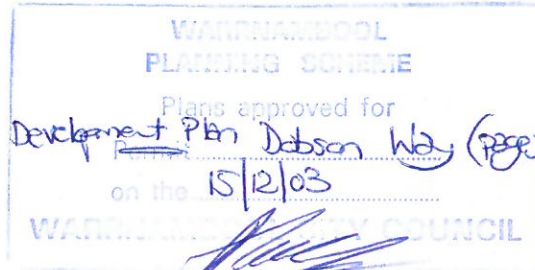


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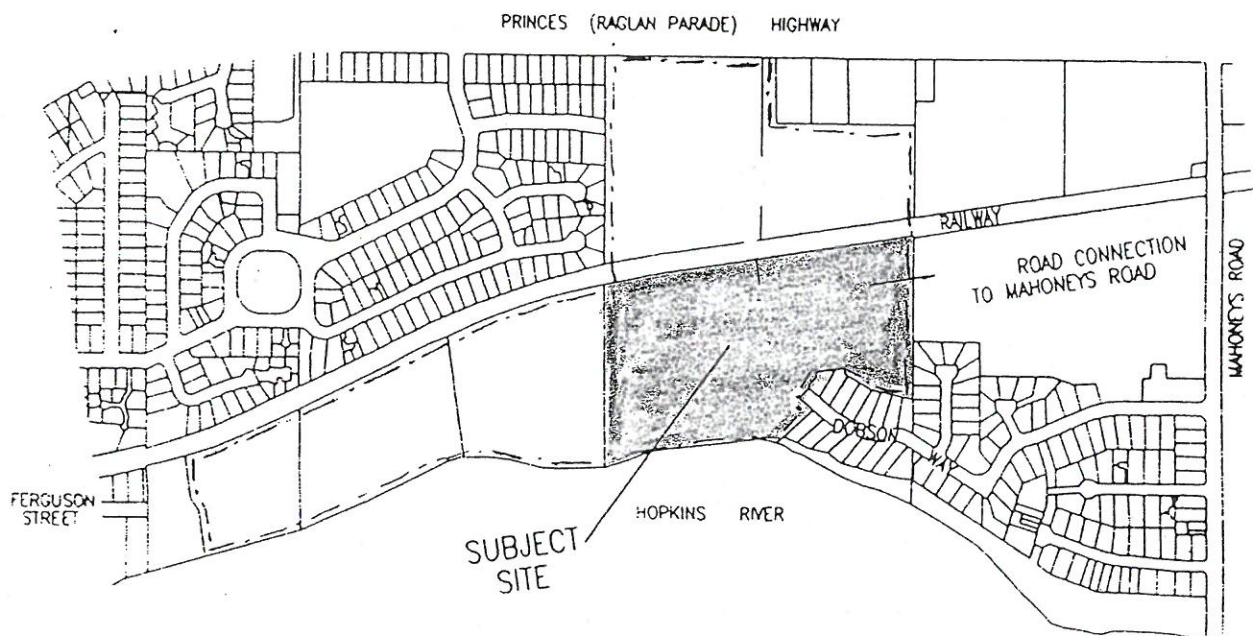


APPENDIX

D

THE HUNTINGFIELD DEVELOPMENT PLAN

PREPARED FOR BELLAGIO PROPERTIES PTY.
LTD



Prepared by *Urbanomics*
November 2003

THE HUNTINGFIELD DEVELOPMENT PLAN

PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 43.04 OF THE WARRNAMBOOL PLANNING SCHEME

INTRODUCTION

This is the Huntingfield Development Plan. It has been prepared in accordance with the requirements of Clause 43.04 of the Warrnambool Planning Scheme and Schedule 1 to the Development Plan Overlay, which specifically applies, to this land.

The area affected by this development plan is the area immediately west to Dobson way, west of the Gillin Park Retirement Village, south and north of the railway line and east of the historic property at the eastern termination of Ferguson Street.

The plan has been prepared to facilitate the subdivision of the land known as the Huntingfield Estate which is immediately to the west of Dobson Way.

The purpose of the Development Plan overlay is:

- *To identify areas which require the form and conditions of and 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.*

Under the heading **Preparation of the development plan** it states:

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

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The development plan must describe:

- *The land to which the plan applies.*
- *The proposed use and development of each part of the land.*
- *Any other requirements specified for the plan in the schedule to this overlay.*

The Schedule to the Overlay specifies a number of matters that must be taken into account in the preparation of the plan. These are:

- Site Analysis
- Landscaping and Public Open Space
- Heritage sites
- Infrastructure
- Appropriate Building Areas
- Pedestrian and road linkages
- Staging of the subdivision

THE PLAN

The plan has been prepared for the total area, however more specific information has been provided for the area known as the "Huntingfield Estate" owned by Bellagio Properties Pty. Ltd.

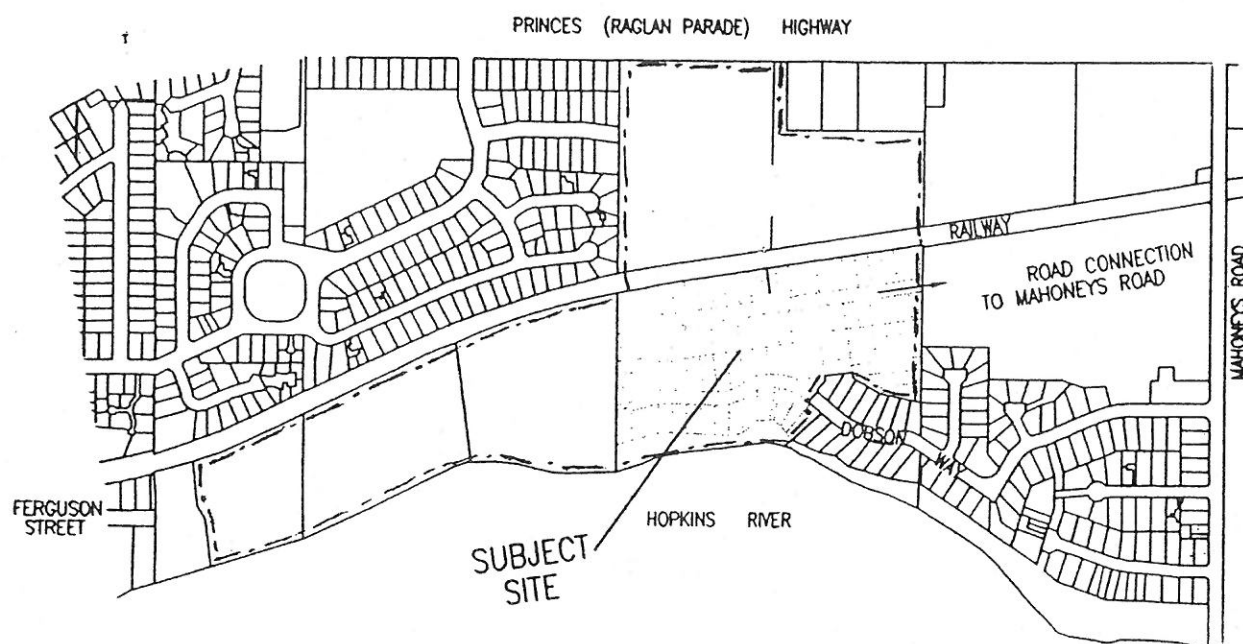
The remaining area is in private ownership and while an indicative layout plan has been prepared this is subject to the formal consent of these other land owners.

Urbanomics has not been engaged by the other landowners to prepare individual plans for these areas.

THE LAND

The plan applies to the land west of Dobson Way, west of Gillin Park Retirement Village, south and north of the railway line, north of the Hopkins River and east of the historic property at the eastern end of Ferguson Street.

The area is indicated on the plan overleaf.



All of the land is currently zoned Residential under the provisions of the Warrnambool Planning Scheme. The section of land adjacent to the Hopkins River is within the Environmental Significance Overlay Number 1.

The land is subject to the provisions of the Development Plan Overlay and specifically Schedule 1 to this Overlay.

While the plan refers to all of this area it applies in greater detail to the area known as the Huntingfield Estate.

SITE ANALYSIS

The land has a total area of approximately 30 hectares. It is undulating land that rises and falls from north to south and from east to west.

The Hopkins River is the dominant landscape feature of the area. It is located along the southern boundary of this area and is substantially below the level of the land. The land rises up steeply from the river, with the land being in the range of 30 to 40 metres above the surface of the River.

The river bank is made up of steep banks that are not easy to climb. There is one section of land along the length of the Hopkins River where reasonable access can be achieved to the river and this is indicated on the attached plan.

The river bank contains a mix of vegetation most of which is introduced and some species that should be removed. There are excellent views available from the cliff overlooking the river.

The land drains from the north and west towards the south and east. The natural drainage line is virtually down the centre of the land from north to south.

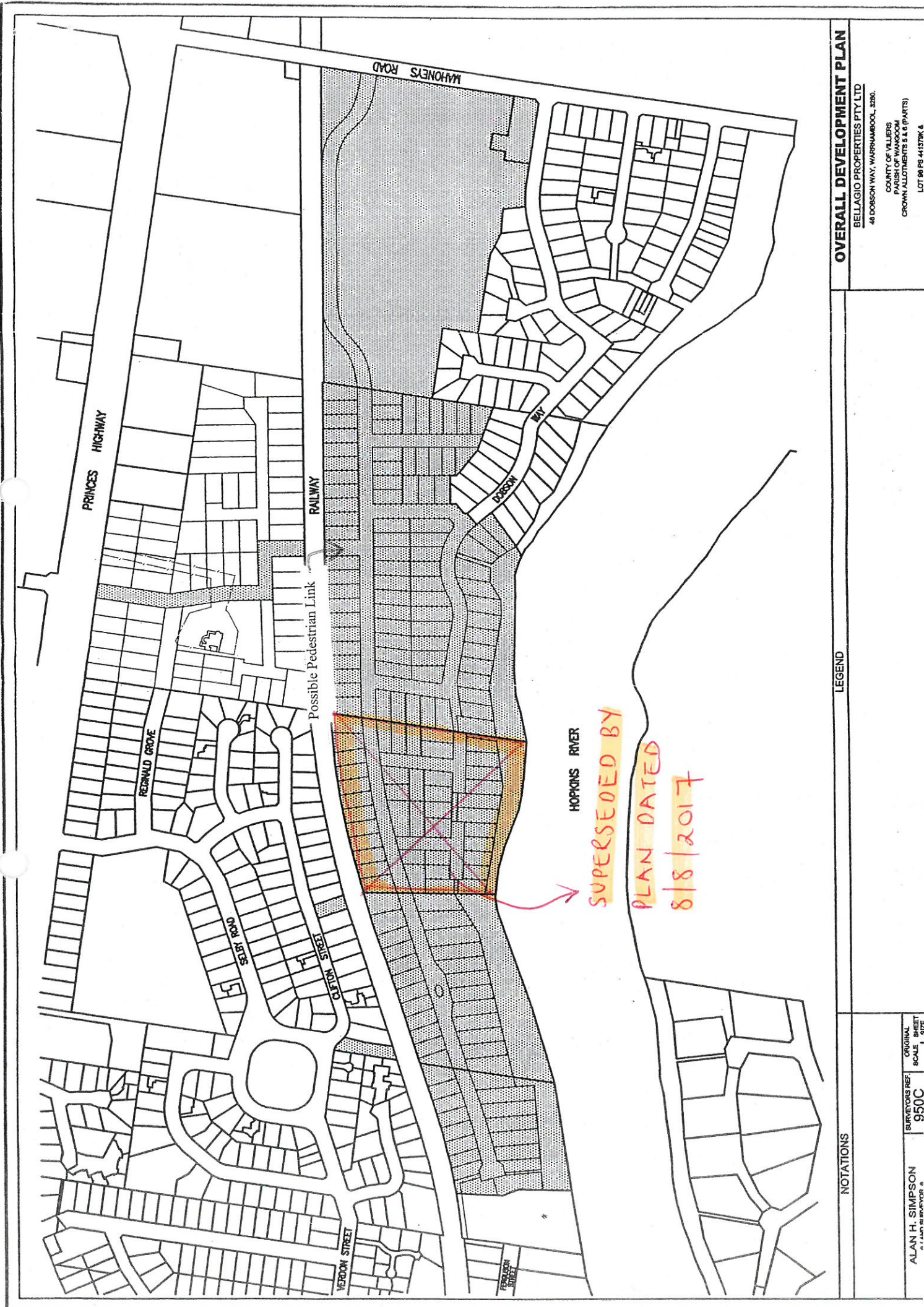
The land is relatively close to the commercial shopping facility known as Gateway Plaza and to the Harvey Norman site. A general store and petrol station is located on the south east corner of Mahoneys Road and Raglan Parade.

The land to the east of the subject land has been developed with houses, predominantly single houses on medium to low density lots.

Deakin University is located to the east of Mahoneys Road.

The land north of the railway line is a mix of different existing and proposed uses. A large big box retailing facility has been approved for the south west corner of Raglan Parade and Mahoneys Road. Three motels are located on the south side of Raglan Parade, west of Mahoneys Road.

Housing is generally located on the north side of the railway line and south of Raglan parade. A catholic primary school and church is located on Selby Road, near the Tower Square water tower.



OVERALL DEVELOPMENT PLAN

BELLARIO PROPERTIES PTY LTD
 48 DOBSON WAY, WARRIMOO, 2390.
 COUNTY OF VILLIERS
 PARISH OF WARRIMOO
 CROWN ALLOTMENTS 5 & 6 (PARTS)
 LOT 96 PS 44157K &
 LOT 97 PS 44157K &

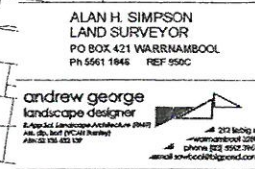
LEGEND

NOTATIONS

ALAN H. SIMPSON
 SURVEYOR

950C

ORIGINAL
 SCALE
 SHEET
 SITE





- Notes:
- This plan was prepared as a proposal only and should not be used for any other purpose.
 - This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - The drainage reserve shown has been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject to engineering detail design and Council approval.
 - Dimensions of arcs shown are taken along the arc length.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - Road pavement is indicative only and subject to detailed engineering design.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
HUNTINGFIELD (DOBSON WAY)
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate:
Date: **8 August 2017**

Site (Approx.)	4.336 ha
* Standard Residential Lots	2,349 ha
* Roads	1,020 ha
Sleep River Bank (non developable)	0.584 ha
Pedestrian Walkway	0.026 ha
Drainage Reserve	0.195 ha
Unencumbered Passive Open Space	0.162 ha
Net Developable Area	3.369 ha
Lot Yield (Conventional Density)	approx 35 lots @ 10.4 lots per ha 671m ² average lot size

* Indicates inclusion in NDA



DESCRIPTION OF THE PLAN

THE OVERALL AREA

All of the land is zoned Residential under the provisions of the Warrnambool Planning Scheme. The development plan indicates the subdivision of the land for Residential purposes and the use of the land for residential purposes.

It is anticipated that the land will be subdivided and developed for residential purposes in a relatively conventional manner.

The plan indicates the opportunity for approximately 166 residential lots, south of the railway line at a conventional yield given the constraints of the land.

This development plan does not seek to allow any use that is not allowed under the existing provisions of the Residential zone of the planning scheme. Only uses that are as of right or Section 2 "discretionary" uses are permitted by the plan subject to a planning permit when required.

The road layout is intended to provide access to all of the landholders south of the railway line and for connection to be provided across the railway line in the eastern section of the land to Raglan Parade, or along the southern side of the railway line to Mahoneys Road through the existing retirement village.

The existing access along Dobson Way is to be retained.



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landscape designer
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213 Telbig St
Warrnambool 3240
Ph 5561 1846
email: andrew@bigpond.com

Proposed Subdivision
County of Villiers
Parish of Wangoom
Crown Allotments 586 (parts)
Lot 98 PS 441379K &

Bellagio Properties Pty Ltd

Development Plan

PROJECT: L-HR/DP0903 DATE: Sept 2003
SCALE: 1:750 (A1) DRAWN: SF, AG

FILE / Dwg No REVISION
L-HR/DP0903

THE PLAN FOR THE HUNTINGFIELD LAND

The objectives of the subdivision and development of the Huntingfield land are:

Objectives

- To develop a high quality residential area
- To achieve high levels of residential amenity.
- To provide certainty to purchasers and residents as to future use and development.
- To integrate the area into adjoining areas.
- To provide access to the commercial centres on Raglan parade.
- To overcome the problems associated with access to the area.
- To maintain the environmental integrity of the Hopkins River.
- To provide for the public ownership of the riverbank.
- To provide for the environmental upgrading of the riverbank.
- To provide public access to the water in appropriate locations.

THE SUBDIVISION LAYOUT

It is proposed to create 84 lots of relatively conventional density. The road layout provides an interconnecting road providing opportunities for future connection to the land to the west and east. Pedestrian connection points are located along the river and through the extension of the Dobson Way Road Reserve and the main east west road which runs parallel to the railway line. Pedestrian and cycle access will can be included in any alternative access to the site.

USE PROVISIONS

The plan does not intend to affect the consideration of permits for use. All uses in Section 2 of the Residential zone are generally in accordance with the plan.

STAGING

The land is proposed to be developed in four separate stages.

- Stage 1 is the first stage which is 16 lots and has been completed.
- Stage 2 provides for 47 lots connecting Dobson Way to the Railway Line and to the Gillin Park Retirement Village.
- Stage 3 comprises 26 lots and includes the western section of the land and the road running north south towards the Hopkins River.
- Stage 4 is the balance of 11 lots and is the court located close to the boundary with the Retirement Village.

BUILDINGS AND WORKS PROVISIONS

A permit is required for all buildings and works within the Environmental Significance Overlay.

A permit is not required for a dwelling in the Residential 1 zone [unless required by the ESO] provided it does not exceed 7.0 metres in height above natural ground level.

All of the lots are suitable for development in accordance with the provisions of the Warrnambool Planning Scheme.

- A building exclusion zone is proposed for a section of those lots where development may have a potentially negative impact on the Hopkins River. The Building exclusion area is indicated on the development plan.

THE FUTURE DISTRIBUTION OF OPEN SPACE

The most important element for the provision of open space is the continuation of the linear strip of open space adjacent to the River. The plan provides for the continuation of the public open space area adjacent to the river and for enough land to be provided to allow for the eventual construction of a path along the cliff top adjacent to the river. This ensures that the best views are retained in public ownership.

A larger park area is provided in the area where the river can most easily be accessed. It is intended that this will be a useable recreation area and it is intended to install a jetty in the river, in this location, for the general public to use.

The overall plan indicates how this linear park can be extended to the west to eventually connect with Ferguson Street.

Smaller playgrounds can be provided throughout the area at the direction of the Council at the time that planning permits are issued.

The public open space provision provided by Bellagio exceeds 10% and is therefore well above the minimum requirement of the subdivision Act of 5%.

The location of the public open space area along the River has been determined to allow for the future construction of a walkway along the top of the steeper land adjacent to the River.

The provision of this open space is in accordance with Clause 22.02-11 of the planning scheme, which is contained in the *Hopkins River Open Space Policy*. This policy seeks to acquire land along the northern bank of the Hopkins River, linking Deakin University with Proudfoot's Boathouse.

DEVELOPMENT OF INFRASTRUCTURE

All water, sewerage, gas and telephone infrastructure can be extended to the area without a significant upgrade of services.

The main issue with the subdivision and development of the area is the provision of access. Access to the area is currently provided by private rail [occupation] crossings and Dobson Way.

Traffic engineers consider that Dobson Way has capacity for around 2000 vehicle movements per day. Based on the Australian Standard of 8 vehicle movements per house per day, Dobson Way has the capacity to accommodate approximately 125 lots. There are 68 lots currently connected or fronting Dobson Way.

The alternative access will be provided adjacent to the northern boundary of the Gillin Park Retirement Village to Mahoneys Road.

The remaining landowners south of the Railway Line and west of the land owned by Bellagio, do not have direct frontage to a public road and will depend on an alternative access being provided. It is anticipated that they will eventually contribute to the proposed alternative road to Mahoneys Road.

Public transport can be provided through the extension of the service that currently operates in Mahoneys Road.

Pedestrian and cyclists can move through the area and will eventually be able to connect into Ferguson Street at the western end of the site.

Parking will be provided in the conventional manner, with sufficient width on the roads within the estate for suitable parking.

RETENTION AND DEVELOPMENT OF EXISTING ENVIRONMENTAL ASSETS

There are no buildings on the Bellagio site. There is a historic site on the north side of the railway line.

The only other buildings south of the railway line are a house on Fligelman's land and the old water pumping station at the base of the cliff, south of Rushton's land.

Significant trees

The significant trees on the Bellagio site are located adjacent to the river in the area proposed to be transferred to the Council as Public Open Space.

The majority of these are cypress trees that are very old and in some case quite dangerous. It is understood that these do make a contribution to the landscape of this area and that their wholesale removal may not be appropriate. They also provide a nest for a bird of prey.

Only the most dangerous trees will be removed, while limbs will be trimmed.

Over time as the proposed landscaping takes place and establishes they can be progressively removed by the Council.

The trees on other properties in the area consist of a number of Cyprus trees. The future removal and replanting of these areas can be determined at the planning permit stage for each application to subdivide.

SOCIAL AND COMMUNITY ISSUES

The most significant community issue will be the development of a jetty out into the Hopkins River at the base of the public open space area adjacent to the Bellagio land. This jetty will provide pedestrian access to the rivers edge and beyond and is anticipated to be a popular location for fishing and other recreation boating activities, including canoeing.

SUMMARY

The Development Plan for this area has been prepared to comply with the relevant provisions of the planning scheme. While it provides an overall direction for this area it specifically refers to the land owned by Bellagio Pty. Ltd.

The plan indicates how the future development of this entire area can occur. It indicates that alternative access from the area to the Highway will occur along the boundary of the Gillin Park Retirement Village prior to the subdivision being finalised and the titles for each lot being released.

