

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

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

Delegate: .....

Date: .....

*[Signature]*  
18/2/2005

# DEVELOPMENT PLAN

**910 RAGLAN PARADE, WARRNAMBOOL**

Alan H Simpson Land Surveyor Pty Ltd - 2003



ALAN H. SIMPSON

LAND SURVEYOR PTY. LTD.  
A.B.N. 25 397 042 659

ALAN SIMPSON  
B. App.Sci. (Survey), L.S., M.I.S.

P.O. BOX 421, WARRNAMBOOL 3280  
(58 FAIRY STREET)  
TELEPHONE (03) 5561 1846  
FACSIMILE (03) 5562 1775  
WARRNAMBOOL CITY COUNCIL

**PLANNING REPORT  
PROPOSED SUBDIVISION  
HOPETOUN ROAD - WARRNAMBOOL  
JAHN NOMINEES**

15 DEC 2003

PLANNING OFFICE

**INTRODUCTION**

The subject site is located at Hopetoun Road Warrnambool and is lot 5 on LP 110390 being part Crown Allotments 113 & 114 Parish of Wangoom. The site currently exists as a parcel of total area 42175 sq metres and is vacant. Surrounding the site prior older subdivision development has created residential use lots. To the west LP 19047 (circa 1949) created residential use lots fronting William Street. To the north LP 44151 (circa 1955) created residential use lots off Churchill Street. To the south a number of prior subdivisions (circa 1949 to 1973) has created residential use lots facing the Raglan Parade Service Road. At the south easterly corner relatively recent subdivision in SP 28188 (circa 1987) has created a number of smaller residential use sites with Common Property Access from Raglan Parade. To the east of the site across Hopetoun Road the land is used for some residential use and also as undeveloped lands incorporated within a private school. The land the subject of this application falls within residential development that has over time surrounded the site.

The land is zoned as R1Z and is shown on map 8 of the scheme. DP01 and DD04 overlays apply to the site however no other overlays appear to apply. DD04 essentially relates to the requirements for single buildings and development. For the subdivision proposed the requirements are to comply with any area requirements set by schedule of which there are none. The DP01 overlay requires that the application be supported by a Residential Development Plan. This application is for subdivision of the whole site and shows a complete development layout for the site.

In accordance with the zone requirements, the following submission is made to accompany the application:-


**CLAUSE 43.04-1: Development Plan**

The Proposed Plan of Subdivision submitted as part of this application is submitted as the Development Plan. This Development Plan applies to Lot 5 LP 110390 being the remaining undeveloped land lying to the west side of Hopetoun Road and lying between existing residential development sited to the north of Raglan Parade. The purpose of the Development Plan is to demonstrate an appropriate subdivision layout for the land to provide for residential use lots or uses suitable for the Residential 1 Zone. The schedule to the overlay indicates that the Development Plan will address various matters as follows:

**1. Site Analysis.**

The Proposed Plan of Subdivision submitted includes information relating to the site and the surrounding area with current site detail and levels and contours as well as items required to satisfactorily assess and evaluate an Analysis of the Site.

The site currently exists as a parcel of total area 42175 sq metres and is vacant. The site is of varying terrain but generally can be described as containing higher elevated land to the central

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and northern areas sloping down to the west and sloping relatively steeply to the south. The central easterly portion of the site is elevated above the Hopetoun Road road pavement. Views are available from the site to the south and south west towards the West Warrnambool highway and residential areas.

Hopetoun Road is fully constructed. The site has no other connection to other roads or public areas with the northern, western and southerly boundaries abutting adjoining residential development. The site is grassed and contains no remnant vegetation or any other vegetation. No distinct drainage lines are present. Easement access is available to allow services to be connected from the site out to Raglan Parade to allow for connection to the site with sewer and storm water drainage.

There are no known sites of conservation, heritage or archaeological significance on the site.

Development on surrounding lands has taken place over the past 50 years or so. All surrounding lands have been subject to residential, predominantly single house, development with conventional styled housing sited on medium density lots.

No Open Space areas are immediately available to the site. Various school sporting grounds are available in the general locality and the developing Russells Creek linear reserve is sited within walking distance to the north east of the site. This developing open space linear reserve will become an excellent facility for existing and future residents of Warrnambool providing an avenue for walking and cycling and providing an alternative to motorised transport.

## 2. Response to Site Analysis.

The site is available and appropriately zoned to allow for residential use and development. It is intended by this proposal to allow for the creation of lots that will provide for diversity in housing choice and also to respond to the acknowledged requirement to pursue housing that will be suitable for a variety of socio-economic levels within the community.

The site has limited available access to the existing road network with access practically only available at the northern portion of the frontage to Hopetoun Road and at the extreme southern portion of the frontage to Hopetoun Road. A new crescent shaped road is proposed with entry abutting the south easterly boundaries and after allowing for a lot width from the northern boundary to connect to Hopetoun Road. This entry points will allow for safe and logical points of access to Hopetoun Road. The crescent shaped format for the road will allow some diversity in the movement network on the site. To the north and to the west the new crescent road is proposed after allowing for single lot depths from those respective site boundaries. To the south the new crescent road is proposed to effectively abut the southerly boundary then leading out to Hopetoun Road. The side slope apparent along the southerly extent of the road will require road design treatment to provide for an elevated road with a retaining wall structure. It is proposed to provide for a strip of open space reserve along the southerly boundary which is intended to be vegetated and for this area to provide for a buffer and separation from the potential elevated road and the abutting housing to the south. House sites are then proposed to lie to the north side of the southern sector of the new crescent road with the sites taking up the major portion of the steeply sloping land. These sites will then be appropriate for development with multi level housing effectively cascading down the available slope.

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For the lots sited between the new crescent road and the external northerly and westerly boundaries frontages for lots of approximately 20 metres have been proposed with resultant lot areas being proposed at predominantly 500 sq metres in size. To the north of the southerly sector of the crescent road the sloping lots have frontages proposed in excess of 20 metres and proposed lots areas from 500 sq metres up to 574 sq metres. All these lots effectively sited around the perimeter of the site are intended as single house sites. These lots and their configuration are appropriate given the slope of the land and will allow for an appropriate built form response. To the centre more elevated portion of the site sufficient land is available to allow for potentially 3 development areas or 3 modest sized court head developments. A variety of lots are proposed with the more compact lots sited on the land that is flatter along the top of the ridge line. Larger lots are proposed where the slopes begin to increase. Lots at the court ends are proposed to retain the inherent north south orientation and have an abbreviated frontage in preference to providing for fanned out lots where poor solar access results and all lots suffer reduced frontage. These lots have been identified as potentially being suitable for further multi unit development and it is not intended to restrict these sites to be for single house use only. All these lots will allow for an appropriate built form response.

50 conventional sized lots are then to be provided with lot sizes varying from 500 sq metres to 1154 sq metres. 22 lots are proposed to be identified as potential multi dwelling sites whilst 28 lots are proposed to be for single dwelling use. Average lot size for the whole site is 574 sq metres. For the single house use sites the average lot area is 525 sq metres whilst for the potential multi dwelling sites the average lot size is 637 sq metres. All lots are at least 500 sq metres in area and all are capable of containing a building rectangle of 10 by 15 metres. The road reserves proposed are at 18 metres width for the new crescent road and at 16 metres width for the new courts where lot density is limited to between 3 lots and 6 lots having sole access available from the court area. Road pavement widths will be provided to comply with Council requirements.

### 3. Sites of Significance.

As there are no known sites of conservation, heritage or archaeological significance on the site no construction phase management plan has been provided.

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### 4. Appropriate Building Areas.

There are no constraints on or of the site that are likely to influence appropriate building areas and hence all lots can be considered to be Appropriate Building Areas.

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### 5. Landscape Plan.

The Landscape Plan is presented in verbal form as follows. The Landscape Plan requires that landscaping of the public areas is to be undertaken by and to be the responsibility of the developer and for landscaping within the lots created by this proposal to be proposed by and undertaken by the developer of those lots in time. There is no remnant vegetation that is evident on site and hence no remnant vegetation to be retained and managed on the site. The public areas, being the road nature strip areas and open space area to the south of the site are to be landscaped by conventional means with grassed nature strips and requirement made for at least one street tree per lot to be provided to the satisfaction of the responsible authority. The open space area is intended to be established with appropriate trees to provide for a visual buffer from the site to protect the adjoining houses to the south. The establishment of the street trees is proposed to be paid for by the developer but deferred in establishment until such time



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that house construction on the lots will be complete to such a stage that destruction of street trees by construction activity on the lots will be minimised.

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## 6. Roads & Linkages.

The site has frontage and connection only to Hopetoun Road. No connection is available to any other roads or to any other areas of public land or public open space areas. The proposed roads to be created as part of the subdivision will provide for logical connection to existing street networks and hence allow logical vehicle and pedestrian movement and linkage from this site to adjoining and nearby neighbourhoods.

## 7. Infrastructure & Staging.

The infrastructure needs for this subdivision are to be funded by the developer. The subdivision may be created by a number of stages.


The DP01 overlay and schedule allow for construction of a dwelling on a lot nominated as an Appropriate Building area without requiring a permit. All lots are noted as Appropriate Building Areas.

## 8. Development Plan Summary

This Development Plan has been prepared to satisfy the requirements and provisions of clause 43.04 of the scheme prior to a planning permit for subdivision being considered. This plan indicates how the future development of this remnant development site can occur. The site is sited within existing development and can be considered to be infill development consistent with that style of development on surrounding and adjoining lots. It is sited within a neighbourhood where established access is available to schools, sporting facilities, available open space, shops and work places. There appears to be no logical impediment to the development and subdivision on this land.

It is requested that this submitted Development Plan be considered and approved to the satisfaction of the Responsible Authority.

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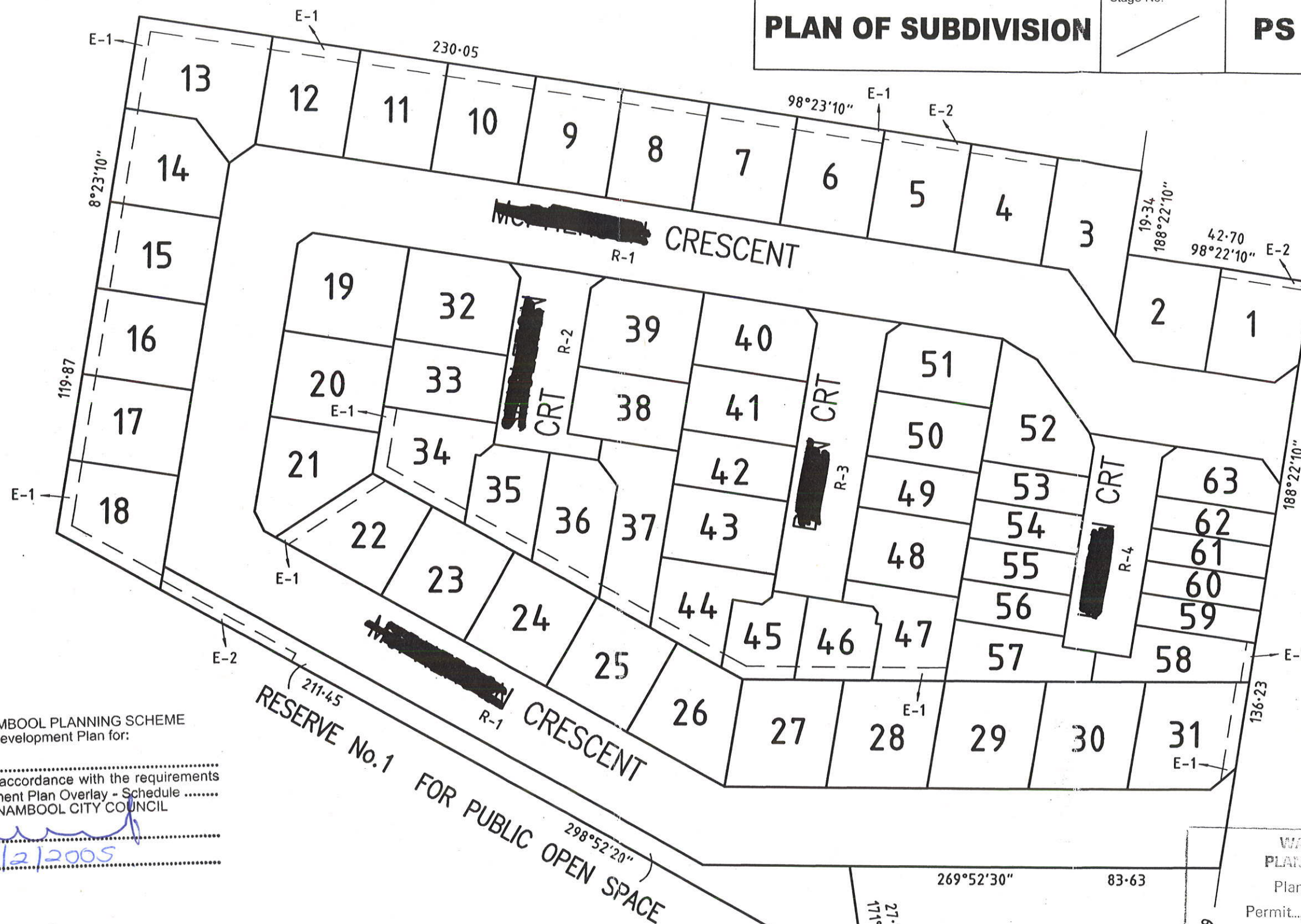
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Is approved in accordance with the requirements  
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WARRNAMBOOL CITY COUNCIL  
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Date: 18/2/2005  
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# PLAN OF SUBDIVISION

Stage No.

**PS 539880K**



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SEE SHEET 3, 4, 5, & 6 FOR DETAIL

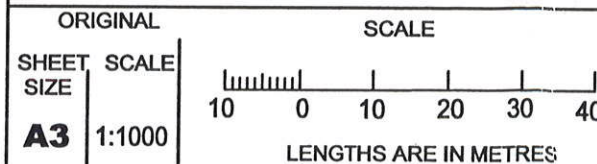
**ALAN H. SIMPSON**

● LAND SURVEYOR ●

A.B.N. 25 397 042 659

P.O.BOX 421, WARRNAMBOOL 3280

PHONE (03) 55611846 FAX (03) 55621775



LICENSED SURVEYOR (PRINT)

ALAN HALSTEAD SIMPSON

SIGNATURE .....

DATE 27/4/2005

REF 1287

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VERSION 1

Sheet 2 of 6 sheets

DATE / /  
COUNCIL DELEGATE SIGNATURE

WARRNAMBOOL  
PLANNING SCHEME  
Plans approved for  
Permit 2004-289  
on the 17 JUNE 2005  
WARRNAMBOOL CITY COUNCIL

*[Signature]*