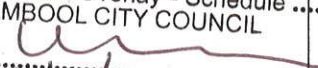
Delegate:

Date:

*[Signature]*  
4/2/11



ADVERTISED

<p>WARNAMBOOL CITY COUNCIL DATE RECEIVED 10 SEP 2010 PLANNING OFFICE</p> <p>WARNAMBOOL PLANNING SCHEME Development Plan for:</p> <p>Is approved in accordance with the requirements under Development Plan Overlay - Schedule ..... WARNAMBOOL CITY COUNCIL</p> <p>Delegate:  Date: 4/2/11</p>	<p>footpaths passing these reserves. The playground area has been designed to afford maximum visual surveillance from the roads. The design of the development plan is intended to provide excellent linkages from this public open space corridor through the estate. The plan utilises the existing public open space area in the subdivision south of the land. [Attachment B]. The existing public open space area was always intended to service the future subdivision of the land to the north [the subject land]. The park will be now be finished to provide a very active play area with the opportunity to use the public open space for active recreational pursuits as well as providing passive recreational opportunities.</p>
<p><b>Conservation and Heritage</b></p> <ul style="list-style-type: none"> <li>Identify the means by which any sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.</li> </ul>	<p>There are no sites of conservation, heritage or archaeological significance that will need to be managed during and following the development.</p>
<p><b>Appropriate Building Areas</b></p> <ul style="list-style-type: none"> <li>Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation to the satisfaction of the responsible authority. If there are no constraints affecting the site, all lots should be notated as Appropriate Building Areas.</li> </ul>	<p>All of the lots shown on the subdivision plan are suitable for housing development. None of the lots are affected by constraints such as slope, potential for inundation or presence of remnant vegetation. All of the lots are notated as "appropriate building areas."</p>

ADVERTISED

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: 4/2/11  
Date: [Signature]

<p><b>Landscaping Plan</b></p> <ul style="list-style-type: none"> <li>• Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.</li> </ul>	<p>A landscaping plan has been prepared for the estate and the public open space including a planting schedule. [ATTACHMENT F]</p>
<p><b>Road and Pedestrian Linkages</b></p> <ul style="list-style-type: none"> <li>• Show suitable road and pedestrian linkages between the site and adjacent areas.</li> </ul>	<p>The layout of the DP has been based around providing a link into and through this area from Morriss Road through to Caramut Road. The plan provides for this outcome to be achieved.</p> <p>The land abuts rural land to the north but this land is identified for future residential subdivision and development.</p>
<p><b>Infrastructure report</b></p> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED 10 SEP 2010 PLANNING OFFICE</p>	<p>Rural land is located on the eastern side of Aberline Road. This land is identified as future residential land. In the mean time Aberline Road provides a suitable buffer between the residential land rural use. This will minimise if not eliminate any impact on rural land from the residential development on the subject land.</p>




ADVERTISED

<ul style="list-style-type: none"> <li>• Outline arrangements for the provision and funding of physical infrastructure.</li> <li>• All residential development must be serviced with reticulated water and sewerage</li> </ul>	<p>The DP provides for the incorporation of water sensitive urban design (WSUD) principles to achieve pollutant removal from storm water runoff.</p> <p>All services are available and will be connected to all of the lots.</p>
<p><b>Staging of Subdivision</b></p> <ul style="list-style-type: none"> <li>• Provide a staging plan for the development of the land in relation to efficient infrastructure provision through stages.</li> </ul>	<p>The subdivision will be completed in one stage.</p>

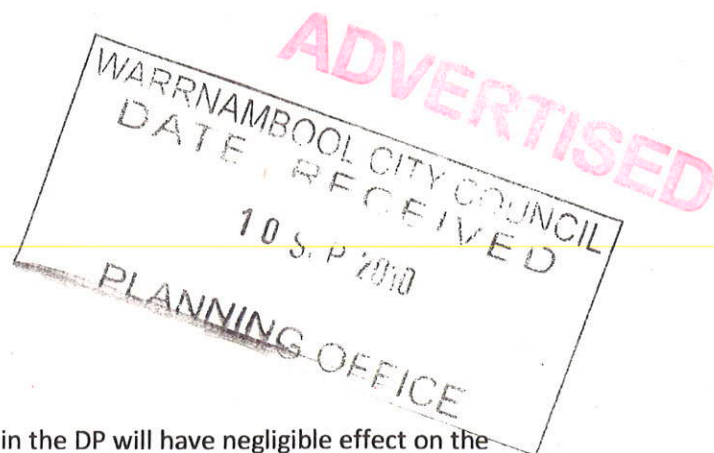
WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED 10 SEP 2010  
PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate:   
Date: 4/2/11

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: .....  
Date: 4/2/11



## 6 Traffic Assessment

It is considered that the proposed development within the DP will have negligible effect on the current external roadways servicing the area namely Morriss Road, Coghlan Road and Caramut Road.

## 7 Cultural Heritage Management

The Aboriginal Heritage Act 2006 (Victorian) became effective on 28 May, 2007

It is considered that the development of the subject site would not cause harm to Aboriginal Cultural Heritage issues. A cultural heritage assessment is not warranted given the substantial distance of the land from any water way or identified site.

## 8 Planning Response


Below is a schedule outlining how the proposed development complies with the requirements of the Warrnambool Planning Scheme.

STATE PLANNING POLICY FRAMEWORK	
Clause 14 Settlement	The subject land forms part of the North West Warrnambool growth area. There are other growth areas within Warrnambool that contribute to the provision of 10 years land supply as directed by the policy. The DP facilitates the development of urban areas providing 50 lots, which equates to much less than one (1) years land supply for Warrnambool.
Clause 15.09 Conservation of native flora and fauna	The subject land has been cleared for many years to enable utilization for pastoral land use. The site is devoid of native vegetation.
Clause 15.10 Open space	The proposed DP relies on existing public open space but recognises that this open space is both under utilised and has inadequate surveillance.  The subdivision will open this area up and through upgrading of the playground area will provide a facility that will cater for all ages



WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED  
10/5/2010

ADVERTISED

<p>PLANNING OFFICE</p>	<p>together with substantial re-vegetation of the park area.</p> <p>A streetscape has been provided throughout the development to encourage pedestrian connections to both the public open space and surrounding and future developments.</p>
<p>Clause 15.11 Heritage</p>	<p>No heritage features or issues have been identified within the subject land.</p>
<p>Clause 16 Housing</p> <p>WARRNAMBOOL PLANNING SCHEME Development Plan for:</p> <p>Is approved in accordance with the requirements under Development Plan Overlay - Schedule ..... WARRNAMBOOL CITY COUNCIL</p> <p>Delegate: </p> <p>Date: 4/2/11</p>	<p>The proposed DP instigates the creation of a future in fill neighborhood that can accommodate a variety of housing designs on differing lot sizes.</p> <p>The proposed road network can accommodate for the provision of public transport routes and the site is located close to established urban areas that have infrastructure connections. Proposed drainage solutions incorporate the principles of water sensitive urban design.</p>
<p>LOCAL PLANNING POLICY FRAMEWORK</p>	
<p>Municipal Strategic Statement</p>	
<p>Clause 21.03-2 Warrnambool Land Use Strategy</p>	<p>The subject land forms part of an identified growth area within Warrnambool. The design of the DP has allowed for the future growth of the North West section of Warrnambool.</p>
<p>Clause 21.05 Housing</p>	<p>The proposed DP provides for a total of 50 lots. Based on current Warrnambool trends the subject land represents a total land release of less than one (1) years land supply for Warrnambool.</p>
<p>Local Planning Policies</p>	
<p>Clause 22.02-2 Potential for groundwater recharge</p>	<p>The subject land is not located within an identified area for groundwater recharge.</p>
<p>Clause 22.02-3 Susceptibility for mass movement</p>	<p>The subject land is not susceptible to mass movement.</p>
<p>Zoning</p>	
<p>Residential 1 Zone</p>	

ADVERTISED

	The proposed development is consistent with the purpose of the zone to provide for residential development. The design of the DP will facilitate future development that respects the surrounding neighborhood character.
<b>Overlays</b>	
DD04 Design and Development Overlay	This overlay is not applicable at this stage as it applies to the development of single dwellings.
DP07 Development Plan Overlay	Section 5 of this report describes in detail how the proposed DP meets with the vision and individual objectives of the DP01.
<b>General Provisions</b>	
Clause 52.01 POS contribution & subdivision	The adjacent public open space will be upgraded to provide a greatly improved facility and this will offset the normal public open space contribution.
<b>Particular Provisions</b>	
Clause 65 Decision guidelines  WARRNAMBOOL PLANNING SCHEME Development Plan for:	This assessment report demonstrates that the proposed development plan responds to the SPPF, LPPF, zone, overlays and other provisions of the planning scheme. The development plan facilitates the orderly planning for the area, as directed by the Warrnambool Planning Scheme.

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

4/2/11

DATE RECEIVED

10 SEP 2010

PLANNING OFFICE



## 9 Conclusion

This DP is consistent with the objectives of the Warrnambool Planning Scheme and the Development Plan Overlay (DP01).

The development plan has been prepared for the subject land in consultation with all responsible authorities.

The design of the proposed DP has been a thoroughly researched document that has addressed multiple concerns relating to drainage, road connections, public open space, established development criteria, urban design principles, and integration with adjacent urban areas. In establishing particular aspects of the proposed DP substantial investigation of new estate features throughout Victoria and South Australia have been studied and adopted where relevant. This, together with consultation with numerous service authorities, affected landholders and council staff during the development of the DP, has resulted what is considered to be a proposal that enhances and establishes all the objectives required by Council.

Urbanomics

August 2010

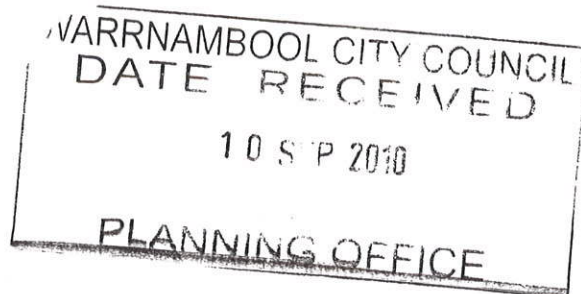
WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

4/2/11



ADVERTISED

## Attachment A - Titles



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

Page 1 of 1

VOLUME 11090 FOLIO 427

Security no : 124030680607S  
Produced 10/08/2009 10:33 am

#### LAND DESCRIPTION

Lot J on Plan of Subdivision 546634L.  
PARENT TITLES :  
Volume 10803 Folio 690 to Volume 10803 Folio 691  
Created by instrument PS546634L 12/09/2008

#### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

MICHAEL JOSEPH HOLLINGSWORTH of 82 DUNDAS STREET THORNBURY VIC 3071  
KEVIN GERARD HOLLINGSWORTH of LEVEL 2 517 FLINDERS LANE MELBOURNE VIC 3000  
WILLIAM FRANCIS HOLLINGSWORTH of 17 MIDDLETON STREET BLACK ROCK VIC 3193  
Legal Personal Representative(s) of THOMAS WILLIAM HOLLINGSWORTH who died on  
19/06/2006  
PS546634L 12/09/2008

#### ENCUMBRANCES, 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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AG050191K 27/08/2008

#### DIAGRAM LOCATION

SEE PS546634L 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: CARAMUT ROAD WARRNAMBOOL VIC 3280

DOCUMENT END

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: 

Date: 4/2/11

WARRNAMBOOL CITY CO.  
DATE RECEIVE

10 SEP 2010

PLANNING OFFICE

Page 1 of 1



ATA® Land Victoria timestamp: 01/06/2009 10/36..Page: 2 of 3

**PLAN OF SUBDIVISION**

Stage No.

Plan Number  
PS 546634L

**WARRNAMBOOL - CARAMUT ROAD**

**COGHLANS ROAD**

**MORRIS ROAD**

N.I.S.

H 1.174ha

R-2

Scale: 1:2500

SHEET SIZE A3

LENGTHS ARE IN METRES

P.O. BOX 5053  
34 KEPLER STREET  
WARRNAMBOOL 3280  
TEL. (03) 5582 3752  
FAX (03) 5561 1659  
forsterlandsurvey@bigpond.com

LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTER

SIGNATURE DATE 30/05/2008

REF: 1814 VERSION: 02

Sheet 2 of 3 Sheets

DATE 11 / 7 / 2008

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED

PLANNING OFFICE

ADVERTISED

Attachment B – Development Plan

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate: .....

Date: .....

*[Signature]*  
4/2/11

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED

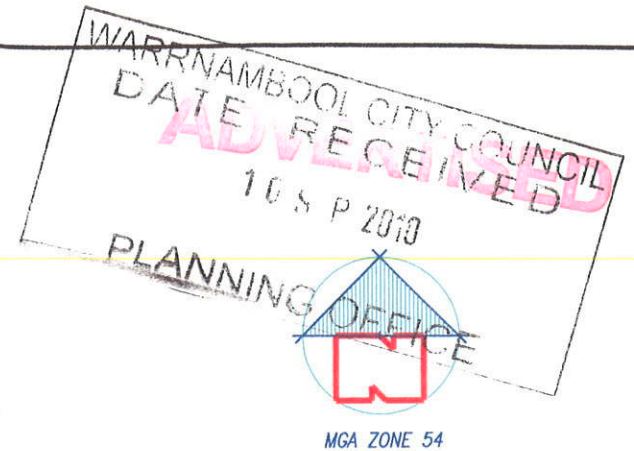
10 SEP 2010

PLANNING OFFICE



# DEVELOPMENT PLAN MORRISS ROAD WARRNAMBOOL

For THE ESTATE OF  
Mr. TOM HOLLINGSWORTH



WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL

Delegate:

Date: 4/2/11

## NOTE:

THIS PLAN IS NOT BASED ON SURVEY  
LOT BOUNDARY LOCATION IS THE SUBJECT  
OF SURVEY WITH POTENTIAL FOR ALTERATION.  
LAND IS CONTAINED IN  
C/T Vol. 10803 Fol. 690

BEING

PARISH : WANGOOM

CROWN ALLOTMENTS : 34, 72 & 73 (ALL PT)

E-1 DRAINAGE EASEMENT IN FAVOUR OF W.C.C

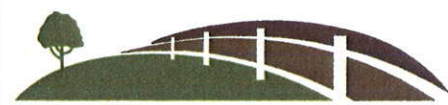
E-2 SEWERAGE EASEMENT IN FAVOUR OF WANNON WATER

E-3 SEWERAGE & DRAINAGE EASEMENT

50 25 0 50 100

SCALE OF METRES

SCALE 1:2500



FORSTER LAND SURVEYING PTY. LTD.

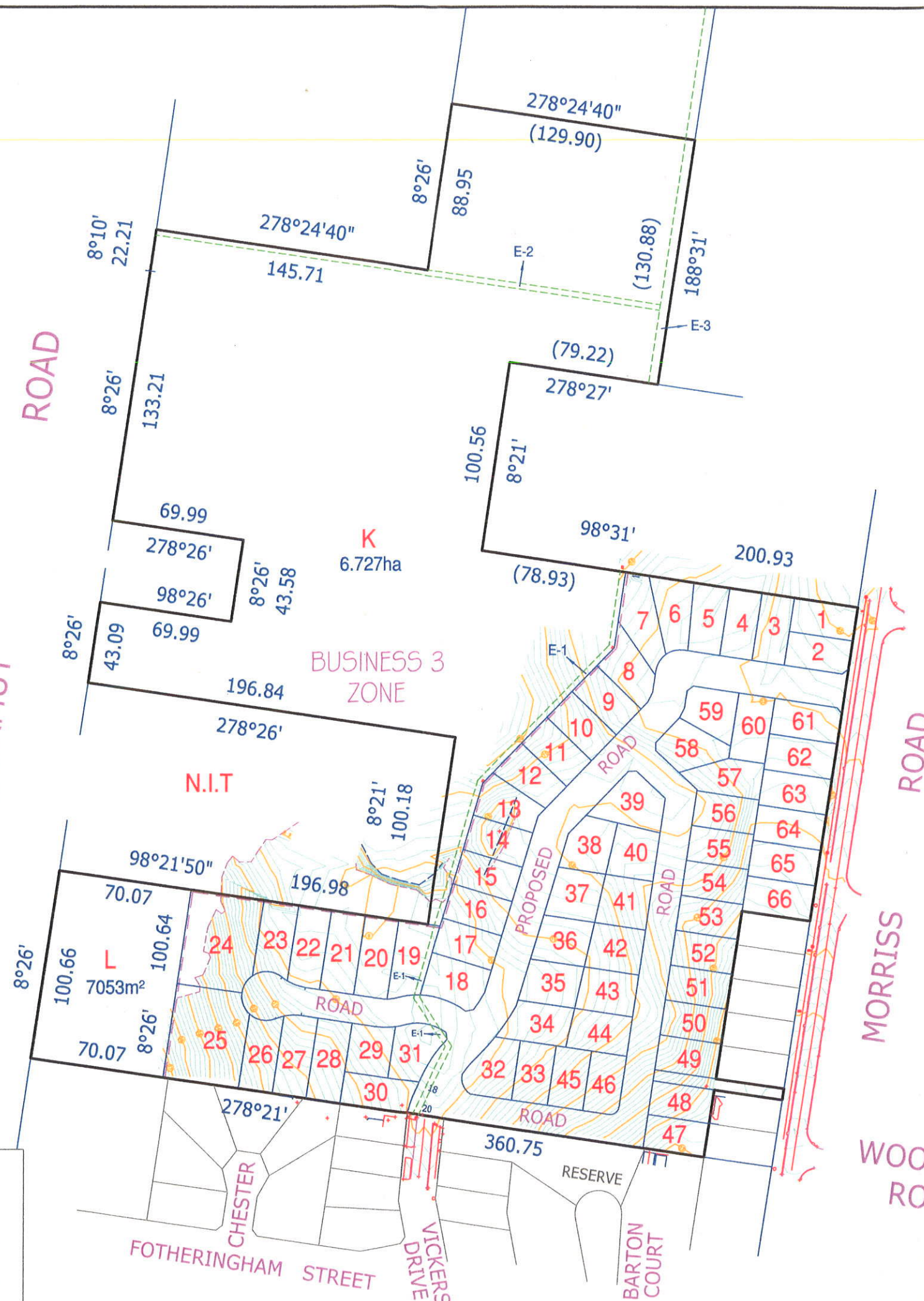
ABN 74 553 624 822

EMAIL forsterlandsurvey@bigpond.com

P.O. BOX 5053  
34 KEPLER STREET  
WARRNAMBOOL 3280

TEL. (03) 5562 3752

FAX (03) 5561 1659



REF: 2079

Version 02

Sheet 1 of 2 Sheets

Plan Drawn: 22nd July 2009

Drawn by: TB Checked by: GF



# DEVELOPMENT PLAN MORRISS ROAD WARRNAMBOOL

For THE ESTATE OF  
Mr. TOM HOLLINGSWORTH

## NOTE:

THIS PLAN IS NOT BASED ON SURVEY  
LOT BOUNDARY LOCATION IS THE SUBJECT  
OF SURVEY WITH POTENTIAL FOR ALTERATION.  
LAND IS CONTAINED IN  
C/T VOL 11090 FOL 427  
BEING  
PARISH : WANGOOM  
CROWN ALLOTMENTS : 34, 72 & 73 (ALL PT)  
LEVELS AND CONTOURS ARE IN METRES TO AHD  
E-1 DRAINAGE IN FAVOUR OF W.C.C



MGA ZONE 54

K  
6.727ha

BUSINESS 3  
ZONE

NOT IN  
TITLE

VICKERS  
DRIVE



FORSTER LAND SURVEYING PTY. LTD.

ABN 74 553 624 822

EMAIL forsterlandsurvey@bigpond.com

P.O. BOX 5053  
34 KEPLER STREET  
WARRNAMBOOL 3280

TEL. (03) 5562 3752

FAX (03) 5561 1659

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED  
ADVERTISED  
PLANNING OFFICE  
15.07.2010

MOUNTAIN  
ASH DRIVE

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule ...  
WARRNAMBOOL CITY COUNCIL  
Delegate:  
Date:

4/2/11

HIBISCUS  
AVENUE

MORRISS  
ROAD

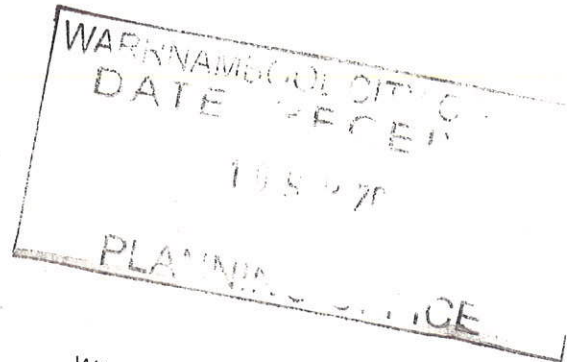
SCALE OF METRES  
SCALE 1:1250

WOODEND ROAD REF: 2079  
Version 02

Sheet 2 of 2 Sheets  
Plan Drawn: 22nd July 2009  
Drawn by: TB Checked by: GF



Attachment C – Site Analysis Plan



ADVERTISEMENT

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: .....  
Date: 4/2/11

# SITE ANALYSIS PLAN MORRISS ROAD WARRNAMBOOL

For THE ESTATE OF  
Mr. TOM HOLLINGSWORTH

## NOTE:

THIS PLAN IS NOT BASED ON SURVEY  
LOT BOUNDARY LOCATION IS THE SUBJECT  
OF SURVEY WITH POTENTIAL FOR ALTERATION.  
LAND IS CONTAINED IN  
C/T Vol. 10803 Fol. 690  
BEING  
PARISH : WANGOOM  
CROWN ALLOTMENTS : 34, 72 & 73 (ALL PT)  
E-1 DRAINAGE EASEMENT IN FAVOUR OF W.C.C  
E-2 SEWERAGE EASEMENT IN FAVOUR OF WANNON WATER  
E-3 SEWERAGE & DRAINAGE EASEMENT

LEVELS AND CONTOURS ARE IN METRES TO A.H.D



SCALE OF METRES

SCALE 1:2500

PHOTO POINT OF VIEW SHOWN THUS



FORSTER LAND SURVEYING PTY. LTD.

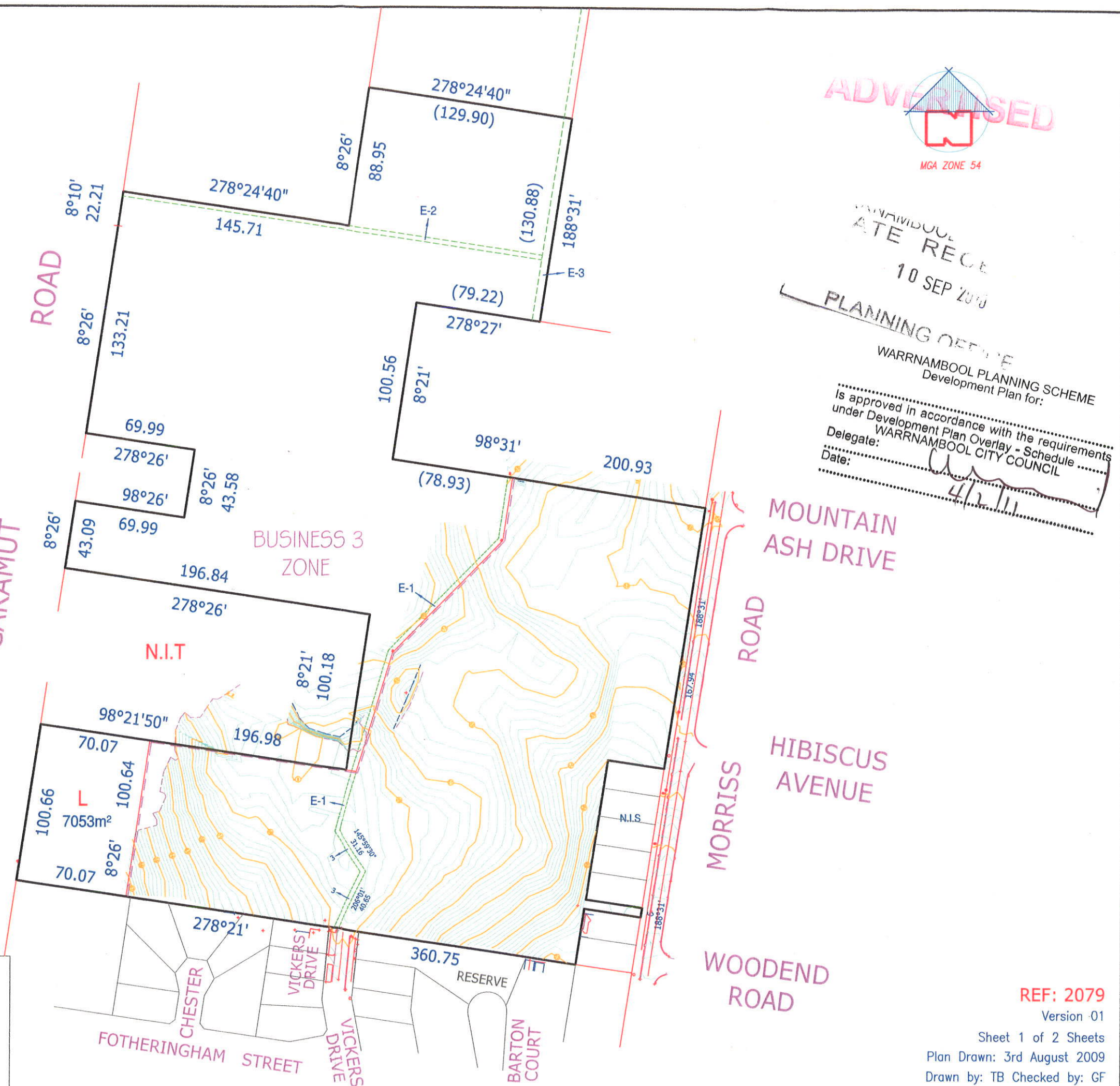
ABN 74 553 624 822

EMAIL forsterlandsurvey@bigpond.com

P.O. BOX 5053  
34 KEPLER STREET  
WARRNAMBOOL 3280

TEL. (03) 5562 3752

FAX (03) 5561 1659



ADVERTISED

MGA ZONE 54

WARRNAMBOOL  
CITY COUNCIL  
10 SEP 2009

PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
Delegate: WARRNAMBOOL CITY COUNCIL  
Date: 4/2/11

REF: 2079

Version 01

Sheet 1 of 2 Sheets

Plan Drawn: 3rd August 2009

Drawn by: TB Checked by: GF



# SITE ANALYSIS PLAN MORRISS ROAD WARRNAMBOOL

For THE ESTATE OF  
Mr. TOM HOLLINGSWORTH

## NOTE:

THIS PLAN IS NOT BASED ON SURVEY  
LOT BOUNDARY LOCATION IS THE SUBJECT  
OF SURVEY WITH POTENTIAL FOR ALTERATION.

LAND IS CONTAINED IN  
C/T VOL 11090 FOL 427

BEING

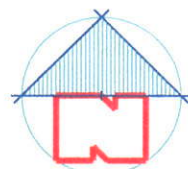
PARISH : WANGOOM

CROWN ALLOTMENTS : 34, 72 & 73 (ALL PT)

LEVELS AND CONTOURS ARE IN METRES TO AHD

E-1 DRAINAGE IN FAVOUR OF W.C.C

PHOTO POINT OF VIEW SHOWN THUS



MGA ZONE 54

K  
6.727ha

BUSINESS 3  
ZONE

NOT IN  
TITLE

ADVERTISED

MOUNTAIN  
ASH DRIVE

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED  
10 SEP 2010  
PLANNING OFFICE

ROAD

HIBISCUS  
AVENUE

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

4/2/11

25 12.5 0 25 50

SCALE OF METRES

SCALE 1:1250

WOODEND  
ROAD

REF: 2079

Version 01

Sheet 2 of 2 Sheet

Plan Drawn: 3rd August 2009

Drawn by: TB Checked by: GF



FORSTER LAND SURVEYING PTY. LTD.

ABN 74 553 624 822

EMAIL forsterlandsurvey@bigpond.com

P.O. BOX 5053  
34 KEPLER STREET  
WARRNAMBOOL 3280

TEL. (03) 5562 3752

FAX (03) 5561 1659

278°21'

VICKERS  
DRIVE

360.75

RESERVE

153.96

188°31'  
36.11

98°31'  
36

188°31'  
36

278°31'  
36

98°21'50"

167.94

200.93

124

200.93

124

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01

196.98

98°21'50"

70.07

100.66

7053m<sup>2</sup>

8°26'

100.64

70.07

E-1

145°59'30"  
31.16

206°01'  
40.65

278°21'

360.75

RESERVE

153.96

98°31'

188°31'

278°31'

98°21'50"

167.94

200.93

124

200.93

98°31'

(78.93)

8°31'  
40.46

44°05'  
99.85

6.041ha

79.01



ADVERTISED

Attachment D - Linkages Plan

WARRNAMBOOL CITY COUNCIL  
DATE RECEIVED  
10 SEP 2010  
PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
Delegate: WARRNAMBOOL CITY COUNCIL  
Date: 4/2/11



**ADVERTISE**

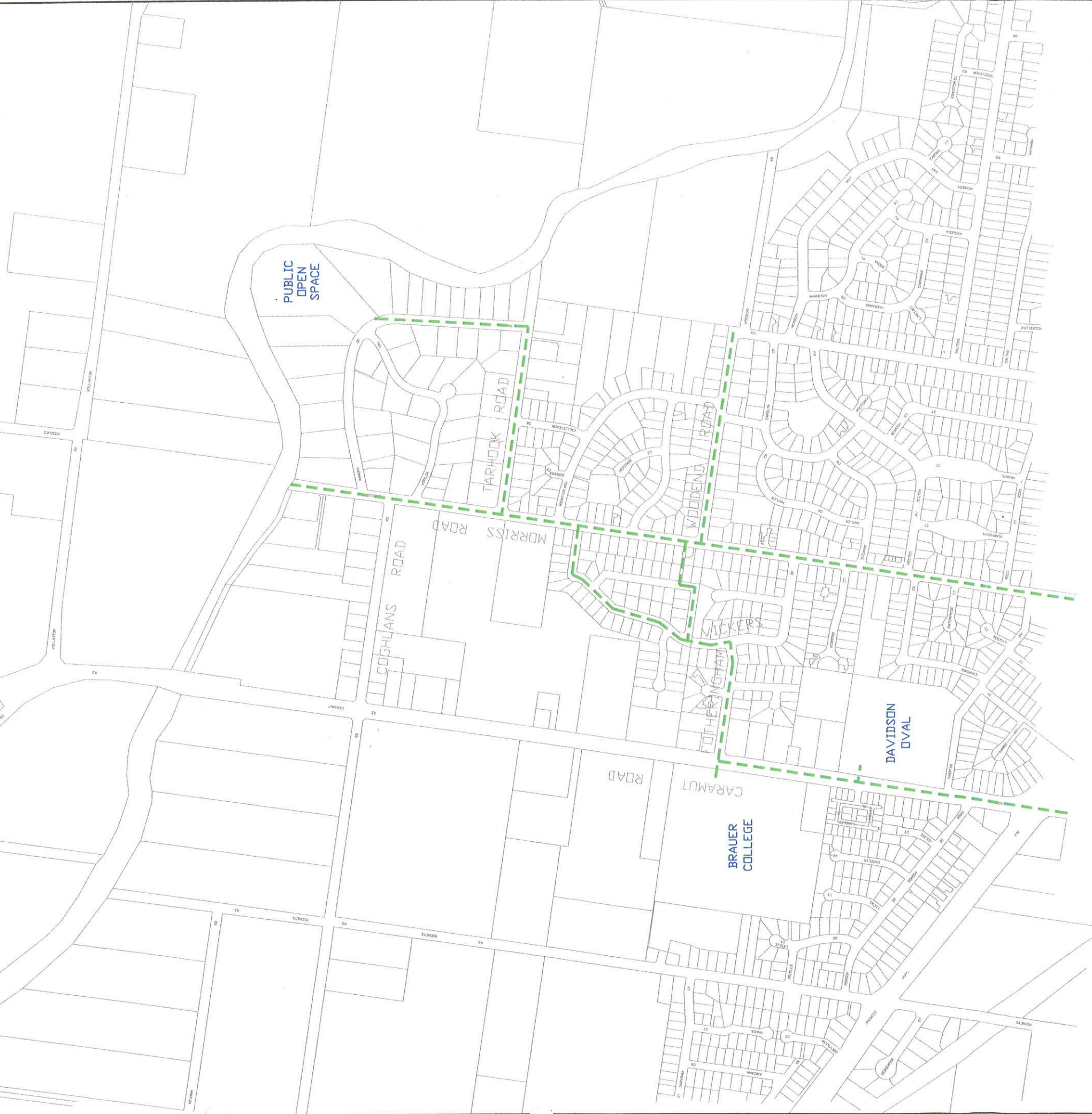
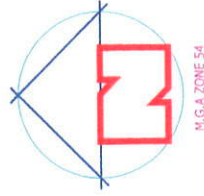
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....

WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

4/2/11



POSSIBLE LINKAGES

## LINKAGES PLAN

Morriss Road  
Warrnambool

FOR The Estate of Mr. Tom Hollingsworth

PLAN PREPARED BY...I.B.  
PLAN CHECKED BY...G.F.

REVISIONS

VERSION DATE DETAIL

160 80 0 160 320

LENGTHS ARE IN METRES  
SCALE 1:8000



P.O. BOX 9063  
WARRNAMBOOL 3280  
TEL (03) 5562 3752  
FAX (03) 5561 1659  
EMAIL forsterlandsurvey@bigpond.com

SURVEYORS REFERENCE  
**2079**  
VERSION 01  
2079LinkagePlan.DWG

Attachment E – Landscaping Plan

ADVERTISED

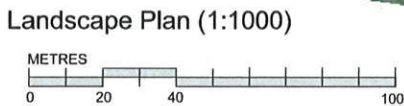


WARRNAMBOOL PLANNING SCHEME  
Development Plan for:  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
Delegate: WARRNAMBOOL CITY COUNCIL  
Date: 4/2/11



**LANDSCAPE CONCEPT NOTES**  
The Landscape Plan defines a pattern of street tree planting for the Hollingsworth Estate. A list of species are provided as recommendations subject to Council approval. The existing reserve in Barton Court (adjoins the subdivision to the south) is in poor condition. It is recommended that Council upgrade the reserve to meet the needs of local residents.  
**WARRNAMBOOL PLANNING SCHEME**  
Development Plan for:

Is approved in accordance with the requirements under Development Plan Overlay - Schedule .....  
**WARRNAMBOOL CITY COUNCIL**  
Delegate: \_\_\_\_\_  
Date: 4/2/11



Street tree planting and grassing of nature strips as per Landscape Notes and Details.

Existing Reserve (Barton Court) in poor condition. Recommend Council invest in upgrade of reserve to meet the needs of the local residents. Avenue planting along new road (northern boundary) proposed as part of Hollingsworth Estate.



# Landscape Plan

## Hollingsworth Estate, Warrnambool

**ISSUE: COUNCIL 28012011**

Prepared for: Estate of Mt Tom Hollingsworth  
Date: September 2010 (REVISED 28012011)  
Scale: 1:1000 @ A1  
Drawn: DT  
Drawing No: 10018-1

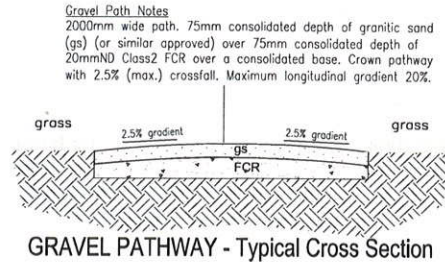


- LEGEND**
- Proposed street tree - native
  - Naturestrip
  - ⊗ Cross-overs (indicative)
  - ▭ Existing reserve adjoining
  - Overhead power lines existing
  - Contour existing
  - Granite sand path

**REVISION NOTE**  
Plan revised 28012011 to show amended plant schedule to accord with outline development plan as per direction by City of Warrnambool. (DT).

### LANDSCAPE NOTES

- Herbicide Application:**  
At least two weeks prior to the commencement of landscape works spray all weeds within the landscape works area with an approved systemic herbicide (e.g. active ingredient glyphosate). Herbicide shall be applied in accordance with the manufacturers directions.
- Composted Soil as required for street trees:**  
The topsoil blend should consist of the following, or similar approved:  
• 60% sandy loam  
• 20% aged sawdust  
• 20% composted pine bark fines  
The pH value of imported topsoil should be between 5.5 – 6.5. The organic additives to the sandy loam should be based on well rotted vegetative material or composted animal manure, or other approved material, free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 Soils for Landscaping and Garden Use.
- Wood Mulch:**  
Evenly spread a minimum depth of 75mm approved clean, finely graded pine wood mulch (20mm nom. size) over topsoil. Ensure mulch is kept away from plant trunks.
- Planting:**  
All plants are to be true to species, healthy and free from pests, disease and stress. At the time of planting fertilise all plants with 'Osmocote' (or similar) all purpose general fertiliser. For 16L trees apply 50 grams of fertiliser. For 200mm pots apply 30 grams of fertiliser.
- Watering:**  
Ensure all plants are well watered immediately following planting and as necessary for the first year until establishment to maintain a moist growing environment. For 16L pots apply 30 litres of water. For 200mm pots apply 20 litres of water.
- Grassing:**  
Evenly spread site-won topsoil across grass areas. Scarify as required for compacted areas. Remove surface rock to provide an even finish. Sow with an approved park land grass species to achieve a minimum germination rate of 80%. Recommended seed (or similar approved):  
• 'Droughtmaster' or equivalent  
• 65% Turf Type Tall Fescue  
• 30% Turf Type Ryegrass  
• 5% LaPrima Couchgrass  
Available at Advanced Seeds, 3-9 Corawa Drive, Reservoir, 3073  
Ph: (03) 9462 0340, Fax: (03) 9462-0275  
www.odseed.com.au
- Gravel Path**  
Construct gravel pathway as per detail using Granite Sand or similar approved material. For granite sand the following characteristics are recommended:  
• fine grained granitic sand  
• yellow/brown in colour  
• low plasticity  
• pH range 4-7  
• maximum silt content of 6% by volume (in accordance with AS 1141-33).
- Levels / Drainage / Set-out:**  
No detailed levels information has been shown on this plan. Ensure finished levels drain away from street trees towards paths, pits, kerbs etc. All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.



### TREE SCHEDULE

Revised 28012011 for Council approval.

Code	Botanical Name	Common Name	Size	Qty
<b>Native Trees</b>				
AM	Acacia melanoxylon	Blackwood	200mm	4
AC	Angophora costata	Smooth Bark Apple	16L	38
BM	Banksia marginata	Silver Banksia	16L	12
CS	Callistemon salignus	Willow Bottlebrush	16L	13
CC	Corymbia citriodora	Lemon Scented Gum	16L	32

