

Logan's Beach Coastal Village Development Plan

Warrnambool

On behalf of Warrnambool
Project Design and Development Pty Ltd
February 2015



WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logan's Beach Coastal Village
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 12
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *10/03/15*

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1.0 Introduction

1.1 Background

This report has been prepared by David Lock Associates (DLA) on behalf of the landowners of the Logan's Beach Coastal Village, South of Hopkins Point Road, Warrnambool (Subject Site).

The proposed Logan's Beach Coastal Village Development Plan (Development Plan) responds to the requirements of Schedule 12 to the Development Plan Overlay (DPO). The Plan implements the strategic vision for the Subject Site articulated by the DPO. It provides a robust and flexible planning framework to guide the future planning permit applications for the Subject Site.

The Development Plan is supported by a detailed site analysis which has evolved through consideration of environmental, archaeological, land capability, drainage, access and movement, visual and aesthetic issues. The Development Plan has been prepared to ensure the delivery of a high quality residential development in accordance with best practice planning and design.

1.2 Purpose

The purpose of the Development Plan is to:

- Summarise the results of detailed site analysis undertaken including the various technical and specialist reports.
- Identify the key planning policy context to which the Development Plan responds.
- Detail how the proposed design response achieves the objectives of Schedule 12 to the DPO.

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2.0 The Vision

2.1 The Vision

The vision for the Subject Site draws on best practice coastal development and lessons from the development of Warrnambool's Manuka Estate and Motang Estate.

The vision embraces the natural characteristics of the Subject Site, its proximity to the coastal dune system, its views to the Southern Ocean and its proximity to Logan's Beach whale viewing platform. The vision responds to the topographical characteristics of the Subject Site which encourages creative design solutions to best achieve visual immersion of the built form and the land form.

The Vision for the Subject Site is:

Logan's Beach Coastal Village is an exemplary contemporary coastal development. With spectacular views over a seven hectare coastal reserve, east to Childers Cove, west to Warrnambool Harbour and Port Fairy, and south over Logan's Beach to the Southern Ocean, Logan's Beach Coastal Village provides an extraordinary coastal living environment within four kilometres of central Warrnambool.

Through substantial site revegetation on private lots, road reserves and common property, low profile buildings designed and built in accordance with detailed design guidelines are integrated within the coastal landscape.

View sharing for residents is achieved through establishing building envelopes on lots, and view corridors where appropriate. Great public spaces for walking, riding and recreating are provided on the site and in the publicly owned Coastal Reserve. Walking and riding trails provide links to the Warrnambool foreshore and harbour and the central business district.

The following development objectives will deliver the Vision:

- Development adopts the highest contemporary standards of coastal design.
- A publicly owned coastal reserve provides access to the coast for the whole community.
- The coastal reserve incorporates walking, cycling and coastal viewing in a heavily vegetated environment.
- Development will be progressively integrated with the landform and vegetation.
- Low profile buildings using darker colours and natural muted materials.

3.0 Site Analysis

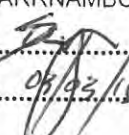
3.1 Technical Background Assessments

An overall site analysis was undertaken to inform the preparation of the Development Plan. This included a review of the strategic context of the Subject Site and is supported by a series of technical background assessments that include:

- Flora and Fauna Assessment, dated 24 April 2010, and Supplementary Report, dated 20 February 2012, both prepared by CPG Australia Pty Ltd.
- Cultural Heritage Management Plan, prepared by Luebbers Associates dated 13 May 2014 and approved by Aboriginal Affairs Victoria (AAV) on 11 June 2014.
- Traffic Impact Assessment, prepared by Traffix Group and dated 7 October 2014.
- Stormwater Management Report, prepared by Brian Consulting Pty Ltd and dated October 2014.
- Site Investigation and Classification Report, prepared by Brian Consulting Pty Ltd, and dated 16 March 2010.
- Site Investigation Acid Sulphate Soils, prepared by Brian Consulting Pty Ltd, and dated 15 February 2012.
- Civil Infrastructure Report, prepared by Brian Consulting Pty Ltd and dated August 2011.
- Landscape Master Plan, prepared by Lisa Stafford Design and dated October 2014.
- Site Investigation Report (Contamination), prepared by Environmental Earth Sciences and dated July 2014.
- Public Reserve Report, prepared by Okologie Consulting and dated 1 August 2014.
- Engineering Services Report, prepared by Brian Consulting Pty Ltd and dated 28 October 2014.

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3.2 Strategic Context

The Subject Site comprises approximately 29 hectares located on the south side of Hopkins Point Road approximately 4 km east of Warrnambool's CBD (Figure 1). The Subject Site is located within Warrnambool's settlement boundary, and is bounded on the south by the Southern Ocean and to the west by rural residential style housing and to the east by farming land. Hopkins Point Road forms the northern boundary of the Subject Site and provides the primary access to the Subject Site from town.

There is a range of existing settlement patterns in the vicinity of the Subject Site:

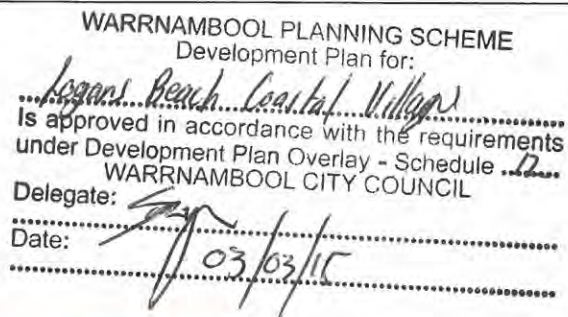
- Standard residential development along Riverview Terrace.
- A lower density precinct overlooking the Hopkins River and centred on Banksia Drive.
- Along Hopkins Point Road, houses are sited to the road frontage on relatively large lots with large areas of open space to the rear.

There are a number of community facilities within the south east precinct of Warrnambool close to the Subject Site:

- Lyndoch Aged Care Hospice.
- Deakin University.
- Warrnambool East Primary School.



Figure 1: Strategic Context Plan



3.3 Existing Site Conditions

An overall site analysis was undertaken to inform the preparation of the Development Plan.

Landscape and Topography

The Subject Site is undulating open pasture with a general slope towards the Southern Ocean. The title of the land extends to the high water mark of the Southern Ocean, including the sensitive coastal dunes. This coastal dune area is heavily vegetated. The coastal dune area contains archaeological remnants of pre European period.

The land in the south-eastern section of the Subject Site rises up before falling steeply to the dune area. The land in the northern section, although the highest land is flatter than land in the south. The Subject Site dips down in front of the dunes which are higher than the land immediately to the north. A dune complex with a series of small high points separates the Subject Site from Southern Ocean, the dunes are very steep and not easy to climb. There is a steep embankment along the primary dune frontage of the Southern Ocean, effectively screening the Subject Site from the beach.

There are a number of crests and ridges across the Subject Site that influence the views to and from the Subject Site, including a ridge that runs east-west across the Subject Site.

The northern extent of the Subject Site consists of relatively flat areas. This requires special consideration to achieve equitable view sharing with the Residential Transitional Area, which is achieved by way of two Protected View Corridors shown on the Development Plan (Figure 9).

Visual Character

The general slope towards the ocean is a significant attribute of the Subject Site allowing a range of views from the Subject Site to the Southern Ocean and Warrnambool.

Significant views from the Subject Site include:

- Southerly views towards the Southern Ocean.
- South westerly views towards Warrnambool and to Port Fairy beyond.
- South easterly views along the coast toward Childers Cove.

Views within the Subject Site are influenced by the topography and landform, including crests and ridges.

A ridge runs east-west across the Subject Site. This means that the southern areas are relatively hidden from the upper areas, including the existing rural living properties along Hopkins Point Road.

A view shed analysis was undertaken to inform the Coastal/Hopkins River Structure Plan (2008). This analysis identified that it is predominantly the north-west corner of the Subject Site that is visible from the surrounding areas (to the west). This report also indicates that other sections closer to the dune complex and to the eastern boundary are generally less visible from popular viewing sites to the west of the Subject Site, including the whale viewing facility, Point Ritchie and the Breakwater car park.

Views towards the Subject Site from the east are limited by existing vegetation on adjoining properties, and the undulating landform.

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Design Response Implications

The analysis of the existing site conditions highlights a number of matters to be addressed by the Development Plan.

- The topography presents opportunities to integrate proposed future residential development within the landform.
- Opportunities for landscaping on the perimeter to minimise the visual impact of proposed future residential development on existing view points to the west.
- Opportunities to carefully manage views from and to the Subject Site. The northern portion of the Subject Site is relatively flat requiring the creation of two Protected View Corridors, as detailed on the Development Plan, to establish equitable view sharing with the Residential Transitional Area.
- An east – west ridge across the Subject Site. This element creates a separation of the larger and smaller lots and with vegetation can be used to provide for visual integration of the built form.
- There is an opportunity along the ridge to create an open space vegetation corridor to further promote visual integration of the built form. This will further embed built form into the landscape.
- The view shed analysis identified relatively limited views to the Subject Site from external public viewing places. Private lot vegetation envelopes, roadside plantings and building design and location control will ensure that external views to the Subject Site are progressively softened with a layering of vegetation and aesthetic built form.

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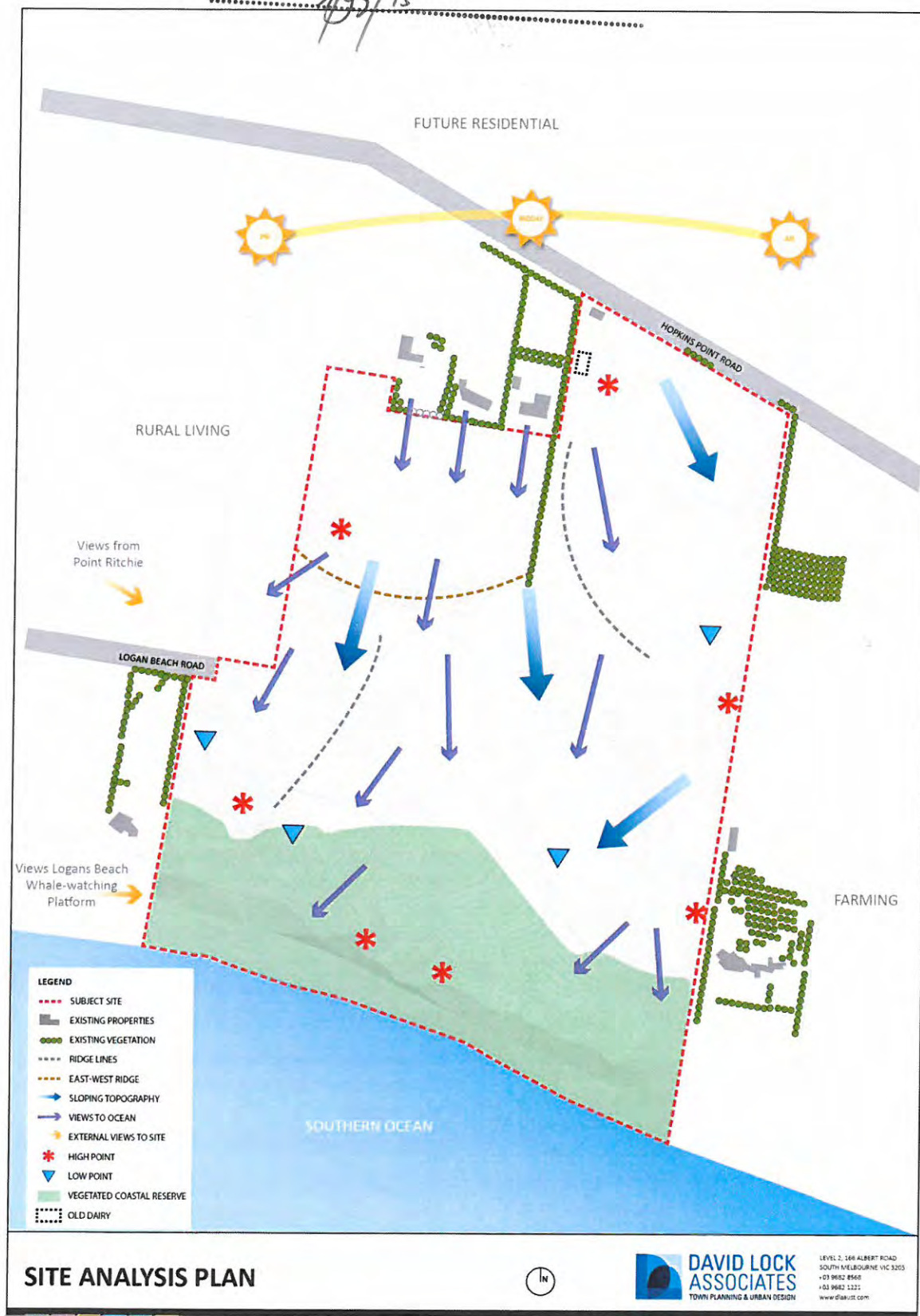


Figure 2: Site Analysis Plan

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3.4 Flora and Fauna

A Flora and Fauna Assessment has been undertaken.
The main findings of the assessment are summarised below.

Flora Assessment

Ecological Vegetation Class

The Subject Site is located in the Warrnambool Plain (WP) bioregion. The modelled Ecological Vegetation Class (EVC) for Hopkins Hill is EVC 160 Coastal Dune Scrub on the primary and secondary dune abutting the coast. This EVC has a conservation status of depleted. To the west and east of the Subject Site there are some isolated patches of EVC 3 Damp Sands Herb-rich Woodland that has a conservation status of endangered in this bioregion.

EVC 160 Coastal Dune Scrub

EVC 160 Coastal Dune Scrub occupies the secondary dunes along ocean and bay beaches and lakeshores. It has closed scrub to 3m tall with occasional emergent trees on siliceous and calcareous sands that are subject to high levels of salt spray and continuous disturbance from on shore winds. Common medium shrub species to inhabit this EVC are Coast Beard Heath *Leucopogon parviflorus*, Seaberry Saltbush *Rhagodia candolleana ssp candolleana*, Coast Wattle *Acaia longifolia ssp sophorae* and Coast Daisy-Bush *Oleria axillaris*. Smaller understorey plants are likely to include Karkalla *Capobrotus rossi*, Knobby Club-sedge, Bower Spinach *Tetragonia implexicoma* and Small-leafed Clematis *Clematis microphylla var. micophylla*. All of these species are present in the southern portion of the Subject Site.

EVC 3 Damp Sands Herb-rich Woodland

EVC 3 Damp Sands Herb-rich Woodland is typically low, grassy or bracken dominated eucalypt forest or open woodland with trees to 15m. Generally this EVC has a large shrub layer and ground layer rich in herbs, grasses, and orchids. It occurs on flat to gently undulating areas on moderately fertile, relatively well drained, deep sandy or loamy topsoils over heavier subsoils (duplex soils).

EVC 3 Damp Sands Herb-rich Woodland may have Woodland canopy species of Manna Gum *Eucalyptus viminalis* and Swamp Gum *Eucalyptus ovata* with a large shrub layer of Blackwood *Acacia melanoxylon* Prickly Tea-tree *Leptospermum continentale*

and Sliver Banksia *Banksia marginata* and smaller shrubs, herbs and grasses.

This EVC is not found on the Subject Site due to significant modification of agricultural activities across the northern portion. However, it is identified to the west and east of the Subject Site in isolated patches as mapped by DSE Biodiversity Interactive Map (DSE 2010), indicating that it may have been present on the Subject Site before European settlement. However this is not a constraint to the proposed future development.

Weeds

Due to the agricultural use and historic disturbance, there is also a range of woody weeds on the Subject Site including: Africa Boxthorn, Apple of Sodom and Cape Leeuwin Wattle *Paraserianthes lophantha ssp lophantha* across the Subject Site and also in the southern portion of native vegetation which should be removed as a part of responsible land management under the CALP Act by public or private managers. African Boxthorn and Apple of Sodom are both declared noxious weeds in Victoria (Meville 2008).

Environment Protection and Biodiversity Conservation (EPBC) Act

A search encompassing 5 km buffer zone around the Subject Site of the National Environment Protection and Biodiversity Conservation (EPBC) Act databases lists species and sites of national significance that must be considered and protected. Most of these are associated with the coastal environment and historic built form of Warrnambool. There are 40 EPBC listed threatened Flora and Fauna species and a further 38 migratory species listed as likely to be present in the area of the Subject Site.

The database revealed that there is also potential for the two EPBC Threatened Ecological Communities listed below to occur on the Subject Site:

Grassy Eucalypt Woodland of the Victorian Volcanic Plain	Critically Endangered	Community known to occur within area
Natural Temperate Grassland of the Victorian Volcanic Plain	Critically Endangered	Community may occur within area

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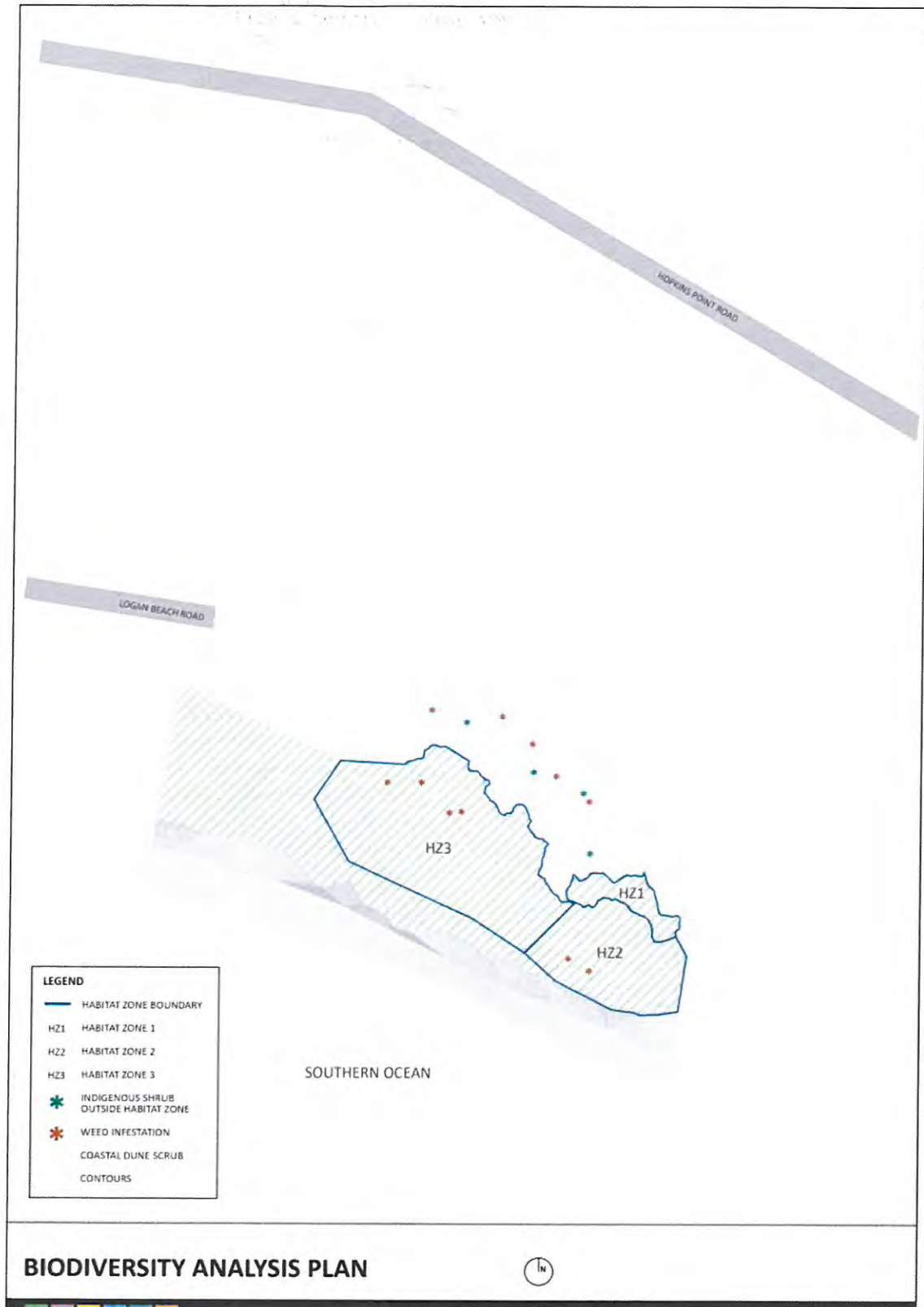


Figure 3: Biodiversity Analysis Plan

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Fauna Assessment

A field assessment was carried out on April 15th 2010 between the hours of 11am and 3 pm during an overcast day, light-moderate sea breeze, temperature 21° C. As this was not a detailed fauna assessment, opportunistic searches and observations of fauna and their habitat were made during the visit. Generally, low quality fauna habitat exists over the majority of the Subject Site (northern section) for the reason that it has a historical use for agricultural purposes. The existing paddocks currently support cattle grazing. A large proportion of the Subject Site is dominated by pasture grasses which provide little biodiversity for native fauna. Some hedges occur on fence lines or disused fence lines and are dominated by African Box-thorn. This exotic species provides some habitat for small birds both native and exotic and provides harbour for pest species including the Red Fox *Vulpes vulpes* and European Rabbits *Oryctolagus cuniculus*. A juvenile Fairy Penguin *Eudyptula minor* was located on the open paddock but this would have either been dragged or dropped by a predator such as a domestic cat *Felis catus*, domestic dog *Canis lupus familiaris* or Red Fox.

Birds

The primary and secondary dunes to the south of the Subject Site separating the beach and the line of proposed development of the Subject Site is EVC 160 Coastal Dune Scrub. There is generally sufficient structure to support fauna species typically located in these areas. Species observed included raptors such as Nankeen Kestrel *Falco cenchroides*, Brown Falcon *Falco berigora* and Australian Hobby *Falco longipennis*. Other birds that inhabit the dune areas include Superb Fairy Wren *Malurus cyaneus* and others which are insectivorous birds suited to protection from the small shrubs onsite. Considering that the seasonal timing of the fauna assessment was not during the breeding season of many birds, other species may frequent the Subject Site from time to time. Although habitat is not present for shorebirds, it is possible these utilise the beach side which was not assessed. A threat to birds is neighbouring properties which may contain domestic animals that prey on birdlife.

There is no evidence of the Subject Site being accessed by the Orange Bellied Parrot (OBP). In the unlikely event that they have or may in the future access the Subject Site, development of the Subject Site is considered unlikely to have a significant direct

impact on the species due to the general absence of feeding substrates. The species may overfly the Subject Site as part of their winter migration to the west and return.

The transfer of the vegetated ocean frontage from private to public ownership, appropriate management of the area and retention of vegetation are all positive events in the unlikely event that that OBP may access the Subject Site.

Hooded Plovers have been recorded at the mouth of the Hopkins River, west of the Subject Site in 1992, 1993 and 1999 (DSE 2012). They nest in shallow depressions in bare sand above high tide.

The impact of direct predation on Hooded Plovers can be significantly reduced by implementing various measures including limiting direct access to the beach, night curfew on dogs and cats etc.

Mammals

The Coast Dune Scrub provides adequate habitat to support populations of small mammals and rodents. There is considerable structure in shrubs and small trees, grass tussocks and sedges in addition to large areas of open sand for foraging. It could be expected that communities of Antechinus *Antechinus sp.* (a small marsupial mouse was observed), Native rats (Swamp and Bush) *Rattus lutreolus* and *Rattus fuscipes*, Swamp Wallaby *Wallabia bicolor* observed, along with tracks and pathways. Exotic species are also expected to utilise the dunes, these include: House Mouse *Mus musculus*, Black Rat *Rattus rattus* and Brown Rat *Rattus norvegicus*. It is probable that the coastal dunes to the east and west of the Subject Site act as a corridor. However, the majority of the Subject Site (northern part) does not contain suitable habitat to support these species. A trapping session by Direct Seed in October 19th 20th 2009 only captured Bush Rats.

Starlight Cave 5.3km to the east of the Subject Site is one of two known breeding caves for the Southern Bent-wing Bats (SBB). The Subject Site is likely to be within a foraging area for the SBB, which may include the Hopkins River, the ocean beach and potential roosting areas associated with the cliffs to the east.

The main threat to the species is disturbance to the breeding caves during breeding and nurturing of dependent young.

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Residential development is not identified as a direct threat to the SBB. The Subject Site is included in the Farming Zone with the land title extending to the high water mark. Consistent with earlier comments in relation to the Orange Bellied Parrot the transfer of the vegetated ocean frontage to public ownership is a positive outcome of the rezoning as it will ensure the conservation of the native vegetation that may be used by the SBB for foraging.

Reptiles

The dense shrubs and tussocks with open sandy spaces between tussocks in the dune area support snake and skink habitat. It is possible that reptiles utilise this area of the Subject Site, as there is sufficient cover to support these species. However, it is unlikely that these species utilise the remainder of the Subject Site since the modified habitat does not suit reptiles.

Design Response Implications

The assessment revealed that the area of flora and fauna significance is located to the south of the Subject Site within the area substantially located in the Coastal Reserve.

- The Development Plan will ensure that building envelopes do not encroach into either the Coastal Dune Scrub areas identified as Habitat Zone 2 and 3 (H2Z and H3Z). There is minor encroachment into Habitat Zone 1 that has a conservation status of depleted and significance of medium. A required offset will be incorporated into the Coastal Reserve.
- The conversion of the Coastal Reserve from private ownership to public ownership affords the ability of the public landowner to preserve the existing habitat and manage access to and use of the Coastal Reserve.
- A referral under the Environment Protection and Biodiversity Conservation Act 1999 (the Act) is not required. A referral is required for actions that 'are likely to have a significant impact' on any one of a range of matters including listed threatened species or communities (sections 18 and 18A) or listed migratory species (sections 20 and 20A).
- The development will not have a significant impact on any matters listed in the Act and accordingly there is no requirement or obligation on the landowner / developer to undertake a referral under the Act.

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3.5 Cultural Heritage

A cultural heritage assessment of the Subject Site has been undertaken by Luebbers Associates Pty Ltd and a Cultural Heritage Management Plan (CHMP) has been approved by the Office of Aboriginal Affairs Victoria (AAV). The findings of the assessment are summarised below.

Aboriginal Community at Contact

The Western District was one of the first areas of the new colony of Port Phillip to be visited by European immigrants and records of interaction with indigenous populations date from this period onward. These relate to sealers, whalers and graziers from Van Diemens Land commencing in the late 1820's and reveal significant conflicts between indigenous and migrant populations that witnessed dispossession and rapid deterioration of traditional life for the former. Clark (1990, 1995, 1998), Barwick (1981) and Critchett (1985, 1988) discuss detailed aspects of this collapse in the district and its ramifications to our understanding of Aboriginal social structure and cultural customs for the period.

The historical records of Aboriginal inhabitants at the time of the European invasion, while fragmentary, were sufficient to enable Clark (1990) to reconstruct approximate boundaries for language groups across the Western District and some of the estate clans who inhabited it. The language group name preferred by linguists for the larger Aboriginal community in the district is Girai Wurrung, who inhabited a wide coastal belt west from Gellibrand River at Princetown to the eastern edge of the Hopkins River and following it northward to Lake Bolac on Salt Creek and again in a southerly direction from there along Emu Creek. This area encloses the Framlingham Aboriginal Station on the banks of the Hopkins River, from which the linguistic name "Kirrae Wurrong" applies. Citing different levels of confidence, Clark (1990:192) identifies 21 clan groups occupying this area.

There is some uncertainty about clan land ownership in the catchment owing to the imprecision in the historical accounts related to residential spacing and historical locations. The group inhabiting the area closest to the Activity Area described by Clark (1990:210) were the Duram gundjidi whose central estate was located between Curdies Creek at Petersborough to the Hopkins River, especially the upper end of the Hopkins Estuary at Tooram. The relationship of this clan with the Badadgil gundjidi at Allansford

on the Hopkins River is not clear due to insufficient detail in the historic records reviewed by Clark.

Previous Studies

A review of the Victorian Aboriginal Heritage Register (VAHR) was undertaken to obtain information on the location and content of Aboriginal heritage materials in the study area including all Aboriginal heritage reports arising from previous studies since 1973. All relevant site-specific data from the agency's DSQ software in a radius of 4km of the activity area was printed on a geo-referenced plan according to site registration number.

A total of 45 Aboriginal sites have been registered in the study region and these can be classified into five site types according to the categories maintained in the VAHR, Table below. It should be noted that individual sites may contain more than one component and accordingly will be registered in more than one site type category.

List of site types on the VAHR for the study area:

Site Type	No of Sites
Shell midden	29
Artefact scatter	24
Earth	2
Non-site	1
Literature site	1
Total	57

The individual records for the 45 sites were reviewed to identify patterns in distribution and content that could be employed to forecast risks of impact on the Subject Site. The majority of records indicate a cluster of sites related to the harvesting of marine resources at the mouth of Hopkins River that have resulted in discard of seafood remains and a limited amount of lithic debris.

A similar pattern of linear site formation in the Port Fairy – Warrnambool dune system southwest of Warrnambool indicate a preference for prominent localities near the open beach and multifocal economic activity that includes both marine and estuary exploitation in individual sites. A similar strategy may apply in the vicinity of Hopkins Point Road with the Hopkins Estuary and the adjacent beach front being the primary centres of activity. The registered site data does not shed light on this possibility.

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The sites closest to the activity area are summarised as follows:

- VAHR 7421 – 0006: Shell midden located approximately 620m west of activity area in stratified context in mouth of Hopkins River. A discrepancy may exist between the plot and site location information provided by the field record.
- VAHR 7421 – 01949: Artefact scatter approximately 100m north of the activity area on private property containing two items identified as flint and a burnt clay lump that are otherwise unspecified on the record. This site was not located during this investigation and is believed to be missing following commercial soil stripping of the property in the late 1990's.
- Thunder Point 1, VAHR 7321 – 0015 is the only Aboriginal place dated in the study region that gives an indication of the antiquity of habitation. It is located near the natural exit of Merri Estuary on calcarenite cliffs at Thunder Point and was excavated to identify constituent elements (Coutts, 1997, 1978:5), although formal analysis of its contents was not published. The section reveals a succession of overlying shell and ash layers in chocolate-brown sand. It is reported to contain the remains of shellfish, rock lobster and the bones of various terrestrial mammals. Carbon samples from the upper and lower most units indicated un-calibrated dates of 840+98 years BP (SUA 674) and 4130+200 years DP (SUA 675) respectively.

As part of the preparation of the assessment and CHMP drilling and excavation was undertaken. CNMP 10928 was approved on 11 June 2014 under S65(2) of the Aboriginal Heritage Act 2006.

Design Response Implications

The southern development boundary of the Subject Site has been located to the north of any identified cultural heritage material, meaning that all cultural heritage material sits within the Coastal Reserve.

3.6 Traffic and Access

A Traffic Impact Assessment of the Subject Site has been undertaken by Traffix Group. The findings of the assessment are summarised below.

Access

Access to the sites is provided via existing driveways and informal accesses scattered along Hopkins Point Road. Whilst alternative access could be possible via Logans Beach Road, this road ends at the western boundary of the Subject Site and vehicular access is not proposed to or from Logans Beach Road to the Subject Site.

Hopkins Point Road is a local road under the care and management of Council which runs in an east-west direction between Hopkins Road to the west and Tooram Road to the east. Hopkins Point Road is approximately 7km long.

At the location of the Subject Site, Hopkins Point Road is generally an undivided road containing a 8m wide carriageway providing for two-way traffic within an approximately 21.7m road reservation.

The posted speed limit along this section of Hopkins Point Road is generally 80km/h but a posted speed limit of 100km/h applies for vehicles travelling towards the east. While parking is generally not restricted on either side of Hopkins Point Road, it was observed that there is near zero on-street parking demand on this section of the road.

Logans Beach Road is a local road (Council) which is generally oriented in an east-west direction between Hopkins Point Road at the western end and ultimately ending at a dead-end at the eastern end adjacent to the Subject Site. Logans Beach Road near Hopkins Point Road has a carriageway width of 8m (approx.) set within an approximate 21.0 metre wide reservation which permits two-way traffic.

The posted speed limit along Logans Beach Road is 60km/h. Unrestricted parallel parking is generally permitted on both sides of Logans Beach Road.

Access to, and egress from the Subject Site is provided by a single access point, to the east of the Subject Site. This incorporates road turning treatment proposed by Traffix Group. Within the Subject Site 2 T-deviation or similar treatments will be installed.

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Provision will be made for indented parking for stage one lots at the rate of one indented park per every 2 lots. This recognizes the anticipated limited roadside parking demand resulting from large lots (minimum 2000m² for Environmental Cluster Lots), local nature of traffic, no direct beach access and preservation of street aesthetics (see Appendix 7). The location and design of the indented car parking will be to the satisfaction of the responsible authority.

Public Transport

Currently there is no public transport service that operates on any of the adjacent roads in the vicinity of the Subject Site except for Bus Route 9, which runs between Warrnambool City Centre to Allansford and Bus Route 4, which runs between Warrnambool City Centre to Tower Square. The closet bus stop is located to the west of the Hopkins River.

Preliminary discussions have been held with public transport Victoria regarding bus requirements and routes (if applicable). The Subject Site only requires capacity to accommodate a school bus.

Traffic Volumes

Warrnambool City Council has undertaken traffic counts on a number of the roads surrounding the Subject Site. The survey data indicated that Marfell Road carries approximately 2,600 vehicles per day (vpd) whilst Hopkins Point Road near Tooram Road carries approximately 550 vpd.

This indicates that the recorded traffic volumes on the surrounding streets are well within the theoretical capacities for their respective road cross-sections. The traffic volumes are also generally consistent with those supplied by Council at different locations on Hopkins Point Road.

3.7 Geo-tech

A geotechnical investigation of the Subject Site has been undertaken by Brian Consulting.

The Subject Site was found to consist of dark brown soft highly weathered clayey tuffa ash topsoil and organic overlying dark brown highly weathered tuffa ash and calcareous sand and limestone gravel. The depth of the volcanic ash was found to vary from approximately 400mm on the higher parts of the Subject Site to over 1.6 metres in the gullies.

Design Response Implications

- The Subject Site was found to be suitable for residential development using conventional footing systems and was found to be naturally well drained.

3.8 Drainage and Flooding

A catchment analysis has been undertaken for the Subject Site by Brian Consulting. Figure 18 illustrates the overland flow paths and proposed areas for drainage collection.

The use of the site for residential purposes will increase the runoff due to paving and roofed areas and therefore to meet pre development runoff levels it will be necessary to provide onsite retention and to discharge stormwater through soakage, as there is no stormwater drainage outfall available.

The Civil Infrastructure Report undertaken by Brian Consulting identifies low areas within the Subject Site with excellent soakage capacity. Designated low areas will provide capacity for storm water collection. Water quality treatment to WSUD Best Practice Standards will be achieved through a combination of the retention basins and use of road side swales and rain gardens. Storm water management recommendations adopt the advice from Maunsells contained in the Structure Plan in that no storm water will be discharged onto Logans Beach.

The Subject Site can cater for a 1:100 year rainfall event by utilising the natural fall of the land to convey overland flows along roads constructed within natural gully lines to natural basins where natural infiltration can occur. These natural basins will be fully drained through soakage into the underlying dune sand and limestone and will remain dry for the majority of the year allowing growth of grasses and vegetation.

Design Response Implications

- Existing drainage patterns across the Subject Site present opportunities for natural flows to natural drainage areas on the south of the Subject Site.
- WSUD principles can be achieved through the use of natural retention basins and roadside treatment features in conjunction with the natural fall of the land to convey overland flows.

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3.9 Acid Sulphate Soils

Brian Consulting has undertaken soil testing to determine if the Subject Site is affected by Acid Sulphate Soils, or might in the future be prone to Acid Sulphate Soils. Testing has conclusively determined that the Subject Site is not affected by Acid Sulphate Soils and is not prone to Acid Sulphate Soils developing in the future.

Design Response Implications

- The soils are alkaline and support conventional construction techniques for roads, stormwater, sewer and retention basins

3.10 Physical Services

Sewer

An assessment of waste water provision has been undertaken by Brian Consulting which reveals that the Subject Site can be serviced. Discussions with Wannon Water confirm that the Subject Site forms part of a study area being assessed by Wannon Water.

The owners of the Subject Site and the Landowner to the north have agreed to construct a gravity sewer line along Logan's Beach Road. This will service the Subject Site and the northern land and also provide reticulated waste water to the land in the Residential Transitional Area.

3.11 Water Supply

An assessment of water supply has been undertaken by Brian Consulting and reveals that Hopkins Hill can be serviced by water.

Most of the Subject Site can be serviced from the existing water main along Logan's Beach Road. In partnership with Landowners to the north of the Subject Site, temporary works including a storage facility are to be constructed to provide water at the required pressure to the Subject Site and part of the land to the north.

3.12 Site Investigation/Contamination

Environmental Earth Sciences provided a Site Investigation Report for the Subject Site. It concluded that for 40+ years the Subject Site has been used for grazing and limited dairying. It identifies some potential contamination at the dairy and makes recommendations for removal of the dairy and dealing with any soil contamination, which will be followed.

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4.0 Planning Policy Context

This section of the report provides an assessment of the relevant planning controls and policy context.

4.1 Zones

Neighbourhood Residential Zone (NRZ)

The Subject Site is located within a Neighbourhood Residential Zone (NRZ). Schedule 1 to the NRZ relates specifically to the Coastal/Hopkins River Environment Growth Area. There is no minimum subdivision specified as it relates to the Subject Site.

The purpose of the Neighbourhood Residential Zone includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

- To recognise areas of predominantly single and double storey residential development.
- To limit opportunities for increased residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

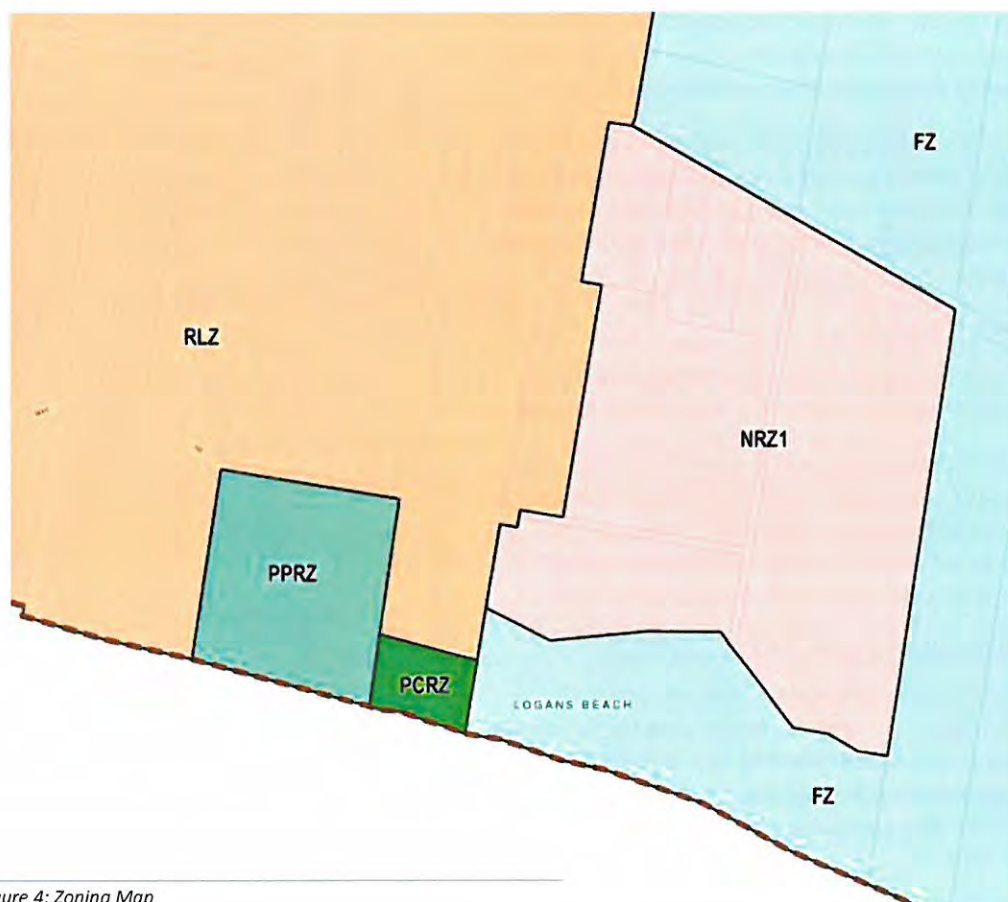
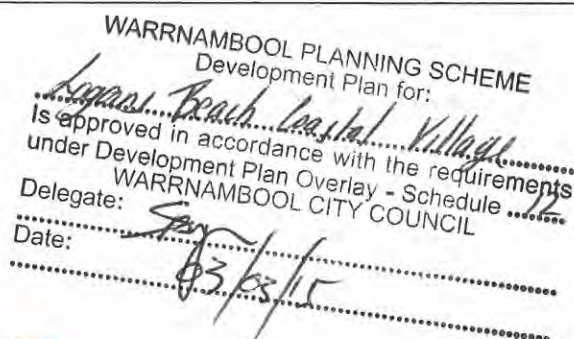


Figure 4: Zoning Map



4.2 Overlays

The following Overlays in the Warrnambool Planning Scheme apply to the Subject Site:

- Development Plan Overlay (Schedule 12).
- Design and Development Overlay (Schedule 17).
- Environmental Significance Overlay (Schedule 1).

Development Plan Overlay, Schedule 12: South Side of Hopkins Point Road (DPO12)

Schedule 12 implements the vision of the Coastal/Hopkins River Environment Structure Plan (May 2008), which provides the strategic basis for the design and development provisions of this overlay.

Requirements for the Development Plan

To create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- *Subdivision and building envelopes*
- *Movement and network*
- *Open space and drainage*
- *Service provision and drainage.*

The DPO seeks to implement the layout, design and density objectives of the Coastal/Hopkins River Outline Development Plan in Clause 21.05.

Subdivision and Building Envelope Objectives

Subdivision and Building Envelope Objectives seek a comprehensive development approach that:

- *Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.*
- *Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.*
- *Returns the coastal reserve to public ownership.*
- *Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.*
- *Has wide nature strips to allow planting that dominate the roadside setting.*
- *Incorporates the use of Water Sensitive Urban Design principles.*

Movement Network Objectives

Objectives seek to provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- *Responds to the topography.*
- *Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.*
- *Enhances pedestrian and bicycle links between public open spaces within and beyond the development plan area and between existing and future residential development in the Coastal / Hopkins River Environment area.*
- *Ensures that development is designed to be integrated with existing public transport systems.*
- *Manages the impacts of residential development on the existing road network.*

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Open Space and Landscape Objectives

These objectives seek to provide a landscape setting that:

- *Uses native coastal species for revegetation on common property areas, nature strips and public open space.*
- *Undertakes extensive site revegetation with native coastal species.*
- *Provides pedestrian/cycle links to Logans Beach Road.*
- *Manages and limits access to the beach to avoid erosion of the coastal dunes.*

Service Provision and Drainage Objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

Design and Development Overlay, Schedule 17: Coastal/Hopkins River Environment Growth Area

The design objectives of this schedule apply to land within the Coastal/Hopkins River Environment Growth Area.

The Coastal Hopkins River Environmental Structure Plan May 2008 provides the strategic basis for the design and development provisions of this overlay

Design Objectives

- *To re-establish the vegetated setting for the site using indigenous coastal species.*
- *To ensure landscaping is designed and sited to provide views to the ocean.*
- *To maximise building and structure absorption within the landscape setting (Hopkins Point Road South).*
- *To minimise the visual impact of development from key public viewing locations.*
- *To integrate buildings and works into the river corridor and rural dune landscapes.*
- *To minimise the visual impact of development along the ridgeline.*
- *To develop a spacious building setting with space for planting.*
- *To minimise the dominance of car parking structures and outbuildings.*
- *To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.*
- *To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.*

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Environmental Significance Overlay Schedule 1: Coastal Environs (ESO1)

Schedule 1 to the Environmental Significance Overlay (ESO1) applies to the southern part of the Subject Site and the Coastal Lots.

The Schedule contains a statement of environmental significance and environmental objectives to be achieved, as listed below.

Clause 1.0: Statement of Environmental Significance

The Warrnambool coastline is of outstanding environmental significance and is of great value as a conservation, scientific and tourism resource. Logan's Beach is visited by the Southern Right Whales from July to October each year, which is an attraction of international interest. The Breakwater Harbour / Lady Bay area is Warrnambool's main beach and foreshore reserve and is identified in the Victorian Coastal Strategy and tourism node.

Clause 2.0: Environmental objectives to be achieved include:

- *To protect the natural and cultural values of the coast, and appreciate the complex nature of biological and physical coastal processes.*
- *To promote the integrated management and protection of the coastal areas by the community, private sector and various levels of government.*
- *To recognise the economic value of coastal tourism, and balance the desire for public access to the coast and proposals for coastal tourism facilities with the need to sustainably manage natural and cultural coastal values, which includes placing limitations upon the extent of coastal areas available for development.*
- *To ensure freehold land along the coast is used and developed in a sustainable manner.*
- *To prevent and arrest coastal erosion, including discouraging the grazing by stock of sensitive coastal environs and cliff tops.*
- *To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.*
- *To arrest the spread and encourage the removal of invasive environmental weeds.*

In accord with the Schedule, it is a permit requirement that, among other things, development and subdivision of land will be undertaken in accordance with the environmental objectives of this Schedule.

Development should not take place in the area identified as the Coastal Protection Area in Clause 22.01-9 Logan's Beach of the Local Planning Policy Framework, to ensure the integrity of the dune system is maintained.

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4.3 State Planning Policy Framework

Clause 11.05: Regional Development

Key strategies seek to support sustainable development of the regional cities and centres including Warrnambool. Strategies also seek to ensure regions and their settlements are planned in accordance with any relevant growth plan.

Clause 11.09: Great South Coast Regional Growth

Strategies seek to attract population in the region and cater for the projected demographic change. They identify Warrnambool as a key centre for population growth in the region. The Great South Coast Regional Growth Plan directs medium and major growth in Warrnambool regional city and centre.



Figure 5: Great South Coast Regional Growth Plan

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Clause 15.01: Urban Environment

A key objective of this Clause is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

A key objective of Clause 15.01-2 seeks to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

Clause 15.02: Sustainable Development

Seeks to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Clause 16.01: Housing

Objectives seek to promote a housing market that meets community needs. Key strategies seek to ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities. They also seek to ensure housing developments in regional towns are integrated with infrastructure and services.

4.4 Local Planning Policy Framework

Clause 21.03: Vision – Strategic Framework

This policy outlines the key strategic vision for Warrnambool. The Strategic Framework Plan incorporates an interim Urban Growth Boundary, which extends around the Eastern Industrial Precinct (the Subject Site). The Clause outlines that this boundary is considered interim until a city-wide strategic review is undertaken in the future.

The Municipal Strategic Statement (MSS) is a statement of the key strategic planning, land use and development objectives for the municipality, and the strategies and actions for achieving the objectives of the municipality and the objectives of planning in Victoria. Local planning policies are the tools used to implement the objectives and strategies of the MSS.

A range of local planning policies and MSS objectives are applicable, with varying degrees of relevance to the proposal:

- Clause 21.01: Municipal profile.
- Clause 21.02: Key influences.
- Clause 21.03: Vision – Strategic Framework.
- Clause 21.05: Housing.
- Clause 21.06-3: Environment Strategies.
- Clause 21.08-3: Infrastructure Strategies.
- Clause 22.01-2: Logans Beach.
- Clause 22.02-4: Steep Land.
- Clause 22.02-5: Hilltop and Ridgeline Protection.

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The key directions to emerge from the listed Clauses can be summarised as follows:

- The rate of demand for housing is forecast to continue to grow, and a greater variety of housing will be required to meet the increased variety of household types (Clause 21.01).
- A series of strategic greenfield sites have been designated to accommodate immediate future growth (Clause 21.05-1).
- The Subject Site is located in a designated growth area: 'Hopkins Point River and Coastal Environment' growth area (Clause 21.05-1).
- The Subject Site is contained within the Warrnambool settlement boundary (Clause 21.03-2).
- The Strategic Framework Plan for Warrnambool contained in the MSS (Clause 21.03) identifies the role of this growth area as being to accommodate "short to medium environmental housing with coastal reserve."
- An immediate short term timeframe for residential land release is nominated for the Hopkins Point River and Coastal Environment growth area, to satisfy the 15 year land supply scenario for Warrnambool (Clause 21.05-1).
- Clause 21.05-4 requires that structure plans be prepared for growth areas prior to release of land onto the market.
- Clauses 21.05-3 seeks to ensure that future development will not encroach upon significant flora, fauna and cultural heritage assets.

The operative provision for the Subject Site is Clause 21.05. Clause 21.05 draws directly on the recommendations of the WLUS (2004). The Clause identifies the Hopkins Point River and Coastal Environment growth area as one of a number of Greenfield Development Areas. It specifies that the Hopkins Point River and Coastal Environment has the potential to accommodate approximately 650 lots over the next 15 years.

Clause 21.05 acknowledges that the growth area provides a superior quality residential development that responds to local characteristics and context. It states that the key features of the Coastal/Hopkins River Environment Structure Plan are to provide residential development in a landscape setting.

4.5 Reference Documents

Warrnambool Land Use Strategy (2004)

The WLUS forms the basis of the Municipal Strategic Statement and local policy in the Scheme. The WLUS is referenced on the Strategic Framework Plan in the Municipal Strategic Statement (MSS) at Clause 21.03 and Clause 21.05 (Housing).

The WLUS designated locations for future residential growth within the established settlement boundary to accommodate the immediate short term housing needs of Warrnambool. This approach is consistent with the requirements of the VCS.

The 'Coastal/ Hopkins River Environment', within which the Subject Site is located, was identified as a designated area for residential growth. The WLUS notes (particularly in relation to Hopkins Hill) that:

This particular location is a unique residential area within Warrnambool, with coastal and river views and would be suited to a more selective residential market segment. Preservation of the landscape qualities and managing environmental sensitivities, particularly the dune area and ridgeline will be of primary importance.

The WLUS implementation plan recommends that a structure plan be prepared for Hopkins Hill to determine the preferred land use and development future. A Structure Plan has been prepared for the Subject Site (together with other land) and was adopted by Council in June 2008.

The WLUS identifies timeframes for residential land release. Hopkins Hill is nominated for short to medium term residential development to satisfy the 15 year land supply requirement identified by the Strategy.

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Coastal / Hopkins River Environment Structure Plan (May 2008)

A Structure Plan was prepared for the 'Hopkins Point Coastal and River Environment'. The Structure Plan was adopted by Council in June 2008.

The Structure Plan contains the following Vision for the Coastal / Hopkins River Environment:

The Coastal / Hopkins River Environment, provides a superior quality residential environment, that responds to local characteristics and context. The area functions as a neighbourhood of Warrnambool and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings.

A strong sense of community is created by the network of walking and bicycle paths that provide links between the open spaces and residential areas. Convenient access to shops and services is available to many, with a concentration of housing opportunities close to Hopkins Point Road, and more spacious living opportunities located in environmentally and visually sensitive areas.

The residential area sits in harmony with the existing landscape with roads and buildings located to minimise alterations to the natural topography. Looking back from the surrounding areas, the Coastal / Hopkins River Environment appears as heavily vegetated with dwellings just visible between the trees and open spaces, and a low-lying vegetated ridge forming the skyline.

Coastal, estuary and river views are available for everyone to enjoy with the public open spaces located at the primary vantage points in the area. The careful siting and design of buildings ensures that views are available between buildings within streets and from residential allotments.

There is a focus on protecting and enhancing the local environment throughout the area. Hopkins River and its environs is re-vegetated and incorporated into public open space, as is Logans Beach, the coastal fringe and the ridge area. Improvements to water quality are achieved through appropriate stormwater management

filtration systems in streets and open spaces, and through best practice environmentally sustainable development within private allotments.

The Structure Plan identifies the following outcomes for housing areas south of Hopkins Point Road:

In this area, clusters of smaller residential allotments or residential allotments aligned with land contours will be surrounded by common land and public open spaces giving the appearance of a heavily vegetated environment. Building siting requirements and careful placement of vegetation will ensure appropriate view sharing is achieved and that new and existing residential properties have coastal / ocean views.

Housing typology areas have been determined across Hopkins Hill as follows:

Area 5 – Open Space Cluster Lots: Larger allotments of 400sqm and over are located across the majority of the development area south of Hopkins Point Road. These allotments will surround large areas of common property open space and/or private revegetated land and provide a heavy emphasis on low-lying revegetation with native and indigenous species.

Area 6 – Environmental Cluster Lots: Larger allotments of 400sqm and over are located in the southern section of study area south. Development in this area will be carefully designed to have minimal impact on the existing new vegetation. There will be a heavy emphasis on low-lying revegetation with native and indigenous species.

The Structure Plan contains details relating to the provision of open space; circulation; and provision of physical services, including water sensitive urban design. The Structure Plan also contains a series of development guidelines which will inform development outcomes on the Subject Site.

The implementation section of the Structure Plan recommends that the Site be rezoned to R1Z and PCRZ and that schedules to the DPO be applied to the Site and a new Schedule to the DDO be applied to Hopkins Hill and DDO1 be applied to the Residential Transitional Area. This amendment is consistent with the implementation recommendations of the Structure Plan.

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Great South Coast Regional Growth Plan (2014)

The Great South Coast Regional Growth Plan provides broad directions for regional land use and development in the region and more detailed planning frameworks for key regional centres including Warrnambool. The growth plan seeks to:

Support Warrnambool's role as a regional city and the key population and employment centre for the region by focusing major development in designated growth areas to the north west, south west, north and north east, while supporting the central business district as the primary location for retail, services and facilities.

The Strategic Framework seeks to direct growth in identified areas and promotes urban consolidation. It designates the Coastal/Hopkins Environment as a residential growth area.

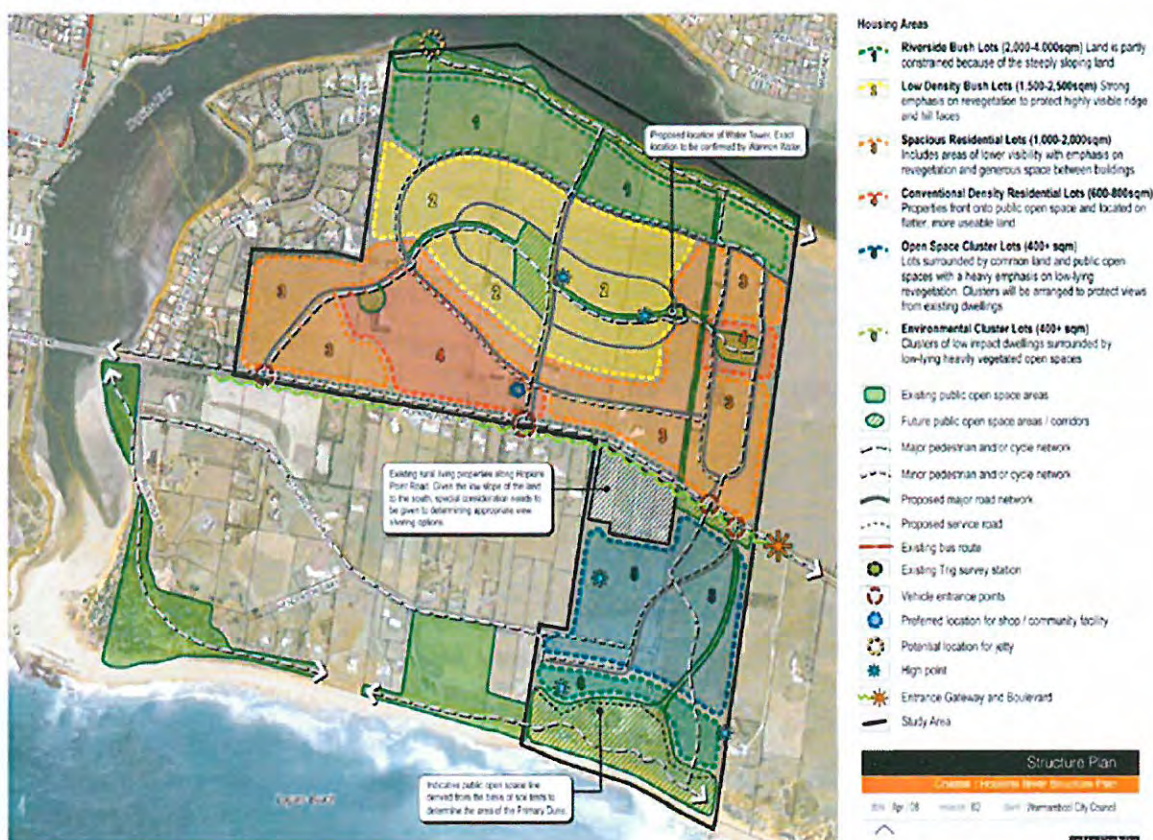


Figure 6: Coastal/Hopkins River Environment Structure Plan

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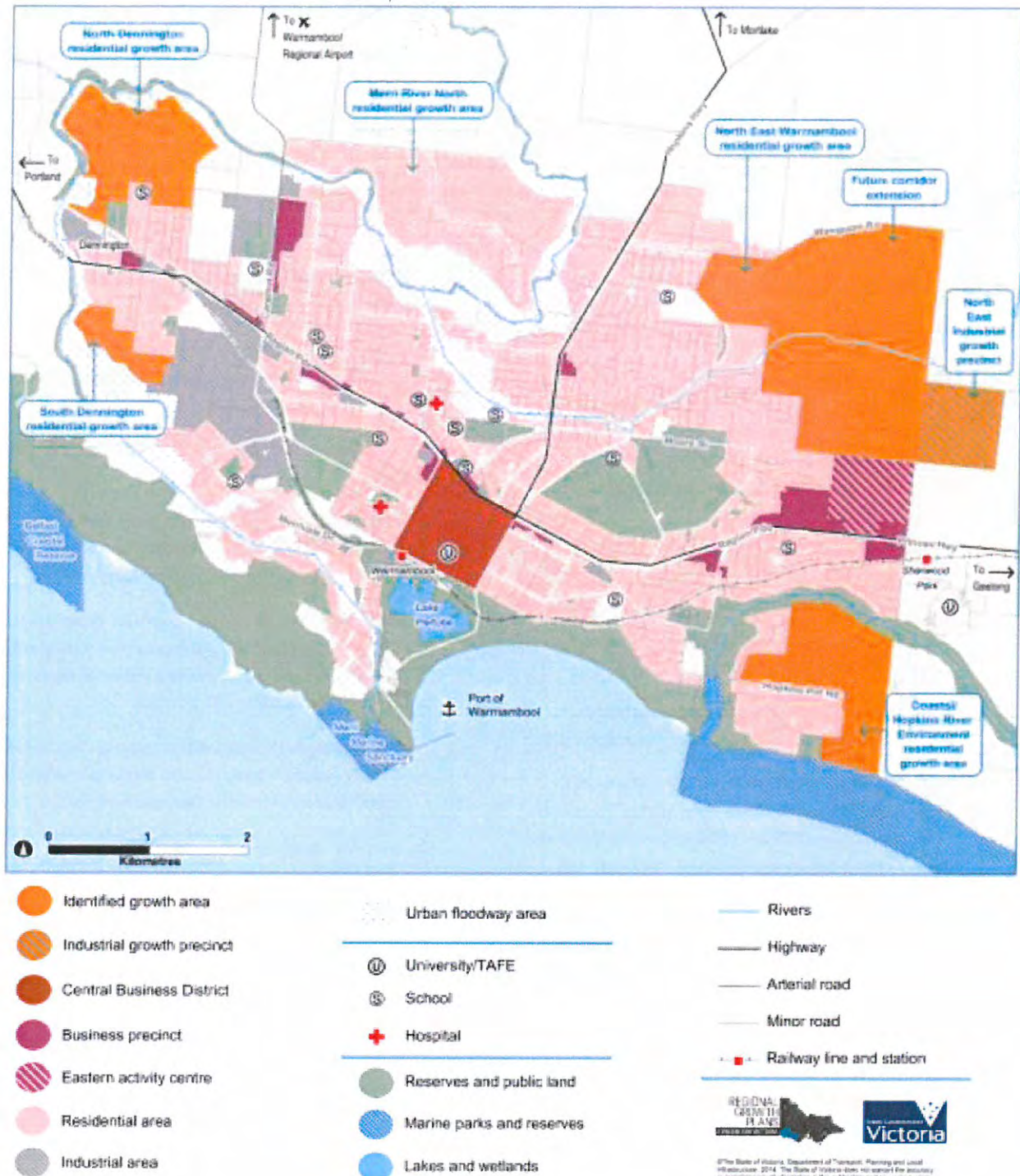
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Figure 7: Great South Coast Regional Growth Plan (2014): Warrnambool Strategic Framework Plan

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5.0 Design Response

5.1 Design Response

The Development Plan has been informed by the detailed site and policy context analysis outlined at Sections 3.0 and 4.0.

The Development Plan has been prepared in accordance with the Coastal/Hopkins River Environment Structure Plan and the design objectives of DPO12 as detailed in the following Parts, and summarised in the response analysis in Table 1.

The design response has been informed by the following site features:

1. The title of the land extends to the high water mark of the **Southern Ocean**, including the **sensitive** and steep **coastal dunes**. This coastal dune area is heavily vegetated and contains archaeological remnants of pre-European period.
2. The natural features of the Subject Site – the land slopes from north to south before dipping down in front of the dunes which are higher than the ground to the north. The land in the south-eastern section of the land rises up before falling steeply to the dune area.
3. **Hopkins Point Road** – opportunity to create an attractive streetscape main entrance to the Subject Site.
4. The relatively flat northern section of the Subject Site – opportunity to accommodate Open Space Cluster Lots (minimum lot size of 400m²) clustered within vegetated areas with the design to incorporate equitable view sharing arrangements with the Residential Transitional Area with Protected View Corridors. Lots, with a minimum size of 1,000m² are located adjacent to the Residential Transitional Area.
5. The lower part of the Subject Site located to the south of the well-defined **east-west ridge** – opportunities for larger lot sizes (Environmental Cluster Lots with a minimum lot size of 2,000m²) oriented to respond to the topography. The more visible eastern side of the Subject Site presents opportunities for built form that follows the topography, nestled within vegetation.
6. Vegetation on private lots along the **western and eastern boundaries** to soften the impact of the built form when viewed from outside the Subject Site.
7. Two **natural basins** in the lower part of the Subject Site provide natural collection and infiltration points for stormwater. These in conjunction with swales and water gardens will achieve Water Sensitive Urban Design principles across the Subject Site.
8. **The Coastal Reserve** – opportunity to conserve the coastal dunes through managed public access and public ownership.
9. Pedestrian and cycle connections to **Logan's Beach Road**.
10. Connectivity to the **Residential Transitional Area**. The future connections to the four lots to the north have been addressed through the Development Plan.
11. Three of the houses to the north have views over the Subject Site and the design should take view sharing into account through **Protected View Corridors** and a 5 metre height limit on all buildings.
12. The **Residential Transitional Area** can be subdivided further and therefore access to this land needs to be considered as part of the Development Plan.
13. **Services**, including water, sewer and gas are required to be extended to the Subject Site.
14. **Landscaping and revegetation** of the Subject Site is a very important element.

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David Lock Associates

Logan's Beach Coastal Village Development Plan
Warrnambool

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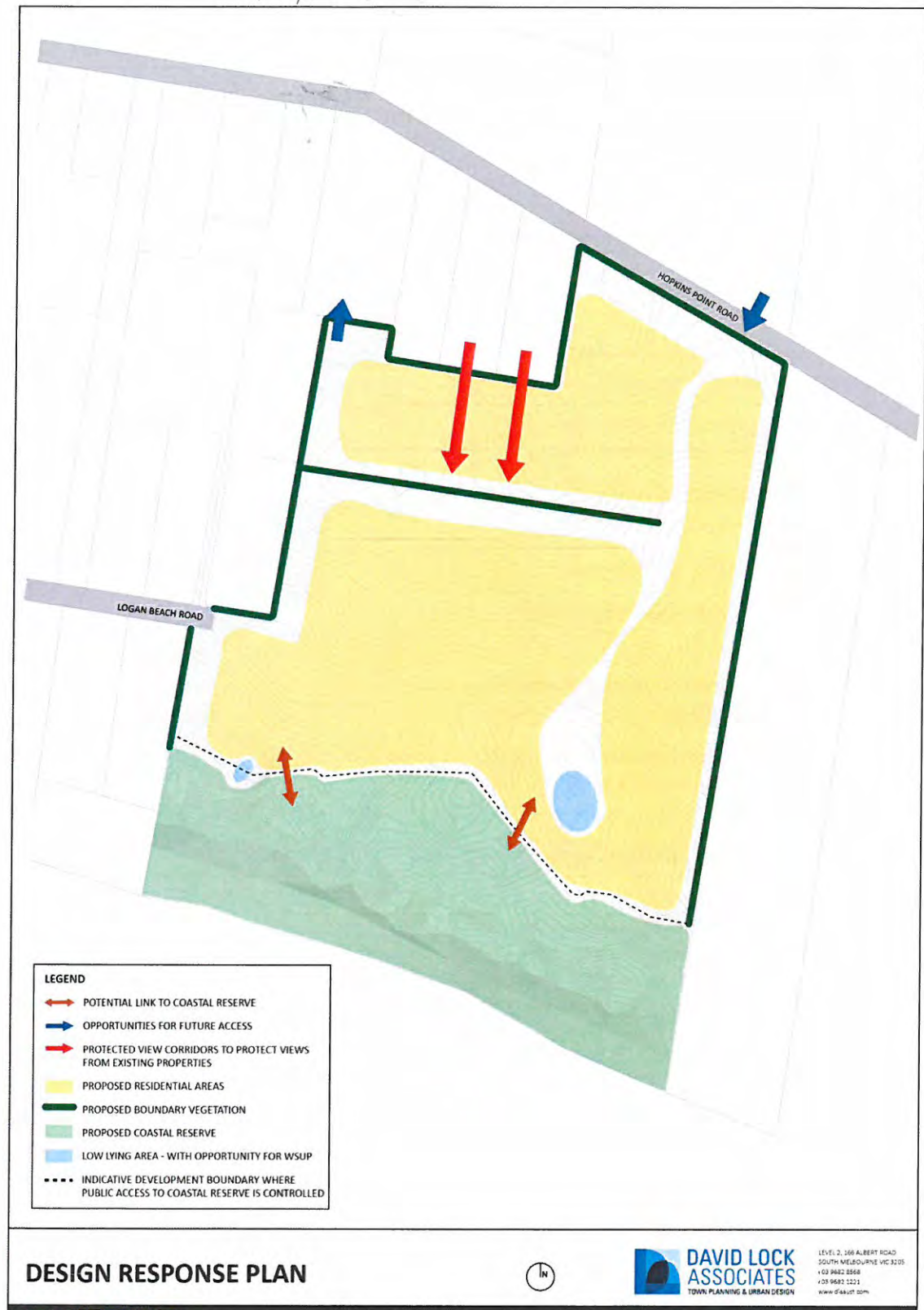


Figure 8: Design Response Plan

6.0 The Development Plan

6.1 The Development Plan

The Development Plan is underpinned by detailed planning and site context analysis.

The Development Plan seeks to:

- Comply with the objectives and strategies of the Warrnambool Planning Scheme, including DPO12.
- Respond to the strategic directions outlined in the Coastal/Hopkins River Environment Structure Plan.
- Respect and respond to the local site characteristics including the topography of the land and the coastal dunes.
- Return the coastal reserve into public ownership.
- Include extensive site revegetation using native coastal species.
- Where possible nestle the built form within the topography to best enable integration of the built form and the landscape.
- Create opportunities for equitable view sharing with the Residential Transitional Area by establishing Protected View Corridors.
- Provide a diversity of housing lot sizes ranging from 400m² to 2,000m².
- Create a permeable street network with opportunities to integrate with the surrounding areas including pedestrian and cycle connections to Logans Beach Road and the potential for vehicular connections with future residential development in the Residential Transitional Area.
- Incorporate Design Guidelines to complement the Section 173 Agreement and Covenant controls to provide clear guidance regarding the built form character and appearance.

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The Development Plan consists of the following structural elements:

- Subdivision and Building Envelopes.
- Movement (internal and external) Network.
- Open Space and Landscape Network.
- Services and Drainage.

WARRNAMBOOL PLANNING SCHEME

Development Plan for:

Logan's Beach Coastal Village

David Lock Associates is approved in accordance with the requirements under Development Plan Overlay - Schedule 2.2. WARRNAMBOOL CITY COUNCIL

Logan's Beach Coastal Village Development Plan
Warrnambool

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Date: *03/03/2015*

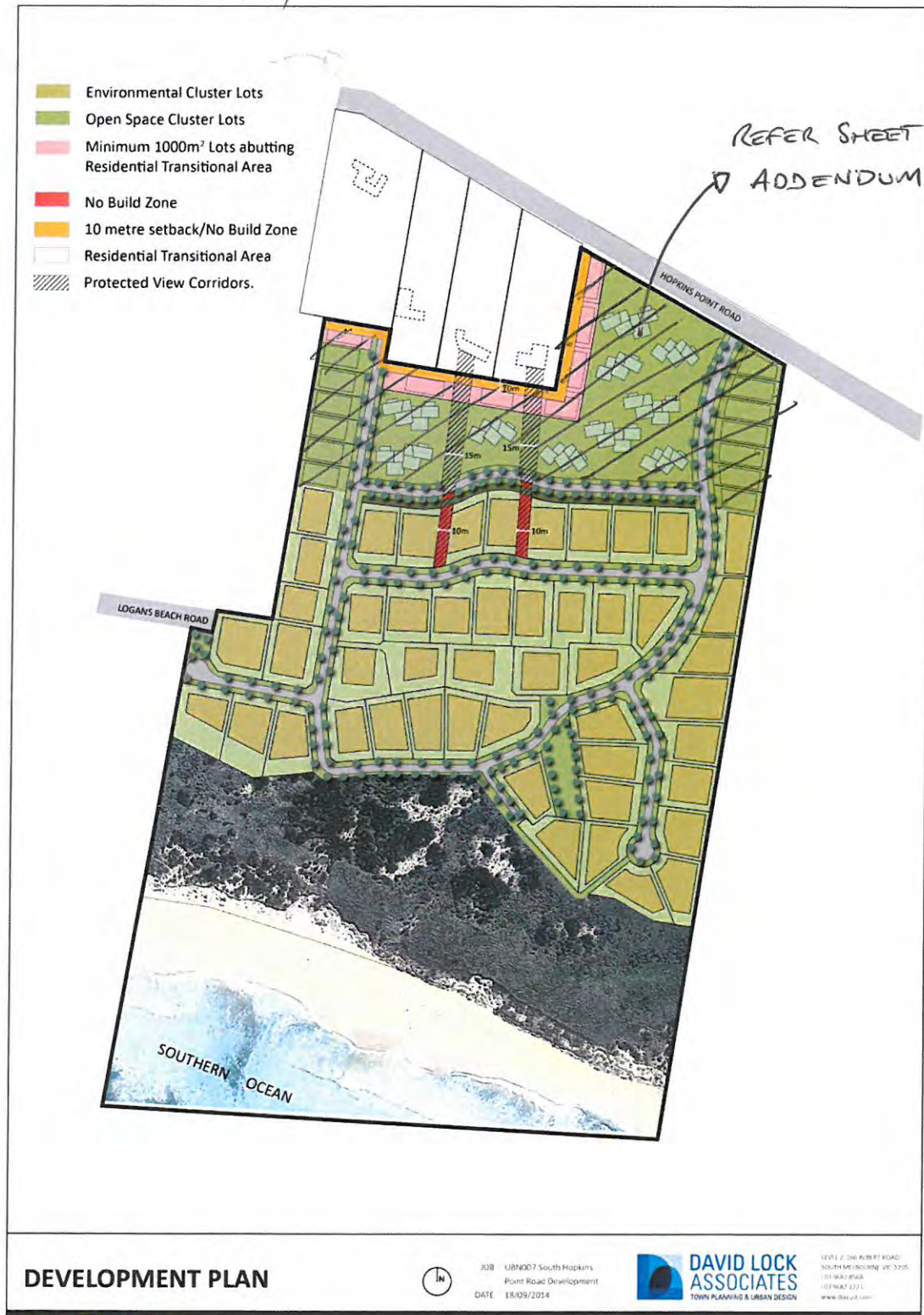


Figure 9: Development Plan

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6.2 Subdivision and Building Envelopes

The Development Plan has given regard to the subdivision and building envelope objectives of DPO12. The site analysis has identified a series of local landforms and topographic features that have influenced the subdivision layout to ensure buildings are substantially set within the landscape.

Design Response:

- Where possible lots have been aligned along contours.
- Open Space Cluster Lots, with a minimum lot size of 400m², are located on the northern part of the Subject Site between Hopkins Point Road and the east-west ridge.
- Environmental Cluster Lots, with a minimum lot size of 2,000m², are located on the southern part of the Subject Site.
- A minimum lot size of 1,000m² on lots with an interface to the Residential Transitional Area has been established.
- Building envelopes have been established for each lot to promote opportunities for view sharing and to ensure substantial landscaped areas surround each lot.
- A ten metre wide setback has been created for each lot adjoining the Residential Transitional Area.
- Two 15m wide Protected View Corridors to the south of the Residential Transitional Area have been created.
- A maximum building height of 5 metres above natural ground level has been established to minimise the visual intrusion of development.

The Development Plan provides for two distinct areas of subdivision pattern: The **Environmental Cluster Lots** in the southern section and the **Open Space Cluster Lots** in the northern section. There are also different treatments for lots that adjoin the **Residential Transitional Area** and the lots within the **Residential Transitional Area**. Further Development Plans will be prepared for the Open Space Cluster Lots and Residential Transitional Areas.

1 Environmental Cluster Lots

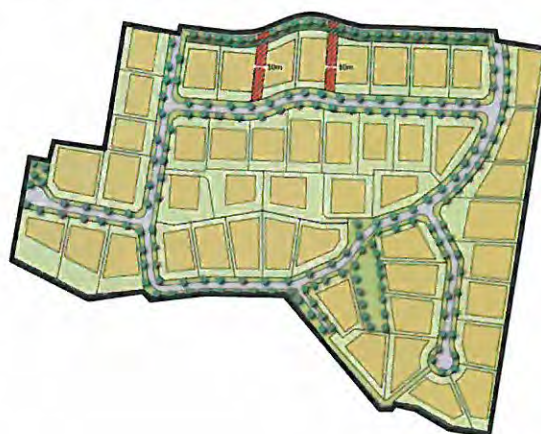


Diagram showing Environmental Cluster Lots

The north-south slope of the land creates an opportunity to layer development up the slope of the land achieving the following outcomes:

- Housing to sit within the landscape.
- The stepping of houses in east-west rows and in the eastern boundary in north-south rows will enable view sharing with each housing layer generally higher than the housing in front of it.
- By designating building envelopes, height limits, view corridors and landscape envelopes equitable view sharing can be achieved.

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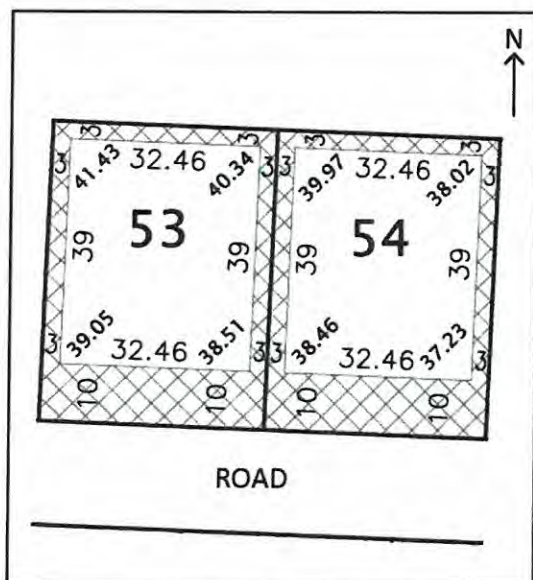
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Building Envelopes

The building envelope for each lot is specific to that lot, as shown in the example below. The most common setbacks from rear and side boundaries are 3 metres, but on south facing lots the rear setback is 5 metres to ensure there is no overshadowing of lots to the south of those lots. On the lots abutting the eastern boundary the setback from the eastern boundary is 4 metres due to the use of the adjoining land for farming purposes.

Setbacks from front boundaries are generally 10 metres but in some cases the setback is less due to the shape of the lot.

For detailed Building Envelope Plan for Stage 1 subdivision see Appendix 1.

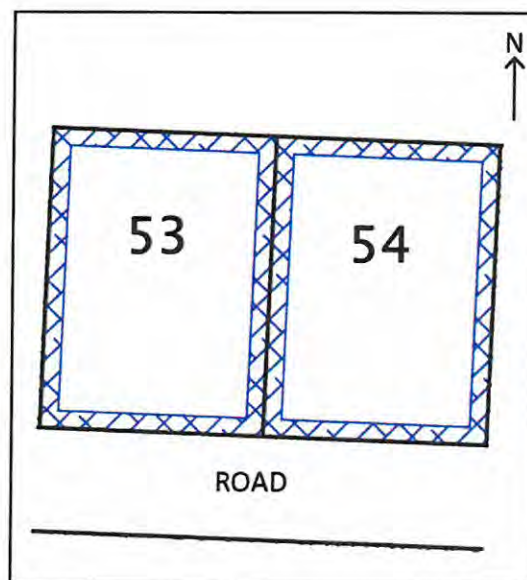


Example of Building Envelope Plan

Landscape Envelopes

In order to encourage revegetation of the site each lot has a landscape envelope around the entire boundary of the site, as shown in the example provided below. This 3 metre wide envelope can only be used for vegetation, it cannot be used for footpaths, driveways or outbuildings. This area may only be planted with plants and trees from the Approved Plants List (see Appendix 2) which includes plants indigenous to this area. The benefit of this requirement is that once each lot is developed there will be a minimum of 6 metres of densely landscaped area between adjacent houses. A Landscape Plan for each lot must be submitted as part of each Planning Permit application.

For detailed Landscape Envelope Plan for Stage 1 subdivision see Appendix 3.



Example of Landscape Envelope Plan

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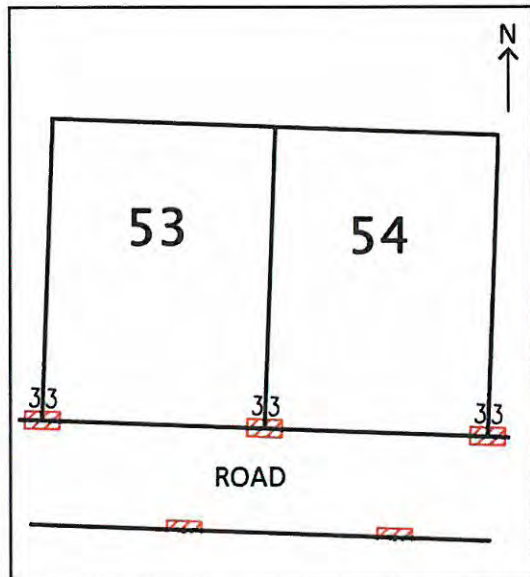
Date:

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Crossover Controls

Each Environment Cluster Lot has a maximum crossover width of 5 metres or two crossovers of 3 metres each. Further, the Crossover Plan limits where the crossovers on each lot can be located, as shown in the example below. This ensures that no crossover is within the side boundary Landscape Envelope.

For detailed crossover plan for Stage 1 subdivision see Appendix 4.



Example of Crossover Plan

View Sharing

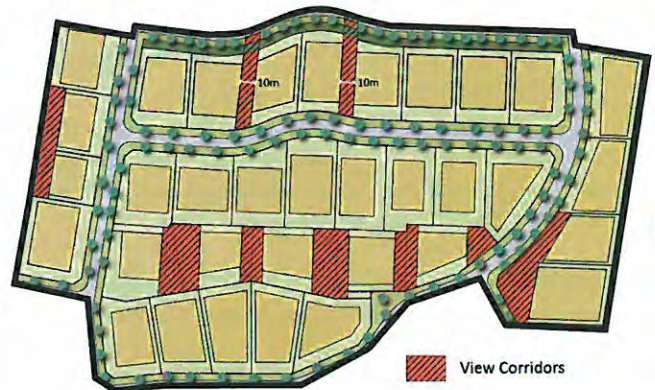


Diagram showing equitable view sharing opportunities through view corridors to be established for Stage 1

Equitable view sharing is achieved through the Planning Scheme, Section 173 agreement and covenants that apply to the Subject Site.

The design of the subdivision achieves view sharing by locating lots across the contours in order that the house on the higher lots will overlook houses on the lower lots. This is further assisted by the planning control that limits houses and outbuildings to a maximum height of 5 metres above natural ground level.

The building envelopes that are specific to each lot mandate where houses and buildings cannot be located. Therefore, lot owners know where the neighbouring dwelling and outbuildings will not be located.

In situations where the height difference between lots does not establish overlooking, designated View Corridors have been established to benefit the obscured lots. Dwellings and outbuildings cannot be built in a View Corridor. Under covenant controls vegetation in a View Corridor is limited to a height of 2 metres.

For detailed View Corridor Plan for Stage 1 subdivision see Appendix 5.

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Fencing

To enhance the open landscaped aesthetic of the subdivision and future development, fencing is prescribed. No fencing is permitted on front boundaries or on side boundaries forward of the building envelope on each lot. The maximum height of a fence is 1.5 metres above natural ground level and fence material is specified.

2 Open Space Cluster Lots

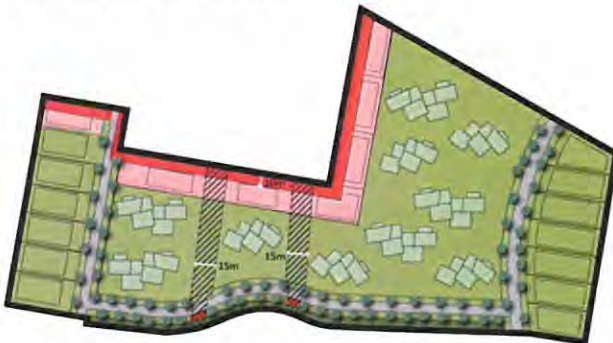


Diagram showing Open Space Cluster Lots

The Open Space Cluster Lots are located in the northern part of the Subject Site. The Development Plan proposes that there be three subdivision elements and built form outcomes in this area. It is noted that a further Development Plan will be prepared prior to subdivision of the Open Space Cluster Lots. Following is a preliminary overview of anticipated development outcomes for this area.

1. On the western and eastern boundaries, where there is an interface with farming land to the east and on the west an interface with rural living land.

In these two areas it is proposed to develop more conventional lots of approximately 1,000m², with vegetation envelopes on the interface boundaries. There will be a landscape separation between houses and a road reserve with substantial landscaping at the front. Houses will be located behind front landscaping. This will achieve the objective to locate houses within a vegetated setting. Specific Design Guidelines, as set out at Section 8.0, will apply to these lots.

2. The lots adjoining the Residential Transitional Area (see below) will have various customised controls and restrictions.

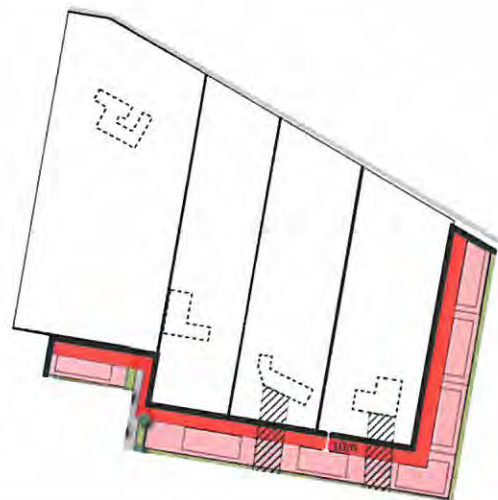


Diagram showing lots adjoining the Residential Transitional Area

These lots will have an area of 1,000m² with a minimum 10 metre setback from the adjoining boundary. The maximum height of any houses built on these lots will be 5 metres and, houses and outbuildings must not be built in the Protected View Corridors. Driveways will connect these lots to the road reserves and the Design Guidelines will apply to these lots.

3. All other Open Space Cluster Lots will have built form outcomes.

Pods of houses will be clustered together, within vegetated areas that will separate the pods. The houses may be connected and may be on lots of 400m². Indicative images showing the possible appearance of these dwellings is shown below.

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Concept images of possible dwellings

The houses will not exceed 5 metres in height above natural ground level, but may have semi-basement car parking and garages. The concept will be further refined during the planning and development process

Protected View Corridors

There are three houses in the Residential Transitional Area that potentially could have their views affected by the subdivision and development of the Open Space Cluster Lots. The Independent Planning Panel recommended that the two eastern houses in the Residential Transitional Area be given the benefit of No Build Zones over an area of the Open Space Cluster Lots to provide them with equitable view sharing opportunities. The third house to the west has its living room above the maximum height of any houses on the Subject Site. Therefore, its views to the south are not limited by subdivision and development.

To address this issue the Development Plan establishes two 15 metre wide Protected View Corridors that extend from the northern boundary of the Subject Site to the northern boundary of the Environmental Cluster Lots. Vegetation in the Protected View Corridors is not to exceed 3 metres in height. To provide further view protection the building envelopes on the two Environmental Cluster Lots immediately in front of the Protected View Corridor establish a 10 metre wide No Build Zone over these lots, from north to south. This is an added level of protection, not prescribed by the Planning Panel.

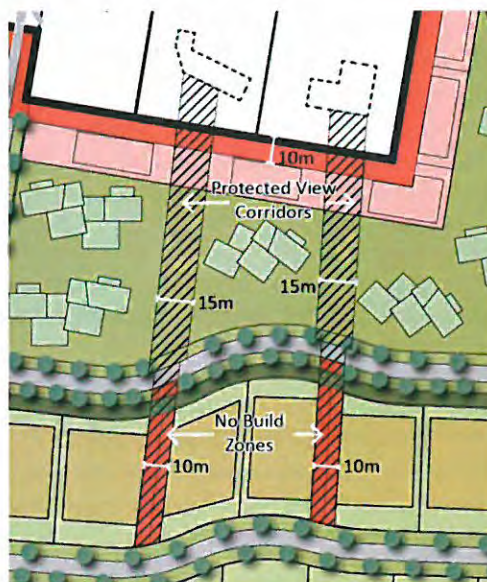


Diagram showing Protected View Corridors

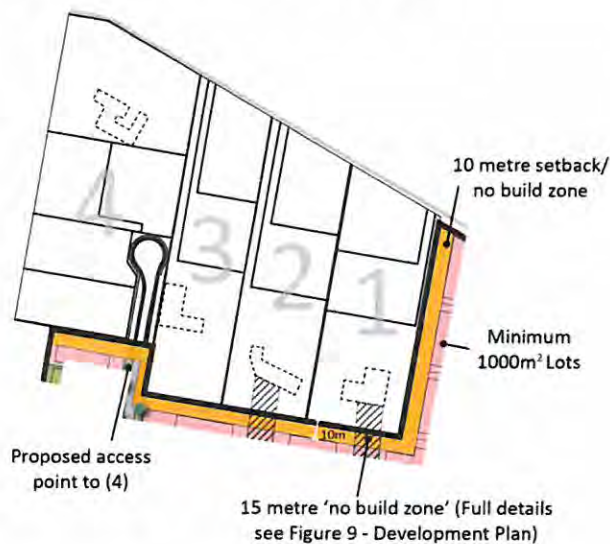
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3 Lots in the Residential Transitional Area



- It is noted that landowners in the Residential Transition Area will need to develop a further Development Plan prior to subdivision of the Residential Transition Area.

Diagram showing an indicative residential subdivision layout for Lots in the Residential Transitional Area

- Lots in the Residential Transitional Area are to have a minimum area of 2,000m².
- There are four landowners in this area. Three have lots of around 6,000m², and the lot furthestmost to the west is larger.
- Access to all four lots is from Hopkins Point Road.
- Each landowner would prefer to use Hopkins Point Road for access to the lots rather than having to construct a new internal access road across each lot.
- Safe access to Hopkins Point Road is difficult to achieve for additional lots created in the land furthest to the west (4).
- It is proposed to use access from Hopkins Point Road for the subdivision of the three eastern lots. Access for the most western land (4) will be provided by a road connection from the Open Space Cluster Lots at the point shown on the above plan.

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6.3 The Movement Network

External Movement Network

The Subject Site is bounded by Hopkins Point Road to the north. The external link to the site has been designed based on traffic generation rates and models of traffic distribution for vehicles entering and exiting the Subject Site.

Internal Movement Network

An internal road network has been developed to safely and efficiently provide for vehicle, pedestrian and cycle movements within the Subject Site. The movement network within the Subject Site is based on the following parameters:

- A low speed traffic environment.
- Minimum width roads to place the emphasis on landscape and to create a low speed traffic environment.
- Pedestrian and vehicle safety.
- Traffic calming.
- Excellent permeability to create pedestrian and vehicle connectivity.
- Excellent bicycle connectivity through the estate from Hopkins Point Road to Logan's Beach Road.

Design Response

- The internal road network is shown in Figure 11. The layout includes Access Streets with a 16-18m reservation width.
- A street layout plan that generally follows the contours of the Subject Site with the exception of the court bowl in the southeast of the Subject Site, which can be treated to create an appropriate aesthetic (see Appendix 7).
- The road pavement design will incorporate asphalt with rumble bands of textured stone for slowing traffic and highlighting pedestrian crossings.
- A 2.5 metre wide shared concrete path will be constructed along the south side of Hopkins Point Road from the eastern boundary of the Residential Transitional Area to the eastern boundary of the Subject Site.
- A 2.5 metre wide shared path from Hopkins Point Road will be formed of gravel with concrete edging on the western side of the entrance road, linking to the Coastal Reserve and Logan's Beach Road.
- A 1.5m wide path will be located in the eastern section and continue throughout the Subject Site.
- Retention of the access arrangements for the existing properties fronting Hopkins Point Road, in the northwest corner of the Subject Site.
- Opportunities for potential vehicular connection to the Residential Transitional Area, in the northeast corner of the Subject Site.
- Wide road reserves (18m - 16m) to allow for street tree planting.

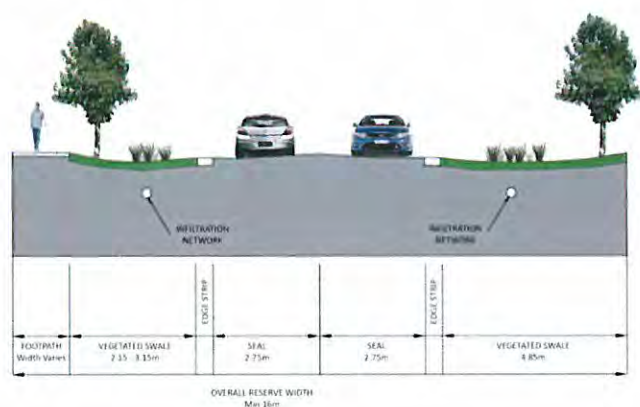


Figure 10: Section showing indicative layout of Access Streets

WARRNAMBOOL TOWN PLANNING SCHEME
Development Plan for:

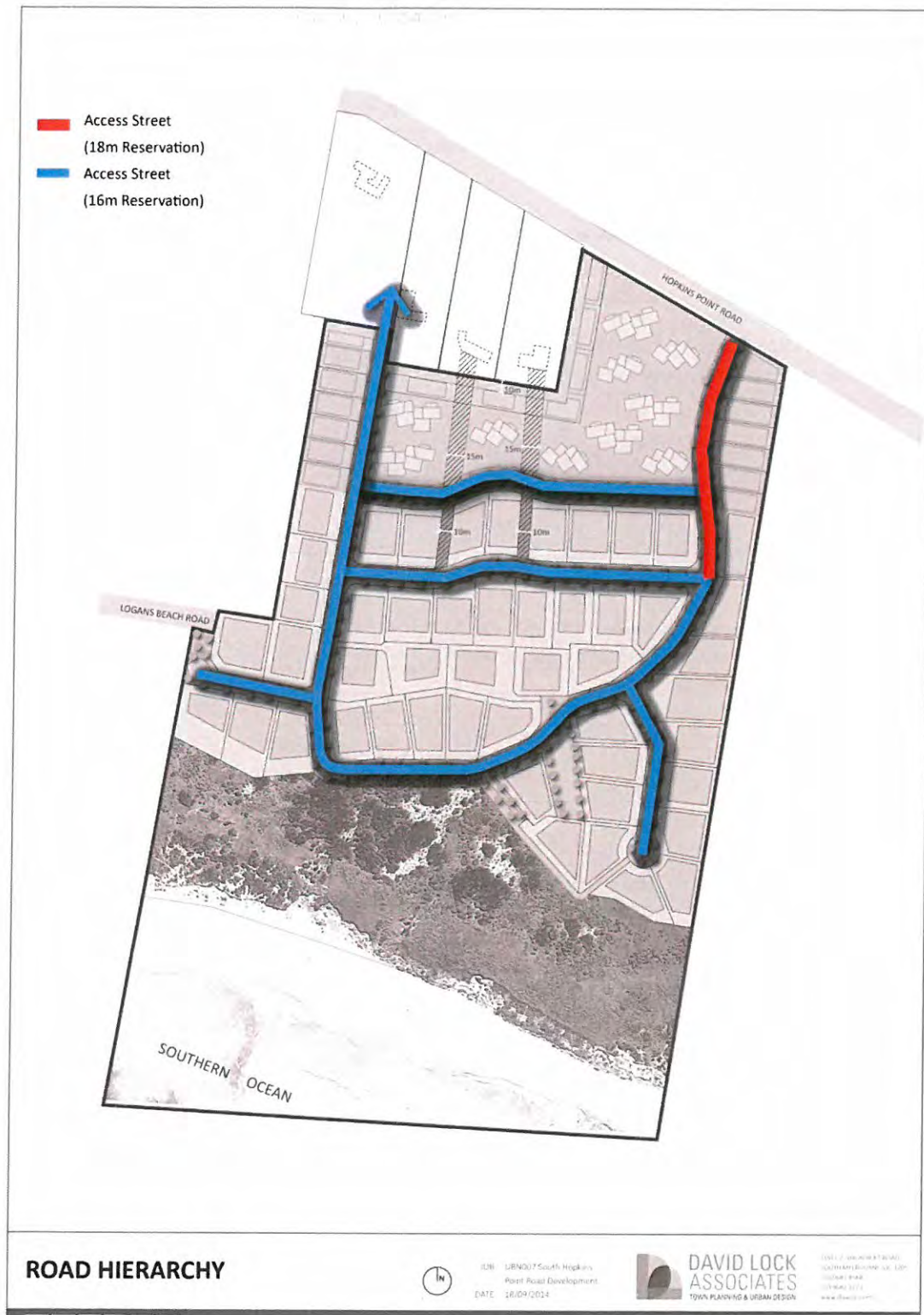
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David Lock Associates

Logan's Beach Coastal Village Development Plan
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6.4 Pedestrian and Cycle Movement

Pedestrian and cycle movements have been prioritised throughout the development and are shown on the plan at Figure 12.

Design Response

- The Pedestrian and Cycle Movement Plan at Figure 12 demonstrates the pedestrian and cycle movements available throughout the Subject Site.
- All roads within the Subject Site have 1.5m wide pedestrian paths.
- The footpaths allow for uninterrupted pedestrian movement throughout the site. The development also provides opportunity for managed public access to the Coastal Reserve.
- The low vehicle movements anticipated along all of the internal roads and the road treatments will allow safe routes for cyclists throughout the Subject Site.
- A pedestrian/cycle linkage to Logan's Beach Road is provided, from the western boundary of the Subject Site to the court bowl at the eastern end of Logans Beach Road.

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Figure 12: Pedestrian and Cycle Movement

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6.5 Open Space and Landscape

The Landscape Plan aims to integrate the Subject Site with the adjoining coastal environment and to create a living environment where the built form and the vegetated environment of the Subject Site sit in harmony.

Design Response

The comprehensive landscape scheme for the Subject Site is detailed in the Landscape Plan Figures 15 and 16. The Landscape Plan incorporates the following elements:

- ENTRY FEATURES:**

Logan's Beach Coastal Village will be approached from Hopkins Point Road by a paved pedestrian pathway, a shared pathway and a generous road entry. Landscaping will extend across the property frontage with a themed coastal planting.

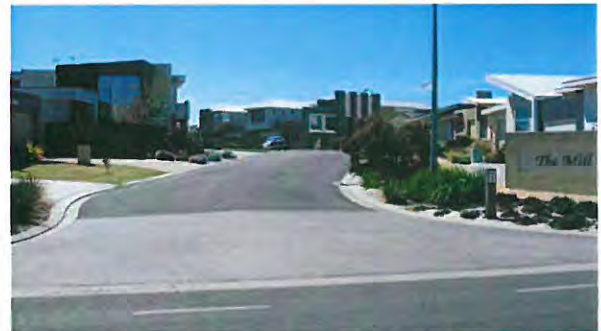
Framing its entrance will be coast sensitive, artistic signage. This will be constructed in natural materials of subdued colour set against low profile structures set on earth mounds at each side which are to be set back from the road and enveloped by low planting and back dropped by taller planting.



Any sign must be located on privately owned/controlled land and appropriately maintained. The species to be planted along the south side of Hopkins Point Road adjoining the subject land will be selected after consultation with Warrnambool City Council and will be consistent with the species planted on the north side of Hopkins Point Road.

- ROADS:**

Vehicle entry to the Village will be along a dual carriageway of asphalt intercepted at strategic points with rumble bands of



textured stone for slowing traffic and highlighting pedestrian crossings.

Colours of materials will focus on a range of charcoal or bleached greys to blend asphalt surfaces with road borders, rumble bands, paths and property crossovers. By simplifying construction material colour choice, a more muted built effect is achieved and a more dramatic foil for plants is created.

Interest is established by the introduction of texture rather than colour contrast, for example by smooth of concrete against roughened stone.

- NATURE STRIPS:**

Broad nature strips will accommodate low drifts of coastal plantings interspersed with street trees under which pathways will wind.

In sections, compacted gravel may be employed for step off areas to facilitate parked car visitor passage. No mown grass is intended for use.

Roads will be contoured to these nature strips without the use of kerbing so that water runoff will be absorbed into plantings with the excess filtering through to drain systems of crushed rock trenches and lastly perforated pipe. Plants will be selected to suit this environs.



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- PATHS:**

To the west entry of the Village, a 2.5 metre wide gravel path bordered in concrete edging will continue from the entry, wending its way south through wide nature strips to connect to the coastal reserve at the far south end, and west to the pedestrian access point to Logan's Beach Road. This will serve as a multi-purpose informal pathway.

To the east and continuing through the entire village will be a 1.5 metre wide charcoal concrete path which will follow serpentine lines under trees and between the strap-leaved plantings.



- OPEN SPACE:**

A reserve created at the southern end of the village will provide open passive space, also acting as an area for excess water soakage from the higher streets.

Here, a small wetland area may have potential as well as open grassed areas bordered in thick plantings. Pockets could accommodate public space furniture.

There is also potential to create a landscaped entry garden at the east pedestrian entry from Logan's Beach Road.



- PEDSTRIAN CROSSINGS:**

Where paths need to connect to opposite sides of roadways, it is intended that a charcoal tinted concrete path will bisect the asphalt and at either side of this path that bluestone cobble banding edged in concrete will be incorporated.

Metal disc path alerts are to be black or silver.



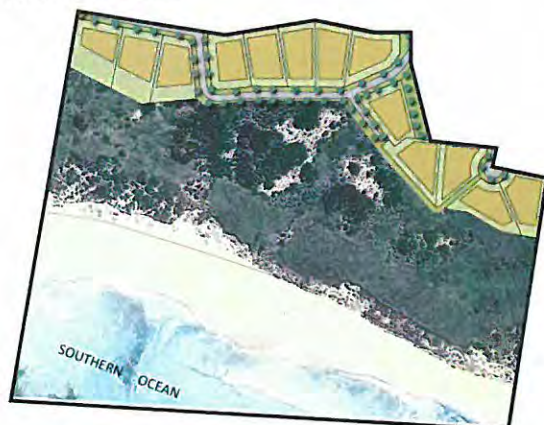
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COASTAL RESERVE:



It is proposed this path be flanked by an aesthetically sensitive landscape feature snaking along the whole length to discourage random track forming through the reserve. This may take the form of a serpentine picket fence or other form of bollard.

Areas of archaeological significance

Areas of archaeological significance are included and protected within the newly created Coastal Reserve.

Areas of significant flora

Areas of significant flora are located within the newly created Coastal Reserve. There is no significant vegetation on the land to be subdivided.

Beach access

Due to the steepness of the dunes pedestrian access to the beach will be via the Logan's Beach Whale viewing platform and steps.

- The major public open space area is the heavily vegetated Coastal Reserve along the southern boundary of the Village, as shown in the diagram above. This significant land asset is to be transferred to Warrnambool City Council as public open space. This continues the process of public acquisition of the coastal area in the Logan's Beach area
- Subject to detailed assessment of flora and fauna issues (in accordance with the Biodiversity assessment guidelines 2013), appropriate path treatment and aesthetics and consultation with Warrnambool City Council, an informal gravel path is proposed along the coastal reserve edge for the southern section of the Village. This would be serpentine in nature and connect the south eastern cul-de-sac and two points along the southern most road of the Village with a recreational access to the whale viewing location at Logan's Beach. Figure 16 illustrates how the Coastal Reserve access might work. Final design would be undertaken in conjunction with the Stage 2 subdivision, and in consultation with Warrnambool City Council.



• **PRIVATE GARDENS:**

Guidelines for private gardens open to the street encourage the development of areas to form a seamless park-like landscape with nature strips, extending the feeling of space and integrating the whole into a coastal village atmosphere.

The use of indigenous plants from an approved species list and other natural materials like gravel, stone and timber is being encouraged while lawns and fences are being discouraged.

• **ROAD RESERVES AND OPEN SPACE**

At the time of a Planning Permit Application being made, a detailed landscape plan will need to be submitted addressing landscape/vegetation details for affected road reserves and open spaces.

• **APPROVED AND PROHIBITED PLANTS**

In public areas, road reserves and private lot vegetation envelopes only plants from the Approved Species List (Appendix 2) are to be grown. Plants from the Prohibited Species List (appendix 6) must not be grown anywhere on the

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Subject Site. On private lots, other than in vegetation envelopes, any plant, other than those specified in the Prohibited Species List can be grown, provided they don't exceed specified heights.

- **CLUSTER HOUSING:**



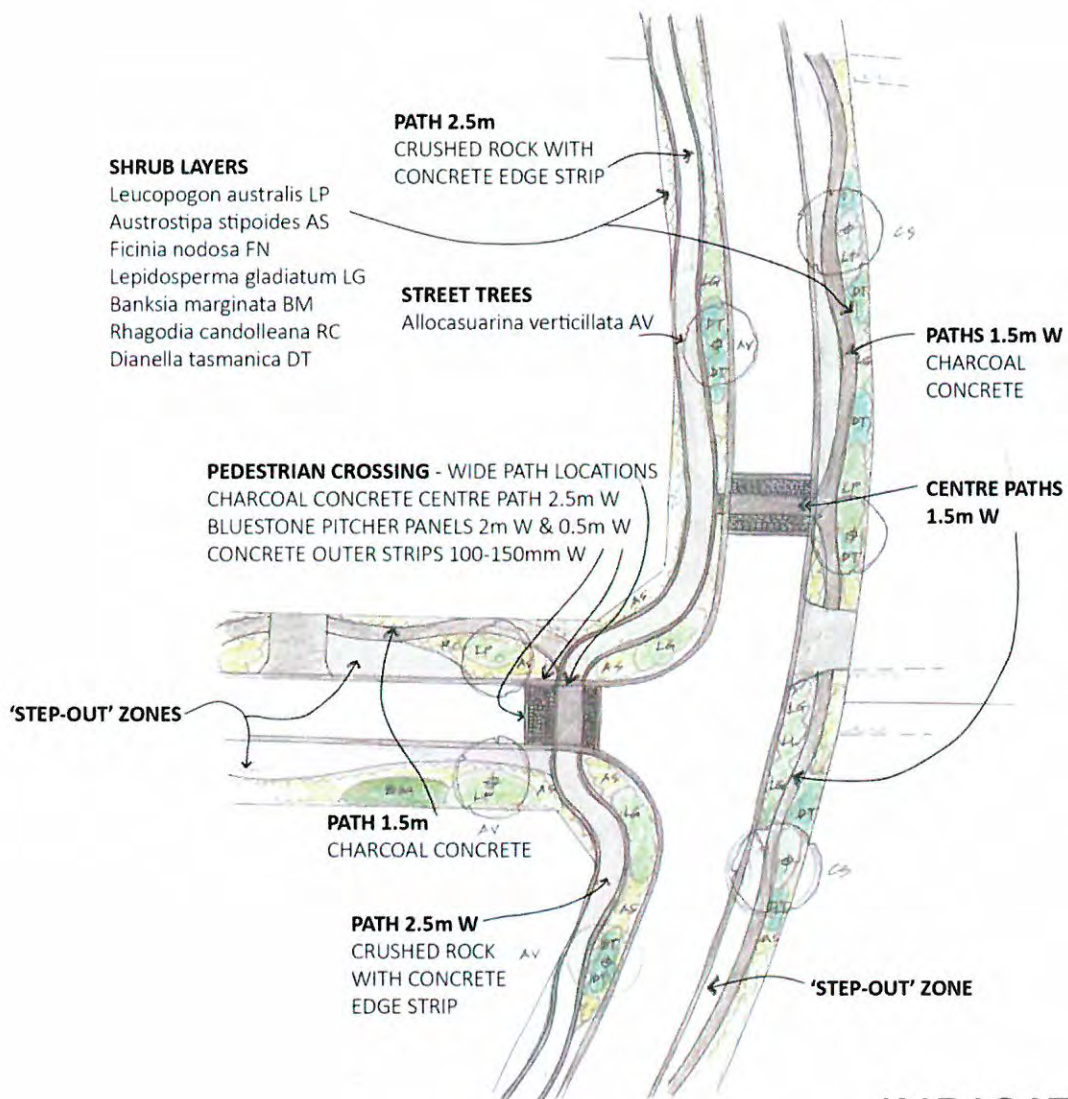
The area set aside for this development to the west of the Village entry remains conceptual. It has potential to allow public pathways through coast themed woodland plantings as detailed in Figure 15.

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INDICATIVE PLAN



LOGANS BEACH COASTAL VILLAGE
DETAIL

Oct 2014

Scale 0 2 4 6 8 10

LISA STAFFORD DESIGN

Figure 13: Landscape Detail

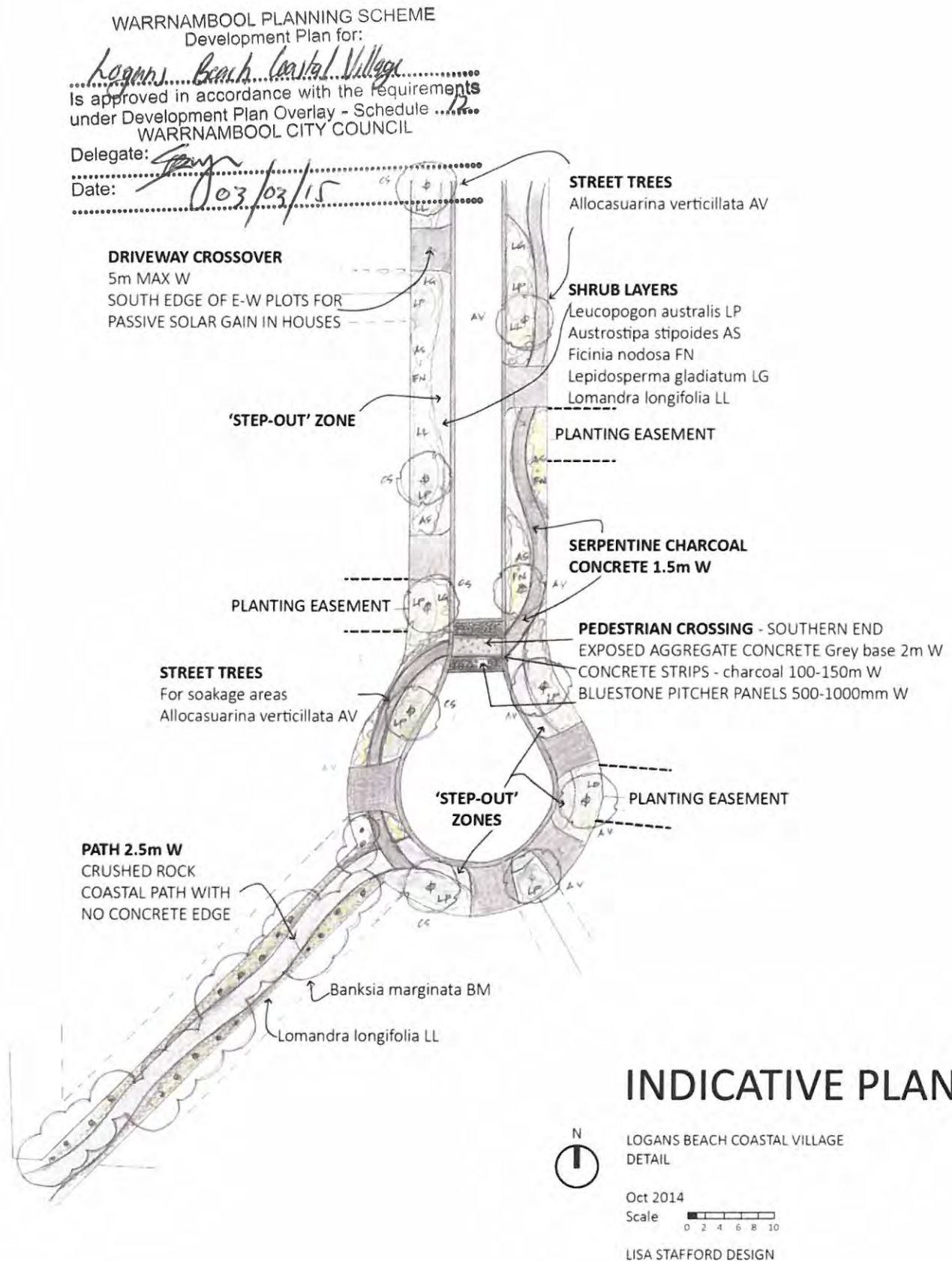


Figure 14: Landscape Detail


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Oct 2014
Scale 

LISA STAFFORD DESIGN

Figure 15: Landscape Plan – Northern Development



Figure 16: Landscape Plan – Southern Development

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6.6 Service Provision and Drainage

Design Response

The principal behind the proposed stormwater management for the Subject Site will be to utilize the natural infiltration qualities of the sandy sub-soils, by providing bio-retention swales in all nature-strips, allowing the road run-off to be treated in accordance with Water Sensitive Urban Design (WSUD) principles. All services can be extended from the new estate to these lots by agreement.

Shown on the typical cross section at Figure 17, stormwater runoff will flow from the sealed road surface over the proposed concrete edge strip, and into the vegetated swales where pollutants are removed, and the filtered water passes down into the sandy substrate. Only naturally occurring and locally indigenous vegetation will be used for the swales, as per Warrnambool City Council approval, and the WSUD Guidelines.

While the storm flow runoff from allotments is expected to be minimal due to the site's natural drainage ability, all lots will be provided with a connection to an underground drainage system of slotted pipes. Designed in accordance with the Infrastructure Design Manual (for a 1 in 5 year ARI), this system will ensure flows are not concentrated, but distributed through a controlled sub-surface infiltration network.

As shown in Figure 17, the expected depth of the slotted pipe system will be between 1.0m and 1.2m depth to remove the possibility of root ingress from dense vegetation in the Bio-retention Swales. Where street trees are required, it is proposed to install root barriers between the trees and the infiltration pipes to ensure separation. Maintenance of the underground system will be through grated entry pits located prior to each driveway, which also act as an overflow to the swales for greater storm events.

In accordance with WCC design standards, all road design and construction for the development will ensure that the 100 year ARI storm event can pass through the road network, without entering private property. This ensures that privately owned assets are protected from inundation and flooding during and after the major storm event.

Figure 18 indicates how the 100 year storm flows will be conveyed through the road network, down to the developments lowest areas, where the natural infiltration abilities can occur. Area A is a natural collection point in the Coastal Reserve which would not be modified. Area B is a natural collection point within the area being developed, which would be modified. No overflow runoff should enter private property from Infiltration Area B.

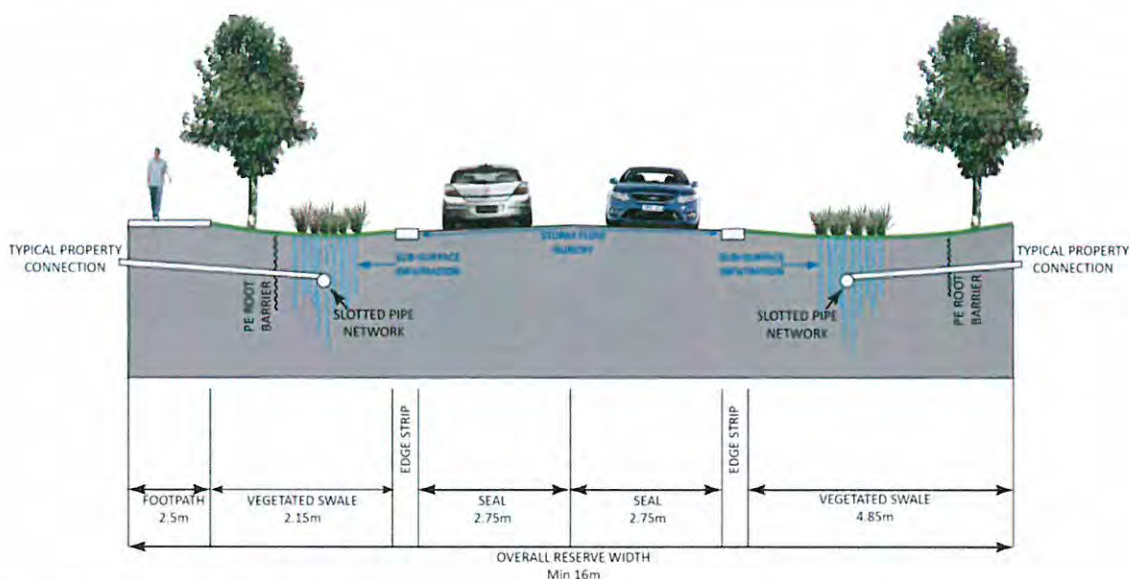


Figure 17: Drainage Concept Section

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03/03/15



Figure 18: Drainage Concept Plan

Delegate:

Date:

25/03/15

7.0 Staging

SUPERSEDED

REFER SHEET
2 OF 2
ADDENDUM 1
25/1/18



Figure 19: Staging Plan

SUPERSEDED

Delegate:

Date:

[Signature]
 03/03/15

Table 1 – DPO12 Response Analysis

OBJECTIVE	RESPONSE
Subdivisions and building envelope objectives To ensure a comprehensive development approach that: <ul style="list-style-type: none"> - Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting. 	The subdivision pattern in the southern section of the Subject Site (Environmental Cluster Lots) is designed to ensure that all houses and buildings nestle into the landscape. As a result most of the lots run across the land and follow the contours from north to south. In order to cluster development along the contours the main internal road runs east to west across the Subject Site. This ensures that houses in the first stage of the development are layered down the slope of the land from north to south. The main road into the Subject Site, off Hopkins Point Road, follows a natural drainage line. Houses either side of this road will be built within a designated Building Envelope that will be lower than the highest point of the lot. The southern section of the Subject Site is much lower than the northern section of the Subject Site. Lots in this area will sit in a saddle between the higher land to the north and the dunes system to the south. In the south east corner of the Subject Site there will be a row of lots along the eastern boundary of the Subject Site and in front of these lots a row of much lower lots, once again designed to run along the contour line ensuring houses are nestled within the landscape.
<ul style="list-style-type: none"> - Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation. 	Each Environmental Cluster Lot (southern section of the Subject Site) has a minimum lot size of 2,000m ² . Each lot has a designated Building that can be occupied by buildings and other structures. Each lot has building height controls to ensure that all buildings nestle in the landscape (Covenant control). Each lot has a Landscape Envelope that must be planted with approved species of trees and shrubs. These controls ensure that each lot has a generous area for vegetation.
<ul style="list-style-type: none"> - Returns the coastal reserve to public ownership. 	The Coastal Reserve will be transferred to the Council as public open space at the completion of Stage 2 of the subdivision. It will be identified in the Stage 2 subdivision plan as a Public Reserve and be vested with Council when Stage 2 of the subdivision is released. At that time a detailed assessment will be undertaken of any flora and fauna issues associated with the construction of a path in the coastal reserve (in accordance with the Biodiversity Assessment Act 2013), and the type of paths and other design and aesthetic features
<ul style="list-style-type: none"> - Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site. 	All roads are designed to minimise the amount of cut and fill required. The main north-south road into the Subject Site follows a natural drainage line, which reduces the amount of cut and fill. The remaining roads follow the contours of the Subject Site and have been located to minimise cut and fill.
<ul style="list-style-type: none"> - Has wide nature strips to allow planting that dominate the roadside setting. 	The Stormwater Management Plan details the application of WSUD principles including stormwater diversion and collection into vegetated swales, with associated pollutant removal and water filtering into the sandy substrate. Excess water from 1:100 flood events will run down roads to storage collection points, where natural filtration will occur. This is incorporated as part of a design that reduces the visual impact of the roadways and softens the overall visual appearance of the Subject Land. Road reserves are between 16-18 metres wide with 5.5 metre road pavements. They provide a generous area for vegetation.
Movement network objectives To provide a movement network, including a connector road, local street and pedestrian/cycle path network that: <ul style="list-style-type: none"> - Responds to topography 	The road network has been designed to respond to the topography of the land. The main north-south road into the Subject Site follows the natural drainage line The remaining roads generally follow the contours of the Subject Site. The road and court bowl in the south east corner of the Subject Site unavoidably run parallel to the contours. Through landscape and vegetation treatments any potential adverse visual result can be overcome (see cross section Appendix 8)
<ul style="list-style-type: none"> - Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement. 	Where possible the road network in the Subject Site is permeable and all of the roads are interconnected. There are two roads where a cul de sac is proposed. One, in the south-west section of the Subject Site, is required because Council has determined there should be no road connection to Logan's Beach Road. The other cul de sac is located in the south-east corner of the Subject Site. This is required because of the sensitive nature of the land to the south, which makes a connection of this road to the south west difficult, visually obtrusive and at odds with the objective of minimising the visual impact of road within the Subject Site.

OBJECTIVE	RESPONSE
<ul style="list-style-type: none"> - Enhances pedestrian and bicycle links between public open spaces within and beyond the development plan area and between existing and future residential development in the Coastal / Hopkins River Environment area. 	<p>One of the priorities in the design of the subdivision was to create an interconnected network of footpaths and cycle ways. The Development Plan provides footpaths in each street and a footpath connection at the end of the two cul de sacs, one to Logan's Beach Road and the other to the Coastal Reserve and ultimately to the whale viewing platform.</p> <p>A 2.4 metre wide cycle path is proposed adjacent to the main entrance road, which connects to Logan's Beach Road and to the coastal path. This is the main cycle link through the Subject Site and provides a direct pedestrian and cycle access to the coastal reserve for future residents of Subject Site, and the land immediately to the north. Likewise a footpath link will be built to provide connection to the lots in the Residential Transitional Area along the proposed road extension in the south west corner of the Residential Transitional Area.</p> <p>A pedestrian/cycling crossing point will be established between the Subject Site and land to the north (see Appendix 7).</p>
<ul style="list-style-type: none"> - Ensures that development is designed to be integrated with existing public transport systems 	<p>Currently public transport does not service this area, however it is expected this will be progressively monitored / reviewed based on demand created by future residential growth in the area.</p>
<ul style="list-style-type: none"> - Manages the impacts of residential development on the existing road network. 	<p>One access and exit point from Hopkins Point Road will appropriately manage the traffic movements to and from the Subject Site.</p>
<p>Open space and landscape objectives</p> <p>To provide a landscape setting that:</p> <ul style="list-style-type: none"> - Uses native coastal species for revegetation on common property areas, nature strips and public open space. 	<p>The Landscape Plan includes an Approved Species List, drawn from plants indigenous to the Subject Site and the local area. Nature strips will be substantially planted, rather than grassed. Public open space areas will be planted only with approved native species.</p>
<ul style="list-style-type: none"> - Undertakes extensive site revegetation with native coastal species. 	<p>There will be extensive replanting of the Subject Site once subdivided and developed. It is a major objective of this subdivision that the Subject Site will no longer be denuded, but rather become a revegetated coastal housing development. The design of the subdivision, and associated controls are directed towards the extensive revegetation of this Subject Site. Each lot will have a defined Landscape Envelope, which must be vegetated with approved species. In addition nature strips are to be planted with approved species.</p>
<ul style="list-style-type: none"> - Provides pedestrian/cycle links to Logans Beach Road. 	<p>A pedestrian and cycle link will be constructed in the south-west corner of the Subject Site to link this Subject Site with Logan's Beach Road (Figure 12).</p>
<ul style="list-style-type: none"> - Manages and limits access to the beach to avoid erosion of the coastal dunes. 	<p>There will be no direct pedestrian access to the coast from the Subject Site. The footpath through the Coastal Reserve provides an opportunity for creating direct pedestrian access to the Logan's Beach Whale viewing platform.</p>
<p>Service provision and drainage objectives</p> <p>To provide physical services and infrastructure that:</p> <p>Meets the needs of the future community and the development</p>	<p>Water is available at the western end of the Subject Site from the Logan's Beach Road reserve. This will be connected to the Subject Site and at the same time extended to the land on the north side of Hopkins Point Road and the Residential Transitional Area.</p> <p>Sewerage will be extended to the Subject Site along Logan's Beach Road from the existing pump station at Bluehole Road. The sewerage will also extend through the Subject Site to the land north of Hopkins Point Road.</p> <p>Gas will be extended across the Hopkins River to service the Subject Site and the land to the north of Hopkins Point Road. Adequate electricity supply is available along Hopkins Point Road.</p> <p>NBN is to be extended to the Subject Site.</p>
<p>Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.</p>	<p>The design for the provision of infrastructure allows for the Subject Site and a land parcel to the north of Hopkins Point Road to be serviced immediately. Through a cooperative approach between the two landowners this efficient outcome can be achieved. These services can also be made available to landowners in the Residential Transitional Area.</p>

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

David Lock Associates

Logan's Beach Coastal Village Development Plan
Warrnambool

Logan's Beach Coastal Village
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 12
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *03/03/15*

OBJECTIVE	RESPONSE
Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.	The stormwater design for the Subject Site is based on a Water Sensitive Urban Design approach. Due to the porous nature of the Subject Site the stormwater design incorporates natural drainage systems with an underground slotted pipe to collect any stormwater that does not drain away naturally. The benefit of this system is that all stormwater is treated through the absorption process which removes all pollutants before being discharged into stormwater drainage areas.
Site Analysis A development plan must include a detailed site analysis that includes the following items to the satisfaction of the responsible authority: <ul style="list-style-type: none"> An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the Catchment and Land Protection Act 1994. 	A Flora and Fauna Assessment and Supplementary Report covering flora, fauna and habitat significance was prepared at the rezoning stage. The assessment and recommendations are still current. Refer to section 3.4 of the Development Plan. The report found that the significant flora and habitat is located in the Coastal Reserve to be transferred to Council as public open space. The subdivision and development land has intentionally been located on open farmland, north of this area, on land which through grazing has been substantially degraded and has no inherent flora or fauna values or characteristics. The noxious weeds growing on the Subject Site at the time of rezoning, including boxthorn, apple of Sodom and other invasive species are progressively being removed through spraying, grubbing and on site burning. This process will continue through the subdivision and development stages. At the time of stage 2 subdivision an assessment will be made of flora and fauna issues (in accordance with the Biodiversity Assessment Guidelines 2013) and requirements in the coastal reserve to facilitate controlled access to the coastal reserve.
An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the Aboriginal Heritage Act 2006.	This has been completed. Aboriginal Affairs Victoria (AAV) approved a Cultural Heritage Management Plan prepared by Luebbers Associates on 11 June 2014. Areas / sites of indigenous cultural heritage significance are located outside the development area and within the Coastal Reserve that is to be transferred to Council as public open space. Refer to section 3.5 of the Development Plan.
A landscape assessment that defines any important landscape views or vistas and any landscape features.	Refer to section 3.3 of the Development Plan, identifying the various topographical and landscape characteristics, views and visual characteristics of the Subject Site.
An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.	A Site Investigation Report (Contamination), dated July 2014 was prepared by Environmental Earth Sciences. It identified no evidence of potentially contaminating activities on the Subject Site, other than a small dairy. It provides recommendations for removal of the dairy rubble and removal of the charcoal and underlying soil.
A consolidated site analysis plan that depicts all relevant site analysis information.	A site analysis plan is included in the Development Plan (Figure 2).
Design Response The development plan must comprise: <ul style="list-style-type: none"> A design response that responds to the site analysis, and is generally consistent with the objectives and requirements of Coastal / Hopkins River Environment - Structure Plan May 2008, and the Coastal/Hopkins River Outline Development Plan in Clause 21.05. A written report and plans addressing the objectives described in this schedule. The report and plans must include (where relevant):	The Development Plan responds to the Site Analysis Plan (Figure 2) Detailed Design Guidelines have been prepared as part of the Development Plan for the Environmental Cluster Lots. The Design Guidelines provide that a Planning Permit Application must be in accordance with these Design Guidelines, with DDO17 be the overriding control. A written report is provided as part of the Development Plan at Section 5.0 and an indicative layout plan is included at Figure 9. All Environmental Cluster Lots are 2,000m ² . The lots are orientated to achieve a layering of development within the topography and to create the best opportunities for view sharing, with view corridors created where necessary. The dimensioned building envelopes are set out on a Building Envelope Plan. Each lot has a site-specific building envelope based on the particular characteristics of the lot including orientation, slope and shape.

Delegate: *[Signature]*
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OBJECTIVE	RESPONSE
<p>Subdivision and building envelopes</p> <p>An indicative lot layout plan in accordance with the Coastal / Hopkins River Outline Development Plan in Clause 21.05 and the following requirements:</p> <p>Environmental Cluster Lots:</p> <ul style="list-style-type: none"> - A minimum lot size of 2,000 square metres. - Lot size and orientation that respond to topography and provide opportunities for view sharing. 	<p>The specific size of each building envelope will be determined at the subdivision stage. However, it is likely that setbacks from side and rear boundaries will be a minimum of 3.0 metres and will range from 3.0 metres to 5.0 metres. View sharing has been established by assessing the levels on the Building Envelopes and assessing the likely impact of building within the building envelope, on adjoining lots, and where necessary creating View Corridors over the lots by way of covenant.</p> <p>There are sites in the south west corner of the Subject Site that will have smaller building envelopes due to the small coastal dune in the southern part of these lots. The Development Plan identifies the approximate location of the building envelopes (Figure 9).</p> <p>Each Environmental Cluster Lot will have a Landscape Envelope with a minimum width of 3.0 metres. This area is required to be densely planted with plants selected from an Approved Species List.</p>
<p>Open Space Cluster Lots:</p> <ul style="list-style-type: none"> - Lots which range in area from 400 square metres to 1,000 square metres, and have a minimum area of 400 square metres. - Lots which are clustered within re-vegetated areas. - Lot size and orientation which responds to topography and provides opportunities for view sharing. - A minimum lot size of 1,000 square metres should be achieved on lots with an interface to the Residential Transitional Area. <p>Opportunities for integration with the Residential Transitional Area and future residential areas to the west should be provided.</p>	<p>Other than on the western and eastern boundaries of the Open Space Cluster Lots, and the lots adjoining the Residential Transitional Area a design based approach has been adopted, rather than a subdivision outcome approach. The intention is to create housing pods in defined clusters with extensive open, landscaped and vegetated areas around these building pods.</p> <p>In this area the houses may be connected and may be on lots of 400m². An example of how these houses could appear is shown in the concept sketches in the Development Plan.</p> <p>This approach in the Open Space Cluster Lots enables optimisation of view sharing opportunities through the creation of spaces that can be viewed over.</p> <p>On the eastern boundary of the Open Space Cluster Lots there is an interface with farming land and to the east an interface with the rural living land. In these two areas it is proposed to develop more conventional lots closer to 1,000m² in size with landscape envelopes on the interface boundaries. There will be a landscape separation between houses and a road reserve with substantial landscaping at the front. Houses will be located behind landscaping with relatively long but narrow driveways that provide only a small opening in the landscaped setting. This will achieve housing located within a vegetated setting. The Design Guidelines will apply to these lots.</p> <p>Lots interfacing the Residential Transitional Area will have a minimum lot size of 1,000m² with a minimum 10 metre setback from the Residential Transitional Area boundary. Building height is restricted to 5 metres above natural ground level and there are two 15 metre wide 'Protected View Corridors' to provide view corridors for the 2 existing residences in the eastern part of the Residential Transitional Area. The lots interfacing the Residential Transitional Area will connect by driveways to the road reserves. The Design Guidelines will apply to these lots.</p>
<p>Residential Transitional Lots:</p> <ul style="list-style-type: none"> - Lot size and orientation which responds to topography and provides opportunities for view sharing. <p>A minimum lot size of 2,000 square metres.</p>	<p>Preliminary discussions have been held with the owners of land in the Residential Transitional Area. For most of the landowners in this area the most efficient method of subdividing their land is to use the existing frontage to Hopkins Point Road rather than constructing an east-west road through the middle of their land.</p> <p>Preliminary subdivision concepts indicate that the three eastern lots can be subdivided into a maximum of three lots each with access to each lot directly from Hopkins Point Road. The fourth lot will have access to a road from the Subject Site toward the western side of the Subject Site extending northerly into the Residential Transitional Area.</p>
<p>Building envelopes are to be shown on each lot for a dwelling, outbuildings and vehicle access ways. Building envelopes are to allow opportunities for view sharing.</p>	<p>All Environmental Cluster Lots will have specified Building Envelopes as detailed in the Building Envelope Plan. Building Envelopes will be established for all lots on future subdivision stages. All buildings (dwellings and outbuildings and any other structures) must be constructed in the designated Building Envelope. The Building Envelopes are, and will be located, to achieve equitable view sharing. In addition the location of Cross Overs for each lot in stage one are limited by a Cross Over Plan. A Section 173 Agreement specifies the maximum width of cross overs for each lot. For all future subdivision stages this same approach will apply in relation to Building Envelopes, view sharing and Cross Overs.</p>
<p>Building envelopes on lots with an interface to the Residential Transitional Area are to include 'no build zones' in appropriate locations to maintain view sharing.</p>	<p>Two 'No Build Zones' and 'Protected View Corridors' have been identified (Figure 9) to provide equitable view sharing opportunities from the Residential Transitional Area. The 'No Build Zones' and 'Protected View Corridors' are dimensioned, with the 'Protected View Corridors' being 15m wide and the 'No Build Zones' being defined by the location of the Building Envelopes on the lots to which they apply, each being 10 metres wide</p>

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Logan's Beach Coastal Village Development Plan
Warrnambool

Delegate: *[Signature]*

Date: *03/03/15*

OBJECTIVE	RESPONSE
Building envelopes on lots with an interface to the Residential Transitional Area are to include a 10 metre setback from the common property boundary and incorporate 'no build' zones to protect view corridors from adjoining properties.	The Building Envelopes on lots with an interface to the Residential Transitional Area will incorporate a 10 metre set back from the common boundary and will be fully detailed at the subdivision stage. The location and dimension of the 'Protected View Corridors' is shown in Figure 9.
Building envelopes are to allow for appropriate setbacks from adjoining properties and must be sited to ensure appropriate landscape areas can be provided.	The Building Envelopes for each lot will be detailed in the same manner as the Building Envelopes for the Stage One subdivision on the Building Envelope Plan. Each lot will have a designated Vegetation Envelope in a similar form as shown on the Vegetation Envelope Plan for the Stage One subdivision. The Building Envelopes provide substantial setback and separation of buildings and provide extensive vegetation areas that must be planted only with approved plant species.
Movement network	The Development Plan includes a Road Hierarchy Plan (Figure 11) that details the internal road layout and designates the access road to the Subject Site as an "Access Street" which has an 18m wide entry road reserve, reducing within the Subject Site to a 16m wide road reserve. This has been informed by the Traffic Impact Assessment Report that details the various intersection treatments and management devices. The pedestrian and cycle paths are detailed on the Pedestrian and Cycle Movement Plan (Figure 12).
- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.	
- The design and location of infrastructure such as pedestrian/cycle paths within the coastal reserve and any proposed beach access must take into account Coastal Hazard Vulnerability modelling to reduce risks associated with coastal erosion.	The design and location of pedestrian and cycle paths in the Coastal Reserve and beach access is addressed in the Public Reserve Report. Pedestrian access to the beach is not proposed. An informal gravel path is proposed for the Coastal Reserve, detailed in the Landscape Plan Report.
- Typical cross-sections for all streets.	The Development Plan specifies a cross-section for a 5.5m road pavement (Figure 10). Vegetated swales on each side vary in width from 2.15m – 4.85m. A footpath on one side only is also proposed (variable in width). The landscape plan proposes coloured concrete footpaths on one side only. This increases the area available for planting. It also recognises the large lot sizes in the subdivision and the low speed environment of the streets. The streets include provision for indented parking for one car for every 2 lots in the Environmental Cluster Lots (2000m ² +). A typical road cross section is shown in Appendix 7. Given the minimum lot size of 2000m ² , the capacity for parking on lots, the local nature of traffic and parking demand, and the desire to achieve optimum public road visual amenity, one roadside indented park per every 2 lots is assessed as being achievable and adequate. On the main road into the Subject Site a coloured 1.5 metre wide concrete footpath is proposed on one side and a large 2.4 metre wide shared path is proposed on the other side of this road. The shared path is to be constructed with a concrete edge strip on each side and a granitic path between the edge strips. The purpose of this treatment is to distinguish this development and this area as a contemporary coastal development, differentiated from a standard non coastal subdivision. It responds to the coastal location and the concept of a "coastal village" and the aesthetic that is sought to be achieved in this location. This same construction method has been used at the former Woollen Mill site, where it runs along the Merri River and is evocative of the estuarine/coastal environment.
- Shared paths (minimum 2.5 metre wide) are to be provided on any existing and/or proposed collector road (including Hopkins Point Road).	A shared 2.5 metre concrete path will be established on the southern side of Hopkins Point Road from the eastern edge of the Residential Transitional Zone to the eastern boundary of the Subject Site. Hopkins Point Road is the only Collector Road.
- Road alignment and infrastructure are to be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.	The roads are designed with a 5.5 metre pavement width, vegetated swales and rain garden treatments abutting roads as part of stormwater management infrastructure, pedestrian crossings and vegetation on the road reserves together with organic paths. All these elements are focussed on visual simplicity, functionality and integration of the roads and road reserves with the private lots. Combining landscaped and planted road reserves with extensive landscaping and planting at the front of each lot will enhance the harmonisation of the roads. The road design incorporates bends and curves to give the roads a greater organic feel and look.

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Warrnambool

David Lock Associates

Delegate:

Date:

08/03/15

OBJECTIVE	RESPONSE
- Road reserves are to contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.	The treatment of the road reserves is detailed in the Landscape Plan. As detailed above they incorporate vegetated swales and rain gardens and paths meandering along vegetated road verges. This combined effect of roadside landscaping and private lot landscaping will provide an effective vegetated foreground and backdrop for buildings.
- Vehicle access is to be provided within the Residential Transitional Area to allow future development opportunities for the Residential Transitional Area.	One vehicle access point is provided to the Residential Transitional Area, towards the north western boundary of the Subject Site extending north into the Residential Transitional Area. This will service part of the Residential Transitional Area, that because of restricted views lines to Hopkins Point Road can not use Hopkins Point Road for access and egress. The balance of the Residential Transitional Area can get safe access and egress from Hopkins Point Road.
- A pedestrian/cycle linkage is to be provided to Logans Beach Road.	A pedestrian and cycle link is provided to Logan's Beach Road (Figure 12).
<u>Open space and landscape</u>	
- An open space plan generally in accordance with the Open Space Network contained in the Coastal / Hopkins River Outline Development Plan in Clause 21.05.	The Pedestrian and Cycle Movement Plan identifies two points of pedestrian access from the development to the Coastal Reserve. These are connected within the coastal reserve and will provide direct access to the Logan's Beach Whale viewing platform.
- A landscape masterplan for any proposed open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species.	The Landscape Plan details the planting proposal for all areas, including public areas and street tree and vegetation themes for the road reserves. The Landscape Plan does not provide details of any vegetation/revegetation within the Coastal Reserve, which is presently vegetated with indigenous plants, which have regenerated over many years since the landowner fenced this area. There is no proposal for replanting any of the Coastal Reserve. An Approved Plant Species list has been prepared and will be applied to all planting in public spaces
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.	There is no vegetation on the part of the Subject Land being developed to be retained. All vegetation in the Coastal Reserve is to be retained except where vegetation needs to be removed to accommodate a possible walking/riding path, which would be subject to appropriate assessment (referred to under 'Site Analysis' commentary). Revegetation on the Subject Site will be completed in accordance with the Landscape Plan and in accordance with Landscape Plans for private land to be approved at Planning Permit stage. The species for planting in publicly viewable areas are detailed in an Approved Plant List, with planting in other areas to include plant species other than those specified in a Prohibited Plant Species List.
- All details of fencing treatments proposed for land abutting open space areas.	Fencing on land abutting public reserves is to be of post and wire construction and not to exceed 1.5 metres in height (S 173 Agreement).
<u>Service provision and drainage</u>	
- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles; overland flow paths, and treatment and storage of stormwater.	The Stormwater Management Plan details the application of WSUD principles including stormwater diversion and collection into vegetated swales, with associated pollutant removal and water filtering into the sandy substrate. Excess water from 1:100 flood events will run down roads to storage collection points, where natural filtration will occur (see earlier comments under 'Service Provision and Drainage Objectives').
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.	The Engineering Services Report covers the provision of water, waste water, drainage and other utility services which can be readily made available to the Subject Site and other land to the north of Hopkins Point Road (see earlier comments under 'Service Provision and Drainage Objectives').

8.0 Design Guidelines

8.1 Introduction

These Design Guidelines (Design Guidelines) form part of the Logans Beach Coastal Village Development Plan. In accordance with Schedule 17 to the Design and Development Overlay (DDO17) under the Warrnambool Planning Scheme a planning permit is required to:

- construct a dwelling; and
- construct any other building; and
- carry out works, which includes, but is not limited to, the construction of:
 - a front boundary fence that is not of post and wire construction;
 - a side or rear boundary fence that is not of post and wire construction where the land adjoins the coastal reserve/public/common property open space areas;
 - a boundary fence that is not of post and wire construction where the land adjoins land not covered by this overlay;
 - a swimming pool; or
 - a tennis court.

The Design Guidelines will be applied in conjunction with other controls affecting the Logans Beach Coastal Village including covenant(s), Section 173 agreement(s), DDO 17 and Local and State Planning Controls (Controls). An application under DDO17 must be in accordance with these Design Guidelines.

The Design Guidelines apply only to the **'Environmental Cluster Lots'** of 2,000m² +.

The Design Guidelines address subjective design and aesthetic qualities of buildings and structures, vegetation requirements, fencing design and standards and outbuilding location. By articulating expected standards and aesthetic outcomes the key objective of the Design Guidelines is to positively contribute to achieving the Logans Beach Coastal Village Vision.

8.2 Logans Beach Coastal Village Vision

Logans Beach Coastal Village is an exemplary contemporary coastal development. With spectacular views over a seven-hectare coastal

reserve, east to Childers Cove, west to Warrnambool Harbour and Port Fairy, and south over Logans Beach to the Southern Ocean, Logans Beach Coastal Village provides an extraordinary coastal living environment within four kilometres of central Warrnambool.

Through substantial site revegetation on private lots, road reserves and common property, low profile buildings designed and built in accordance with detailed design guidelines are integrated within the coastal landscape.

View sharing for residents is achieved through establishing building envelopes on lots, and view corridors where appropriate. Great public spaces for walking, riding and recreating are provided on the site and in the publicly owned Coastal Reserve. Walking and riding trails provide links to the Warrnambool foreshore and harbor and the central business district.

8.3 Design Guideline Objectives

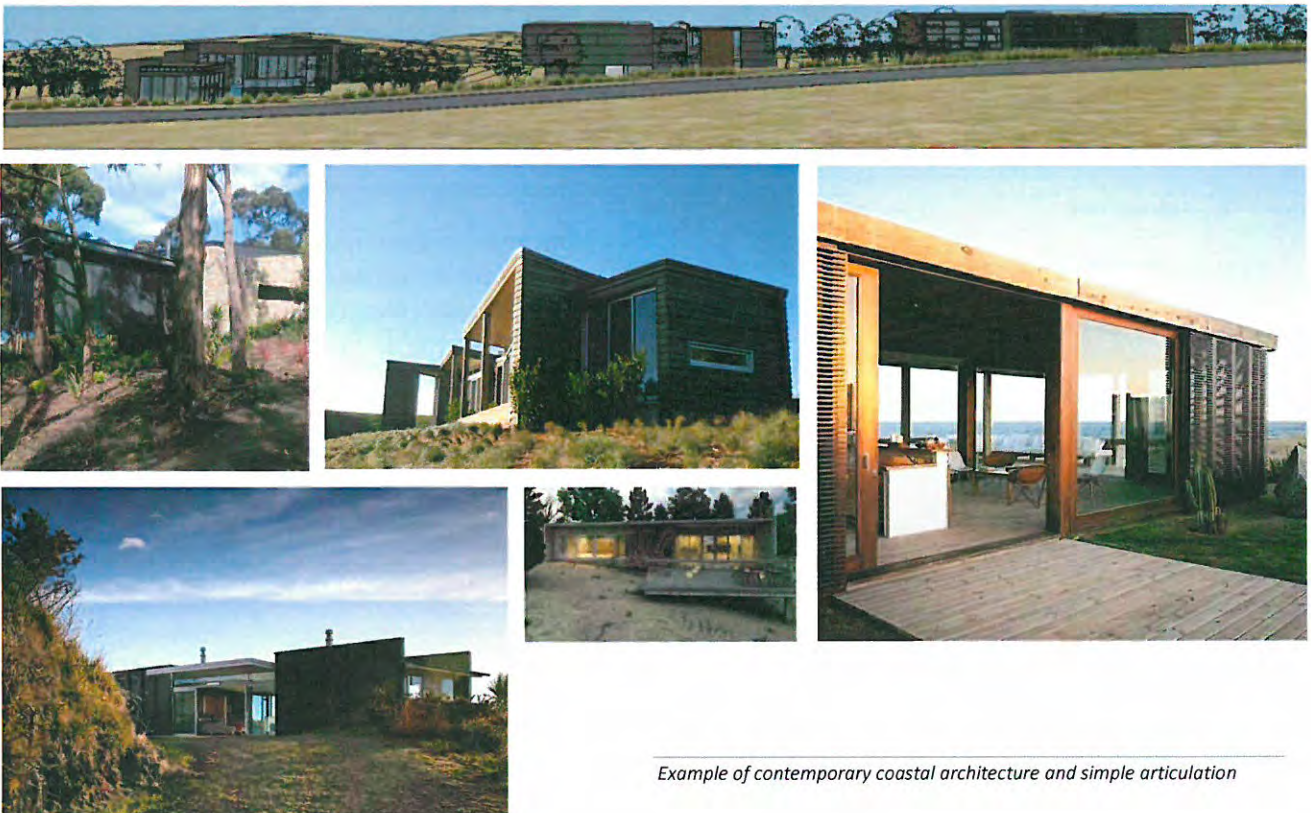
- Adopt contemporary coastal design and architecture that creates a distinctive look and feel for the Logans Beach Coastal Village and harmonises the built form and the coastal environment
- Promote design simplicity, minimal fuss and detail and avoid historic replica houses and suburban style of housing
- Apply complimentary roof forms, building materials and colours that support the visual integration of the built form and the coastal environment
- Achieve integrated design outcomes on each lot
- Where practical, site buildings to follow the natural land form

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8.4 Buildings

8.4.1 Building Look and Feel

- All buildings must adopt contemporary coastal architecture and design (dominated by visual simplicity, clean and uncluttered building lines, visual lightness and freedom from visually complex, excessive angles and jarring elements and features)
- Without over complexity, the building form is to be articulated to create subtle architectural interest and detail and to reduce the impression of building bulk (i.e. use of varied textures, variations in setback, verandas, balconies, pergolas, glazing and window proportions and entrance treatments)



Example of contemporary coastal architecture and simple articulation

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- The siting of basements and garages partially below natural ground level is encouraged
- Period replica design and suburban type design will not be supported



Examples of suburban style design (not supported)

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8.4.2 Roofs are not to be a dominant building design element

- Roofs are not to be a dominant building design element
- Low profile, discrete roofs without fussy detail or decoration are preferred
- Flat roofs with parapets are encouraged



Example of low profile discrete roofs, use of parapets and contemporary coastal architecture

- Curved roofs are not permitted
- Roofs with gables and / or hips are not permitted



Examples of gable and hip roofs (not permitted)

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- Roofs must be made of colourbond corrugated profile metal decking
- Roofs must be coloured using low reflective subdued darker colours such as slate grey, armour grey or similar
- Permitted external materials are natural timbers, colourbond steel & zinc cladding, painted weatherboard, natural stone, lightweight natural materials, bagged or painted brick work or stone
- Darker low reflective natural colours with matte finishes that will best immerse the built form with the landform and revegetated landscape must be used
- Bright coloured finishes are not permitted
- Face brickwork / block work must not be a dominant feature of a building
- Visually dominant smooth untextured walls, or visually dominant walls of conventional brickwork or conventional blockwork will not be permitted
- Only darker coloured mortar and joints will be permitted



Examples of contemporary coastal architecture, timber, stone, textured matte finishes, visual simplicity, darker colour that immerse with landform, simple roofs and use of parapets

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logans Beach Coastal Village
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 12.
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *03/03/15*

8.4.4 Design integration

- Any outbuildings must be designed and constructed with materials so that it architecturally and visually complements and integrates with the Main Dwelling
- Any garage, including the garage door(s), must be designed and constructed with materials, so that it architecturally and visually complements and integrates with the Main Dwelling
- Roller doors may be used only if they are not visible from a road
- Panel lift doors must be used for garages where they are visible from a road.
- Gutters, down pipes and external plumbing must be coloured to compliment the wall / roof on which it is located




Example of complimentary garage door treatment

8.4.5 Windows and glazing

- External glazing must have low reflectivity and its colour must enable best immersion of the built form with the landform and revegetated landscape
- Clear glazing is preferred
- Light coloured tinted glass is not permitted
- Dark coloured tinted glass is permitted only if it is shown that it will immerse with the natural environment



Examples of clear glazing in contemporary coastal house

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logan's Beach Coastal Village
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 12
WARRNAMBOOL CITY COUNCIL
Delegate: 
Date: *03/05/15*

8.5 Tennis Courts and Pools

- Tennis courts and swimming pools must be located within a building envelope
- Tennis courts must be located behind the line of the rear wall of the main dwelling, which is the wall furthest from the road the main dwelling addresses
- With the exception of a swimming pool that through design and construction is visually and physically integrated with the main dwelling, all swimming pools must be located behind the line of the rear wall of the main dwelling, which is the wall furthest from the road the main dwelling addresses.

8.6 Vegetation

- In accordance with DDO17, an application must include a detailed Landscape/Vegetation Plan (Landscape Plan) prepared by a suitably qualified and skilled professional detailing the landscape/vegetation treatment in a Vegetation Envelope (see attached Vegetation Envelope Plan) and, where there is a View Corridor on a lot (see attached View Corridor Plan), in the View Corridor
- Only plant species specified in the Approved Plants List (see attached Approved Plants List) are to be planted and allowed to grow within a Vegetation Envelope or a View Corridor
- Vegetation on a street frontage must be planted within six months of the date of first occupation of the Main Dwelling and all other vegetation in a Vegetation Corridor or a View Corridor must be planted within 12 months of the date of first occupation of the Main Dwelling
- All planting of vegetation in the Vegetation Corridor or the View Corridor must be completed in accordance with the approved Vegetation Plan, which must provide for vegetation to be densely planted
- Any part of a lot not included in a Vegetation Corridor or a View Corridor may be planted with any plant species other than a plant species identified in the Prohibited Species List (see attached Prohibited Species List), provided the plant will not at maturity stand taller than the maximum vegetation height specified in any Controls

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logan's Beach Coastal Village
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule *12*
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *03/03/15*

8.7 Fences

- Any fence visible from a street or coastal reserve must be at least 50% transparent
- All fences, other than fences between a lot and a public reserve, must be constructed of timber, brush or a similar natural material, or timber post and wire.

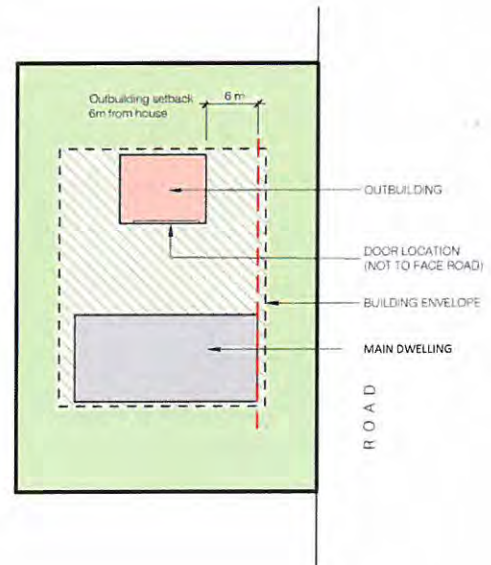
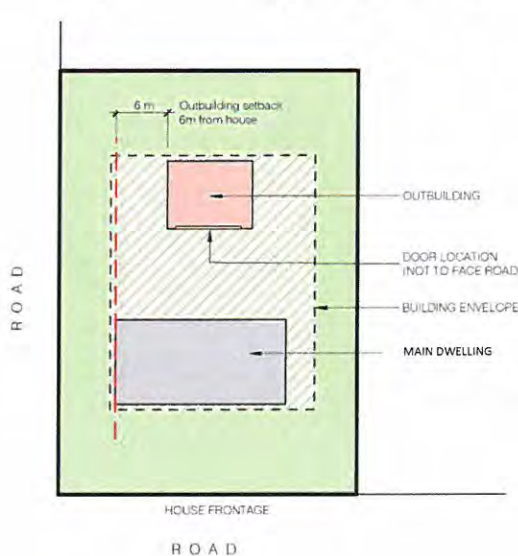


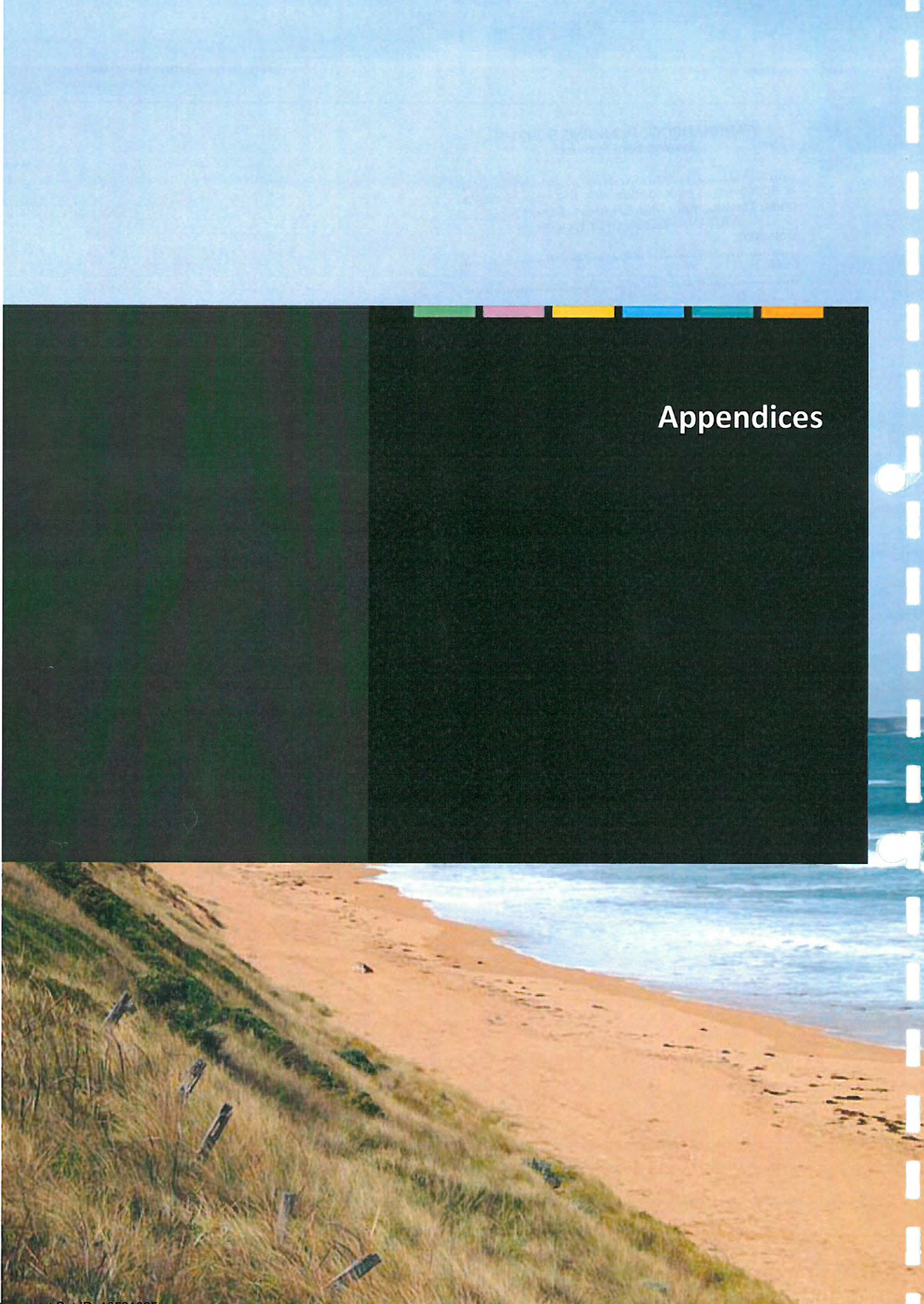
Examples of acceptable 50% transparent fences

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logan's Beach Coastal Village
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule ...
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *08/03/15*

8.8 Outbuilding Location

- For the purpose of these provisions an outbuilding is a building separated from the Main Dwelling
- Except as otherwise provided an outbuilding on a lot must be located behind the line of the rear wall of the Main Dwelling, which is the wall furthest from the road which the Main Dwelling addresses
- On lots 37, 44, 48 and 55 on PS724363A (attached) (corner allotments) any outbuilding must be set back at least 6 metres behind the line of the wall closest to the road which is not addressed by the Main Dwelling (see diagram below)
- On lots 7, 8, 45, 46 and 47 on PS724363A if the Main dwelling is orientated to the south then an outbuilding must be set back at least 6 metres behind the line of the wall of the Main Dwelling closest to the road (see diagram below)



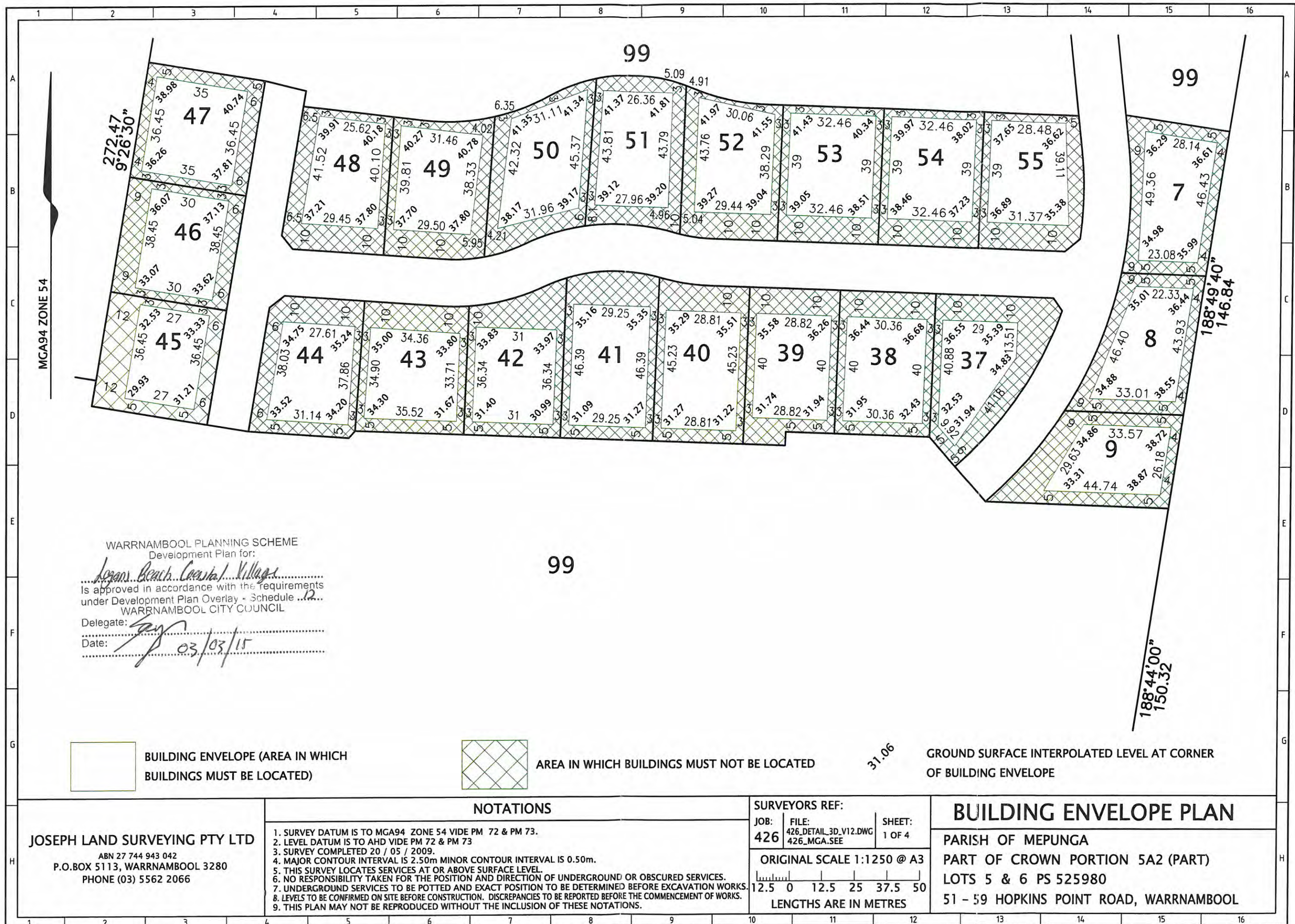


Appendices



Appendix 1

Building Envelope Plan

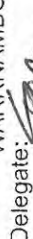




Appendix 2

Approved Plants List

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 2.2.
WARRNAMBOOL CITY COUNCIL

Delegate: 

Date: 03/03/19

Species

Trees & Large Shrubs < 5m Height

Acacia paradoxa
Acacia stricta
Acacia verticillata
Allocasuarina verticillata
Banksia marginata - tree form
Bursaria spinosa var. spinosa
Cassinia longifolia
Melaleuca squarrosa
Notelaea ligustrina
Ozothamnus ferrugineus

Common Name

Hedge Wattle
Hop Wattle
Prickly Moses
Drooping She-oak
Silver Banksia
Sweet Bursaria
Shiny Cassinia
Scented Paperbark
Privet Mock-olive
Tree Everlasting

H x W

2-4 x 2-5m
2-5 x 2-4m
2-6 x 3-5m
4 -11 x 3-6m
2 x 1.5m
2-6 x 2-3m
2-4 x 2-3m
2-5 x 1-2m
2-8 x 3m
2-6 x 1-3m

Medium Shrubs

Adriana quadripartita
Allocasuarina muelleriana
Alyxia buxifolia
Atriplex cinerea
Daviesia brevifolia
Goodenia ovata
Leptospermum continentale
Leptospermum myrsinoides
Leucopogon parviflorus
Olearia axillaris
Ozothamnus turbinatus

Coast Bitter Bush
Slaty She-oak
Sea Box
Coast Saltbush
Leafless Bitter-pea
Hop Goodenia
Prickly Tea-tree
Heath Tea-tree
Coast Beard-heath
Coast Daisy-bush
Coast Everlasting

1-3m
1-2 x 2-3m
1-2 x 1-3m
1-2 x 2-3m
to 1m
1 x 1m
1-4 x 1-2m
0.5-2.5 x 1m
1-4 x 2-3m
1-2 x 1-2m
1-3 x 1.5m

Small Shrubs

Correa alba
Correa reflexa var. reflexa
Dillwynia glaberrima
Leucophyta brownii

Pimelea glauca
Pimelea humilis
Tetratheca ciliata

White Correa
Common Correa
Smooth Parrot-pea
Cushion Bush

Smooth Riceflower
Common Rice-flower
Pink-bells

1 x 1m
prostrate-1m
1 x 0.5-1.5m
0.3-0.6x
0.6m
0.1-0.5 x 0.3-1m
0.3-0.6 x 0.3-0.6m

Scramblers

Rhagodia candolleana ssp. Candolleana
Tetragonia implexicorma

Seaberry Saltbush
Bower Spinach

to 2m
trailing shrub

Woody Vines

Billardiera scandens var. scandens
Clematis microphylla
Muehlenbeckia adpressa

Common Apple Berry
Small-leaved Clematis
Climbing Lignum

small twiner
small twiner
vigorous climber

Lagans Beach Coastal Village
Is approved in accordance with the requirements
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WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

Date: *03/03/15*

Prostrate or Low Groundcovers:

herbaceous

Arthropodium strictum

Bulbine bulbosa

Wahlenbergia gracilis

Wahlenbergia stricta

Chocolate Lily

Bulbine Lily

Sprawling Bluebell

Tall Bluebell

0.2 x 0.2m

0.3 x 0.3m

0.1 to 0.5m

0.4-0.9 x

0.4m

Prostrate or Low Groundcovers:

woody

Carpobrotus rossii

Kennedia prostrata

Karkalla

Running Postman

prostrate

prostrate

Tussock forming grasses or graminoides

Austrodanthonia caespitosa

Austrodanthonia setacea

Austrostipa pubinodes

Austrostipa stipoides

Dianella brevicaulis

Gahnia radula

Gahnia sieberana

Gahnia trifida

Lomandra filiformis

Lomandra longifolia ssp. longifolia

Lomandra multiflora

Lomandra nana

Patersonia fragilis

Poa labillardieri

Poa poiformis var. poiformis

Poa sieberiana

Stylidium graminifolium

Themeda triandra

Xanthorrhoea minor

Common Wallaby Grass

Small Flowered Wallaby Grass

Tall Spear-grass

Coast Spear-grass

Coast Flax-lily

Thatch Saw-sedge

Coast Saw-sedge

Wattle Matrush

Spiny-headed Matrush

Many-flowered Mat-rush

Dwarf Mat-rush

Short Purple-flag

Common Tussock-grass

Coastal Tussock-grass

Grey Tussock-grass

Grass Triggerplant

Kangaroo Grass

Small Grass-tree

stems to

1.2m

to 0.6m

stems to

1.5m

1-2 x 0.5-2m

to 1.5 x 1m

to 0.5 x 0.2m

1.2 x 1.2m

0.3-0.5 x

0.5m

0.15 x 0.15m

0.5x0.5m

up to 1.2m

0.2-0.9 x 1m

0.5 x 0.4m

0.2x0.2m

to 1m

0.6 x 1m

Rhizomatous perennial herbs or grasses

Dianella revoluta

Dianella tasmanica

Ficinia nodosa

Microlaena stipoides

Black anther Flax-lily

Tasman Flax-lily

Knobby Clubrush

Weeping Grass

0.3-1 x 0.5x1m

1.2 x 1.2m

0.5-1 x 0.6-

1m

to 0.3 x 0.6m

Aquatics/Edge species

Carex appressa

Tall Sedge

to 0.6m

Carex fascicularis	Tassel Sedge	0.5-1m
Carex pumila	Strand Sedge	
Juncus pallidus	Pale Rush	1x1m
		1-2 x 0.6-
Juncus procerus	Tall Rush	1.5m

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logans Beach Coastal Village
.....
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule *12*
.....
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
.....
Date: *05/05/15*
.....



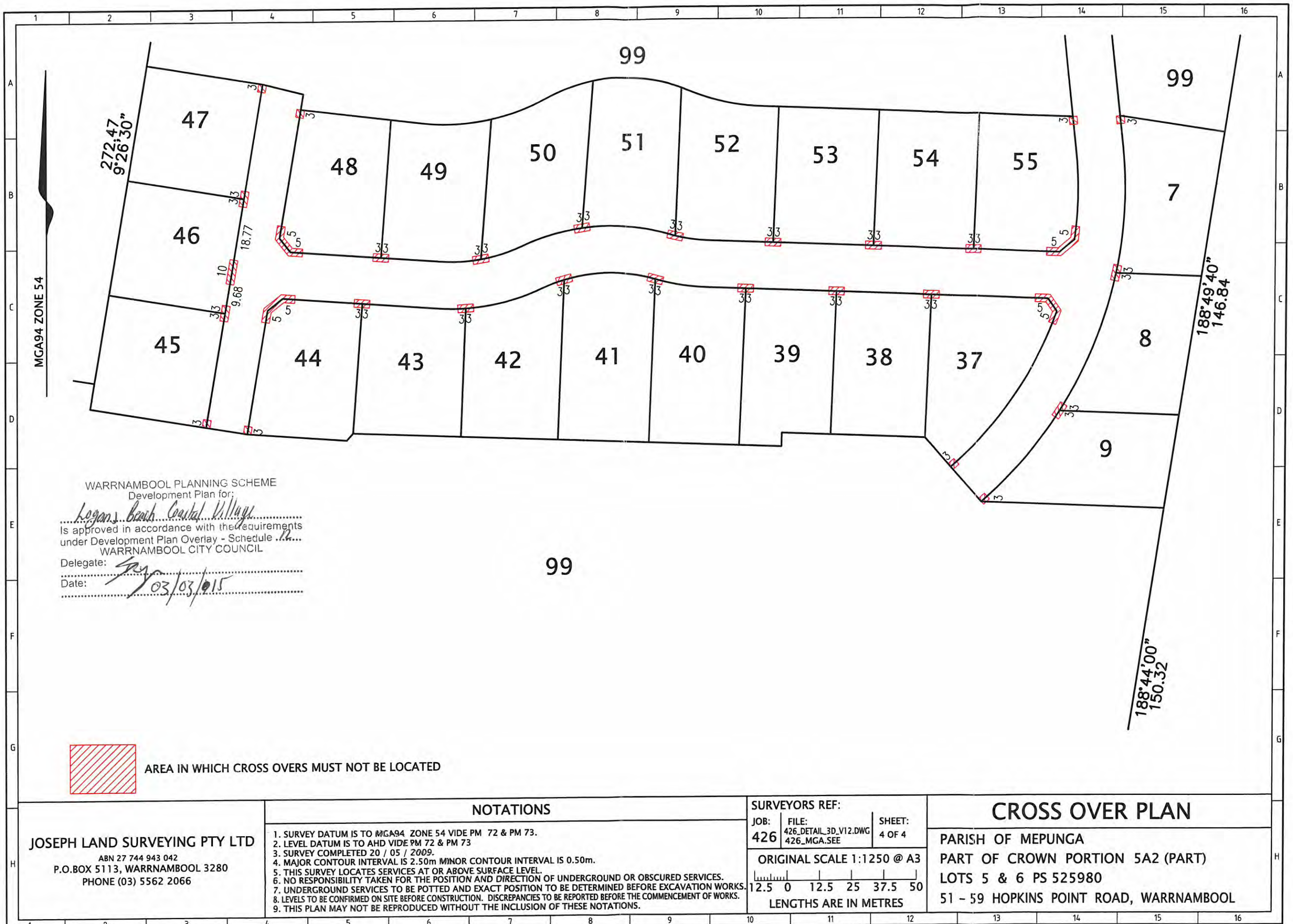
Appendix 3

Vegetation Envelope Plan



Appendix 4

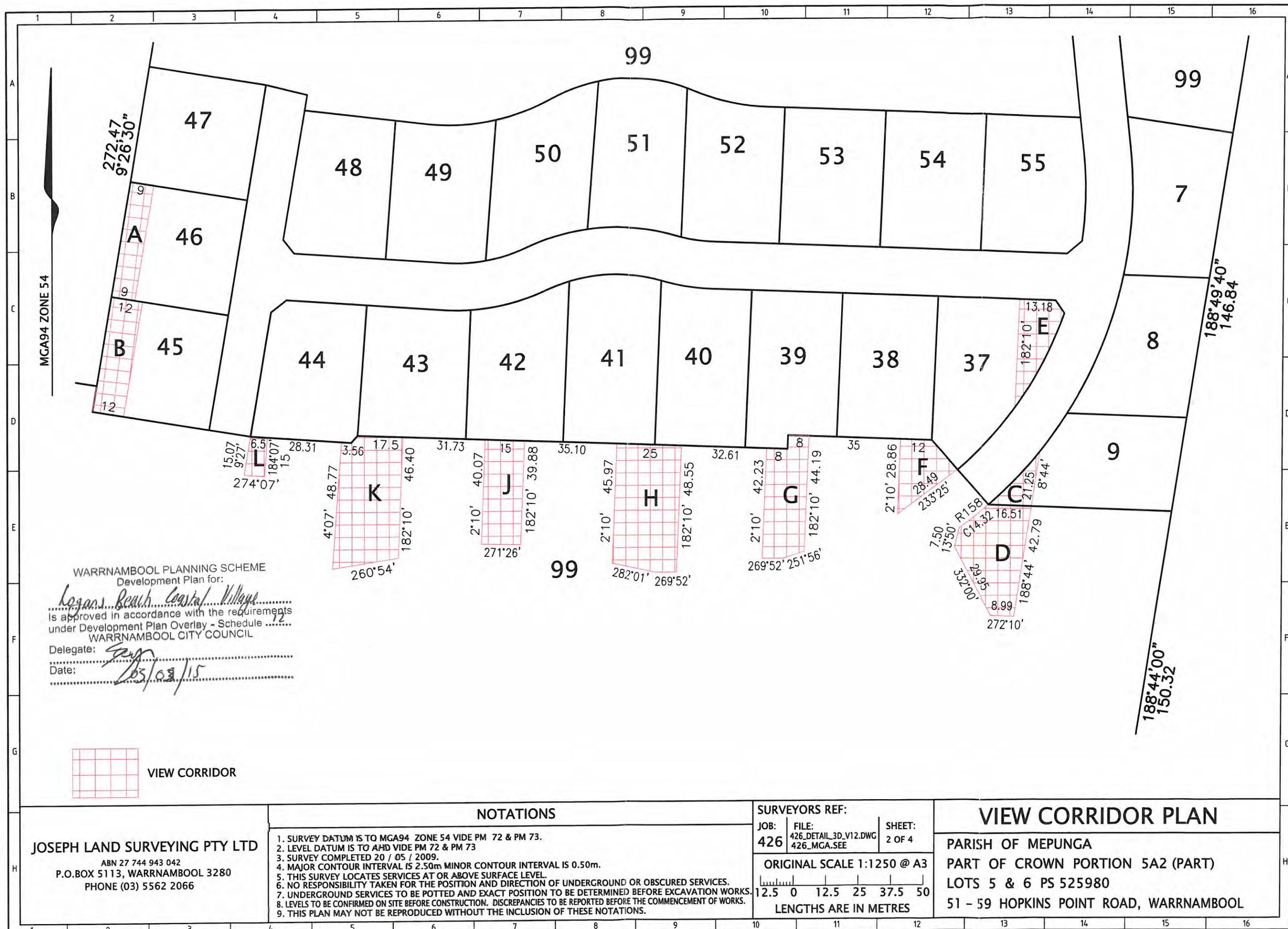
Cross Over Plan





Appendix 5

View Corridor Plan





Appendix 6

Prohibited Species List

Botanical Name	Common Name
Acacia baileyana	Cootamundra Wattle
Acacia decurrens	Early Black Wattle
Acacia elata	Cedar Wattle
Acacia floribunda	White Sallow Wattle
Acacia longifolia var. longifolia	Sallow Wattle
Acacia longifolia var. sophorae	Coast Wattle
Acacia retinodes var. retinodes	Wirilda
Acacia saligna	Golden Wreath Wattle
Aeonium haworthii	Pinwheel Aeonium
Agapanthus praecox ssp. orientalis	Agapanthus
Agave americana	Agave
Aloe maculata(syn. A. saponaria)	Broadleaf Aloe
Allium triquetrum	Angled Onion
Ammophila arenaria	Marram Grass
Arctotheca calendula	Cape Weed
Araujia hortorum	White Bladder-flower
Arctotis venusta	White Arctotis
Aristea ecklonii	Aristea
Asparagus acparagoides	Bridal Creeper
Asparagus scandens	Asparagus Fern
Carpobrotus aequilaterus	Angled Pigface
Carpobrotus edulis	Hottentot Fig
Chamaecytisus proliferus	Tree Lucerne
Chasmanthe floribunda	African Corn-flag
Chrysanthemum monilifera	Boneseed
Cirsium vulgare	Spear Thistle
Clematis vitalba	Travellers Joy
Coleonema pulchrum	Golden Diosma
Conium maculatum	Hemlock
Coprosma repens	New Zealand Mirror-bush
Cordyline australis	New Zealand Cabbage Tree
Cortaderia jubata	Pink Pampas Grass
Cortaderia selloana	Pampas Grass
Cotoneaster divaricata	Cotoneaster
Cotoneaster glaucophyllus	Cotoneaster
Cotoneaster pannosus	Cotoneaster
Crataegus monogyna	Hawthorn
Crocsmia x crocosmiiflora	Montbretia
Cyanara cardunculus	Artichoke
Cytisus palmensis	Tagasaste or Tree Lucerne

Logans Beach Coastal Village
 Is approved in accordance with the requirements
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 WARRNAMBOOL CITY COUNCIL

Botanical Name	Common Name
Cytisus scoparius	English Broom
Delairea odorata	Cape Ivy
Dietes iridioides	Dietes
Dimorphotheca ecklonis	Dimorphotheca
Dimorphotheca pluvialis	Cape Marigold
Diplotaxis tenuifolia	Sand Rocket
Dipogon lignosus	Dipogon
Ehrharta longiflora	Annual Veld-grass
Euphorbia paralius	Sea Spurge
Erica lusitanica	Spanish Heath
Foeniculum vulgare	Fennel
Fraxinus rotundifolia ssp. rotundifolia	Desert Ash
Freesia species and hybrids	Freesia
Gazania linearis	Gazania
Gazania rigens	Gazania
Genista linifolia	Flax-leaf Broom
Genista monspessulana	Montpellier Broom
Hakea laurina	Pincushion Hakea
Hakea petiolaris	Sea-urchin Hakea
Hakea salicifolia	Willow-leaf Hakea
Hakea suaveolens	Sweet Hakea
Hedera helix	Ivy
Hypericum perforatum	St John's Wort
Ilex aquifolium	Holly
Ipomoea indica	Blue Morning Glory
Iris pseudocorus	
Iris foetidissima	Stink Iris
Ixia spp.	
Kunzea ambigua	Burgan
Laurus nobilis	Bay Tree
Leptospermum laevigatum	Coast Tea-tree
Ligustrum lucidum	Large-leaf Privet
Lonicera japonica	Japanese Honeysuckle
Lycium ferocissimum	African Boxthorn
Melaleuca armillaris	Giant Honey-myrtle
Melaleuca decussata	Totem-poles
Melaleuca diosmifolia	Green Honey-myrtle
Melaleuca hypericifolia	Red Honey-myrtle
Melaleuca nesophila	Mauve Honey-myrtle
Melaleuca parvistaminea	Rough Paperbark
Melianthus major	Cape Honeyflower
Myrsiphyllum asparagoides	Bridal Creeper

Logans Beach Coastal Village

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 12.

WARRNAMBOOL CITY COUNCIL

Botanical Name	Common Name
Myrsiphyllum scandens	Myrsiphyllum
Nassella spp	Serrated Tussock
Oenothera glazioviana	Evening Primrose
Olea europaea ssp. europaea	Olive
Paraserianthes lophantha	Cape Wattle
Paspalum dilatatum	Paspalum
Passiflora mollissima	Banana Passionfruit
Pennisetum alopecuroides	Swamp Foxtail-grass
Pennisetum setaceum	Fountain Grass
Pennisetum villosum	Feathertop
Pinus radiata	Monterey or Radiata Pine
Pittosporum crassifolium	Pittosporum
Pittosporum tenuifolium eg 'James Stirling'	
Pittosporum undulatum	Sweet Pittosporum
Polygala myrtifolia	Myrtle-leaf Milkwort
Protasparagus densiflorus	Protasparagus
Prunus cerasifera	Cherry Plum
Prunus lusitanica	Cherry Laurel
Psoralea pinnata	Blue Butterfly Bush
Pyracantha angustifolia	Orange Firethorn
Pyracantha crenulata	Nepal Firethorn
Rhamnus alaternus	Italian Buckthorn
Rosa rubiginosa	Sweet Briar
Rubus fruticosus	Blackberry
Rumex sagittatus	Climbing Dock
Salix spp	Willows
Salpichroa origanifolia	Pampas Lily of the Valley
Senecio angulatus	Climbing Groundsel
Senecio elegans	purple groundsel
Senecio jacobaea	ragwort
Solanum linnaeanum	Apple of Sodom
Sollya heterophylla	Bluebell Creeper
Sparaxis bulbifera	Harlequin-flower
Tradescantia albiflora	Wandering Jew
Tritonia lineate	Lined Tritonia
Ulex europaeus	Gorse
Verbascum Thapsus	Great Mullein
Viburnum tinus	Lauristinus
Vinca major	Blue Periwinkle
Watsonia borbonica	Watsonia
Watsonia meriana 'Bulbillifera'	Bulbil Watsonia
Watsonia versfeldii	Watsonia
Zantedeschia aethiopica	White Arum Lily



Appendix 7

Access Plan



- NOTE:**
- Detailed design to the satisfaction of Council to be provided as part of first stage of subdivision.
 - Turning lanes to be provided in accordance with the Traffic Impact Assessment (October 2014)

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Logans Beach Coastal Village

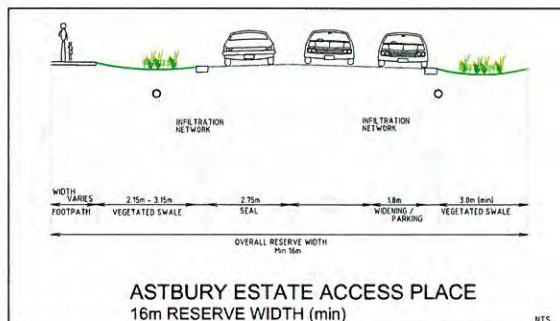
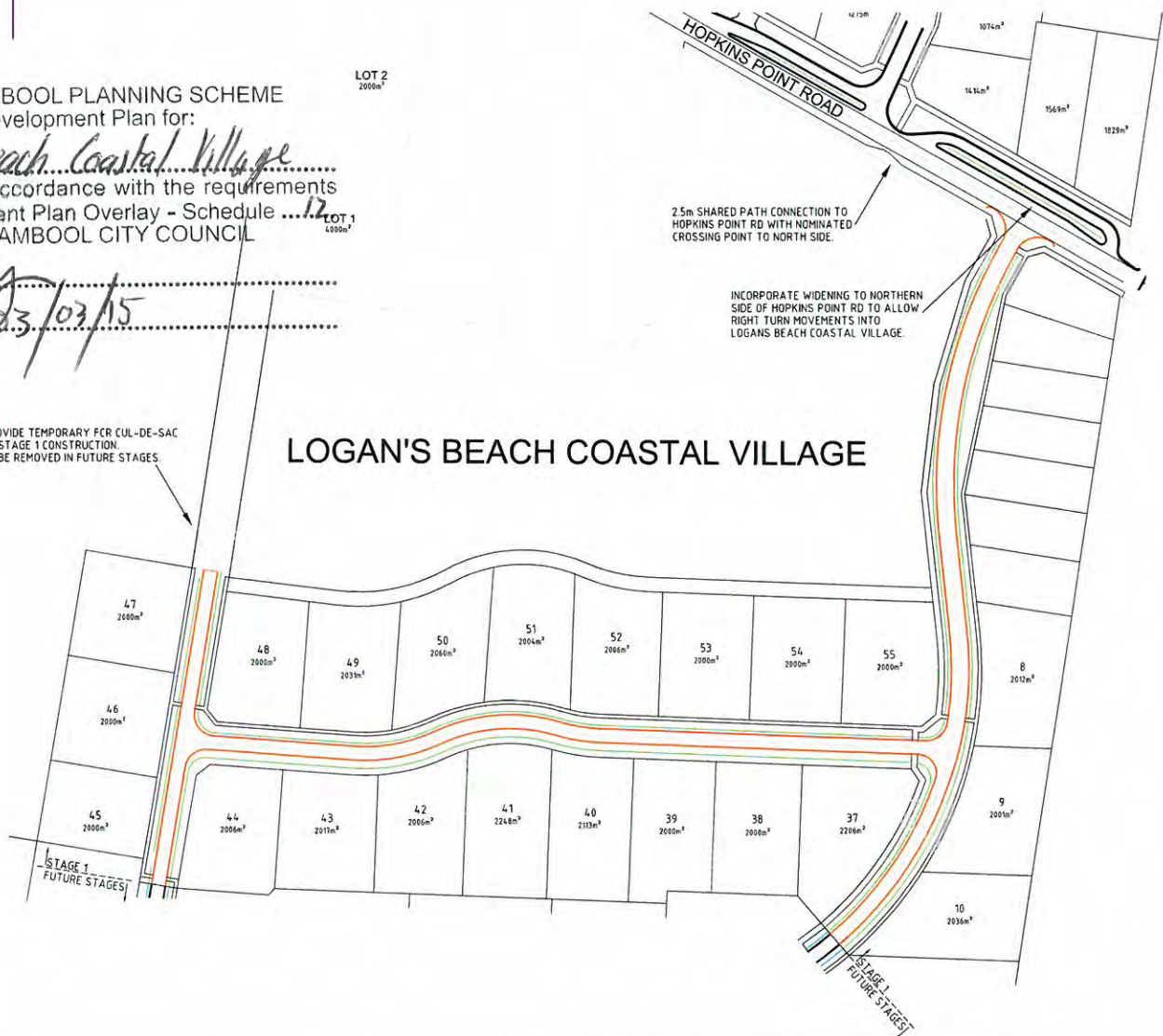
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 12
WARRNAMBOOL CITY COUNCIL

Delegate: *[Signature]*

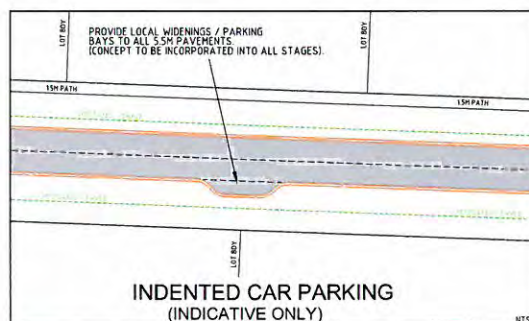
Date: *03/03/15*

PROVIDE TEMPORARY FOR CUL-DE-SAC
TO STAGE 1 CONSTRUCTION
TO BE REMOVED IN FUTURE STAGES

LOGAN'S BEACH COASTAL VILLAGE



ASTBURY ESTATE ACCESS PLACE
16m RESERVE WIDTH (min)



INDENTED CAR PARKING
(INDICATIVE ONLY)

NOTES

1. DETAILED DESIGN TO THE SATISFACTION OF COUNCIL TO BE PROVIDED AS PART OF FIRST STAGE SUBDIVISION.
2. WIDENINGS IN HOPKINS POINT RD TO BE IN ACCORDANCE WITH TRAFFIC IMPACT ASSESSMENT (OCTOBER 2014)
3. INDENTED CAR PARKING AT THE RATE OF 1 CAR PARK PER 2 LOTS. TO BE PROVIDED WITH FINAL DESIGN LOCATION AND DIMENSIONS TO BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

REVISION	DESCRIPTION	DATE	CAD FILE	NAME	DATE
				DESIGN	S.TITMUS DEC 14
				DRAWN	S.TITMUS DEC 14
				CHECKED	S.TITMUS DEC 14
				APPROVED	

Brian Consulting
Civil Engineers and Project Managers
28 Kepler Street (PO Box 1154)
Warrnambool Vic. 3280
Ph (03) 5561 3939 Fax (03) 5561 2033
Email: reception@brianconsulting.com.au

SIZE	SCALE	PROJECT No	SHEET No	REV
A1	1:1000	09-256	1 of 1	-

PROJECT: LOGANS BEACH ESTATE
HOPKINS POINT RD
WARRNAMBOOL
PROPOSED ROAD LAYOUT
PLANNING PERMIT NUMBER P2077-777



Appendix 8

Southern Court Bowl Section

WARRNAMBOOL PLANNING SCHEME

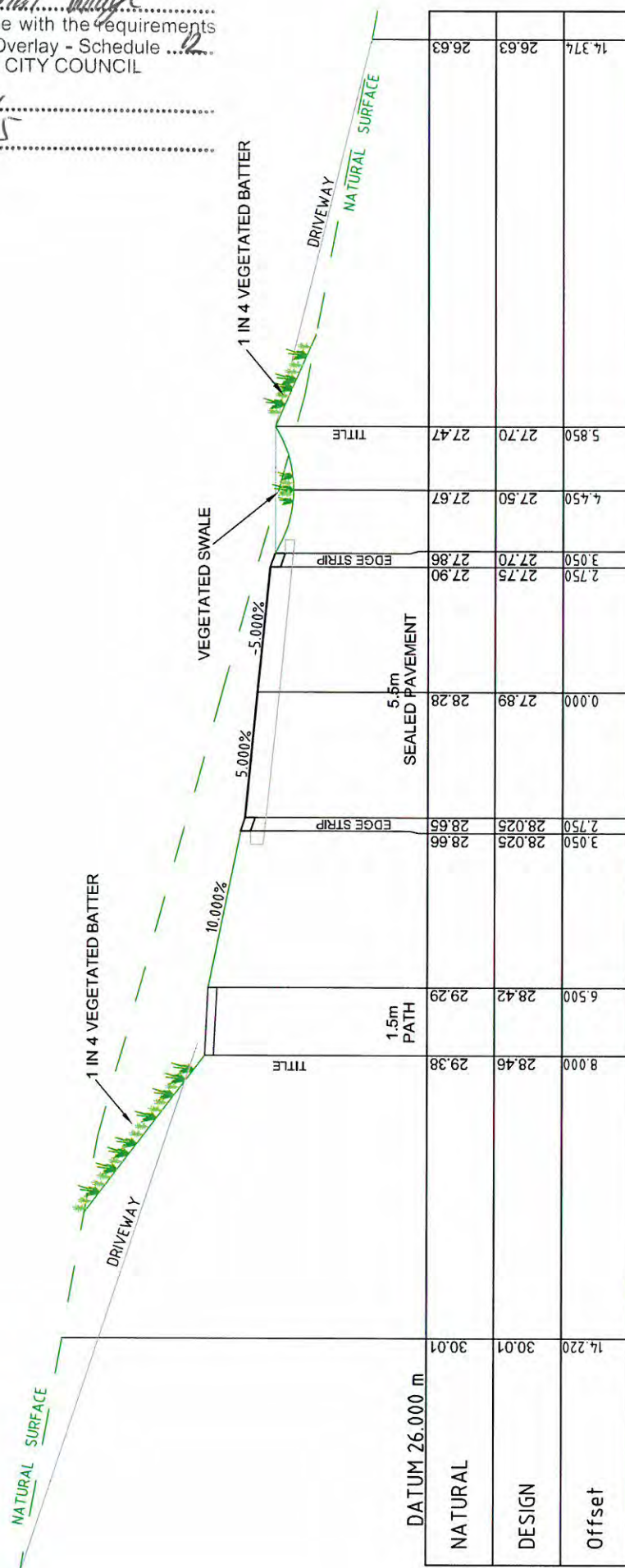
Development Plan for:

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

Delegate:

Date:

08/03/15



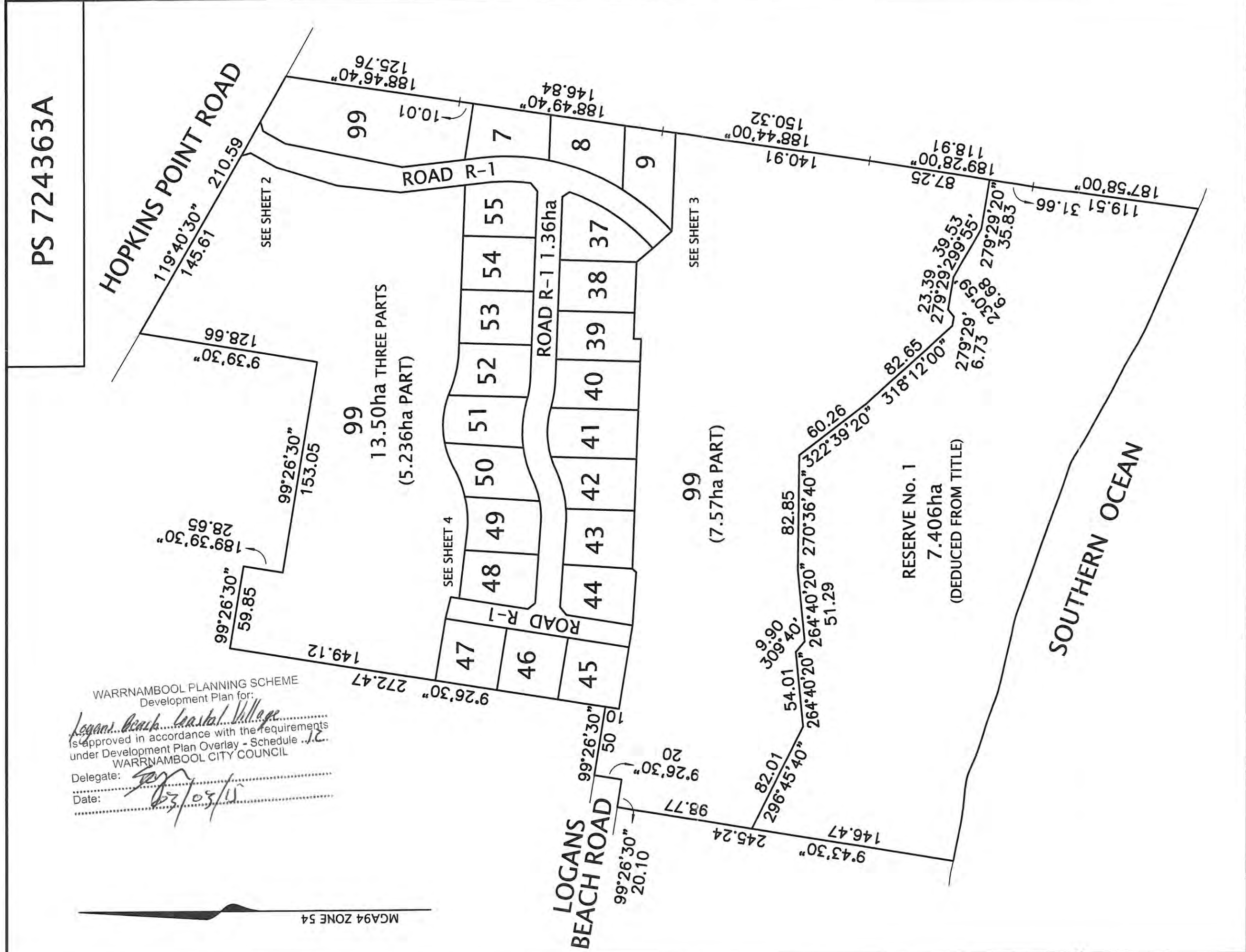
SOUTHERN COURT BOWL TYPICAL SECTION

NOTE: This is an indicative plan and the final design of the Southern Court Bowl will be completed at the stage of the relevant subdivision to the satisfaction of Council



Stage One Subdivision Plan

PS 724363A



PS 724363A

HOPKINS POINT ROAD

119°40'30" 210.59
145.61

9°39'30" 128.66

189°39'30" 28.65

99°26'30" 59.85

99°26'30" 153.05

99
13.50ha THREE PARTS
(5.236ha PART)

99

10.01

188°46'40" 125.76

188°49'40" 146.84

188°44'00" 150.32

140.91

87.25

189°28'00" 118.91

187°58'00" 119.51

31.66

279°29'20" 35.83

279°29'55" 6.73

279°29'59" 23.39

279°29'53" 39.53

82.65

318°12'00" 60.26

322°36'40" 51.29

270°36'40" 82.85

264°40'20" 54.01

264°40'20" 54.01

296°45'40" 82.01

245.24

98.77

99°26'30" 20.10

99°26'30" 50.00

99°26'30" 272.47

149.12

59.85

99°26'30" 189°39'30"

99°26'30" 153.05

99°26'30" 128.66

99°26'30" 119°40'30"

99°26'30" 210.59

99°26'30" 188°46'40"

99°26'30" 188°49'40"

99°26'30" 188°44'00"

99°26'30" 140.91

99°26'30" 87.25

99°26'30" 189°28'00"

99°26'30" 187°58'00"

99°26'30" 31.66

99°26'30" 279°29'20"

99°26'30" 279°29'55"

99°26'30" 279°29'59"

99°26'30" 82.65

99°26'30" 318°12'00"

99°26'30" 60.26

99°26'30" 322°36'40"

99°26'30" 51.29

99°26'30" 270°36'40"

99°26'30" 82.85

99°26'30" 264°40'20"

99°26'30" 54.01

99°26'30" 54.01

99°26'30" 296°45'40"

99°26'30" 82.01

99°26'30" 245.24

99°26'30" 98.77

99°26'30" 99°26'30"

99°26'30" 50.00

99°26'30" 272.47

99°26'30" 149.12

99°26'30" 59.85

99°26'30" 189°39'30"

99°26'30" 153.05

99°26'30" 128.66

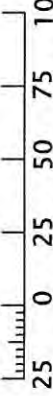
99°26'30" 119°40'30"

99°26'30" 210.59


99°26'30" 188°46'40"

99°26'30" 188°49'40"

99°

<p>Sheet 2 of 5 sheets</p>	<p>Original sheet size A3</p>	<p>ORIGINAL SCALE</p> <p>1:2500</p>	<p>SCALE</p>  <p>25 0 25 50 75 100</p> <p>LENGTHS ARE IN METRES</p>	<p>DIGITALLY SIGNED BY LICENSED SURVEYOR: TREVOR WAYNE MCDOWELL</p> <p>SURVEYORS REF 426 426_PS_V2.DWG 426_MGA.SEE</p> <p>VERSION 2</p>

Sheet 2 of 5 sheets	A3
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<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE</p> <p>1:2500</p>
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Addendum 1

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
30 OCT 2017
PLANNING OFFICE

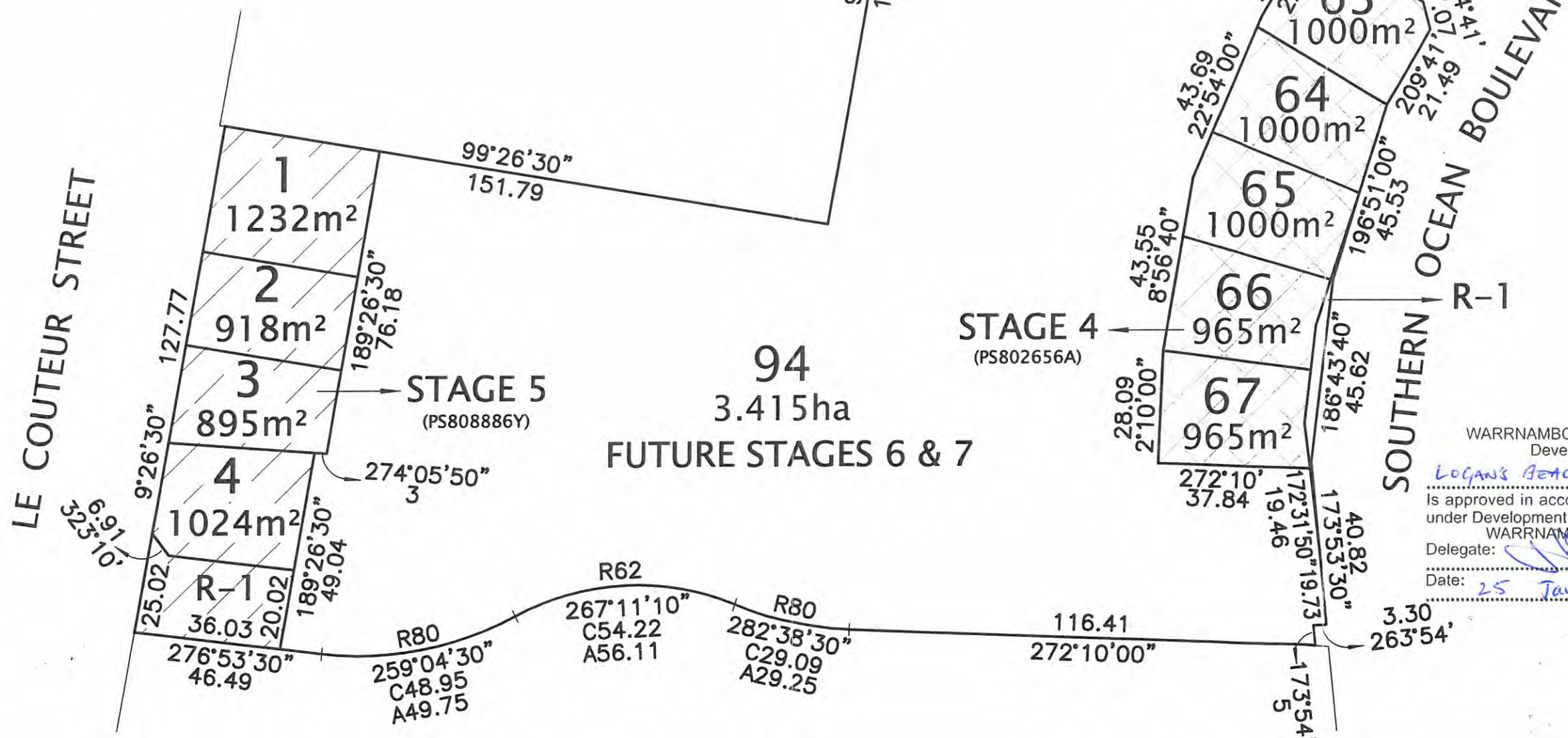
ADVERTISED

MGA94 ZONE 54

LE COUTEUR STREET

HOPKINS POINT ROAD

SOUTHERN OCEAN BOULEVARD



WARRNAMBOOL PLANNING SCHEME
Development Plan for:

LOGAN'S BEACH COASTAL VILLAGE

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

WARRNAMBOOL CITY COUNCIL

Delegate: [Signature]

Date: 25 January 2018

1/2

AMENDED DEVELOPMENT PLAN

JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
P.O. BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066

NOTATIONS

1. LOT AREAS AND DIMENSIONS SUBJECT TO APPROVAL BY LOCAL AUTHORITIES.
2. THIS PLAN HAS BEEN PREPARED FOR TOWN PLANNING PURPOSES ONLY.
3. NO RESPONSIBILITY TAKEN FOR THE RESULTANT ACTIONS OF THE USE OF THIS PLAN FOR OTHER THAN IT'S INTENDED PURPOSE.
4. THIS PLAN MAY NOT BE COPIED WITHOUT THE INCLUSION OF THESE NOTATIONS.

REVISION

REV 1. - D.O.I. 30/10/2017

SURVEYORS REF:

JOB: 426E
FILE: 426D_E_DEV_V1.DWG
426D 426_MGA.SEE

SHEET:
1 OF 1

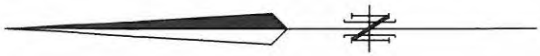
ORIGINAL SCALE 1:1250 @ A3

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

PARISH OF MEPUNGA
PART CROWN SECTION 5A2 (PART)

51-59 HOPKINS POINT ROAD



WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
25 JAN 2018
PLANNING OFFICE

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
LOGANS BEACH COASTAL VILLAGE
Is approved in accordance with the requirements
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WARRNAMBOOL CITY COUNCIL
Delegate:
Date: 25 January 2018.

 **Brian Consulting**
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Email: info@brianconsulting.com.au

PROJECT			LOGANS BEACH COASTAL VILLAGE WARRNAMBOOL STAGING PLAN - JAN 2018		
SIZE	SCALE	DRAWING No.			
A3	NTS	17-180 S			
			SHEET No.	1 OF 1	REV -

LOGANS BEACH COASTAL VILLAGE DEVELOPMENT PLAN

ADDENDUM REPORT

Coastal Hopkins River Growth Area
Warrnambool | Victoria

April 2019

MYERS
PLANNING GROUP

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Logans Beach Addendum

Is approved in accordance with the requirements
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WARRNAMBOOL CITY COUNCIL

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Date: *3 September 2019*

Quality Information

Title	Version	Date	Authors
Final Development Plan	V5	30 July 2019	SM

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Myers Planning Group proudly supports Kids Under Cover, a not for profit organisation dedicated to preventing youth homelessness. Kids Under Cover supports vulnerable and disadvantaged young people by providing studio accommodation in the backyard of family or carers homes.

Visit www.kuc.org.au for more information.

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WARRNAMBOOL PLANNING SCHEME Development Plan for:

Leanne Leach Anderson
.....
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
.....
Date: *3 September 2019*
.....

1. Introduction

This addendum to the Logan's Beach Coastal Village Development Plan has been prepared by Myers Planning Group on behalf of the landowners of the Logan's Beach Coastal Village.

The approved Logan's Beach Coastal Village Development Plan includes two residential development typologies - 'Environmental Cluster Lots' with a minimum lot size of 2,000 square metres and 'Open Space Cluster Lots' with a minimum lot size of 400 square metres.

To-date, 44 lots have been approved within the estate with development at various stages. More than half of these lots have been developed within the 'Open Space Cluster Lots' area.

The development of the estate is guided by the Logan's Beach Coastal Village Development Plan, approved March 2015, and subsequently amended January 2018. This addendum to the development plan relates to land identified within Stages 6 and 7 on the Staging Plan (Appendix A) to this report.

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3 September 2019

1.1 Development plan vision

The Logans Beach Coastal Village vision is:

"Logan's Beach Coastal Village is an exemplary contemporary coastal development. With spectacular views over a seven hectare coastal reserve, east to Childers Cove, west to Warrnambool Harbour and Port Fairy, and south over Logan's Beach to the Southern Ocean, Logan's Beach Coastal Village provides an extraordinary coastal living environment within four kilometres of central Warrnambool.

Through substantial site revegetation on private lots, road reserves and common property, low profile buildings designed and built in accordance with detailed design guidelines are integrated within the coastal landscape.

View sharing for residents is achieved through establishing building envelopes on lots, and view corridors where appropriate. Great public spaces for walking, riding and recreating are provided on the site and in the publicly owned Coastal Reserve. Walking and riding trails provide links to the Warrnambool foreshore and harbor and the central business district."

The following development objectives assist in delivering the vision:

- Development adopts the highest contemporary standards of coastal development.
- A publicly owned coastal reserve provides access to the coast for the whole community.
- The coastal reserve incorporates walking, cycling and coastal viewing in a heavily vegetated environment.
- Development will be progressively integrated with the landform and vegetation.
- The use of dark colours, natural muted materials and low profile buildings.

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Date: *3 September 2019*
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2. Planning context

2.1 Zone

Neighbourhood Residential Zone

The development plan area is zoned for residential purposes (Neighbourhood Residential Zone) which seeks to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Use

Under the Neighbourhood Residential Zone, a planning permit is not required to use land for a 'Dwelling'.

Subdivision

A planning permit is required to subdivide land. An application to subdivide land must meet the requirements of Clause 56 of the Warrnambool Planning Scheme.

Construction and extension of one dwelling of a lot

A permit is required to construct a dwelling on a lot less than 300 square metres in area. A permit is required to construct or extend a front fence of the fence exceeds the maximum height specified in Clause 55.06-2 of the Warrnambool Planning Scheme.

Construction and extension of two or more dwellings on a lot

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

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Date: *7 September 2019*

2.2 Overlays

Design and Development Overlay

The development plan area is included within Schedule 17 to the Design and Development Overlay (DDO17 – Coastal/Hopkins River Environment Growth Area).

Of relevance to this addendum to the development plan, DDO17 contains the following design objectives:

Vegetation

- To re-establish the vegetated setting for the site using indigenous coastal species.

Landscape Setting

- To ensure landscaping is designed and sited to provide views to the ocean.
- To re-establish vegetation dominated views of the area.
- To maximise building and structure absorption within the landscape setting.

Views

- To provide for the reasonable sharing of views to the ocean, coastal dunes, river and the surrounding landscape.
- To minimise the visual impact of development from key public viewing locations.

Siting

- To ensure buildings and structures are sited so as to minimise visual intrusion on views to the ocean.
- To ensure buildings and structures are sited to avoid steep slopes.
- To integrate buildings and works into the river corridor and rural dune landscapes.
- To minimise the visual impact of development along the ridgeline.
- To ensure buildings and structures are strategically sited so as to maximise the degree to which the development is absorbed in the landscape.

Height and building form

- To ensure development is designed to allow views across and between buildings to the ocean.
- To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.

Site coverage

- To develop a spacious building setting with space for planting.
- To minimise the dominance of car parking structures and outbuildings.
- To ensure that buildings and structures are absorbed within the landscape setting.

Environmentally Sustainable Design

- To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.
- To incorporate the use of Water Sensitive Urban Design principles.

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Date:

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Materials and design detail

- To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.

A planning permit is required to construct a building or carry out works, including the following:

- Construction of a front fence which is not post and wire construction.
- Where land adjoins a public reserve (such as pedestrian links), a permit is required to construct a boundary fence which adjoins the reserve and is not of post and wire construction.
- Where land adjoins land not covered by this overlay (i.e. adjoining residential development along Hopkins Point Road)), a permit is required to construct a boundary fence which is not post and wire construction.
- Construction of a tennis court or swimming pool.

Development Plan Overlay

The development plan area is included within Schedule 12 to the Development Plan Overlay.

The purpose of this overlay is to ensure subdivision and development within the growth area is generally in accordance with the layout, design and density objectives of Coastal / Hopkins River Structure Plan.

A development plan must address the following elements:

- Subdivision and building envelopes
- Movement network
- Open Space and landscape
- Service provision and drainage.

The objectives and requirements contained in Schedule 12 to the Development Plan Overlay are set out in following section.

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3. Schedule 12 to the Development Plan Overlay

The Coastal / Hopkins River Structure Plan provides the strategic basis for the design and development provisions of Schedule 12 to the Development Plan Overlay. The Coastal / Hopkins River Structure Plan contains to the following vision:

“The Coastal / Hopkins River Environment provides a superior quality residential environment that responds to local characteristics and context. The area functions as a neighbourhood of Warrnambool and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings.

A strong sense of community is created by a network of walking and bicycle paths that provide links between the open spaces and residential areas. Convenient access to shops and services is available to many, with a concentration of housing opportunities located close to Hopkins Point Road, and more spacious living opportunities located in environmentally and visually sensitive areas.

The residential area sits in harmony with the existing landscape with roads and buildings located to minimise alterations to the natural topography. Looking back from the surrounding areas, the Coastal / Hopkins River Environment appears as heavily vegetated with dwellings just visible between trees and open spaces, and a low-lying vegetated ridge forming the skyline.

Coastal, estuary and river views are available for everyone to enjoy with the public open spaces located at the primary vantage points in the area. The careful siting and design of buildings ensures that views are available between buildings, within streets, and from residential allotments.

There is a focus on protecting and enhancing the local environment throughout the area. Hopkins River and its environs is revegetated and incorporated into public open space, as is Logans Beach, the coastal fringe and the ridge area. Improvements to water quality are achieved through appropriate stormwater management filtration systems in streets and open spaces, and through best practice environmentally sustainable development within private allotments.”


3.1 Objectives of the Development Plan

Schedule 12 to the Development Plan Overlay seeks to ensure development plans address the following objectives:

Overall objectives

To implement the vision of the Coastal Hopkins River Environment Structure Plan to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes.
- Movement network.
- Open space and landscape.
- Service provision and drainage.

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Subdivision and building envelope objectives

To provide a neighbourhood that:

- Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.
- Returns the coastal reserve to public ownership.
- Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Design considerations:

- This addendum to the development plan provides a diversity of lot sizes with a range of lots between 400m² to 1,200m².
- Lot sizes allow space for landscaping along property boundaries.
- Roads incorporate wide nature strips to allow substantial vegetation.

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Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.
- Enhances pedestrian and bicycle links between public open spaces within and beyond the study area and between existing and future residential development in the Coastal / Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

Design considerations:

- This addendum to the development plan provides a permeable network of roads and paths which respond to topography and enable people to access to Hopkins Point Road and the surrounding areas.
- Access arrangements to Hopkins Point Road have been designed to ensure there is no impact on road safety (only one lot is proposed to gain access directly from Hopkins Point Road).

Open space and landscape objectives

To provide an interlinked open space network that:

- Uses native coastal species for revegetation on common property areas, nature strips and public open space.
- Undertakes extensive site revegetation with native coastal species.
- Provides pedestrian/cycle links to Logans Beach Road.
- Manages and limits access to the beach to avoid erosion of the coastal dunes.

Design considerations:

- Extensive landscaping will be undertaken within streets, predominately containing native coastal species.
- Lot sizes allow space for landscaping along property boundaries.
- Future development will need to provide at least one to three canopy trees (with at least one canopy tree in the front garden).

Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

Design considerations:

- This addendum to the development plan provides efficient delivery of services and infrastructure which improves environmental performance of proposed subdivision.
- All lots will be provided with soak pits to manage on-site stormwater.

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4. Approved development plan

This addendum builds upon the approved development plan. The approved development plan was approved in March 2015 (and amended January 2018 to allow stages 4 and 5). This report relates to the remainder of land within the 'Open Space Cluster Lots' area (as outlined in blue on the opposite plan).

Of relevance to this addendum to the development plan, the approved development plan sets out the following requirements:

- Open space cluster lots, with a minimum lot size of 400m² are located on the northern part of the development plan area between Hopkins Point Road and the east-west ridge.
- A minimum lot size of 1,000m² on lots with an interface to the Residential Transitional Area has been provided.
- A 10 metre wide setback has been provided for each lot adjoining the Residential Transitional Area.
- Two 15 metre wide Protected View Corridors to the south of the Residential Transitional Area have been provided.
- A maximum building height of five metres above natural ground level has been provided to minimise the visual intrusion of development.

This addendum report relies on technical reports (such as the approved Cultural Heritage Management Plan, Vegetation Assessment, Traffic Impact Assessment, etc.) prepared for the approved development plan.

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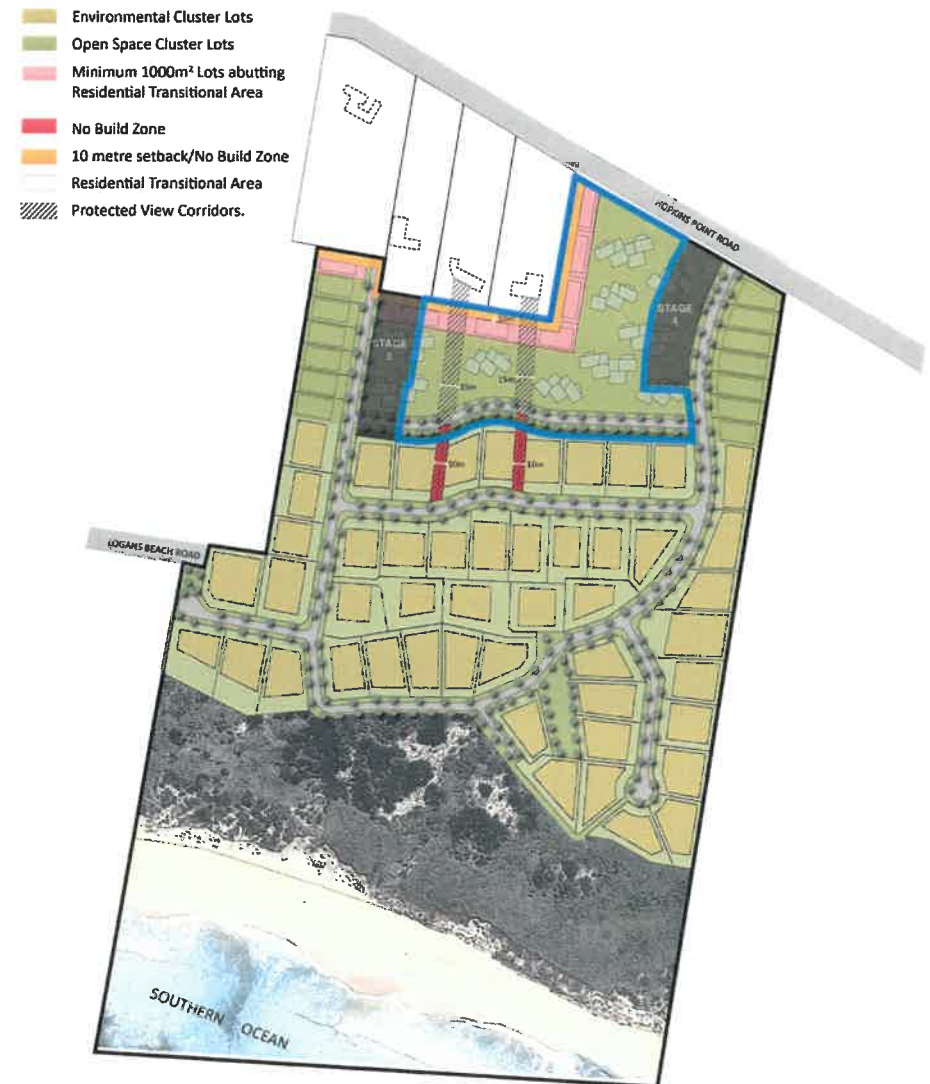


Figure 1: **Approved development plan** (refer to Addendum approved January 2018 for details on stages 4 and 5))

5. Design response

This addendum to the development plan should be read in conjunction with the approved development plan. Movement network standards (such as road cross sections), pedestrian path standards, open space and landscape standards, service provision and drainage standards, and design guidelines set out in the approved development plan are applicable to this addendum.

The approved development plan identifies three subdivision elements and built form outcomes in the 'Open Space Cluster Lots' area. The approved development plan notes further development plans will be prepared prior to subdivision within the Open Space Cluster Lots area.

Of relevance to this addendum to the development plan, the approved development plan sets out the following anticipated development outcomes.

5.1 Western and eastern boundaries, where there is an interface with farming to the east and rural living to the west

The approved development plan sets out the following anticipated development outcomes:

"In these two areas it is proposed to develop more conventional lots of approximately 1,000m², with vegetation envelopes on the interface boundaries. There will be a landscape separation between houses and a road reserve with substantial landscaping at the front. Houses will be located behind front landscaping. This will achieve the objective to locate houses within a vegetated setting."

The approved development plan includes 14 lots within the Open Space Cluster Lots area (seven along the western boundary and seven along the eastern boundary) with areas ranging between 855m² and 1,139m².

In January 2018, an addendum to the development plan was approved within the Open Space Cluster Lots area. The approved addendum to the development plan allows for an additional nine lots with areas ranging between 895m² and 1,232m² (refer to Addendum 1 to the approved addendum to the development plan).

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5.2 Lots adjoining the 'Residential Transitional Area'

The approved development plan sets out the following anticipated development outcomes:

"These lots will have an area of 1,000m² with a minimum 10 metre setback from the adjoining boundary. The maximum height of any houses built on these lots will be 5 metres and, houses and outbuildings must not be built in the Protected View Corridors. Driveways will connect these lots to the road reserves and the Design Guidelines will apply to these lots."

This addendum to the development plan includes a 10 metre landscaping envelope along the boundary adjoining the 'Residential Transition Area' which can only be used for vegetation and cannot be used for footpaths, driveways or outbuildings. This area may only be planted with plants from the Approved Plants List (see Appendix 2 to the approved development plan).

Design considerations:

- All lots with an interface to the 'Residential Transitional Area' have a minimum area of 1,000m².
- A 10 metre landscape envelope has been provided along the boundary to the Residential Transitional Area'. The landscape envelope can only be used for vegetation and cannot be used for footpaths, driveways or outbuildings.
- The maximum height of future development will be five metres.

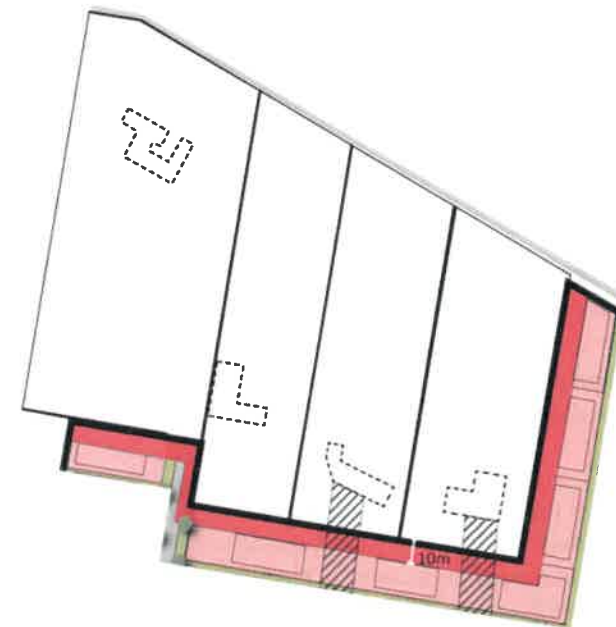


Figure 2: Lots adjoining the Residential Transition Area (source David Lock Associates)

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5.3 All other Open Space Cluster Lots

The approved development plan sets out the following anticipated development outcomes:

"Pods of houses will be clustered together, within vegetated areas that will separate the pods. The houses may be connected and may be on lots of 400m²."

This addendum to the development plan proposes an alternative to the clustering of pods of houses together. This addendum to the development plan proposes more conventional residential development with dwellings on separate lots, each with frontage to a public road. Smaller lots have been clustered together with substantial landscaping provided within the road reserve.

In order to ensure development is nestled in a landscape setting, most lots have a landscape envelope (minimum 3 metres wide) around the entire boundary of the site. Future development will need to provide at least one to three canopy trees (with at least one canopy tree in the front garden).

Landscaping envelopes can only be used for vegetation and cannot be used for footpaths, driveways or outbuildings. These areas may only be planted with plants from the Approved Plants List (see Appendix 2 to the approved development plan).

Application requirements

- A landscape plan for each lot must be submitted as part of each planning permit application.
- The landscape plan must incorporate plants from the Approved Plants List.
- In addition to landscaping within the landscaping envelope, the landscape plan must include:
 - at least three canopy trees, one in the front garden and two in the rear garden (lots of 600m² or greater);
 - at least one canopy tree in the front garden (lots less than 600m²).
- All buildings to be a maximum of 5 metres above natural ground level.

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5.4 Building envelopes / setbacks

The following setbacks apply:

Front	Dwellings to be setback no less than 4.0 metres from any street alignment. Porches, verandahs, masonry chimneys, etc. may encroach into the setback distance by no more than 1.0 metre. Eaves, fascias and gutters may encroach into the setback distance by no more than 600mm.
Rear	No less than 1.0 metre ¹ .
Side	No less than 1.0 metre ² .
Garages	Garages should be setback no less than 5.0 metres from the street frontage and should be setback no less than 1.0 metre behind the front building line.

The building envelope and setback requirements will be registered on title at time of subdivision.

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¹ Excluding Lots 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15 as outlined on the development plan.

5.5 Fencing

The following fencing requirements will be managed via covenants registered on each lot.

Front fence	Front fencing is not allowed.
Wing fence	Side wing fences must be setback at least 0.5 metres from the building facade and must be minimum 50% transparency. Solid fencing is not allowed.
Side fence	Fencing to a side street alignment or pedestrian link must be setback at least 2 metres to provide a landscaping strip along the street alignment/pedestrian link. Side fencing must be no greater than 1.5 metres high and must be minimum 50% transparency.

Note to future landowners: Please refer to any Section 173 Agreement / Covenant registered in title for fencing requirements.

² Excluding Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 24A, and 24B as outlined on the development plan.

5.6 Design guidelines

The design guidelines set out in the approved development plan apply to all lots within this addendum to the development plan. Relevant sections of the guidelines are replicated below:

Buildings

- All buildings must adopt contemporary coastal architecture and design (dominated by visual simplicity, clean and uncluttered buildings lines, visual lightness and freedom from visually complex, excessive angles and jarring elements and features).
- Without over complexity, the building form is to be articulated to create subtle architectural interest and detail and to reduce the impression of building bulk (i.e. use of varied textures, variations in setback, verandahs, balconies, pergolas, glazing and window proportions and entrance treatments).
- The siting of basements and garages partially below natural ground level is encouraged.
- Period replica design and suburban type design will not be supported.

³ The elevation of the building which includes the front entrance. Garages may be oriented towards either frontage.

Designs for corner lots

- Designs for corner allotments must address both street alignments. Side elevations must be given equal attention to create 'multi-sided' buildings. The design should ensure habitable room windows overlook the side street/ pedestrian link.
- The frontage³ of dwellings should be oriented to the following streets:
 - Lot 5 - La Perouse Way
 - Lot 12 - La Perouse Way
 - Lot 13 - La Perouse Way
 - Lot 16 - La Perouse Way
 - Lot 29 - Side street
 - Lot 31 - La Perouse Way.

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Roofs

- Roofs are not to be dominant building design element.
- Low profile, discrete roofs without fussy detail or decoration are preferred.
- Flat roofs with parapets are encouraged.
- Curved roofs are not permitted.
- Roofs with gables and / or hips are not permitted.

Building materials, finishes and colours

- Roofs must be made of Colourbond corrugated profile metal decking.
- Roofs must be coloured using low reflective subdued darker colours such as slate grey, armour grey or similar.
- Permitted external materials are natural timbers, Colourbond steel and zinc cladding, painted weatherboard, natural stone, lightweight natural materials, bagged or painted brick works or stone.
- Darker low reflective natural colours with matte finishes that will best immerse the built form with the landscape and revegetated landscape must be used.
- Bright coloured finishes are not permitted.
- Face brickwork / block work must not be a dominate feature of a building.
- Visually dominant smooth untextured walls, or visually dominant walls of conventional brickwork or conventional blockwork will not be permitted.
- Only darker coloured mortar and joints will be permitted.

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Design integration

- Any outbuilding must be design and constructed with materials so that it architecturally and visually complements and integrates with the main dwelling.
- Any garage, including garage door(s), must be designed and constructed with materials, so that it architecturally and visually complements and integrates with the main dwelling.
- Roller doors may be used if they are not visible from a road.
- Panel lift doors must be used for garages where they are visible from a road.
- Gutters, down pipes and external plumbing must be coloured to complement the wall / roof on which it is located.

Windows and glazing

- External glazing must have low reflectivity and its colour must enable best immersion of the built form with the landform and revegetated landscape.
- Clear glazing is preferred.
- Light colours tinted glass is not permitted.
- Dark coloured tinted glass is permitted only if it is shown that it will immerse with the natural environment.

Landscaping

- An application must be accompanied with a landscape plan prepared by a suitably qualified and skilled professional detailing the landscape / vegetation treatments.
- Only plant species specified on the approved plants list are to be planted and allowed to grow within a landscape envelope (see Appendix 2 to the approved development plan).
- Any part of a lot not included within a landscaping envelope may be planted with any plant species other than a plant on the prohibited species list (see Appendix 5 to the approved development plan) provided the plant will not, at maturity, stand taller than the maximum vegetation height specified in any controls.
- Vegetation on street frontage must be planted within six (6) months of the date of first occupation of the main dwelling and all other vegetation must be planted within 12 months of the date of first occupation of the main dwelling.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Logans Beach Addendum
.....
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate:
Date: *3 September 2019*
.....

Fences

- Any fence visible from a street or coastal reserve must be at least 50 percent transparent.
- All fences, other than fences between a lot and a public reserve, must be constructed of timber, brush or a similar natural material, or timber post and wire.

Please refer to the design guidelines set out in the approved development plan for more details and precedent images.

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logans Beach Addendum
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule *12*
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *3 September 2019*

5.7 Protected view corridors

There are two existing houses within the 'Residential Transitional Area' (47 & 49 Hopkins Point Road) which potentially could have their views affected by subdivision and development of land within the development plan area.

The approved development plan establishes two 15 metre-wide 'Protected View Corridors' which extend from the northern boundary of the development plan area to the southern side of La Perouse Way. The approved development plan sets out a 3 metre height limit for vegetation within the view corridors.

The 'Protected View Corridors' have largely been incorporated within the road reserve to permanently protect view corridors. Privately owned land within the view corridors will be protected through a covenant on the titles (no build zone). Two court bowls are proposed to be constructed (at lengths of 58 metres and 47 metres) which are below the maximum permissible length of 60 metres prior to a court bowl treatment being required to accommodate the turning of a CFA truck under CFA guidelines. With regards to Council waste collection, bin collection areas have been provided on La Perouse Way, within easy walking distance of these dwellings. Residents will be required to wheel their bins to the bin collection area on collection days. Once emptied, residents will be required to return their bins to their dwelling.

Application requirements

- Applications for subdivision must be accompanied with a road reserve landscape plan which includes vegetation no greater than 3 metres in height within the 'Protected View Corridor'.

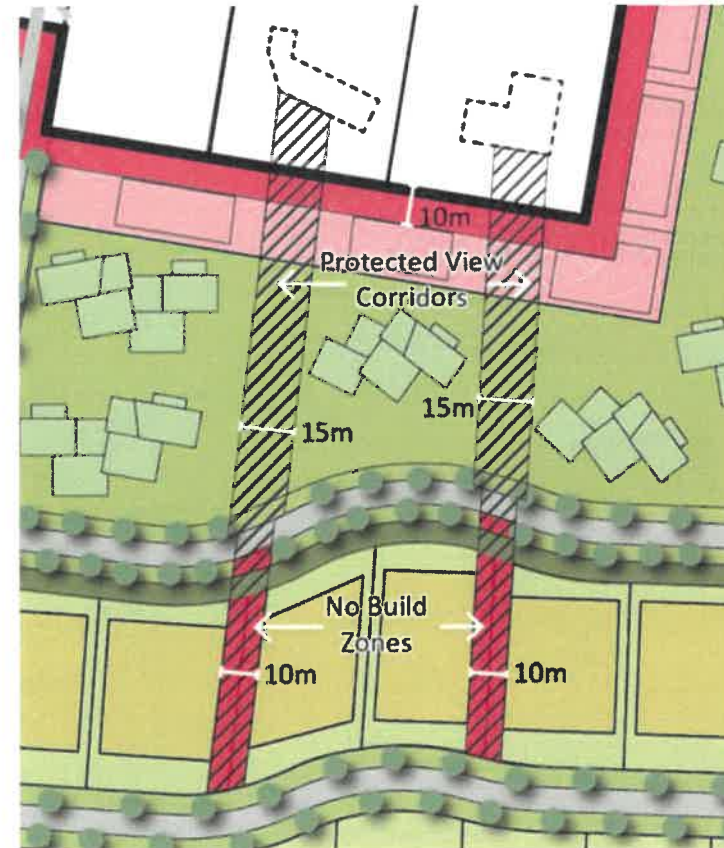


Figure 3: **Protected View Corridors** (source David Lock Associates)

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Logans Beach Addendum
Is approved in accordance with the requirements
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WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *3 September 2019*

LOGANS BEACH COASTAL VILLAGE DEVELOPMENT PLAN

STAGES 6 & 7

APRIL 2019

Road cross sections as per approved development plan and Infrastructure Design Manual requirements (as applicable)

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

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

Delegate:

Date:

3 September 2019



LEGEND

- Development plan area
- Proposed lot boundary
- Cluster residential lots (400-800m²)
- Spacious residential lots (800-1,200m²)
- Building envelope
- Landscaping envelope
- Ten metre landscaping / no build envelope
- BC Bin collection area

APPENDIX A LOGANS BEACH COASTAL VILLAGE STAGING PLAN



WARRNAMBOOL PLANNING SCHEME
Development Plan for: *Southern Ocean*
Logans Beach Addition
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1.12
WARRNAMBOOL CITY COUNCIL
Delegate: *[Signature]*
Date: *3 September 2019*



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WARRNAMBOOL VIC 3280
E: INFO@SITECVIC.COM.AU P: (03) 5561 3939

PROJECT

LOGANS BEACH COASTAL VILLAGE
WARRNAMBOOL
STAGING PLAN - JULY 2019

SIZE SCALE
A3 NTS

DRAWING No.
18-111 STAGING

SHEET No.
1 OF 1

REV
-

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