



## PLAZA HEIGHTS SUBDIVISION DEVELOPMENT PLAN

Prepared by: Alex Smit (Jan '11)

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:  
*Plaza Heights - Gateway Road.*  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: *[Signature]*  
Date: *20/6/11*

*Gateway Rd - 223033400070*

Warrnambool City Council	
02 MAR 2011	
Ref N°	<i>1E2871A8</i>
Officer	<i>Planning</i>
Scanner	<input checked="" type="radio"/> Yes / No Ch:

## 1.0 SITE ANALYSIS

Refer to the plan shown on page 3.

The total area of the Plaza Heights Subdivision is 17.3 hectares and is situated on the east side of the Caroville Drive and Baileyana Drive subdivisions. It is accessed to the north via Dales Road and abuts the Gateway Plaza Shopping Complex on the southern side. A large area of vacant 'farm' land lies adjacent to the subdivision, immediately to the west.

Gateway Road is a fully constructed arterial road that traverses the subdivision from North to South linking Dales Road and the Princess Highway. Access Streets constructed within the subdivision to date, are access via Gateway Road.

### 1.1 Topography

A northwest to southeast ridge traverses the subdivision so that approximately one third of the land falls toward the northeast corner at Dales Road. The balance of land falls toward the southwest corner of the subdivision.

It is envisaged that the subdivision comprises 3 more stages of development.

Stages 1-6 have already been designed and constructed in accordance with plans submitted by South West Civil and approved by the responsible authorities

### 1.2 Drainage

The overall drainage design encompasses all of the land with the exception of the triangular portion shown in the top northeast corner at Dales Road. This triangular section of land does not belong to the developer, but has been adopted in the overall scheme to integrate with the Plaza Heights subdivision and enhance its future use.

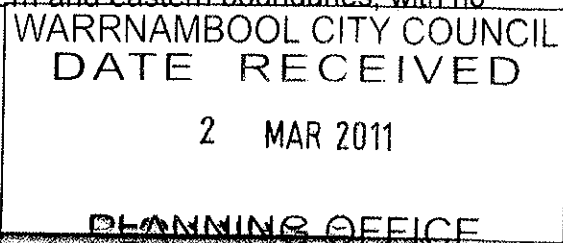
Approximately one third of the overall subdivision drains via underground drainage network and discharges into an outfall drain located to the east in the neighbouring Baileyana Drive. The balance of the land drains to the southwest corner discharging into an existing Stormwater Pit which outfalls through to Wanstead Street. Both outfalls contribute stormwater to the Simpson Street Drainage Catchment.

Emergency (1 in 100 years) storm water flow is provided for by street levels and strategically located footpaths which act as actual floodways.

### 1.3 Vegetation and Landforms

The remaining vegetation is a bare paddock; old sewerage maps from the 1950's show the ridgeline to have been quarried with shallow diggings, probably for basalt, which is still evident along the surface. The majority of these quarries have been filled-in for a long time.

Post and wire fencing exists along the northern and eastern boundaries, with no fencing along the Gateway Plaza boundary.



## 1.4 Flora and Fauna

Seen recently on the property are rabbits and several species of birds including plovers and magpies. Flora consists of some boxthorn bushes and mainly improved pastures. It is anticipated the most of the existing bird life will migrate into the new urban environment. The proposed planting of street trees and residential gardens should enhance the prospect of new bird species being introduced into the area.

## 1.5 Significant Features

To our knowledge, there are no sites of conservation, heritage or archaeological significance.

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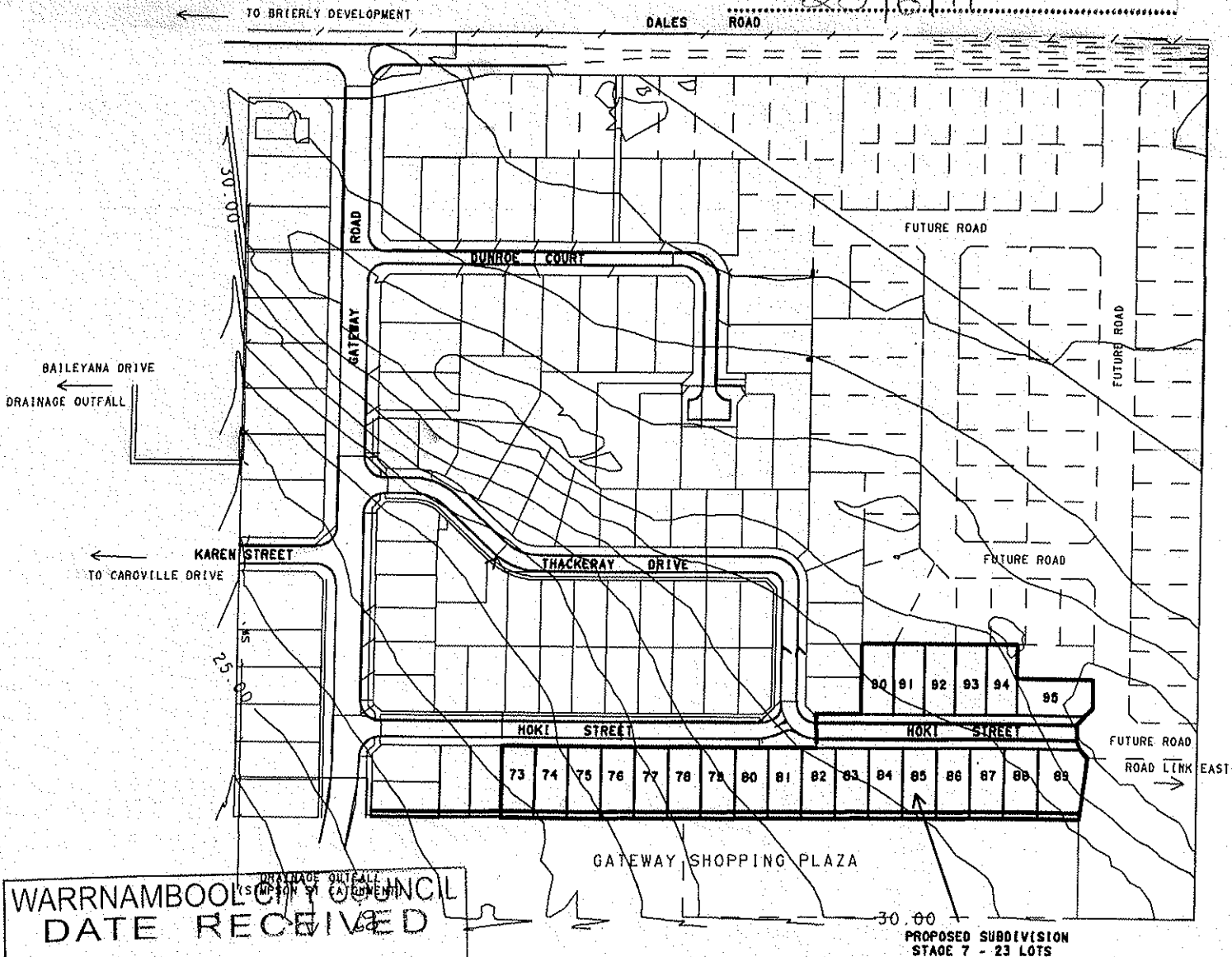
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*20/6/11*



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SITE ANALYSIS PLAN

SCALE 1:3000

PLANNING OFFICE

## 2.0 LOTS AND APPROPRIATE BUILDING AREAS

The large size of subdivision enables a variation in lot sizes. Existing Lot sizes vary from 1500 sq. metres down to 456 sq. metres to cater for a range of people and community needs. Future Lot sizes range from 517 sq. metres to 1044 sq. metres with the exception of a larger lot size of 4280 sq. metres located at the south-eastern corner of the subdivision which is earmarked for high density development.

Lots have been kept as rectangular as possible within the existing landform. This allows the builder, maximum utilisation of space on each lot.

Where practical, the lots have a north-south orientation to maximise solar efficiency.

Lot size and dimension enables all buildings to be sited to protect site constraints and natural features. i.e. slope of the land.

Dwellings can be built on all allotments contained within the subdivision, as there are no physical restrictions although, building envelopes have been applied to lots smaller than 500 sq. metres.

Refer to Plan shown on last page.

## 3.0 LANDSCAPING

Red Flowering Gums are proposed to be planted in front of each allotment throughout the remaining stages of the Plaza Heights subdivision. However, the tree species can be varied in consultation with the Warrnambool City Council.

## 4.0 SURROUNDING AREA

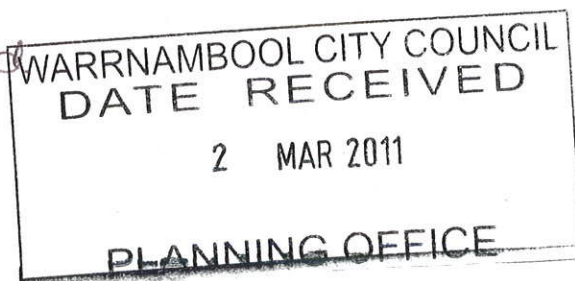
Refer to Plan shown.

The area is separated from the rest of the city by Gateway Road. Gateway Road is a major north-south link for the city and will separate the bulk of the subdivision from the area to the west of it.

Commercial development along the Princes Highway immediately to the south separates the subdivision from the city to the south of it.

The north of the subdivision is accessed via Dales Road. It is anticipated that Dales Road will probably become a major traffic route in next 5-10 years.

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Delegate: 

Date: 20/6/11

#### 4.1 Amenity

The main neighbourhood focal points are the close proximity of the Gateway Plaza Shopping Complex and the large retail, service and commercial facilities nearby, including Harvey Norman and the Homemaker Centre. These Shopping Complexes are located within walking distance from the Plaza Heights subdivision and linked via Gateway Road and a proposed 2.5m wide shared concrete bike/footpath.

A small convenience store is also situated nearby at the end of Caroville Drive on McKiernan Road. On the south side of Raglan Parade is 'Our Lady Help of Christians' primary school and Church together with other commercial premises. The Church of Christ located on Wanstead Street is also within walking distance.

Within 500 metres of the intersection of Gateway Road and Dales Road Gateway to the west is the Brierly Development Site. This site contains two sporting ovals and a vast area of public open space. Development of this site is currently under construction, which will offer further residential diversity in the area.

The Plaza Heights subdivision is within a short car trip or bicycle ride to both primary and secondary schools.

The Shopping Complexes, potential expansion of retail outlets, nearby aged care facility, schools etc. all offer a range of employment opportunities within close proximity of the subdivision.

#### 4.2 Transport & Pedestrian Links

##### 4.2.1 Roads & Traffic

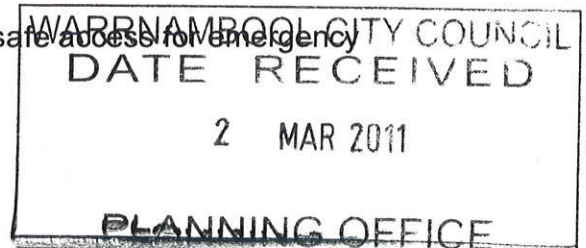
The Plaza Heights subdivision is an urban residential development comprised of a collector road (Gateway Road), which links Dales Road and Raglan Parade. Gateway Plaza Shopping Centre has two traffic egress points off Gateway Road. Dunroe Court, Thackeray Drive and Hoki Street all branch off Gateway Road to the east; Karen Street which links up with the original section of Karen Street to the west and provides a connection to Caroville Drive.

Gateway Road has a sealed width of 12 metres so as to provide a two-way carriageway, parking lanes on both side of the road and bus parking facilities. It also incorporates delineated turning lanes at all intersections to enhance driver safety.

Gateway Road is designed to carry major traffic volumes of approximately 5000-6000 vehicles per day at a target speed of 60 km/hour.

The secondary street network together with future roads within the overall subdivision, are designed in a manner to keep vehicle speeds low. The road layout effectively discourages through traffic by the inclusion of curvilinear arrangement which also serves to reduce through traffic.

The street layout is adequate to allow quick and safe access for emergency vehicles.



#### 4.2.2 Foot/Bike Paths & Pedestrians

Due to the compact nature of the development and the close proximity to commercial and social infrastructure, pedestrian and cycle movements are encouraged. Gateway Road is constructed with a 1.5m footpath along the west fence line and a 2.5 metre shared bike/footpath along the east side. Footpath crossings are proposed at all intersections providing links for safe and proper access for all users. Other internal roads within the subdivision incorporate a 1.5m footpath on at least one side of the road for pedestrian access.

Existing sections of Dales Road and Karen Street immediately to the west of the subdivision will be linked by footpath to give a continuity of pedestrian movement.

Footpaths will be sloped away from property fence lines toward road kerbs to assist in the protection of properties from storm water inundation during heavy storms.

#### 4.2.3 Vehicle Parking

Gateway Road has provision for parking lanes on both side of the road. All other internal roads will have sufficient width to accommodate vehicular parking on one side of the road pavement, ensuring adequate vehicle passing width. The construction of semi-mountable kerb on all internal roads gives additional parking width and access within fence lines.

Private vehicle parking will be catered for within the building allotments. All lots are capable of providing for at least 2 visitor cars.

### 5.0 PROVISION OF PHYSICAL INFRASTRUCTURE

Stage 7 is currently being designed by South West Civil Engineering. Consultation with Council has been carried out throughout the design process so as to achieve appropriate standards of development.

It is the developer's intention to commence construction of all physical infrastructure to service Stage 3 as soon as possible with completion targeted for late 2011.

The developer will fund the development of Stage 7 with proceeds recovered from the allotment sales of previous Stages.

The developer proposes to undertake future stages of the Plaza Heights subdivision in a similar manner to that described above.

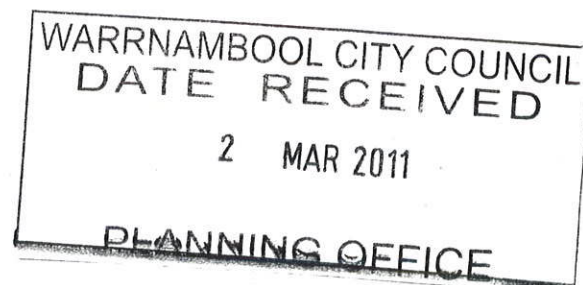
WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

Plaza Heights - Gateway Road  
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under Development Plan Overlay - Schedule 1  
WARRNAMBOOL CITY COUNCIL

Delegate: \_\_\_\_\_

Date: \_\_\_\_\_

20/6/11





DEVELOPMENT PLAN  
VERSION 4 (01/03/2011)  
AND  
STAGE OVERLAY

**STAGE 1** LOTS 1 TO 9  
LOTS 14 TO 19  
LOT 72  
LOTS 108 TO 132  
LOTS 203 TO 205

**STAGE 2** LOTS 22 TO 27

**STAGE 3** LOT A

**STAGE 4** LOTS 28 TO 35  
LOTS 48 TO 55  
LOTS 66 TO 68

**STAGE 5** LOTS 36, 37, 46, & 47  
LOTS 56 TO 68

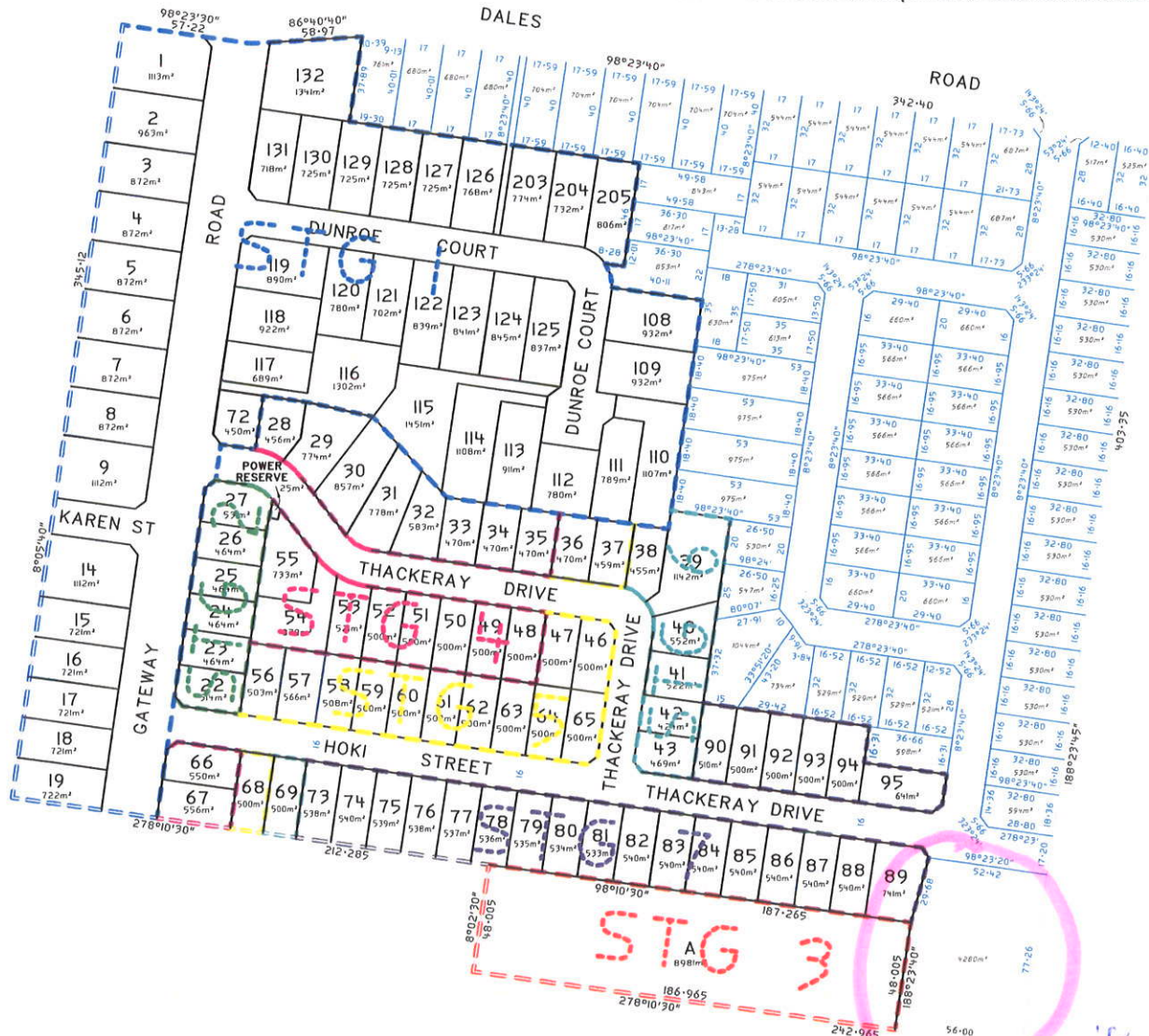
**STAGE 6** LOTS 38 TO 43 & 69 WARRNAMBOOL PLANNING SCHEME  
**STAGE 7** LOTS 73 TO 95 (PROPOSED) Development Plan for:

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WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *20/6/11*



BRAYLEY & HAYES  
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SURVEYORS REF  
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DEVELOPMENT PLAN  
VERSION 2 (12/10/2010)

AND  
STAGE OVERLAY

STAGE 1	LOTS 1 TO 9 LOTS 14 TO 19 LOT 72 LOTS 108 TO 132 LOTS 203 TO 205
STAGE 2	LOTS 22 TO 27
STAGE 3	LOT A
STAGE 4	LOTS 28 TO 35 LOTS 48 TO 55 LOTS 66 TO 68
STAGE 5	LOTS 36, 37, 46, & 47 LOTS 56 TO 68
STAGE 6	LOTS 98 TO 43 & 44
STAGE 7	LOTS 73 TO 86

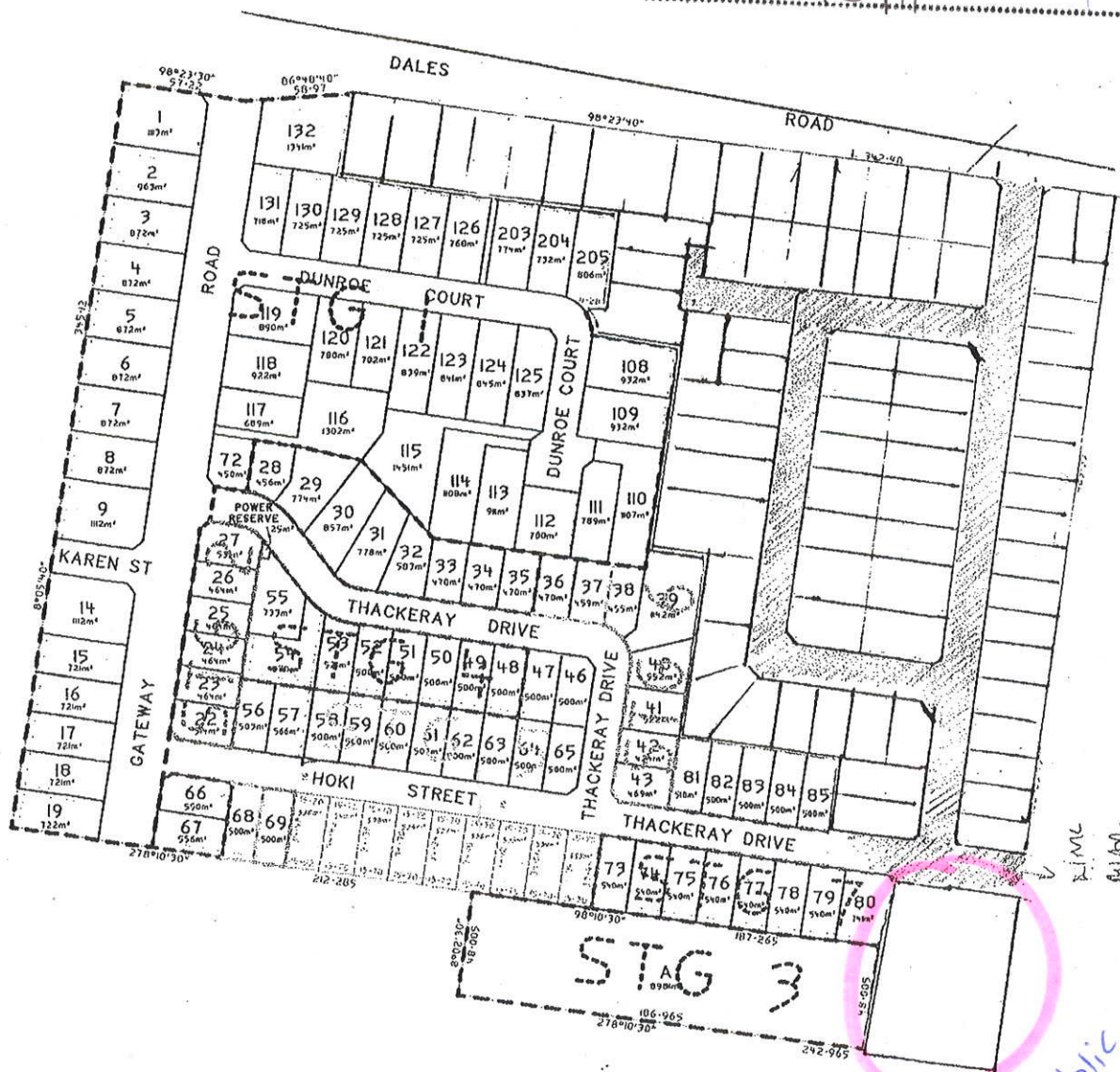
WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

*Amatechys-Cokera Road*  
Is approved in accordance with the requirements  
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WARRNAMBOOL CITY COUNCIL

Delegate:

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*2016/11*



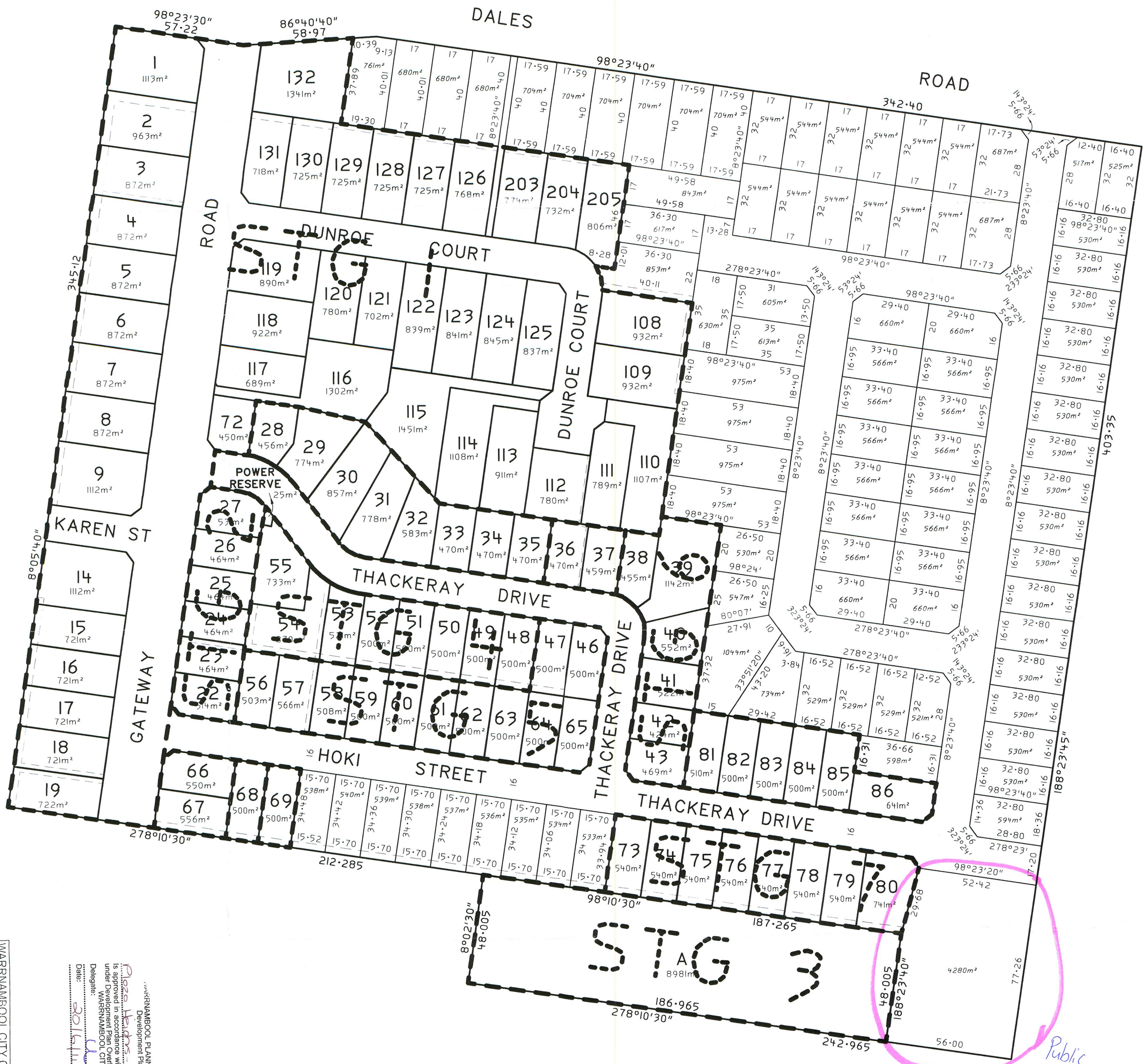
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85 DEERHOOF STREET, HARK TON, 3200  
PHONE: (03) 5571 0171 FAX: (03) 5572 5557



DEVELOPMENT PLAN  
VERSION 3 (02/02/2011)

AND  
STAGE OVERLAY

STAGE 1	LOTS 1 TO 9 LOTS 14 TO 19 LOT 72 LOTS 108 TO 132 LOTS 203 TO 205
STAGE 2	LOTS 22 TO 27
STAGE 3	LOT A
STAGE 4	LOTS 28 TO 35 LOTS 48 TO 55 LOTS 66 TO 68
STAGE 5	LOTS 36, 37, 46, & 47 LOTS 56 TO 68
STAGE 6	LOTS 38 TO 43 & 69
STAGE 7	LOTS 73 TO 86 (PROPOSED)



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WARRENHOLM PLANNING SCHEME  
Development Plan for:  
Paseo de los Andes - Golf Course  
under Development Plan Overlay - Schedule 4  
WARRENHOLM CITY COUNCIL  
Date: 20/11/10  
Drafter: [Signature]