HOPKINS HEIGHTS

DEVELOPMENT PLAN

Coastal Hopkins River Growth Area

Warrnambool | Victoria

Amendment September 2026

Previously Amended 9 December 2020 and 12 June 2025

Original Development Plan 13 March 2019

MPAA STUDIO

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
1 of 126

WARRNAMBOOL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
2 of 126

Quality Information

Title	Version	Date	Authors
Final Development Plan	V8	13 March 2019	SM
Amended Development Plan	V15	9 December 2020	SM
Amended Development Plan	V18	6 August 2026	CM
Amended Development Plan	V19	2 September 2026	CM

Copyright

This document is subject to copyright. Use or copying of this document in whole or part, without the written permission of MPAA Studio will constitute an infringement of copyright.

MPAA Studio has taken all professional care to ensure this document is current at the time of writing. MPAA Studio accepts no liability for any loss or damages incurred as a result of reliance placed upon its content.

Development Plan Change Register

Category	Endorsed Development Plan (April 2019 / December 2020)	Amended Development Plan (September 2026)
Public Open Space & Landscape		
Central Park Location	Located on ridgeline position approximately 1 hectare	Relocated south onto extended ridgeline (west of Dalrymple Drive), maintains at least 1 hectare size – elevated above allowable housing to the south, securing panoramic views to and from the site.
Open Space Configuration	Linear east-west open space corridor along ridgeline; corridor approach.	Nuanced tapestry of 23 interconnected spaces responding to topography, road geometry and vegetation; retains east-west spine, with Central Park located on the extended ridgeline, but with varied configuration accommodating Wannon Water facility and Village Centre relocation.
Open Space Master Plan	Landscape treatment and open space shown conceptually	Comprehensive Landscape Master Plan updated by Play Street – clearly defines all public open space areas, pedestrian/cycling links, pause places, linking spaces and drainage basin reserves
Street trees	Street tree plan nominating native species for street trees.	Street tree theme now nominated in text. Map removed.
Village Centre Village Centre		
Village Centre Location	East of Dalrymple Drive – more easterly position separate from the public open space network.	West of Dalrymple Drive – geographic centre of estate, on bus route, directly integrated with Central Park.
Road Network & Movement		
Overall Road Network	Indicative internal road layout responding to topography	Road layout substantially retained with targeted refinements in central area to accommodate Village Centre relocation, refined Central Park.
Road Cross Sections	Cross sections A through H covering key road typologies	Cross sections rationalised and updated; new cross sections added including Village Centre Access Road (I), Divided East-West Road (J) and One-Way Loop Road; Goldstein Avenue reserve reduced to 16m between Wengkeel Ave and Dalrymple Drive.
Teetkort Way	Not present	New road added running parallel to and south of Goldstein Avenue (between Musgrove Street and Village Centre Road) – necessitated by levels of Goldstein Avenue making direct lot access impractical
Traffic Report	Traffic Engineering Assessment, TGM Group, March 2019	Updated Traffic Report, Traffix Group – confirms amended road network and cross sections comply with Infrastructure Design Manual; confirms permeable network with sufficient capacity; assesses Owners Corporation Roads.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
3 of 126

Housing Density & Lot Types		
Lots South of Goldstein Avenue (east of Wengkeel Ave)	Designated Low Density Bush Lots – minimum lot size 1,500m²	Minor extension of Conventional Residential lot area (~1.8ha) – approximately 5-7 additional lots permitted at 600–800m².
Design Guidelines		
Design Guidelines Coverage	Guidelines prepared for Stages 1–7 only; note that DP to be amended over time for future stages/precincts	Design Guidelines now a standalone Section 7; four guideline sets; clarifying map added; additional Central Park interface guideline components introduced. Village Centre Design Objectives have been outlined.
Staging		
Number of Stages	Not specified as a fixed total in text – indicative staging framework showing Stage 1 and 2 areas prioritised near services along Hopkins Point Road	Map updated. 27 stages identified – updated to reflect current delivery strategy driven by servicing requirements and Wannon Water infrastructure coordination.
Utilities		
Wannon Water Facility	Water storage facility and pump station identified on plan	Water storage facility location updated and accommodated in revised road and open space layout (east of Dalrymple Drive); one-way loop road (Lillias Way/Broderick Street) designed around facility location.
Other sections		
'Day in the Life' Narrative	Included – illustrated lifestyle narrative ('A Day in the Life at Hopkins Heights')	Removed – content was illustrative in nature and not a statutory requirement.
Character Precinct Descriptions	Detailed character precinct narratives included in Housing, Neighbourhoods and Character section	Removed and replaced with clarifying text on purpose and application of Design Guidelines; clarifying map added identifying which guidelines apply to each area

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
4 of 126

Table of contents

1. Introduction 6

..... 7

1.1 Development vision 8

1.2 Design Intent 8

1.3 Structure of the Development Plan 9

2. Site description 10

2.1 Site location and context 10

3. Planning context 12

3.1 Planning Policy Framework 12

3.2 Municipal Planning Strategy 15

3.3 Zones 19

3.4 Overlays 20

4. Schedule 13 to the Development Plan Overlay 23

4.1 Objectives of the Development Plan 23

4.2 Requirements for the development plan 26

5. Site analysis, issues and opportunities 28

5.1 Property ownership 28

5.2 Surrounding land uses 30

5.3 Topography and views 32

5.4 Waterways and drainage 35

5.5 Flora and fauna 37

5.6 Geology and soils 40

5.7 Cultural Heritage 41

5.8 Access and linkages 42

6. Design response 46

6.1 Housing, Neighbourhoods and Character 48

6.2 Movement network and road hierarchy 53

6.3 Open space, landscape and natural systems 70

6.4 Utilities and drainage 82

6.5 Staging 84

7. Design Guidelines 89

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME

Plans Approved for

Permit Number: DP2024-003.01

Endorsed Under: Endorsed Under: DPO Schedule 13

On the: 30/10/2026

Delegate: nlegoe 5 of 126

SECTION 1 - BACKGROUND

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
6 of 126

5

1. Introduction

The Hopkins Heights Development Plan has been prepared by MPAA Studio on behalf of Hopkins Heights Warrnambool Pty Ltd (Hopkins Heights Estate).

The Hopkins Heights Development Plan encompasses approximately 78 hectares of land and is a nominated growth area of the City of Warrnambool (Coastal Hopkins River Growth Area).

Warrnambool is an important city within the Great South Coast Region in terms of its role as a service and retail centre which supports established industries including farming and food manufacturing. Further, Warrnambool's established education presence and other supporting industries makes it a focus for employment in the region. Warrnambool is the western gateway to many of the region's tourist destinations.

Having regard to the strategic role of Warrnambool to the broader region, the purpose of the Hopkins Heights Development Plan is to guide future land use and development within the Coastal Hopkins River Growth Area.

The Hopkins Heights Development Plan was publicly exhibited in February 2019. Minor amendments and refinements were made to the Development Plan in response to submissions received and to improve the functionality of the proposed development. The Development Plan was approved by Warrnambool City Council on 2 April 2019, and subsequently amended 10 December 2020.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
7 of 126

Hopkins Heights has been in active development since 2019, with subdivisions approved progressively and vacant blocks developed with homes from Stage 1 through to Stage 11.

Some stages require additional engineering consideration and remain approved by permit but have not yet proceeded to subdivision.

There are 17 stages remaining, sequenced to work logically around the site in response to the accessibility of service infrastructure (in consultation with relevant authorities), topography, the provision of open space, and the road network.

This amendment relates primarily to the central portion of the site. Areas to the south-east, south-west and north-west are already either approved or developed, while the area to the north of Goldstein Avenue to the Hopkins River for the time being is not altered. Refer to the Progress Map at Figure 1 below for a snapshot of development as at July 2026.

The proposed key amendments are:

- Relocation of the Central Park, and associated changes to the road network, lot arrangements, and anticipated densities; and
- Relocation of the Village Centre to a more central location connected with the Central Park and ridge precinct.

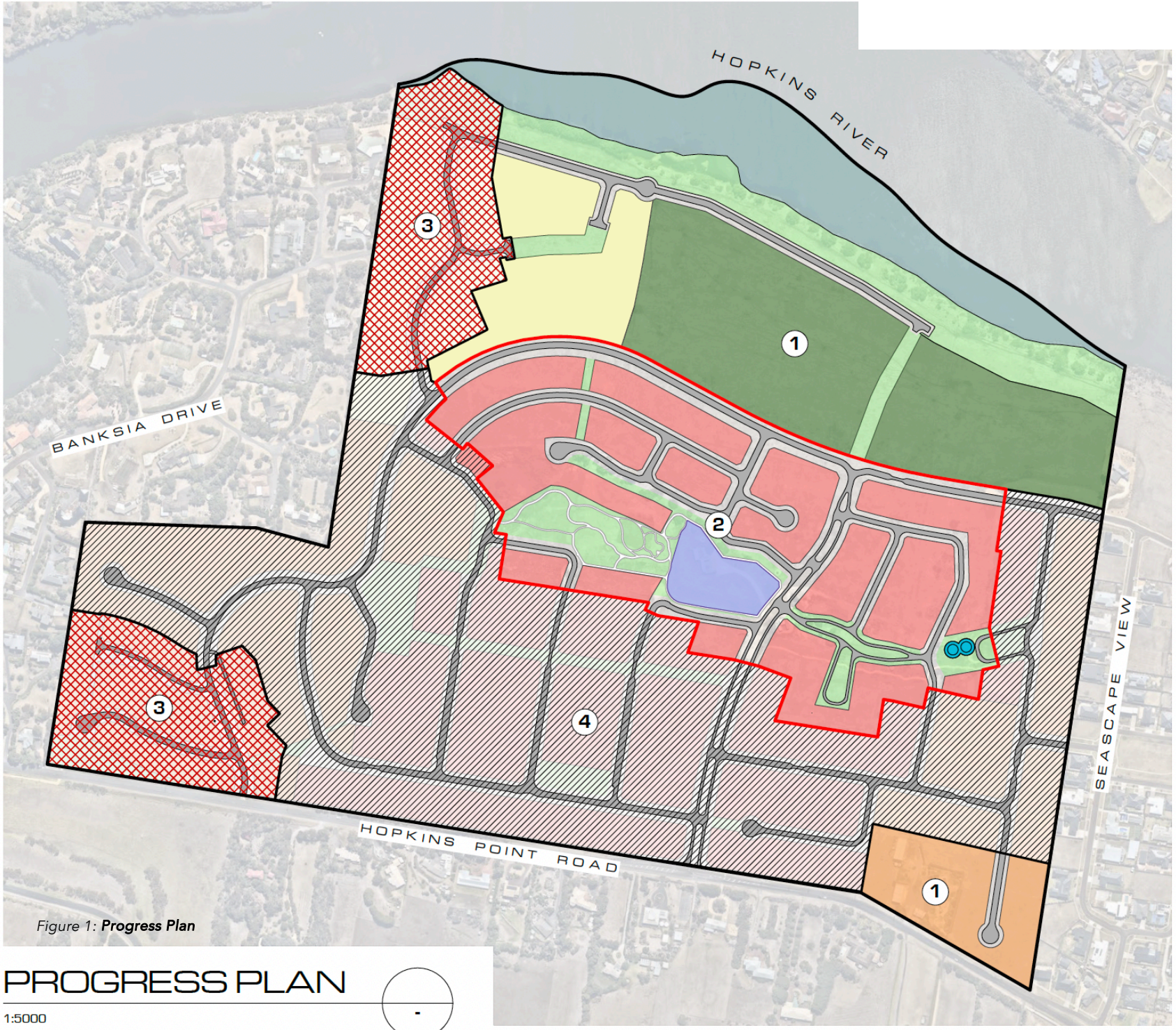


Figure 1: ***Progress Plan***

PROGRESS PLAN

1:5000

-

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME

Plans Approved for

Permit Number: DP2024-003.01

Endorsed Under: Endorsed Under: DPO Schedule 13

On the: 30/10/2026

Delegate: nlegoe

LEGEND

- Development Plan Area
- Property Boundary
- Hopkins River
- Water Storage

1. No change
2. Amended Development Plan Area
3. Permit granted - not yet subdivided
4. Approved and subdivided

1.1 Development vision

The Hopkins Heights Development Plan vision is:

"Hopkins Heights is a thriving community with a distinctive coastal and riverine feel. Residents have the best of both worlds benefiting from proximity to the Warrnambool CBD whilst being part of a thriving community living, socialising and recreating in a holistically designed residential estate

The lifestyle qualities of Hopkins Heights are enriched by a strong connection to the open space network which extends across the estate taking in the Hopkins River, hilltops and nearby coastal reserves. The Hopkins Heights 'village centre' and public spaces are places of greatly valued by all residents.

Hopkins Heights is a great place to live with a range of housing choices. Everything is close by and residents have the choice of walking, cycling or using public transport for their daily needs."

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
9 of 126

1.2 Design Intent

The Hopkins Heights environs comprise a rare combination of features unique to Warrnambool, including:

- Contrasting slopes and flats;
- Proximity to the Hopkins River;
- Amazing coast, river and hinterland views;
- Large property in a single land holding.

These features provide a natural framework of opportunities and constraints from which to base a site-responsive design. This framework will naturally bring to the fore opportunities for open space and recreation experiences which strongly influence the form and location of development on the site. Distinctive character areas will arise as a result of this design orientation toward the natural elements. This design intention will provide the basis for unique community interactions by naturally linking private development around public spaces, resulting in opportunities to concentrate pedestrian activity for 'chance' and planned meetings.

The design intent for the Hopkins Heights development is to create an integrated and harmonious estate with interesting and diverse built form, high-quality vegetation, interlinked passive open spaces, accessible walking and cycling routes and ambience that encourages active and engaged community living. Hopkins Heights Estate will provide:

- A diversity of housing forms that give broad options for people regardless of age, household composition or economic, social or cultural status.

- Sufficient population to create vitality, safety and a true sense of community.
- Housing lots which respond to the topography and vistas, and an overall subdivision that is innovative and interesting with a variety of lot sizes, housing types and public spaces.
- A network of accessible pedestrian and cycling paths;
- A picturesque linear park along the elevated central ridgeline incorporating a 'village centre'.
- Pause points' within the open space network to provide people with tranquil spaces to rest quietly for chance or planned meetings while taking in impressive coast, river and hinterland views.
- A picturesque Hopkins River public reserve, incorporating car parks, recreational facilities and a shared cycling and pedestrian pathway;
- Public transport via bus route.
- Well designed, interesting, inviting, adaptable and strategically located public spaces that are safe, interconnected and available to all residents.
- Quality landscaping to create a high degree of visual amenity, excellent community spaces, vegetated backdrops to housing and soft edges to built form where seen from key viewing locations;
- Building design controls to ensure houses address key roads and streets and through siting provide great residential amenity and an interesting and diverse streetscape.
- Different character areas with carefully crafted controls to provide different housing options reflective of the attributes of the character areas.
- Careful design on steeply sloping land to best integrate housing and services with topography.

1.3 Structure of the Development Plan

The Hopkins Heights Development Plan is structured in a format which responds to the features of the area and key elements of the Coastal / Hopkins River Structure Plan. The development plan is structured as follows:

- **Planning context** which provides an overview of the Planning Policy Framework, the Municipal Planning Strategy, zones and overlays affecting the development plan area.

- **Site analysis** which explores property ownership, surrounding land uses, topography, views and vistas, natural features, existing infrastructure and access.

- **Design response** which details the proposed movement network, open space, density of development, infrastructure and staging.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
10 of 126

2. Site description

2.1 Site location and context

Warrnambool is Victoria's largest coastal regional city and the fastest growing population centre in southwest Victoria. To accommodate population growth, Warrnambool City Council has rezoned land within four greenfield residential growth areas (including the Coastal Hopkins River Growth Area).

The Coastal Hopkins River Growth Area is located approximately three kilometres east of the Warrnambool Central Business District. The growth area is bound by the Hopkins River to the north and the Southern Ocean to the south. There is an existing low-density residential area to the west, with rural land to the east. Primary access to the growth area is provided along Hopkins Point Road, which continues through to Allansford and the Great Ocean Road in the east.

Development within the growth area is guided by the *Coastal / Hopkins River Environment Structure Plan*, prepared by Planisphere in 2008. The growth area was rezoned in 2014 (via Warrnambool Planning Scheme Amendment C76).

The growth area is in three major ownerships (Logans Beach Coastal Village, Hopkins Ridge Estate and the subject land). Development has commenced within the growth area with a series of residential estates currently under construction.

This development plan relates to the growth area's largest land parcel (approximately 78 hectares) and is the final development plan to be prepared within the growth area. The development plan area is bound by the Hopkins River to the north, Hopkins Point Road to the south, an existing low-density residential area to the west, and developing residential land to the east (Hopkins Ridge Estate).

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
11 of 126



Figure 2: ***Location plan***

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME

Plans Approved for

Permit Number: DP2024-003.01

Endorsed Under: Endorsed Under: DPO Schedule 13

On the: 30/10/2026

Delegate: nlegoe

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
13 of 126

3. Planning context

3.1 Planning Policy Framework

The Planning Policy Framework comprises general principles for land use and development in Victoria. The following clauses of the Planning Policy Framework are relevant to this development plan:

Clause 11 'Settlement' sets out that:

> Planning is to recognise the need for, and as far as practicable contribute towards:
>
> - Health, wellbeing and safety.
> - Diversity of choice.
> - Adaptation in response to changing technology.
> - Economic viability.
> - A high standard of urban design and amenity.
> - Energy efficiency.
> - Prevention of pollution to land, water and air.
> - Protection of environmentally sensitive areas and natural resources.
> - Accessibility.
> - Land use and transport integration.
>
> Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

Clause 11.01-1S 'Settlement' seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. In addition to focusing investment and growth to places of state significance in Metropolitan Melbourne, investment and growth is also directed to major regional cities (such as Warrnambool).

Building upon this policy, Clause 11.01-1R 'Settlement - Great South Coast' supports the role of Warrnambool as the key population and employment centre within the region.

Clause 11.03-2S 'Growth areas' sets out that planning should implement the strategic directions in Growth Area Framework Plans (such as the Coastal / Hopkins River Structure Plan). Clause 11.03-2S encourages the provision of a diversity of housing types at densities which encourage efficient use of land. Clause 11.03-2S also encourages the creation of mixed-use activity centres which are high quality, well designed and create a sense of place.

Clause 12 'Environment and landscape values' set out that:

> Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Clause 12.02-1S 'Protection of coastal areas' encourages the protections and enhancement of coastal biodiversity and ecological values. The revegetation of cleared land abutting waterways is encouraged.

Clause 12.03-1S 'River corridors, waterways, lakes and wetlands' seeks to protect the environmental, cultural and landscape values of water bodies. Development should be sensitively designed and sited to maintain and enhance environmental asset and landscapes along river corridors. The development plan includes a 50 metre open space corridor along the banks of the Hopkins River. Extensive revegetation is proposed within this area.

Clause 14 'Natural resource management' sets out that:

> Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

Clause 14.02-1S 'Catchment planning and management' seeks to minimise the impacts of stormwater upon waterways. The development plan is accompanied with a Stormwater Management Plan (TGM Group) which sets out measures to maximise the quality of stormwater runoff from the development plan area. Stormwater will be filtered of sediment and waste prior to discharge into the Hopkins River.

Clause 15 'Built environment and heritage' set out that:

> Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.
>
> Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.
>
> Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
>
> Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.
>
> Planning should promote development that is environmentally sustainable and should minimize detrimental impacts on the built and natural environment.
>
> Planning should promote excellence in the built environment and create places that:
>
> - Are enjoyable, engaging and comfortable to be in.
> - Accommodate people of all abilities, ages and cultures.
> - Contribute positively to local character and sense of place.
> - Reflect the particular characteristics and cultural identity of the community.
> - Enhance the function, amenity and safety of the public realm.

As encouraged by Clause 15.01-1S 'Urban design', the proposed subdivision and road layout responds to natural features. Proposed landscape treatments, along with siting guidelines for future dwellings, will ensure development responds to the surrounding landscape, natural features and emerging character of the area. The public realm has been designed to be attractive with safe access to walking and cycling paths.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
14 of 126

Of relevance to this development plan, Clause 15.01-3S 'Subdivision design' sets out:

> In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:
>
> - Creating compact neighbourhoods that have walkable distances between activities.
> - Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
> - Creating neighbourhood centres that include services to meet day to day needs.
> - Creating urban places with a strong sense of place that are functional, safe and attractive.
> - Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
> - Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
> - Protecting and enhancing native habitat.
> - Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
> - Reduce car dependency by allowing for:
>   - Convenient and safe public transport.
>   - Safe and attractive spaces and networks for walking and cycling.
>   - Subdivision layouts that allow easy movement within and between neighbourhoods.
> - A convenient and safe road network.
> - Being accessible to people with disabilities.
> - Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution

The development plan implements this policy in the following ways:

- The development plan promotes a highly permeable movement network with a focus on safe and efficient walking and cycling paths. Residents will have the choice of walking, cycling or using public transport for their daily needs.
- A range of lot sizes are provided to suit a variety of dwelling and household types to meet the needs and aspirations of future residents.
- The development plan incorporates an open space network which extends across the estate taking in the Hopkins River and nearby coastal reserves. Landscape treatments within the open space network and streets reinforce the distinctive coastal and riverine feel of the estate.
- The development plan incorporates a conveniently located village centre to meet the day-to-day needs of the community.
- Ecological values are protected and enhanced. The development plan includes extensive revegetation along the banks of the Hopkins River and planting of native species throughout the development plan area.

Clause 15.01-4S 'Healthy neighbourhoods' seeks to ensure neighbourhoods are designed to foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular activity.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
15 of 126

The development plan has a strong emphasis on fostering community interaction and encouraging physical activity. The development plan establishes a continuous system of pedestrian and bicycle paths along all streets, linking to open space and public transport within the development plan area and beyond.

Clause 16 'Housing' sets out that:

> Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
>
> Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.
>
> Planning for housing should include the provision of land for affordable housing.

The development plan implements policy at Clause 16.01-2S 'Location of residential development' which seeks to locate new housing in designated areas which offer good access to jobs, services and transport.

Clause 16.01-3S 'Housing diversity' seeks to provide for a range of housing types to meet diverse needs. The development plan provides for a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of future residents.

Clause 18 'Transport' sets out that planning should ensure an integrated and sustainable transport system. Clause 18.01-1S 'Land use and transport planning' seeks to integrate public transport services and infrastructure into new development. Clause 18.02-1S 'Sustainable personal transport' seeks to ensure the development of new neighbourhoods provides opportunities to promote more walking and cycling. The development plan promotes a highly permeable movement network with a focus on safe and efficient walking and cycling paths. Residents will have the choice of walking, cycling or using public transport for their daily needs.

The development plan implements key policy within Clause 19 'Infrastructure' such as, Clause 19.02-6S 'Open space', Clause 19.03-2S 'Infrastructure design and provision', Clause 19.03-3S 'Water supply, sewerage and drainage', Clause 19.03-4S 'Stormwater', and Clause 19.03-5S 'Telecommunications'. The development plan encourages the provision of infrastructure in a way that is efficient, accessible and timely.

3.2 Municipal Planning Strategy

Building on the Planning Policy Framework, the Municipal Planning Strategy sets out the local and regional strategic policy context for Warrnambool. It comprises the Municipal Strategic Statement and specific local planning policies.

Clause 21.01 'Municipal Profile, Council Vision and Strategic Directions' provides an overview of the drivers for growth and change within the City of Warrnambool. The municipality includes the major centre of Warrnambool (residential, commercial and industrial land uses) and the surrounding rural hinterland. Warrnambool is Victoria's largest coastal regional city and is the main service centre for south-western Victoria.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
16 of 126

The city is a popular retirement and tourist destination and provides support to the region in the fields of commerce, governance, social services, health, education, the arts and recreation.
The municipality has a steadily growing population. The estimated resident population of Warrnambool is expected to increase to approximately 40,670 people by 2031. Housing supply, choice and affordability, and landscape character are key planning issues relevant to this proposal.

Clause 21.01-4 'Strategic directions' outlines residential growth is primarily directed to:

- North East Warrnambool Growth Area
- Coastal Hopkins Growth Area
- North Dennington Growth Area
- North of the Merri River Growth Area
- East of Aberline Road Future Urban Growth Corridor.

The Coastal Hopkins Growth Area is described as:

> The Coastal Hopkins Growth Area immediately east and south of the Hopkins River is approximately 115 hectares of land with the potential to accommodate approximately 650 lots over the next 15 years. The growth area will provide a high quality residential environment, that responds to local characterises and context.

Clause 21.01-4 sets out that Council is committed to creating a sustainable city which allows people to walk or cycle to access their everyday needs and that fosters community interaction and encourages physical activity. In order to achieve this, Council has established a clear strategic direction to provide a network of activity centres and open space, and a diverse range of housing options.

Clause 21.02 'Settlement' seeks to direct urban growth to growth areas in order to protect productive rural areas and to achieve a more compact sustainable urban area. The following strategies (outlined within Clause 21.02-2 Urban Growth) are relevant to this application:

- Ensure that development is located and consolidated within settlement boundaries.
- Support increased residential densities in greenfield growth areas within close proximity to existing and/or planned transport corridors, activity centres and open space.
- Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.

Clause 21.02-1 'Activity centres' encourages the establishment of 'Convenience nodes' which primarily service a small or specialised catchment

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
17 of 126

Clause 21.03-2 'Significant environments and landscapes' sets out:

River and estuarine environments

The Hopkins estuary is one of only three 'Premier Rivers' for fishing across Victoria.

The river has a range of social values including fishing, boating, camping, swimming, picnicking and bushwalking. In an economic sense the rivers are valued for the supply of water for agriculture, drinking water, tourism and fishing.

Significant landscapes

Warrnambool contains areas of great natural beauty. The community values the city's landscape character. The ocean, the Merri River, the Hopkins River, inland hilltops and ridgelines, and surrounding rural areas can be viewed from numerous public areas and private dwellings throughout the city. Respect for the sharing of views, rather than necessarily the retention of all existing views, is an important issue.

Clause 21.03-2 seeks to ensure development sustains and enhances water quality and sediment loads. With regards to development of ridgelines, Clause 21.03-2 encourages the protection of prominent ridgelines.

Clause 21.06 'Built Environment and Heritage' identifies the appearance of the city's residential areas is important in maintaining a strong level of civic pride.

Clause 21.06-1 'Urban Environment' notes the siting and design of buildings can have a critical impact on visual appearance of urban streetscapes. Clause 21.06-1 outlines a number of Design and Development Overlays have been implemented to recognise areas which require sensitive design solutions (including the Coastal Hopkins Growth Area).

Clause 21.07 'Housing' seeks to ensure new housing is located within close proximity to existing and/or planned transport corridors, activity centre and open space. A diverse range of housing should also be provided to meet community needs.

Clause 21.11-5 'Coastal Hopkins Growth Area' contains policy which guides decision making in the growth area. The vision for the Coastal Hopkins Growth Area is:

> "To provide a superior 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."

Strategies relevant to this proposal include:

General

- Ensure that any proposed use or development within the Coastal Hopkins Growth Area is generally in accordance with the Coastal / Hopkins River Structure Plan, including the Coastal Hopkins Growth Area Framework.

Land use and activities

- Encourage environmental housing with a substantial river edge reserve, north of Hopkins Point Road.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
18 of 126

Urban design and built form

- Encourage development that is clustered together to provide for large areas of public open space, environmental linkages and the protection of ridgelines and significant flora and fauna species.
- Encourage development densities that are not necessarily uniform but respond to a visual and environmental assessment of potential development impacts.
- Require building and site design to blend into the landscape.
- Require subdivision with buffer areas that afford effective protection of the environmental values of the coast and river environments from impacts of stormwater, etc.
- Protect the ridgeline, coastal and river systems when considering any form of development.
- Require the identification of building envelopes which respond to the visual and environmental context of the site and allow for the reasonable sharing of views to the ocean and/or the Hopkins River from adjoining properties.

Access and circulation

- Provide a network of pedestrian and bicycle paths that provide links between neighbourhoods, open space areas and to Hopkins Point Road.
- Road reserves are to contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Provide a movement network that responds to the topography of the site, and provides a permeable layout for convenient vehicle and pedestrian access.
- Ensure access points from Hopkins Point Road are carefully chosen to optimise sight distance in both directions.

Open space and landscape

- Preserve the environmental values and landscape qualities of the area.
- Require the preparation of detailed siting and design schemes such as stormwater reuse, drought resistant gardens, habitat creation and enhancement which includes revegetation and solar orientation of buildings that demonstrate net environmental benefits resulting from any form of proposed residential development.
- Retain the coastal dune and river frontages through designation as public reserves for biodiversity purposes.
- Designate the ridgeline north of Hopkins Point Road as public open space with appropriate setbacks to housing to maintain a vegetated ridgeline.
- Protect the ridgeline, coastal and river systems when considering any form of development.
- Actively encourage revegetation so as to reduce the visual impact of the height and built form of buildings and structures.

WARRNAMBOOL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
19 of 126

3.3 Zones

General Residential Zone

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

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- 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 General Residential Zone, a planning permit is not required to use land for a 'Dwelling'. Uses such as 'Convenience shop', 'Food and drink premises', 'Leisure and recreation', 'Market', and 'Take away food premises', are Section 2, permit required uses. As set out in this development plan, these uses are encouraged to locate within the 'village centre'.

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 if the fence exceeds the maximum height specified in Clause 54.06-2 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.

Buildings and works associated with a section 2 use

A permit is required to construct a building or construct or carry out works for a Section 2 use.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe 20 of 126

Public Park and Recreation Zone

The Public Park and Recreation Zone applies to the Hopkins River frontage. The Public Park and Recreation Zone seeks to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

As set out in this development plan, land along the Hopkins River will be vested with Council for drainage and open space purposes. Land within the Hopkins River corridor should be rezoned Public Park and Recreation Zone once vested with Council.

Road Zone, Category 2

Hopkins Point Road is included within the Road Zone, Category 2. The purpose of the Road Zone is to *identify significant existing roads*.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
21 of 126

3.4 Overlays

Environmental Significance Overlay

Land with frontage to Hopkins River is included within the Environmental Significance Overlay with its purpose being:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

This development plan responds to the statement of environmental significance and environmental objectives contained within Schedule 2 to the Environmental Significance Overlay.

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 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.

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.

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
22 of 126

Site coverage

- To develop a spacious building setting with space for planting.
- To minimise the dominance of car parking structures and outbuildings.

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.

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 the river reserve, open space, 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. land to the west of the development plan area), 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 13 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.

The objectives and requirements contained in Schedule 13 to the Development Plan Overlay are set out in following section.

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
23 of 126

4. Schedule 13 to the Development Plan Overlay

The Coastal / Hopkins River Structure Plan provides the strategic basis for the design and development provisions of Schedule 13 to the Development Plan Overlay.

The Coastal / Hopkins River Structure Plan contains to the following vision: (emphasis added)

> "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."

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
24 of 126

4.1 Objectives of the Development Plan

Schedule 13 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.

Subdivision and building envelope objectives

To provide a neighbourhood that:

- Provides diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations and larger lots in appropriate locations such as on steep slopes.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation and avoids steep slopes.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Design considerations:

- The development plans provides a diversity of lot sizes with smaller lots located on areas of less slope and near higher amenity locations (such as open space and the 'village centre').
- Lower density housing has been located in areas of steep slope.
- Lot sizes allow space for substantial vegetation.
- Roads incorporate wide nature strips to allow substantial vegetation.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
25 of 126

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:

- The development plan provides a permeable network of roads, and walking and bicycle paths which respond to topography and enable people to access open space and public transport.
- Roads, walking and cycling paths have been limited in areas of steep slope.
- Road, pedestrian and bicycle connections have been provided to future neighbourhoods, east of the development plan area.
- Access arrangements to Hopkins Point Road have been designed to ensure there is no impact on road safety.

Open space and landscape objectives

To provide an interlinked open space network that:

- Provides accessible and high amenity public open spaces incorporating existing landscape and environmental features and takes advantage of key views.
- Provides the opportunity for views of the surrounding landscape from private allotments, and public domain.
- Minimises the visual intrusion of residential development when viewed from key locations in the surrounding areas.
- Provides pedestrian links in open space to adjoining areas.

Design considerations:

- The development plan provides a network of open space which builds upon the existing network of open spaces within the surrounding area.
- Open spaces will be quality spaces which incorporate existing landscape and environmental features (such as the river corridor and ridgeline).
- Lots have been oriented to capture key views. Open spaces have been located to take advantage of primary vantage points.
- Lot sizes allow space for substantial vegetation.
- Roads incorporate wide nature strips to allow substantial vegetation.

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:

- The development plan provides efficient delivery of services and infrastructure which improves environmental performance of proposed subdivisions.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
26 of 126

4.2 Requirements for the development plan

The development plan must include a detailed site analysis and design response which addresses the requirements set out in Schedule 13 to the Development Plan Overlay.

The **site analysis** must include the following:

- 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*.

- 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*.

- A **landscape assessment** that defines any important landscape views or vistas and any landscape features.

- 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 consolidated **site analysis** plan in digital and hard copy format that depicts all relevant site analysis information.

- A **geotechnical assessment** (Functional design) which incorporates at least the following information:
  - Location of proposed lots,
  - Proposed services, such as sewer, stormwater, water, gas, electricity, telephone and other utility services,
  - Contour lines to AHD (500mm vertical intervals),
  - Earthwork details, and
  - Identification of trees to be removed or retained.

- A **geotechnical site analysis** that includes a:
  - Stability Assessment Report; and
  - Landslide Hazard Rating Analysis.

The site analysis is set out in Section 5 of this report. In addition to the site analysis requirements, the site analysis sets out property ownership, surrounding land uses, and existing access and linkages.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
27 of 126

The development plan must also include a **design response** based on the site analysis. The report must include:

- A street layout plan, including typical cross sections and details of public transport and pedestrian / bicycle paths.
- Indicative lot layout plan, including typical building envelopes.
- An open space plan, including a biodiversity corridor along the Hopkins River edge, and open space corridor along the ridgeline, landscape masterplans for each open space area, and a street tree theme.
- An assessment of how stromwater will be collected, treated and managed.

The design response is detailed in Section 6 and in the accompanying Stormwater Management Plan (TGM Group).

The following reports and assessment have informed the preparation of the development plan:

Environmental assessment
Flora and Fauna Assessment and Net Gain Analysis
Ecology Partners Pty Ltd, June 2011

Cultural Heritage Management Plan
Hopkins Point Road Warrnambool: Residential Subdivision, Cultural Heritage Management Plan, Number 11721
Urban Colours Art and Cultural Heritage Consultants, 2 September 2011 (approved 7 October 2011)

Functional design
Functional design, Drawing Number 18311-03
TGM Group Pty Ltd, March 2019

Geotechnical site analysis
Geotechnical Investigation
A.S. James Pty Ltd, 30 May 2012

Services and drainage
Site Stormwater Management Plan
TGM Group Pty Ltd, August 2018

Traffic
Traffic Engineering Assessment, Proposed Residential Subdivision as 'Madden Lane' Hopkins Point Road, Warrnambool
Traffix Group Pty Ltd, September 2018 & February 2026

Environmental Assessment
Preliminary Site Investigation at Hopkins River Residential Growth Area, Warrnambool
Environmental Earth Sciences, November 2018

The Functional Design (Drawing Number 18311-03) forms part of this approved development plan.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
28 of 126

5. Site analysis, issues and opportunities

5.1 Property ownership

The development plan area comprises two landholdings ranging from 3 hectares to 75 hectares.

The largest landholding (Landholding 1) includes three titles across 75 hectares of land. A planning permit (Planning Permit No. PP2018-0128) was recently granted enabling the land to be subdivided to create three 'mega-lots' capable of further subdivision.

The landholding has approximately 930 metres frontage to Hopkins Point Road and approximately 870 metres frontage to the Hopkins River. Approximately 4.4 hectares of the landholding is located within the Hopkins River. The landholding contains a former dairy, internal fencing and planted shelter belts.

The remaining landholding (Landholding 2) is located in the south-eastern corner of the development plan area. The landholding has approximately 215 metres frontage to Hopkins Point Road with an overall area of 3 hectares. The land is developed with a modern double storey dwelling and associated outbuildings.

Design considerations:

- The development plans allows individual landowners opportunity to develop independently of each other without compromising the development plan.
- The development plan provides opportunities for landowners to retain existing dwellings within the development of their land.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
29 of 126



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
30 of 126

Figure 3: ***Property ownership***

5.2 Surrounding land uses

The development plan area is bounded by the Hopkins River to the north and low density residential development to the south and west.

Land to the east is included within the General Residential Zone and is progressively being developed for residential purposes in accordance with the approved development plan for that part of the growth area (North Side of Hopkins Point Road, Warrnambool Development Plan, TGM Group, 2014).

The *North Side of Hopkins Point Road Development Plan* facilitates the development of 78 allotments in three stages (Hopkins Ridge Estate). To-date, 54 lots have been developed with several dwellings constructed and/or currently under construction. The development plan includes a 4,000 square metre central park and a diverse range of residential lots sizes (600 square metres to 3,000+ square metres). Two road connections are planned to connect the Hopkins Ridge Estate with the Hopkins Heights Development Plan area (one road connection has been constructed). Road, pedestrian and bicycle connections to this area have been considered through the preparation of the development plan.

Warrnambool City Council recently adopted a framework plan for the Logans Beach area (*Logans Beach Strategic Framework Plan, 2017*). Land to the south and west of the development plan area is included within the framework plan.

The framework plan provides guidance on planning controls to facilitate further residential development within the Logans Beach area. Of relevance to this development plan, the framework plan seeks to facilitate an additional 200 -250 within the Logans Beach area (excluding the Motang Estate).

The Coastal / Hopkins River Structure Plan identifies an opportunity to provide small-scale retail facilities to service future population growth within the area. The provision of a range of limited non-residential uses (such as cafes, restaurant, milk bar, medical centre, etc.) should be considered in the preparation of the development plan.

Design considerations:

- The development plans provides road, pedestrian and bicycle connections to future neighbourhoods, east of the development plan area.
- The development plan provides for a range of limited non-residential uses to service future needs of the growing community (Hopkins Heights 'village centre').

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
31 of 126

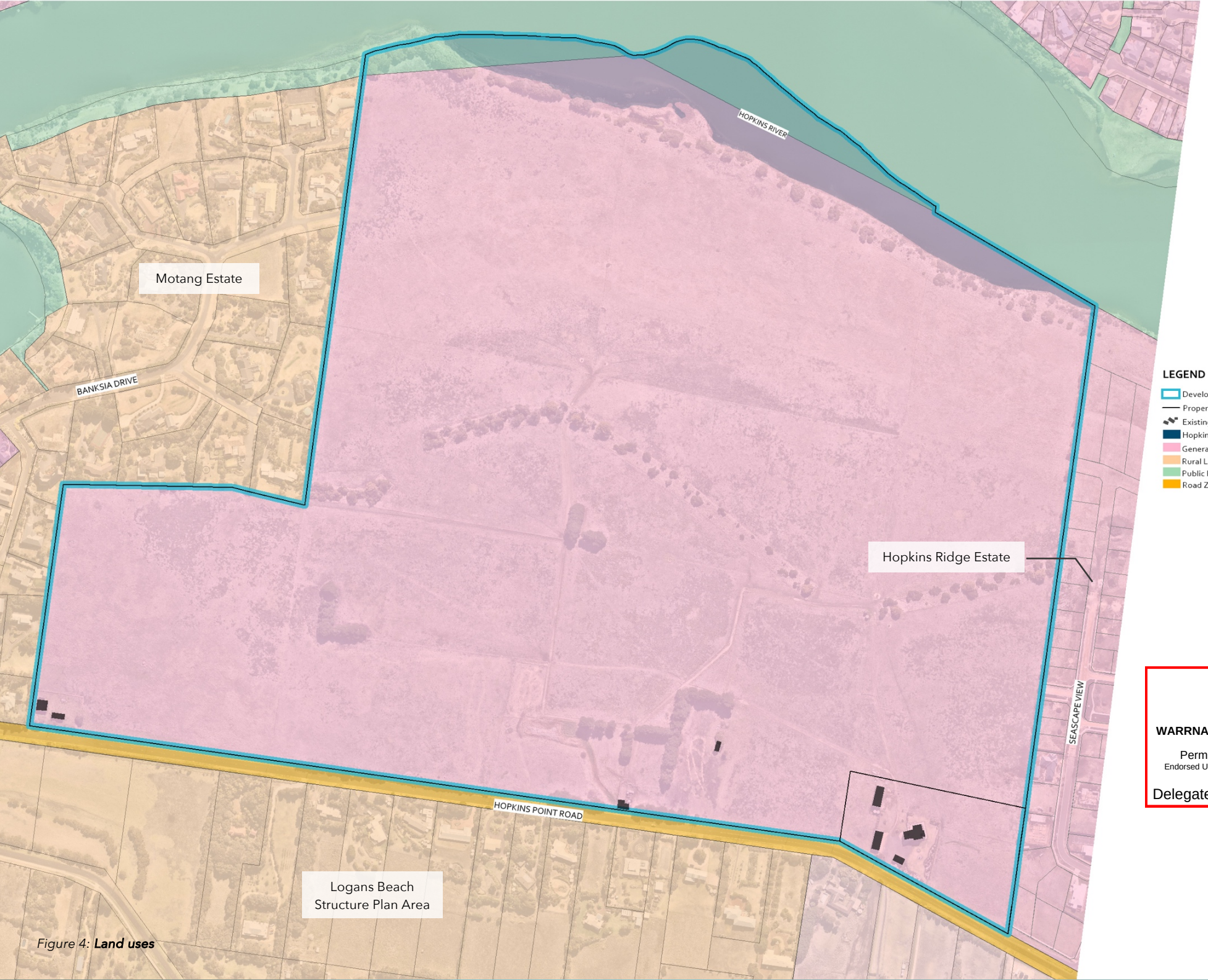


Figure 4: ***Land uses***

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME

Plans Approved for

Permit Number: DP2024-003.01

Endorsed Under: Endorsed Under: DPO Schedule 13

On the: 30/10/2026

Delegate: nlegoe

5.3 Topography and views

The development plan area includes a prominent hill which falls towards Hopkins Point Road to the south and the Hopkins River to the north. The highest point within the development plan area is approximately 65 metres above sea-level, one of the highest points in Warrnambool.

The development plan area includes a ridgeline which runs in an east-west direction. Where appropriate, existing vegetation on the ridgeline is to be retained and included within the 'linear park'. This vegetation, as well as a tree plantings contained within a generous 22 metre road reserve, will screen housing from significant viewing locations outside the estate. All buildings on the site will be sited below the height of vegetation on the ridgeline.

From this point, the topography falls to the north, south and west with a slope between 5% and 10%. There is a dramatic increase in slope (between 20% and 35%) down to the edge of the Hopkins River with some extreme areas of slope close to the bank of the river. There is also a steep sloping area in the south-west corner of the development plan area. Some parts of this area have slope greater than 20%.

These slopes require special consideration and a tailored approach to address matters concerning street alignment, bicycle and pedestrian accessibility, lot layout and dwelling design. These matters will be addressed thoroughly at the planning permit stage and through detailed design.

Because of the high elevation, the development plan area has a variety of long-distance panoramic views. Areas north of the ridgeline have views of the Hopkins River and long-distance rural views, including long-distance views to Mount Warrnambool to the north-east. South of the ridgeline, panoramic views are available of urban Warrnambool, the Hopkins River mouth and the ocean.

Long-distance views are possible to Port Fairy, across the Warrnambool Breakwater / harbour precinct.

Parts of the development plan area are highly visible from nearby viewing locations such as Moyjil / Point Ritchie, the whale watching platform car park, and the Deakin University boat ramp.

A number of dwellings in the Motang Estate (Banksia Drive) have been constructed to take advantage of views of the coast and the Hopkins River Mouth. Development adjacent to Banksia Drive will need to consider existing views lines.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
33 of 126

Design considerations:

- The development plan provides a permeable network of roads, and walking and bicycle paths which respond to topography.
- Roads, walking and cycling paths have been limited in areas of steep slope.
- Roads incorporate wide nature strips to allow substantial vegetation.
- The development plan provides a diversity of lot sizes with smaller lots located on areas of less slope and near higher amenity locations (such as open space). Lower density housing has been located in areas of steep slope.
- Lots have been oriented to capture key views. Open spaces have been located to take advantage of primary vantage points.
- Extensive planting will be provided along the ridgeline.
- Building height have been limited near the ridgeline to maintain a vegetated ridgeline to provide a 'green ridge' to the estate.
- With regards to sharing of views, the development plan provides that dwellings are to be staggered to ensure coastal / river views from dwellings in Banksia Drive and Acacia Court are maintained.

Guidelines for planning permit applications:

- A Slope Management Plan should be submitted with a planning permit application for subdivision and include:
  - Site description and design response.
  - Statement describing how any land with pre-development slopes over 20% will be subdivided.
  - A statement and/or diagrams detailing the proposed landscape and urban design outcomes that will be achieved to complement the slope.
  - A geotechnical report completed by a suitably qualified engineer to confirm the stability of the slope and assessment of risks posed by the site conditions and proposed earthworks and drainage.
  - Proposed road cross sections and long sections to demonstrate how slopes over 20% are being responded to through design.
  - Details of all proposed batters, cut and fill earthworks, retaining walls, driveway crossover locations and drainage solutions required for the subdivision of land that includes an existing pre-development slope greater than 20%.
  - Building envelopes (or an alternate design response) to respond to the slope management methods utilised.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
34 of 126

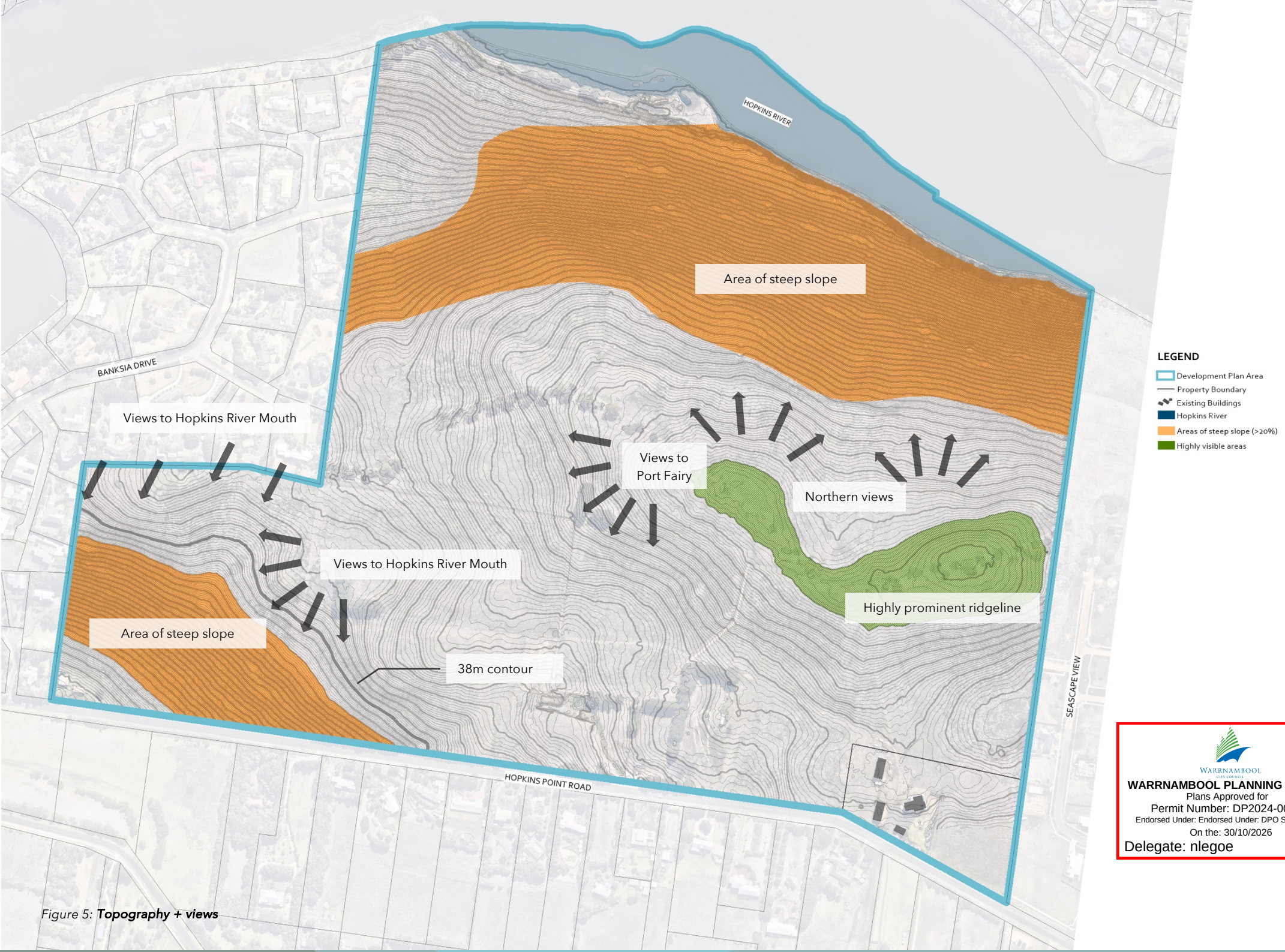


Figure 5: ***Topography + views***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
36 of 126

5.4 Waterways and drainage

The Hopkins River is an integral part of the drainage corridor in the greater Warrnambool area.

The Coastal / Hopkins River Structure Plan identifies discharge of urban stormwater into the Hopkins River will need to be treated through Water Sensitive Urban Design measures which protect the quality of the river. The structure plan recommends stormwater management plans consider the use of existing wetlands within the Water Sensitive Urban Design measures.

The Stormwater Management Plan (TGM, August 2018) which accompanies this development plan, identifies the development plan area has three drainage catchments. The northern catchment currently discharges north toward the Hopkins River via a combination of concentrated and sheet flow from the central ridgeline. This 'Plan' identifies that the estate is able to be suitably drained with a number of scenarios/options which will be fully explored and resolved in the approved Stormwater Management Plan.

Stormwater runoff from the southern catchment discharges via a combination of concentrated and sheet flow towards Hopkins Point Road. Drainage infrastructure within Hopkins Point Road consists of an underground network and overland flow within kerb and channel which convey flows to the Hopkins River.

The Hopkins River is also an area of high amenity and presents significant passive recreation opportunities. The structure plan recommends that the river corridor be designated as open space and revegetated.

Design considerations:

- Roads have been aligned to allow for overland flows along natural drainage lines.
- Water sensitive urban design infrastructure and techniques will be utilised in road reserves, pubic reserves and elsewhere to appropriately treat stormwater before discharge.
- The final stormwater drainage discharge option/s will be determined in the approved Stormwater Management Plan.
- Rooftop stormwater discharge will be minimised through a requirement for each house to retain stormwater as drinking water in fresh water tanks.
- A biodiversity corridor has been provided along the entire length of the Hopkins River.
- Access has been provided to the Hopkins River corridor in the form of a shared path and bicycle path.

Guidelines for planning permit applications:

- Applications for subdivision must be accompanied with a Stormwater Management Plan which identifies drainage requirements (including interim measures) for each stage of subdivision.

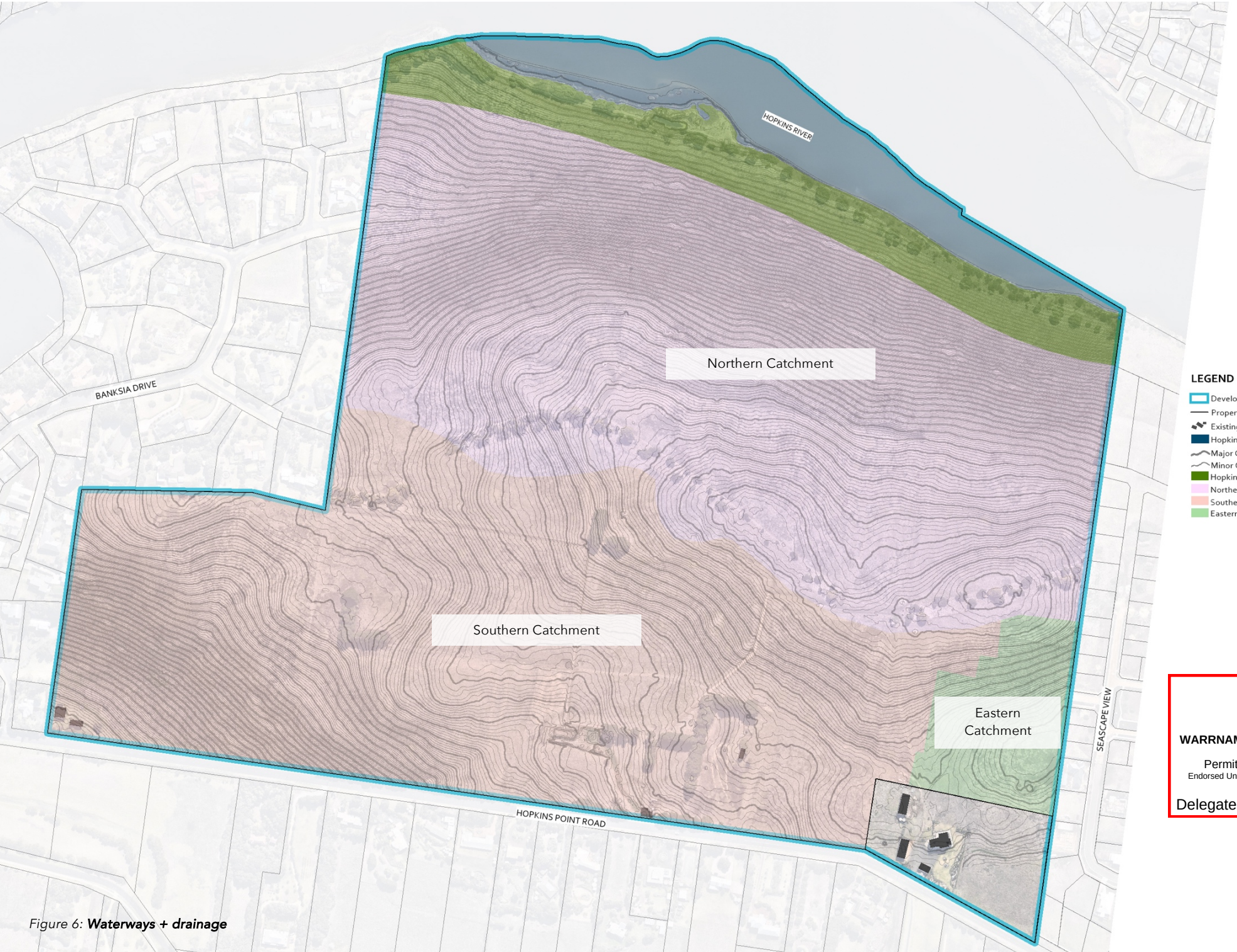


Figure 6: ***Waterways + drainage***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

5.5 Flora and fauna

Land within the development plan area has been subject to modification through agricultural use and is dominated by exotic vegetation (open pasture).

Vegetation within the Hopkins River corridor comprises native (non- indigenous) and exotic trees and shrubs, with a dense ground cover of exotic weed species.

Paddocks within the development area are dominated by exotic vegetation and contain patches of Striped Wallaby-grass *Austrodanthonia racemose* var. *racemose* which have colonised (i.e. not remnant vegetation) as the paddocks have historically been cultivated, fertilised and grazed. The Flora and Fauna Assessment concluded areas supporting colonised Striped Wallaby-grass were not considered representative of the original vegetation type (i.e. Damp Sands Herb-rich Woodland) and do not support habitat for rare or threatened flora or fauna species. While a permit is required to remove or disturb native grasses, the assessment concluded a Net Gain analysis was not required as no remnant vegetation was recorded within the development plan area.

No *Environment Protection and Biodiversity Conservation Act 1999* listed flora or fauna species were recorded during the field assessment. The assessment concluded that none are considered likely to occur within the development plan area as no suitable habitat is present.

A number of weed species listed as noxious under the *Catchment and Land Protection Act 1994* were recorded during the site assessment (such as Variegated Thistle, Soursob, and African Box Thorn).

To mitigate / ameliorate potential impacts on ecological values, the assessment recommended the following measures:

- Where development is proposed adjacent to areas of ecological value (Hopkins River), these sites should be fenced and identified as 'no go' areas to avoid disturbance during construction.
- A Weed Management Plan should be developed to control weeds during construction.
- Soil disturbance and sedimentation near rivers or drainage lines should be kept to a minimum to avoid / minimise impacts on fauna habitats.
- Ensure best practice sediment and pollution control measures are undertaken to minimise disturbance to rivers and drainage lines.
- Use indigenous plants associated within the relevant EVC (Damp Sands Herb-rich Woodland) as part of any landscaping works to increase habitat for flora and fauna.

Design considerations:

- A biodiversity corridor has been provided along the entire length of the Hopkins River.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
38 of 126

Guidelines for permit applications:

- Applications for subdivision within areas where Striped Wallaby-grass has been identified, must be accompanied with a flora and fauna assessment in accordance with *Guidelines for the removal, destruction or lopping of native vegetation 2017*.
- Where development is proposed adjacent to areas of ecological value (Hopkins River), these sites should be fenced and identified as 'no go' areas to avoid disturbance during construction.
- Soil disturbance and sedimentation near rivers or drainage liens should be kept to a minimum to avoid / minimise impacts on fauna habitats.
- Applications should ensure best practice sediment and pollution control measures are undertaken to minimise disturbance to rivers and drainage lines.
- Applications for subdivision must be accompanied with a Weed Management Plan to controls weeds during construction.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
39 of 126



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
40 of 126

Figure 7: ***Flora + fauna***

5.6 Geology and soils

The Geological Survey of Victoria, 1:250,000, Colac Sheet identifies the development plan area to be underlain by Tertiary Limestone, locally known as Port Campbell Limestone. Weathering of the limestone typically results in shallow surface residual silts underlain by firm to very stiff residual clays, which grade to variably weathered limestone. The residual clays are generally highly reactive, and the depth and lateral extent of rock is often highly variable.

The Geotechnical Investigation identified the development plan areas is located on a limestone ridge which rises approximately 40 metres above the level of the river. Land to the north and south-west contains steep slopes (approximately 15-23 degrees) with less slope (less than 10 degrees) generally across the rest of the development plan area.

The development plan area has a number of areas of shallow instability. The Geotechnical Investigation confirms deeper subsurface limestone is not subjected to slope failures. Accordingly, the investigation concluded deeper foundation arrangements, together with good hillside practice management, would negate any risk of shallow failures at the site.

The Geotechnical Investigation includes recommendations relating to:

- Cut and fill earthworks;
- Short-term excavations;
- Removal of vegetation and revegetation;
- Site drainage;
- Design and construction requirements for roads; and
- Further detailed geotechnical investigations, including risk assessments and slope stability model for lots located in the northern parts of the development plan area.

Subdivision and development must be undertaken in accordance with the requirements set out in the Geotechnical Investigation.

Guidelines for permit applications:

- Applications for subdivision and development (dwellings) in areas of steep slopes must be in accordance with the requirements set out in the Geotechnical Investigation.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
41 of 126

5.7 Cultural Heritage

The development plan is within an area of cultural heritage sensitivity as described in the *Aboriginal Heritage Regulations 2007*. A Cultural Heritage Management is required to be prepared and approved by the relevant Registered Aboriginal Party (or the Office of Aboriginal Victoria) prior to land being subdivided or developed.

A Cultural Heritage Management Plan has been prepared for the development plan area. No Aboriginal archaeological sites were identified within the development plan area. The Cultural Heritage Management Plan was approved by the Office of Aboriginal Victoria on 7 October 2011.

The management plan sets out actions in the event any Aboriginal cultural heritage sites are located during construction which will be followed during construction of the development.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
42 of 126

5.8 Access and linkages

Hopkins Point Road is a local connector road which runs in an east-west direction between Tooram Road to the east and the Hopkins River Bridge to the west and provides a connection to central Warrnambool. In the vicinity of the development plan area, Hopkins Point Road contains a 9.5 metre wide pavement with a single marked traffic lane in each direction. The pedestrian / bicycle network is currently limited to the existing road network. A key vision of the Coastal / Hopkins River Structure Plan is to create a strong sense of community through a network of walking and bicycle paths which link open spaces and residential area. A number of infrastructure upgrades (DCP projects) are outlined in a s173 Agreement registered on title comprising intersection works at Hopkins Point Road and Marfell Road intersections, Hopkins Road and Otway Road intersection and Flaxman street and Nicholson Street intersection.

Of relevance to this development plan, the structure plan sets out the following pedestrian / bicycle network:

- A shared pedestrian and bicycle trail in the centre of the growth area which commences at Hopkins Point Road and extends down to the riverside open space corridor.
- A shared trail along the riverside open space corridor.
- A shared trail that provides a scenic journey along the ridgeline and connecting the riverside open space and on-street pedestrian / bicycle network.
- An on-street pedestrian bicycle network connecting to the shared trails and open spaces to future residential areas.
- All roads will incorporate pedestrian footpaths.

With regards to roads, the structure plan seeks to provide a permeable road network which responds to topography. Internal roads are encouraged to follow natural contours to avoid excessively steeps sections and reduce the visual impact of roads.

The structure plan encourages a centrally located avenue with access from Hopkins Point Road. The road is to incorporate substantial landscaping and a shared pedestrian / bicycle trail. A secondary access point is encouraged in the south-west corner of the development plan area which is intended to service properties in that immediate area. There are no existing bus routes which service the development plan area. The closet existing bus route runs directly past the western side of the Hopkins River Bridge. Discussions with Public Transport Victoria confirmed future subdivision within the development plan area should be designed in a way which accommodates a future bus route with the majority of allotments located within 400 metres of the route.

The Motang Estate, located to the west of the development plan area, comprises 32 rural residential lots with a private road (Banksia Drive). Banksia Drive directly adjoins the western boundary of the development plan area. The Panel which considered Amendment C76 identified:

> *"There is a considerable constraint to achieving a linkage to the west due to the privatised nature of roads in the Motang Estate and it is understood that submitters from the Motang Estate do not want linkages."*

Accordingly, access to Banksia Drive should be restricted.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
43 of 126

Design considerations:

- The development plan provides a permeable network of roads, and walking and bicycle paths which respond to topography and enable people to access open space and public transport.
- Road, pedestrian and bicycle connections have been provided to future neighbourhoods, east of the development plan area.
- A bus route has been provided for within the Hopkins Heights development.
- Access arrangements to Hopkins Point Road have been designed to ensure there is no impact on road safety with basic right-turn treatment intersections to be constructed and a north side slip lane to the major entrance to the Hopkins Heights development.
- Vehicle access to Banksia Drive has been restricted.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
44 of 126



Figure 8: ***Access + linkages***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

SECTION 2 - DESIGN RESPONSE

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
46 of 126

6. Design response

The revised Hopkins Heights Development Plan [referred to as 'Revised Development Plan'] relates to the Hopkins Heights Estate [referred to as 'Hopkins Heights' and 'the site']. It updates and amends the original Hopkins Heights Development Plan endorsed by Warrnambool City Council on 10 December 2020 [referred to as "2020 Development Plan"]. The amendments enhance the Development Plan response to and practical implementation of the key objectives of the Coastal Hopkins River Environment Structure Plan [May 2008] [2008 Structure Plan], Development Plan Overlay 13 and the opportunities identified in the site analysis section of the 2020 Development Plan.

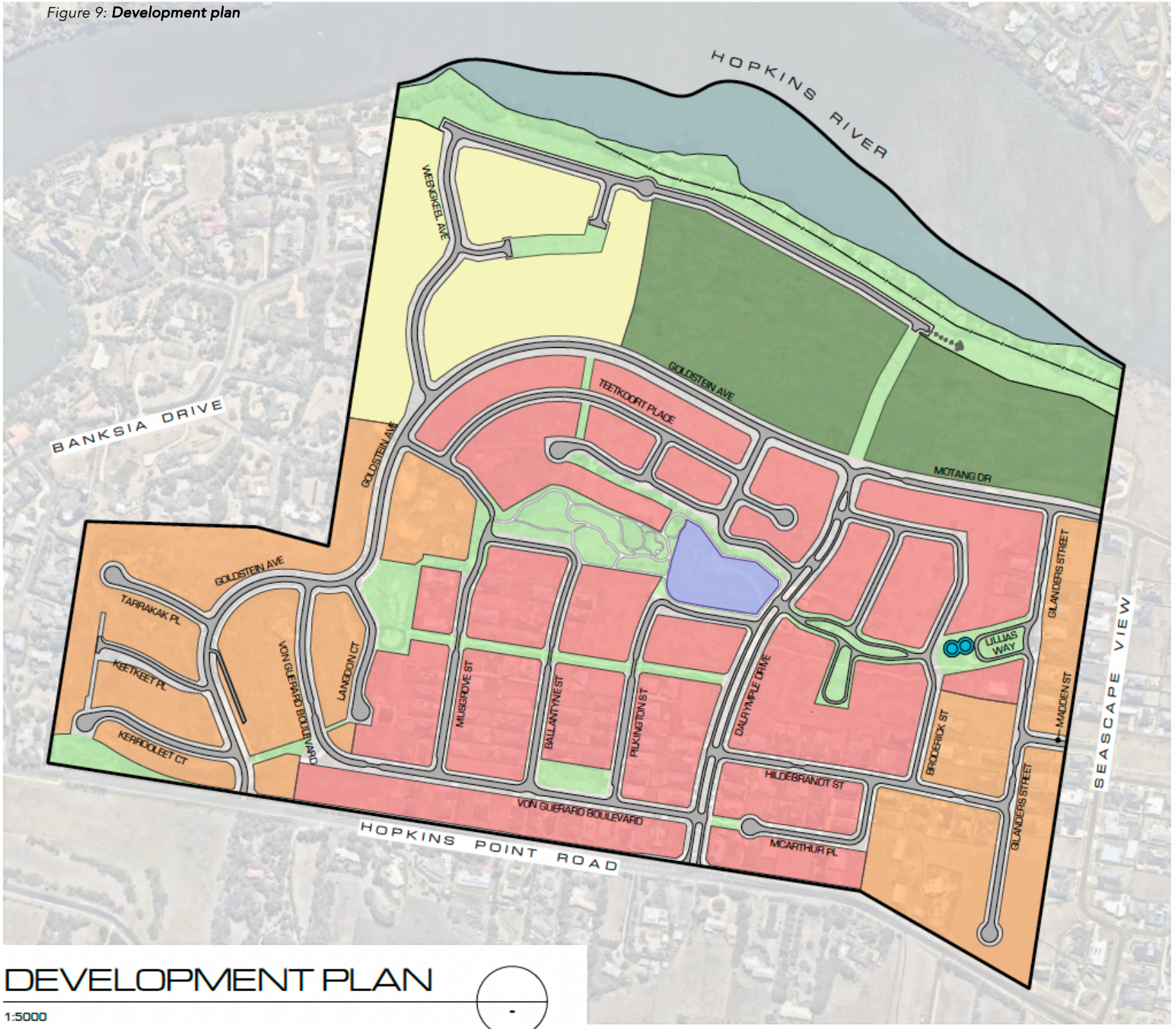
The Revised Development Plan:

- Provides a highly permeable internal road network which responds to topography and encourages walking and cycling throughout Hopkins Heights.
- Provides road, pedestrian and bicycle connections to the Hopkins Ridge Estate (located to the east).
- Provides safe access and egress to Hopkins Point Road.
- Provides a diversity of lot sizes with smaller lots located on areas of less slope and near higher amenity locations (such as open space and the Village Centre) and lower density housing located in areas of steep slope.
- Prioritises the location of open spaces to take advantage of primary vantage points and panoramic views from the site and provides appropriate view opportunities from private lots.
- Provides sufficient space for significant tree planting within lots, road reserves and open spaces which over time will form a landscaped backdrop to the site.
- Provides for a centrally located Village Centre to meet the day-to-day needs of the community with convenient access to residents ('Village Centre').
- Provides small green spaces within the local street network ('pause places') to foster community interaction and encourage physical activity.
- Protects and enhances the ecological values of the Hopkins River corridor.
- Provides public access to the Hopkins River corridor through the provision of a road connection, walking and riding connections and a shared riverfront path.
- Restricts direct vehicular access to Banksia Drive.
- Ensures key infrastructure (such as water supply and sewerage services) are provided in a timely and efficient manner.

The Revised Development Plan is detailed in Figure 9.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
47 of 126

Figure 9: ***Development plan***



DEVELOPMENT PLAN

1:5000

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME

Plans Approved for

Permit Number: DP2024-003.01

Endorsed Under: Endorsed Under: DPO Schedule 13

On the: 30/10/2026

Delegate: nlegoe

N

LEGEND

- Development Plan Area
- Property Boundary
- Hopkins River
- Water Storage
- Existing Farm Fence
- Conventional Residential Lots (600 - 800m²)
- Spacious Residential Lots (1,000 - 2,000m²)
- Low Density Bush Lots (1,500 - 2,500m²)
- Riverside Lots (2,000 - 7,000m²)
- Hopkins Heights 'Village Centre'
- Green Open Space

6.1 Housing, Neighbourhoods and Character

The site topography, dramatic and varied views and diverse site characteristics provide great opportunities to deliver a diversity of housing options that can respond to varied landform while also accommodating changing housing demand and preferences, affordability and living needs of changing demographics.

Lot sizes and densities in the Revised Development Plan generally accord with densities contemplated in the 2008 Structure Plan and adopted in the 2020 Development Plan with the small addition to the area of 600m2 – 800m2 lots ['conventional lots'].

The lot layout and lot sizes respond to topography [flat/steep], location, drainage catchments and proximity to high amenity areas including open space and the Village Centre. Conventional residential lots are located in flatter/less steep areas and larger lots are in steeper areas.

Additional conventional lots

Some additional conventional lots are proposed south of Goldstein Avenue and east of Musgrove Street to the boundary with existing permitted conventional lots, about halfway along Goldstein Avenue. The area is flat and close to both the Village Centre and the Central Park, making conventional lots desirable in this area.

The inclusion of this area for conventional lots is consistent with the pattern of development south of Goldstein Avenue. Goldstein Avenue provides a clear and logical point of separation between the conventional residential lots to its south and more spacious lots to its north.

The total area affected by this change is approximately 1.8 hectares of which around 1.2 hectares is available for housing with around 0.6 of a hectare taken up by Teetkort Way. Teetkort Way is a new road to the south, providing access to the lots, which reduces the depth of the lots. Because the lots sit higher than Goldstein Avenue, they cannot easily be accessed from Goldstein Avenue. Access to the lots from Goldstein Avenue will be prohibited. This will be achieved by establishing a 'no crossover' restriction along the Goldstein frontage on the Building Envelope Plan for each lot, which will be incorporated in a registered S173 Agreement.

This change is not proposed in isolation – it is accompanied by:

- No access to the lots from Goldstein Avenue which means the southern nature strip of Goldstein Avenue is not interrupted by cross overs and therefore is fully available for uninterrupted roadside planting / vegetation; and
- Provision of a 3-4 metre vegetation envelope on north of the lots [above Goldstein Avenue] which will provide a further layer of vegetation.

Combined, these changes introduce two layers of vegetation – a continuous planting zone within the southern nature strip to augment planting in the northern nature strip and a significant mandated private vegetation envelope on each lot. The changes to the Goldstein Avenue and the private lots together enhance vegetation outcomes compared with the 2020 Development Plan.

WARRNAMBOOL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
49 of 126

The observable built form will be significantly absorbed on account of the proposed vegetation envelope when viewed from the north or the Deakin University viewshed.

Following is a typical cross section of Goldstein Avenue which illustrates the relationship of the road reserve planting and the private lot planting in the vegetation envelope and houses on these lots.

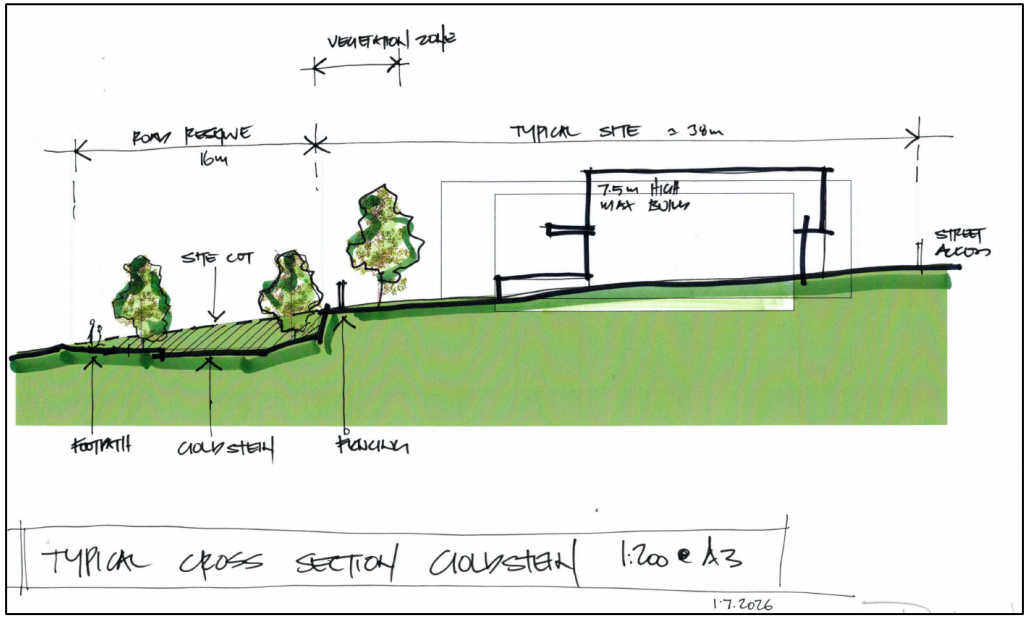


Figure 10: Typical cross section Goldstein Avenue and housing to the south (credit: Designers by Nature)

The following typical site plan illustrates the typical relationship between a house, the vegetation envelope and planted vegetation within it, and Goldstein Avenue to the north.

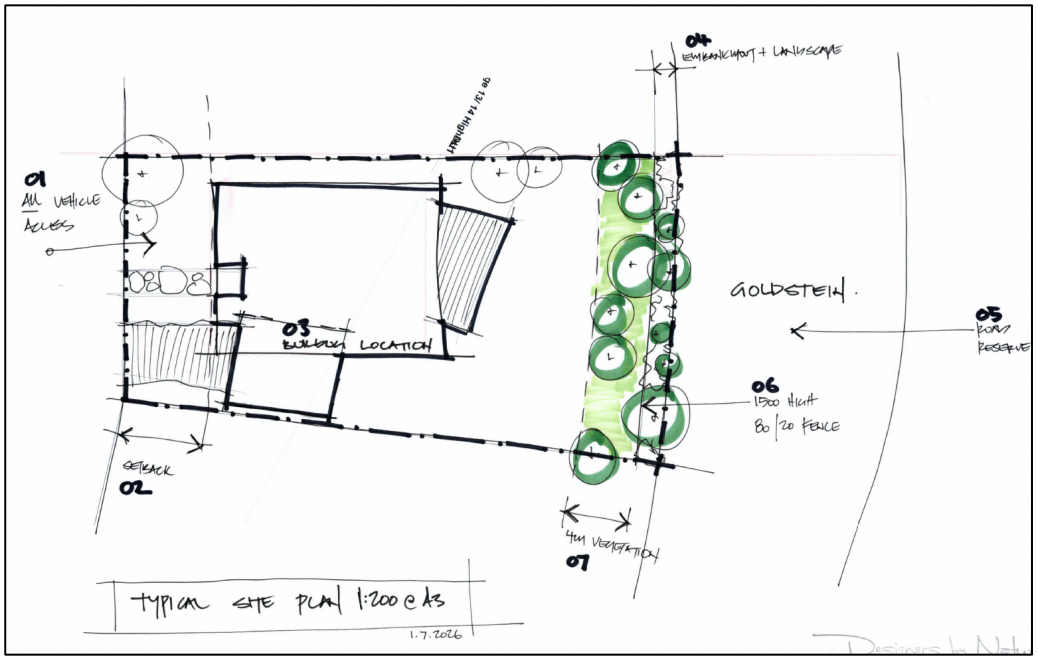


Figure 11: Typical Site Plan for Goldstein Avenue facing lot (credit: Designers by Nature)

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
50 of 126

Figure 12 below shows the allotments adjoining Goldstein Avenue that should have the vegetation envelope applied at plan of subdivision stage, marked as hatched.

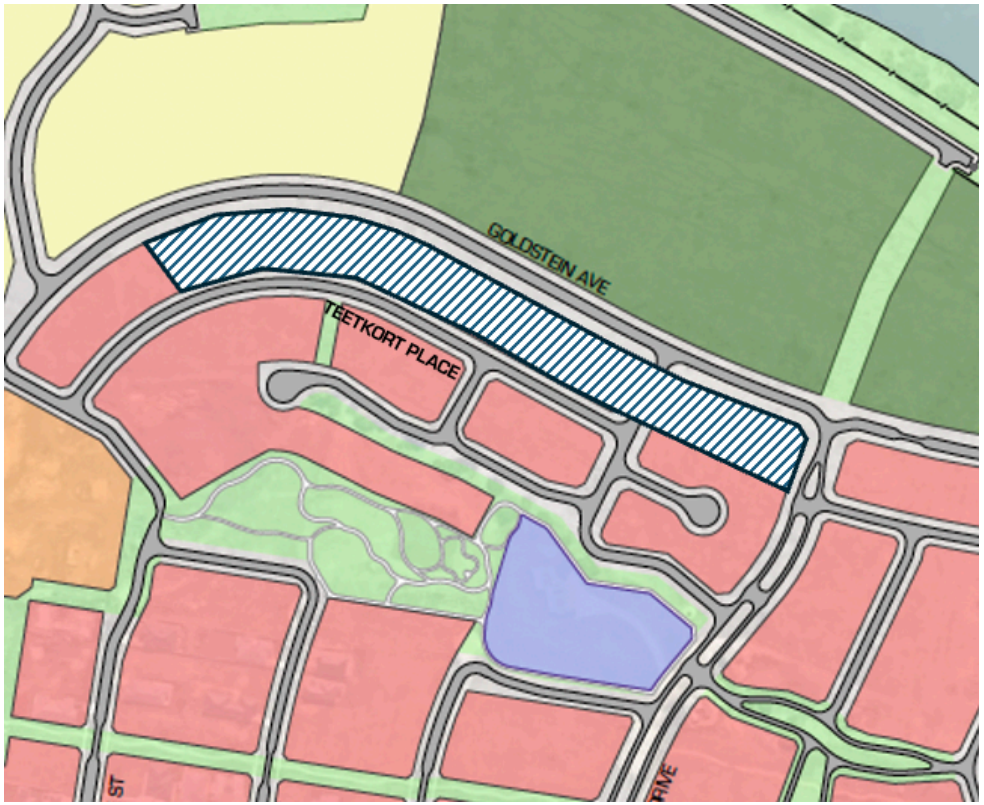


Figure 12: Area where northern vegetation envelopes should be applied adjoining Goldstein Ave

As a result of the proposed change to conventional lots, the number of lots fronting Goldstein Avenue is expected to increase by approximately 5 to 7. The increase in lots facing Goldstein Avenue is over a distance exceeding 400 metres. The change results in a relatively small reduction in the lot frontages. The most significant change is the reduction in the depth of the lots, resulting from the addition of Teetkort Way to the south.

The view from Deakin University crosses Goldstein Avenue at an oblique angle with the view shed capturing the side profile of dwellings fronting Goldstein Avenue.

As a result, the view captured from the Deakin University viewshed is of the side profile of the dwellings, which largely will sit behind each other when viewed from Deakin University. Because the view is a function of built form, roofline, and depth along the sightline – not of individual lot width – a marginal reduction in frontage width does not translate into a change in what is visible from Deakin University. The housing form, height and setback controls applicable to this area [other than the introduction of the vegetation envelope on each lot] are unchanged from the 2020 Development Plan; only the subdivision pattern behind the built form is marginally altered to accommodate conventional lots. In addition, housing is presently allowable to the north of Goldstein Avenue.

WARRNAMBOOL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
51 of 126

The 2020 Development Plan identified three general precincts/neighbourhoods but contained only a single set of Design Guidelines. Based on experience with the site and a better understanding of the site character and opportunities, two additional sets of Design Guidelines were created and endorsed and are incorporated in the Development Plan. These Design Guidelines apply to different areas of the site. They respond to site characteristics and have been adopted as a meaningful way to deliver appropriate built form outcomes to different character areas, with the capacity for some customisation [such as building height, building envelopes, setbacks, fencing etc] which are best fine-tuned at subdivision stage and implemented through S173 and Memorandum of Common Provisions [MCP] controls.

This approach provides the mechanism to practically implement appropriate controls that respond to varying site character.

The four sets of Design Guidelines are now:

- Stages 1 – 7 Design Guidelines
- Standard Design Guidelines
- Moyjil Design Guidelines
- Central Park Housing Design Guidelines

The Standard Design Guidelines apply to the central area, the Stage 1- 7 Design Guidelines to the southern and eastern areas, the Moyjil Design Guidelines to the steeper southwest corner of the site and the steeper central and eastern areas of the site overlooking the Hopkins River. Refer to Figure 36 Design Guidelines Map.

All lots contain sufficient area for appropriate vegetation (at least two-three canopy trees per lot). On lots immediately to the south of Goldstein Avenue a 3-4 metre landscape envelope on the north of the lots will be specified on a Vegetation Envelope Plan.

The street network and lot layout can be modified to accommodate varying topography, lot accessibility and changing social and living preferences and demands. Smaller lots may be appropriate, subject to consideration of the merits of the proposal.

Building envelopes and fencing locations and style are established for each lot in each stage of subdivision and registered on title by a Section 173 Agreement and MCP.

For relevant lots with a Vegetation Envelope, the Design Guidelines will be amended to include a requirement that planting in the Vegetation Envelope must be fully detailed in a Landscape Plan for the lot.

For lots abutting Central Park, identified in the Design Guideline Map, new design guidelines have been created in Section 7. These guidelines set a specific design style and rhythm for housing abutting Central Park, aiming for high-quality built form that integrates with and actively addresses the park.
Where possible, a built form design outcome is preferred for these lots, with higher density encouraged to create greater activity, vibrancy and safety.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
52 of 126

In relation to the Village Centre the risk of setting very specific Design Controls at Development Plan stage is to risk stifling innovation, design and architectural expression that might be desirable and unforeseeable. The following design and functional objectives can however be stated:

1. A 5-metre maximum building height above Engineered Ground Level will be the dominant maximum height for buildings in the Village Centre with opportunity for upward variance for architectural features and other design and functional elements that embrace and enhance the sense of warmth, human engagement and the creation of an intimate and convivial environment.
2. The Village Centre must contain an intimate traditional style Town Square as part of the overall development which serves as a community place for meeting and communing.
3. Design elements for structures and places in the Village Centre should endeavour to embrace design simplicity and focus on creating a place of warmth, vibrance and deep atmospherics, that beckons and invites people to gather and commune.
4. The Village Centre must directly relate to the Central Park in the context of the built form and points of connection, entry and exit.
5. The design and layout of the Village Centre should optimise views to the ocean and the city.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
53 of 126

6.2 Movement network and road hierarchy

The proposed movement network generally reflects the layout contemplated within the 2008 Structure Plan. The amended road layout introduces some necessary refinement to accommodate the revised location of the Village Centre, the final location and configuration of the Central Park, the public open space connection east and west of Dalrymple Drive, the location of the Wannon Water facility on the highest point of the site, the layout of residential areas east of the Village Centre and other refinements necessitated by slope and lot access considerations.

As illustrated in the attached Movement Network Plan, the Revised Development Plan incorporates a highly permeable street network which allows for safe and convenient movement throughout the site.

The site sits north of Hopkins Point Road. Two vehicle access points to Hopkins Point Road are provided, with the main entrance at Dalrymple Drive already constructed and a secondary access point at Goldstein Avenue to the west. An additional two road links are provided east to Hopkins Ridge Estate. These have been constructed.

The movement network maximises safe and convenient pedestrian and cyclist accessibility throughout the site. A shared 2.5 metre path is provided on the north side of Hopkins Point Road. Dalrymple Drive is the major north south connecting road, providing direct access to the Village Centre and further north to Goldstein Avenue. Dalrymple Drive includes a 2.5 metre shared path predominately within a central median from Hopkins Point Road to the Village Centre and a shared 2.5 metre path in the western nature strip of Dalrymple Drive north of the Village Centre to Goldstein Avenue. This shared path connects with:

- An east west shared 2.5 metre path from Gillanders Street at the east of the site to Dalrymple Drive and then west through the Village Centre and the Central Park to Goldstein Avenue on the west of the site.
- An east west public open space area with a shared 2.5 metre path linking Dalrymple Drive west to Drainage Reserve 2 on Langdon Court.
- A shared 2.5 metre path from Hopkins Ridge Estate along Motang Drive and Goldstein Avenue to Hopkins Point Road and a connection north to the Hopkins River via Weengkeel Avenue.
- A shared 2.5 metre path along the Hopkins River providing public access to the river environment.

These shared paths are additional to 1.5 metre wide footpaths provided on most internal roads and through various open space links, providing further pedestrian connections through Hopkins Heights and south to Hopkins Point Road and north to the Hopkins River.

Vehicle access is provided to the Hopkins River. A common property road is proposed along the river frontage to provide access to private dwellings along the river front and north into areas of greater slope.

Where possible, roads are designed to align with topography and drainage lines, and where practical, to provide best orientation for passive solar performance for future dwellings.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
54 of 126

The street layout and use of 'choke points' and 'road narrowings' and the provision of dedicated walking and riding paths provide convenient, safe and efficient vehicle, pedestrian and cycling movement through the site.

The street layout ensures most dwellings are located within walking distance to future public transport within Hopkins Heights. Around 90% of properties are located within 400 metres of the designated bus route. The bus route also provides convenient public transport access for residents of Hopkins Ridge Estate.

The bus route roads have 3.5 metre traffic lanes and parallel on-street parking in 2.3 metre indented parking bays. The bus route on Goldstein Avenue east of Weengkeel Avenue adopts a 16 metre road reserve as no access is practically possible or permitted from Goldstein Avenue to the adjacent southern lots. Access to those lots is provided from Teetkort Way, which is a new road to the south.

A new Village Centre Road has been designed with angle parking on the south, adjacent to the Village Centre. It incorporates a 10-metre public open space corridor with a shared pedestrian / bike path providing a westerly link from Dalrymple Drive through the Village Centre to the Central Park.

East of Dalrymple Drive a one-way circular road provides a link between Dalrymple Drive and Broderick Street. This incorporates a variable 10-metre public open space link which then links further east past the Wannon Water facility to Lillias Way and Gillanders Street. Midway along the East / West circular road is a one-way loop road that provides access to lots in this area.

Pilkington Street has been realigned to run south of the Village Centre. Ballantyne Street has been realigned to abut the Central Park and connect with Musgrove Street. Housing also abuts the Central Park to the north and on the south between Ballantyne Street and Pilkington Street. Indented parking bays will be provided on the Central park side of Ballantyne Street where it fronts the Central Park. 90 degree parking will be provided on the north side of Pilkington Street where it abuts the Village Centre to provide additional parking. The quantum can be determined at planning permit stage.

The Revised Development Plan incorporates 6 owners corporation [private] roads. Three Owners Corporation Roads were approved in the 2020 Development Plan. These are located along or close to the Hopkins River. These respond to relatively steep slopes and constrained terrain that makes provision of public road infrastructure impractical.

A new Owners Corporation Road is proposed [type 1] in the southwest corner of the site in steeply sloping land and above the escarpment on the northern side of Goldstein Avenue which provides 'at grade' access to four lots [type 2]. In both cases gradient, terrain and limited space make construction of a public road to standard dimensions impractical.

A new Owners Corporation Road [type 1] in the central area, provides access to lots fronting the Central Park via a short no-through road with a court bowl. The court bowl is smaller and road narrower than a public road equivalent – a more nuanced and subtle outcome servicing a small number of lots.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
55 of 126

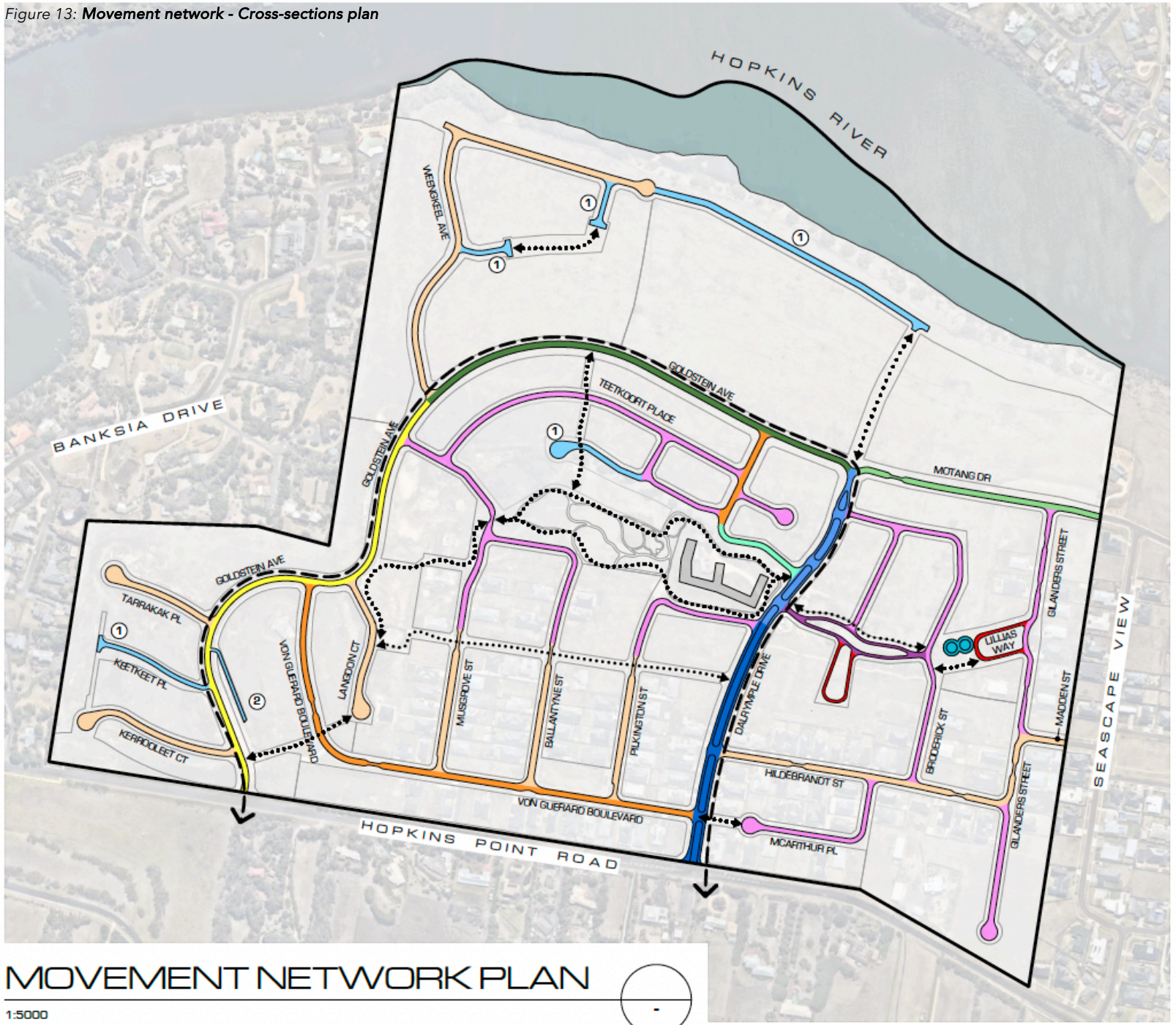
The use of Owners Corporation Roads in locations of difficult terrain, small lot numbers or specialised design requirements is consistent with the approach taken in the 2008 Development Plan.

Each of the six Owners Corporation roads reflect a considered and site-specific response to terrain, lot numbers, design constraints and functional requirements. Traffix Group has assessed these roads as part of its updated Report.

The revised road network has been designed to accommodate anticipated traffic volumes. Parking is provided through a mixture of parallel and angle parking with vegetation used to soften road and parking infrastructure. Traffix Group has undertaken a detailed review of the road network and road types and have confirmed both suitability and capacity for modelled traffic volumes, with additional unused capacity available.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
56 of 126

Figure 13: ***Movement network - Cross-sections plan***



MOVEMENT NETWORK PLAN

1:5000

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
57 of 126

N

LEGEND

- Development Plan Area
- Property Boundary
- Hopkins River
- Water Storage
- Cross Section A - Typical Access Place
- Cross Section B - Typical Access Street
- Cross Section C - Wider Access Street
- Cross Section D - Landscape Screening Street (with Bus)
- Cross Section E - Landscape Screening Street (without Bus)
- Cross Section F - Main Entrance Road - North
- Cross Section G - Man Entrance Road - South
- Cross Section H - Secondary Entrance Road
- Cross Section I - Village Centre Access Road
- Cross Section J - Divided East-West Road
- Cross Section K - One Way Loop Road
- Cross Section L - Private Road (Type 1 & 2)
- Bus Route
- Pedestrian Footpath Network

Cross-section A - Typical Access Place

Many of streets within the development plan area are Typical Access Places which consists of a 16 metre reservation which incorporates a 6.0 metre carriageway, and a nature strip and footpath on both sides of the street.

The proposed Typical Access Place cross-section is set out in Figure 14.

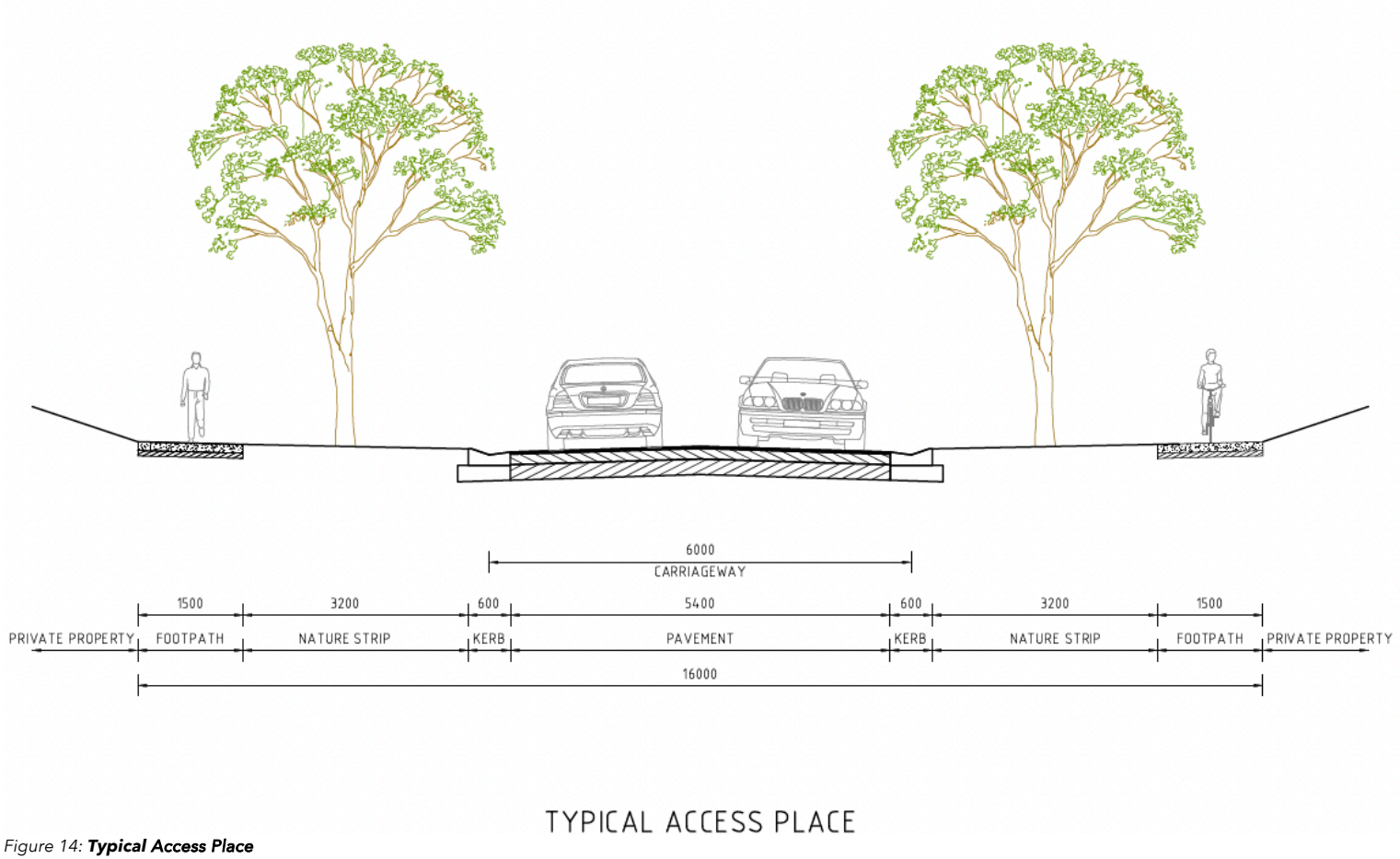


Figure 14: ***Typical Access Place***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
58 of 126

Cross-section B - Typical Access Street

Many of streets within the development plan area are Typical Access Streets which consists of a 16-20 metre reservation which incorporates a 7.3 metre carriageway, and a nature strip and footpath on both sides of the street.

The proposed Typical Access Street cross-section is set out in Figure 15.

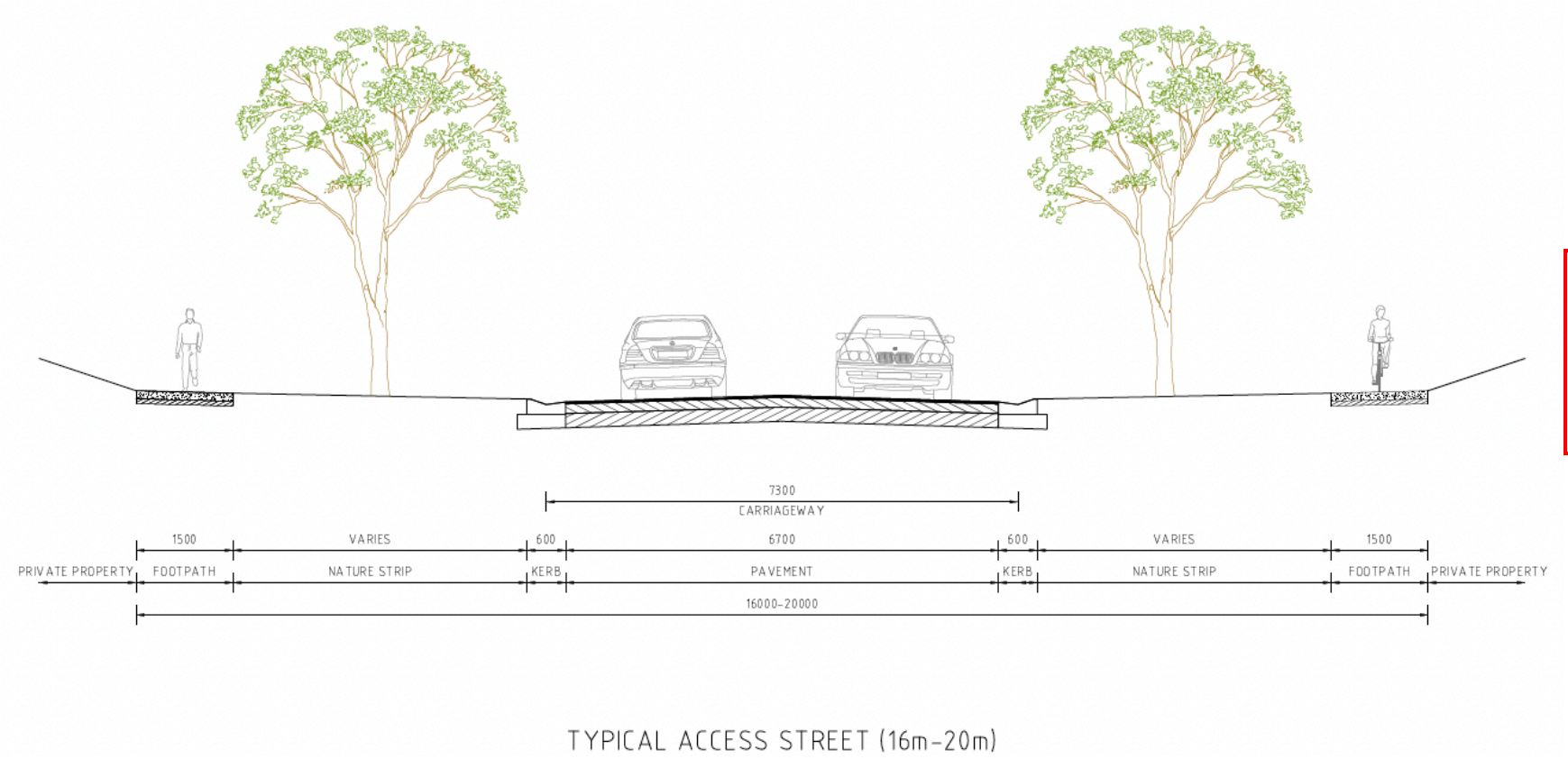


Figure 15: ***Typical Access Street***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
59 of 126

Cross-section C - Wider Access Street

A wider access street has been provided in an east-west direction along the southern portion of the development area (Von Guerard Blvd) and is proposed north of the village centre car parking area to Goldstein Avenue. It consists of an 18 metre road reserve, with 7 metre carriageway, a 1.5 metre footpath either side, indented parking bays and generous nature strips.

The proposed Wider Access Street cross-section is set out in Figure 16.

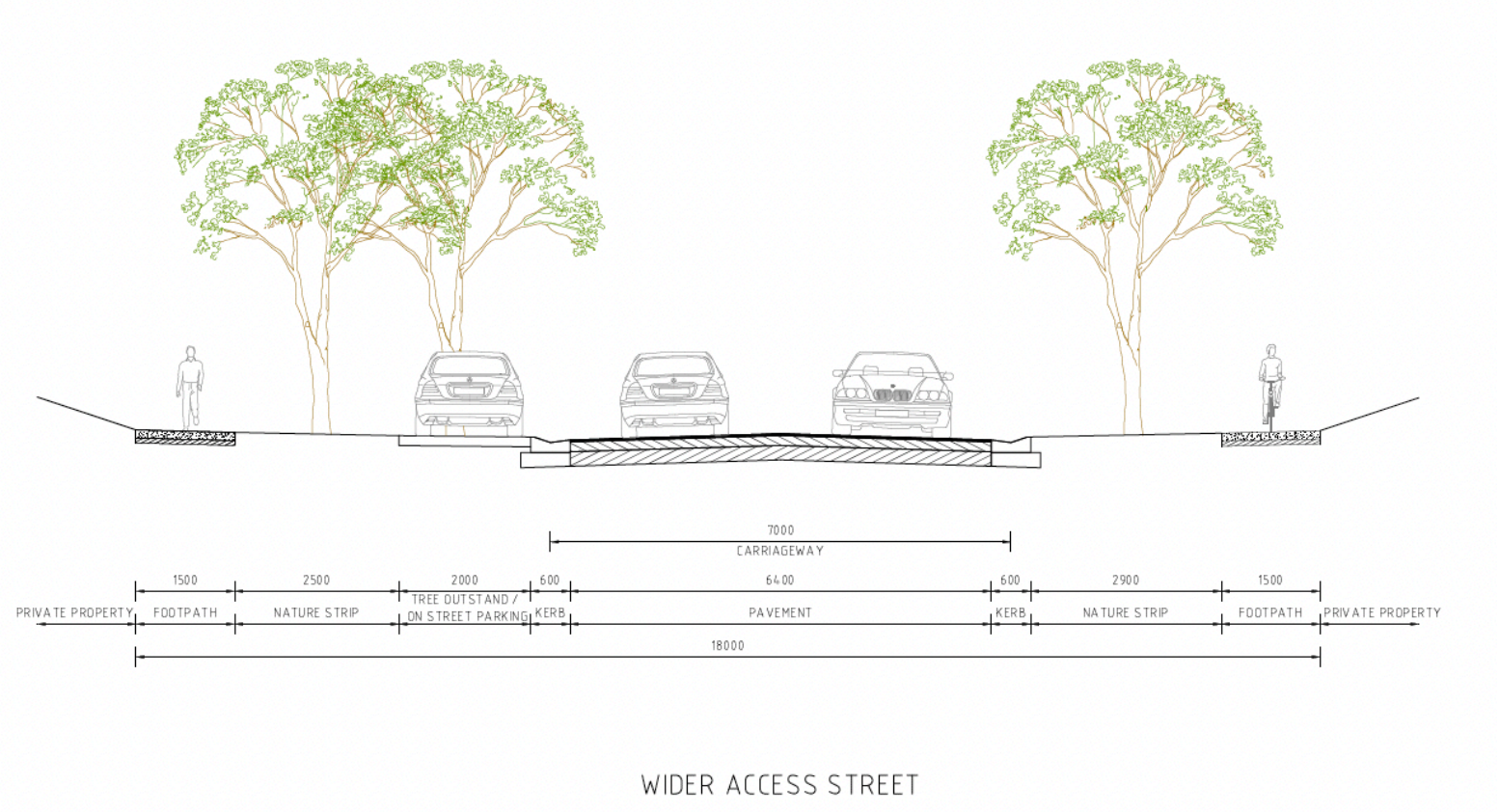


Figure 16: ***Wider Access Street***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
60 of 126

Cross-section D - Landscape Screening Street with Bus Route

The Landscape Screening Street (with bus route) consists of a 16-metre reservation, which incorporates a 7 metre carriageway with 3.5 metre traffic lanes, indented parking on one side and a 2.5 metre shared pathway. On the other side, a 2.9 metre nature strip dedicated to landscape planting.

The proposed Landscape Screening Street with Bus Route cross-section is set out in Figure 17.

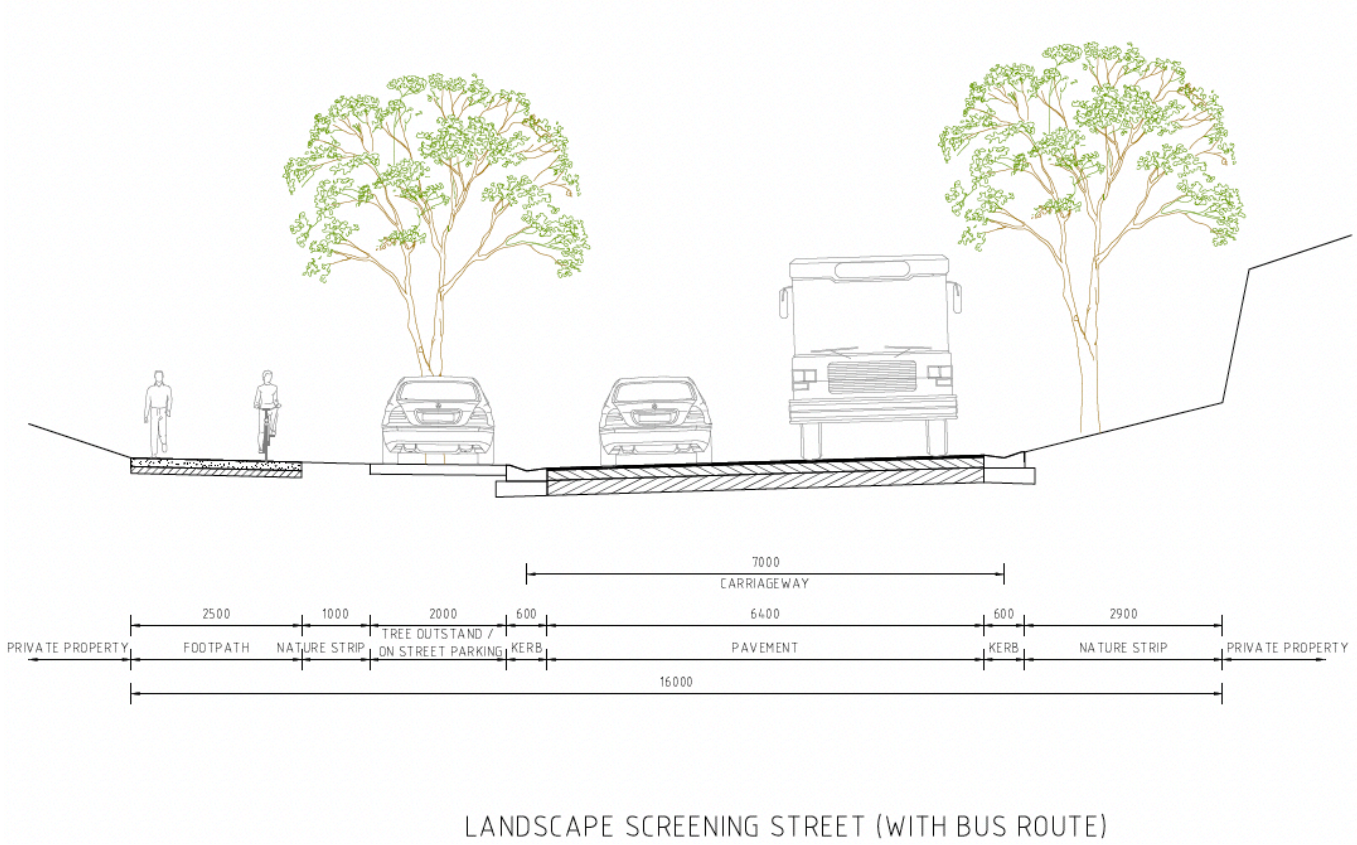


Figure 17: ***Landscape Screening Street with Bus Route***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
61 of 126

Cross-section E - Landscape Screening Street without Bus Route

The Landscape Screening Street without Bus Route (Motang Drive) consists of a 16-20 metre reservation which incorporates a 7.3 metre carriageway, and a nature strip and shared path on one side and a footpath on the other side of the street. It provides generous landscaping space in the nature strips.

The proposed Landscape Screening Street without Bus Route cross-section is set out in Figure 18.

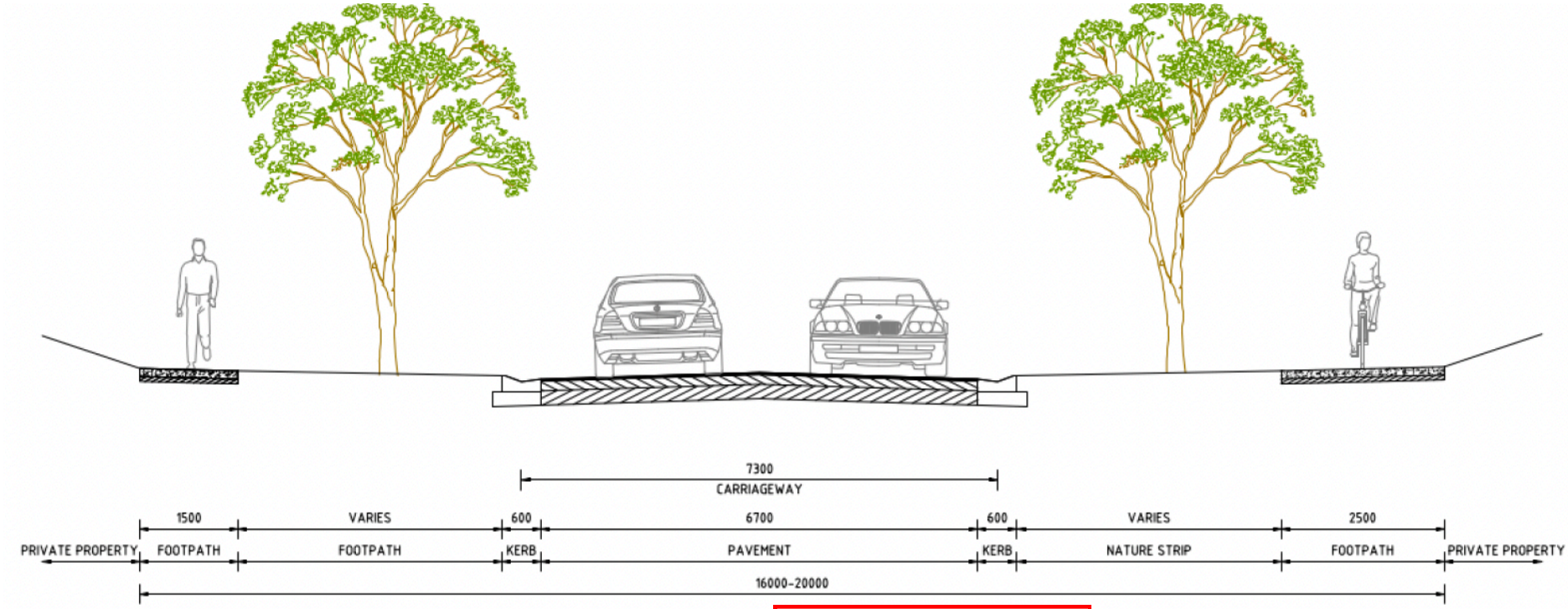


Figure 18: ***Landscape Screening Street without Bus Route***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
62 of 126

Cross-section F - Main Entrance Road - North

The main entrance road (north) consists of divided carriageways either side of a 7.1 metre wide median within a 27 metre reservation. As the main entrance road (north) is part of the bus route, the road incorporates a 3.5 metre carriageway with indented parking lanes on both sides of the road.

A 2.5 metre shared path is located outside of the central median. With only a small number of median openings proposed along the route, this will provide a high standard environment for cyclists with minimal interaction with traffic and pedestrians. In addition to the shared path, a 1.5 metre footpath is provided on the other side of the road.

The proposed Main Entrance Road – North cross-section is set out in Figure 19.

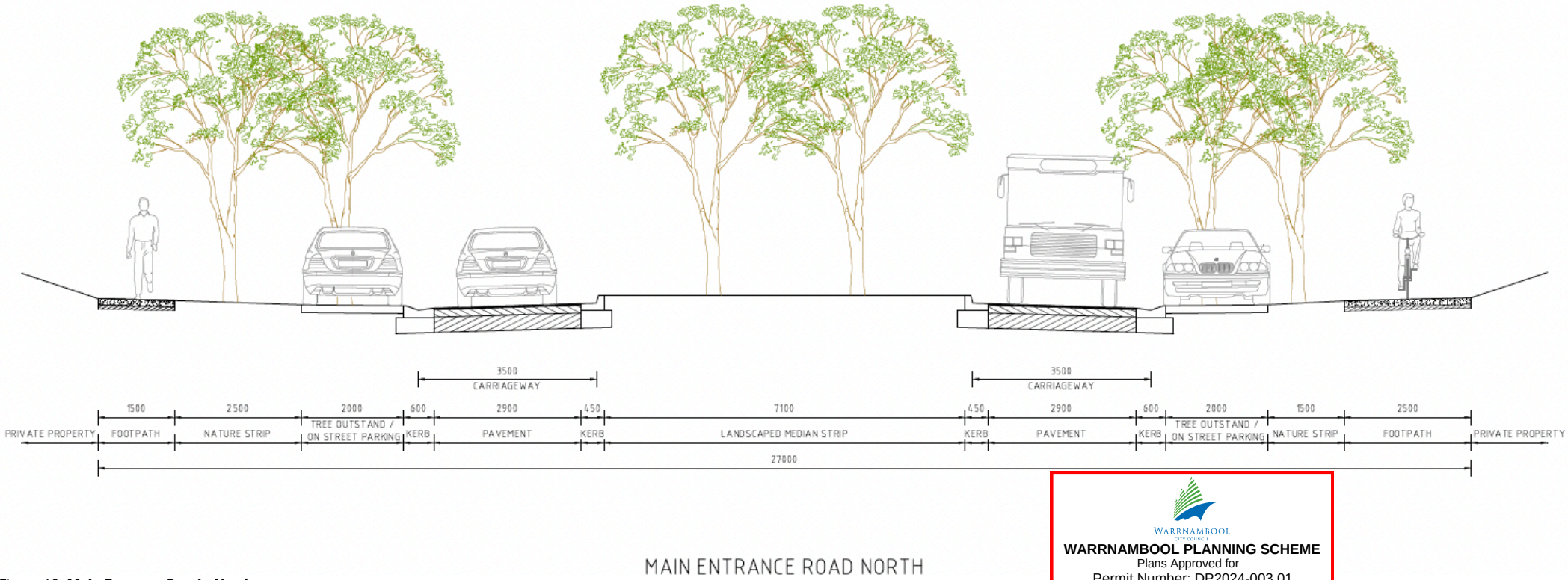


Figure 19: ***Main Entrance Road – North***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
63 of 126

Cross-section G – Main Entrance Road - South

The main entrance road (south) consists of divided carriageways either side of a 7.1 metre wide median within a 27 metre reservation. As the main entrance road (south) is part of the bus route, the road incorporates a 3.5 metre carriageway with indented parking lanes on both sides of the road.

A shared path is located within the central median. With only a small number of median opening proposed along the route, this will provide a high standard environment for cyclists with minimal interaction with traffic and pedestrians. In addition to the shared path, footpaths are provided on both sides of the road.

The proposed Main Entrance Road - South cross-section is set out in Figure 20.

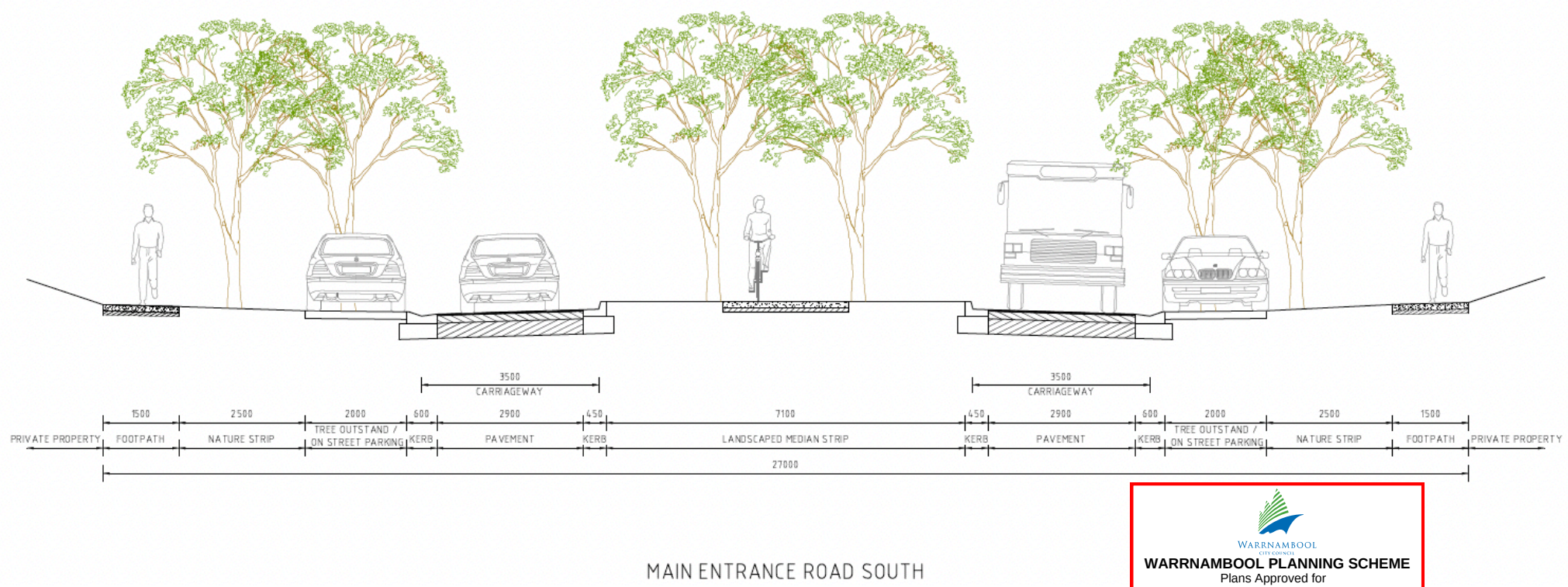


Figure 20: ***Main Entrance Road South***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
64 of 126

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
65 of 126

Cross-section H – Secondary Entrance Road (with Bus Route)

The secondary entrance road comprises a 22 metre road reservation with a 7 metre carriageway suitable for a bus route. Parallel car parking is included on both sides of the road. A 2.5 metre shared footpath is located within this road reservation, with a 1.5 metre footpath on the other side. The Secondary Entrance Road (with bus route) cross section is set out in Figure 21.

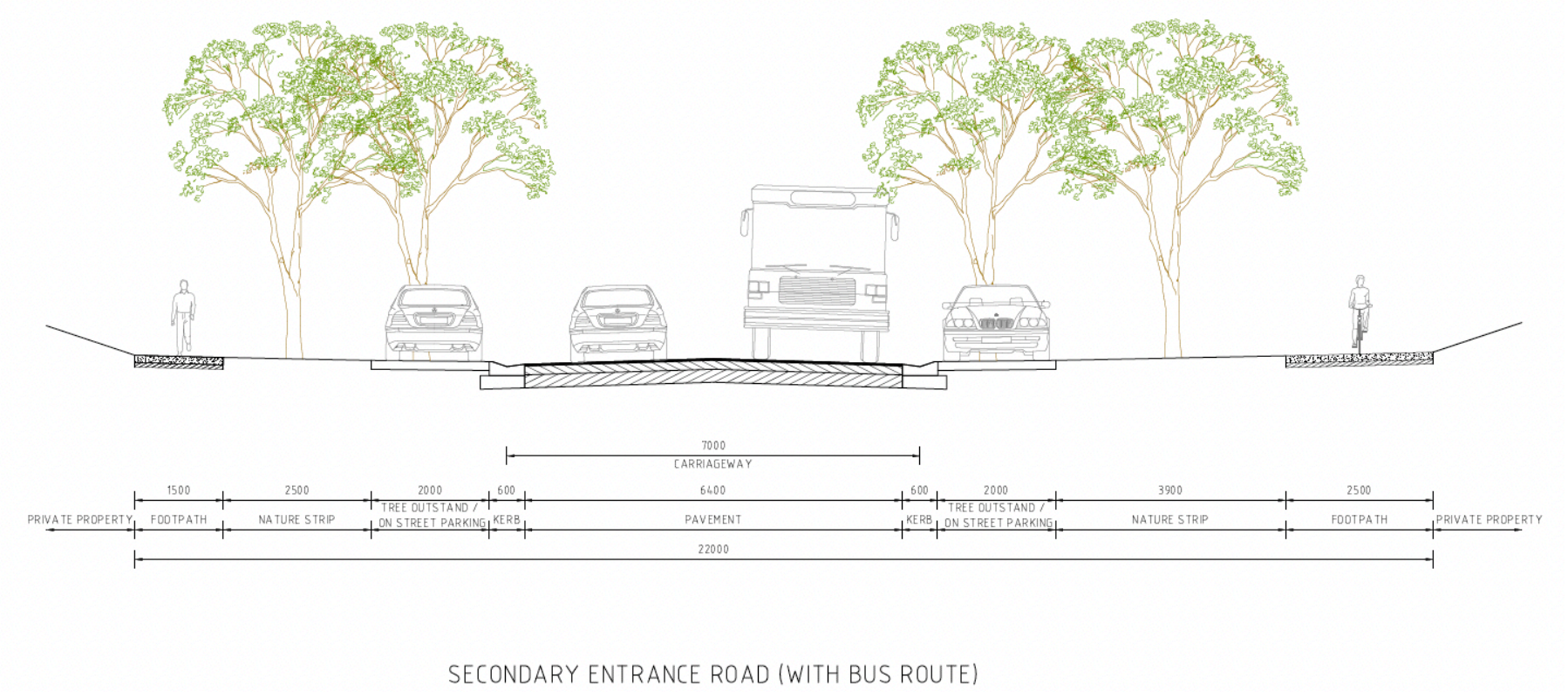


Figure 21: ***Secondary Entrance Road (with Bus Route)***

Cross-section I – Village Centre Access Road

A Village Centre Access Road adjacent to the Village Centre comprises a 25.85 metre road reserve with 7-metre carriageway and angled parking on one side of the road. This provides access to and parking for the Village Centre. It incorporates a 10 metre public open space corridor, abutting the Village Centre, which includes a 2.5 metre shared path. On the opposite side is a 1.5 metre footpath. The proposed Village Centre Access Road cross-section is set out in Figure 22.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
66 of 126

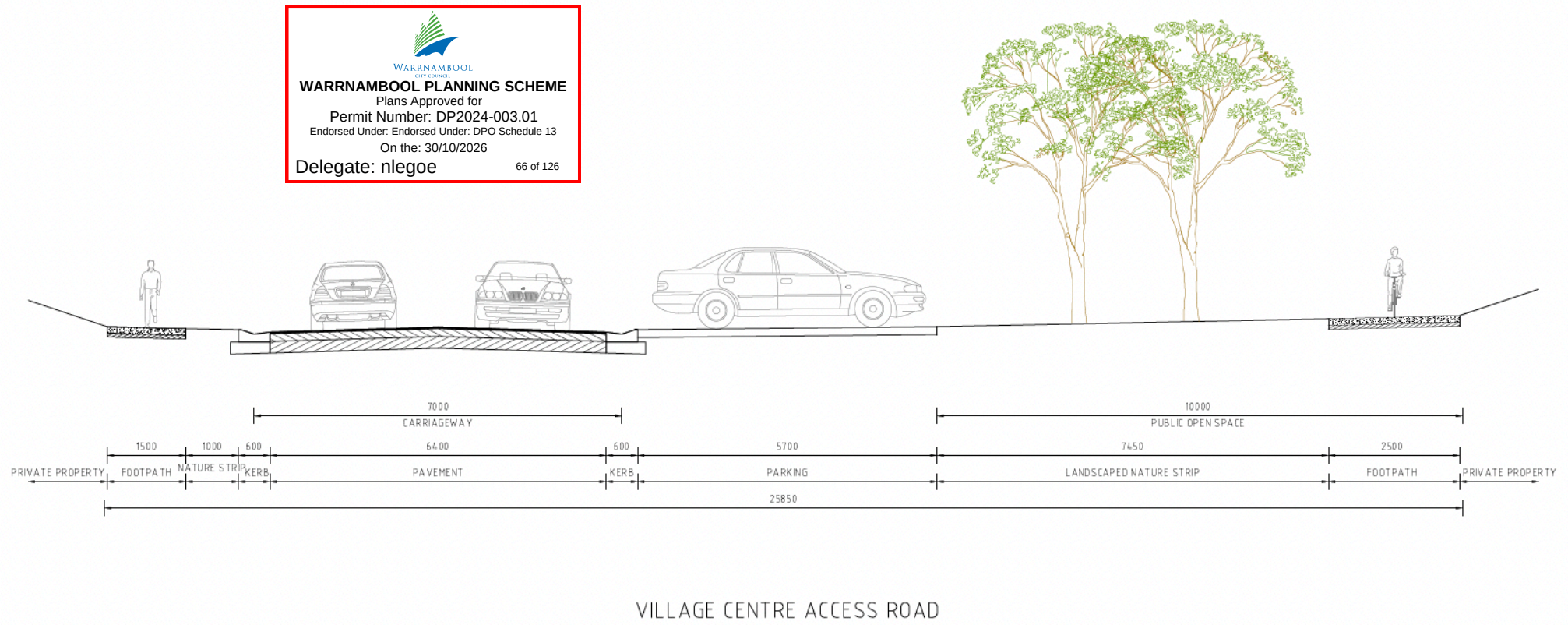


Figure 22: ***Village Centre Access Road***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
67 of 126

Cross-section J – Divided East-West Road

To the west of the water storage tanks is the divided east-west road with a 10 metre (variable) landscaped public open space reserve, a 2.5 metre shared path on one side and a 1.5 metre footpath on the other side. The proposed cross section varies along the length of the road with a 3.5 metre wide carriageway on either side, and indented car parking. The proposed Divided East-West Road cross-section is set out in Figure 23.



Figure 23: ***Divided East-West Road***

Cross-section K – One way loop road

To accommodate the location for water storage tanks, Lillias Way is designed as a one-way loop road from Gillanders Street.

A second one-way loop road is created as part of a residential subdivision with a central public open space area addressed by houses.

They incorporate a 3.5 metre carriageway, indented parking and a 1.5 metre footpath with a variable nature strip.

The proposed one-way loop road cross-section is set out in Figure 24.

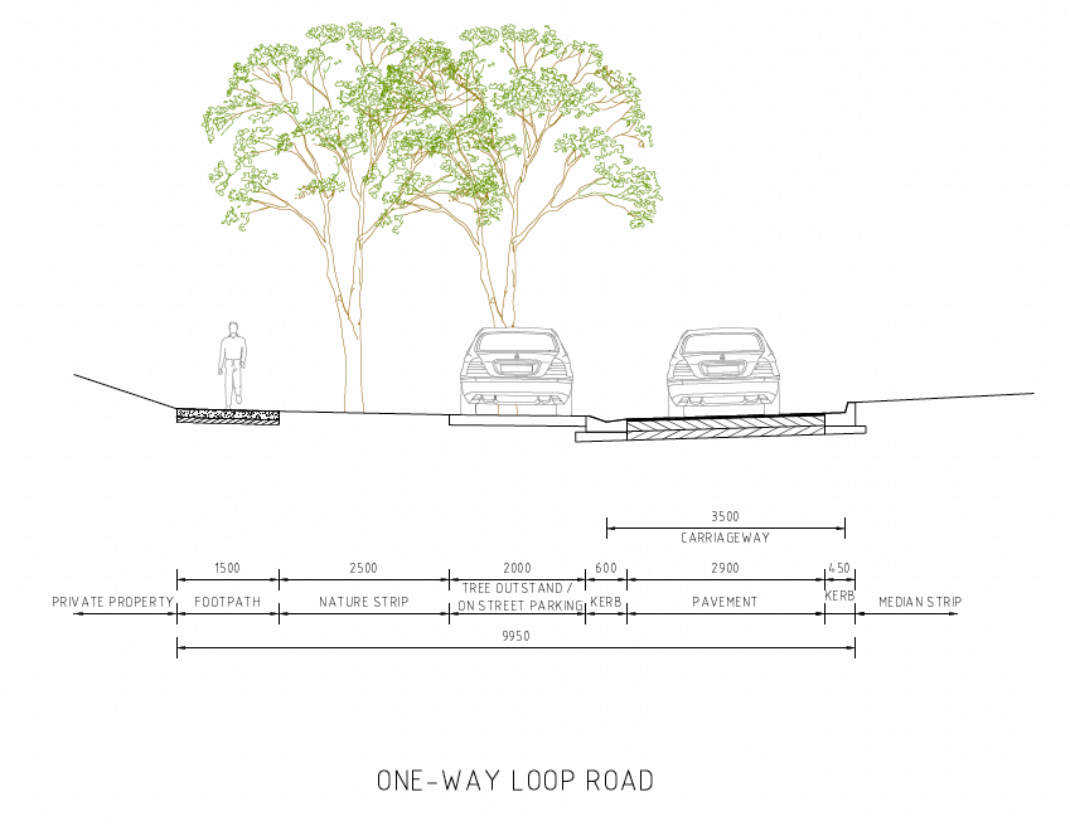


Figure 24: ***One Way Loop Road***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
68 of 126

Cross Section L - Private Roads

The amended Development Plan provides for six Owners Corporation Roads within the Hopkins Heights Estate. Three of these were included in the 2020 Development Plan and are retained. Three additional Owners Corporation Roads are proposed.

These roads generally service a small number of lots and enable narrower road pavements, smaller turning areas and narrower road reserves. They are proposed for some areas of steeper slope, in places where a more subtle road treatment and nuanced approach is required and in places of difficult lot access.

Two road cross sections are detailed for private roads. Private roads should aim to be designed to an 'Access Lane' standard, being a carriageway of 5.5 metres within a reservation of 10 metres to 12.5 metres. The private road cross section typologies are set out at Figure 25.

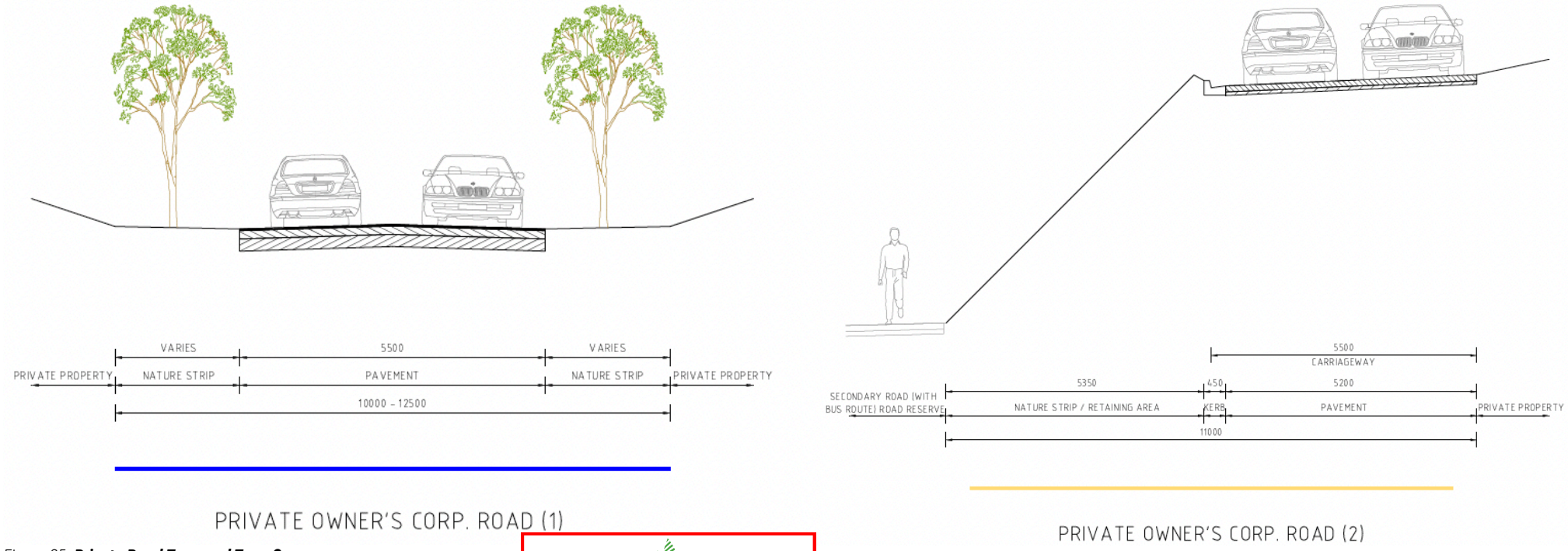


Figure 25: ***Private Road Type and Type 2***

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
69 of 126

Pedestrian / Bicycle Network

Creating safe, convenient and connected walking and cycling routes has been a key focus in designing the movement network. The design and interconnection enables people to safely walk and cycle through Hopkins Heights while enjoying the marvellous public spaces and panoramic views. The design creates high quality pedestrian permeability within Hopkins Heights and links through adjoining and close by estates to the foreshore promenade, Bluehole and Logans Beach. Shared paths through Hopkins Heights provide high quality and safe bicycle routes, promoting safe cycling as a realistic alternative to motorised travel.

Public transport

The Revised Development Plan incorporates a public transport [bus route] and adopts appropriate road cross sections to accommodate the bus route.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
70 of 126

6.3 Open space, landscape and natural systems

Open Space

The structure, hierarchy and intended function of the open space network is illustrated in the Open Space Network Plan (Figure 30) and the Concept Open Space Uses Plan (Figure 31). Together, these plans spatially demonstrate the interconnected system of parks, corridors, trails, drainage reserves and activity spaces that underpin the landscape and recreation framework for Hopkins Heights.

The 2008 Structure Plan encourages the provisions of a range of open spaces including a series of small parks, a biodiversity corridor along the Hopkins River and 1.47-hectare central park in proximity to the ridgeline with connecting east west public open space. DPO 13 envisages a 1-hectare park located to the south of the ridgeline with connecting east west public open space.

The 2020 Development Plan provided a further iteration of the proposed public open space network. The previous open space and landscape layout did not benefit from a real life understanding of the site, which is now available to inform the Revised Development Plan.

A more detailed understanding of site characteristics, infrastructure realities [Wannon Water facility on the highest point of the site], actual views to and from the site and the impact of allowable building on achieving the public open space objectives of the 2008 Structure Plan and DPO 13 now creates the opportunity for substantially improved public open space and landscape outcomes for Hopkins Heights.

The key open space architecture is retained and augmented. This includes the east west connections, a large Central Park, pause places, a dedicated east west walking and riding trail independent of the Central Park, other linking spaces and local reserves and a river reserve.

The configuration and location of the Central Park is adjusted south on an extension of the ridge. The Central Park is west of the Village Centre. It incorporates public open space connections to the east through the Village Centre to Dalrymple Drive and Gillanders Street, west to Hopkins Point Road via Goldstein Avenue and north to the Hopkins River. East-west and north-south connections are maintained with a variety of linked interesting and nuanced spaces.

A further public open space connection has been created from the Central Park through residential areas to link to Goldstein Avenue in the north. Linked with the Central Park is a public open space to the north of the Village Centre. This area will be punctuated with some crossovers to provide vehicle access to the Village Centre.

New public open spaces [linking spaces] can be provided on the northern slope of the site providing improved green connections to the Hopkins River and vegetation corridors when viewed from the north. These public open space areas can provide places to take in the magnificent views over the Hopkins River to the northern hinterland. The final detail of these spaces will be determined at the time of subdivision.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
71 of 126

The 3 drainage reserves on the site are being created as spaces available for public use and enjoyment. One is complete, one is nearing completion and a third is to be completed.

The open space network design responds to site conditions, drainage, views to and from the site and maximises public access to and enjoyment of these important places. The diversity of public open spaces deliver different character, different orientation and different uses and cater for different ages and stages of life.

Central Park

As shown within Figure 32, the centre piece of the public open space network is the Central Park of approximately 1.3 hectares. This has been relocated southerly to sit largely on a southern extension of the east west hilltop.

The 2020 Development Plan layout located the east-west park and adjoining housing to the south, in a way that would have blocked views from the east-west park obstructing public views toward Moyjil, Lady Bay, the Southern Ocean, and west to Port Fairy and Deen Maar. Without repositioning, the best coastal views would have been captured by private lots rather than being publicly accessible.

The revised location of the Central Park has created a greater elevation relative to the allowable housing to the south and southwest. Large sections of the relocated Central Park are above the height of housing to the south and southwest (a difference of approximately 5–6 metres), as shown on the following Finished Level Plan. With maximum housing heights in this area fixed at 5–7.5 metres above finished ground level, public views over the rooflines to the coastal areas and city are secured from the Central Park.

The following cross-sections overleaf prepared by Designers by Nature (from the Central Park Playground at 61m AHD toward Point Ritchie) illustrate this outcome. Under the original layout, allowable housing would have substantially or entirely blocked the coastal views. As detailed the revised layout elevates the Central Park above the rooflines to preserve [create] these views for the public.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
72 of 126

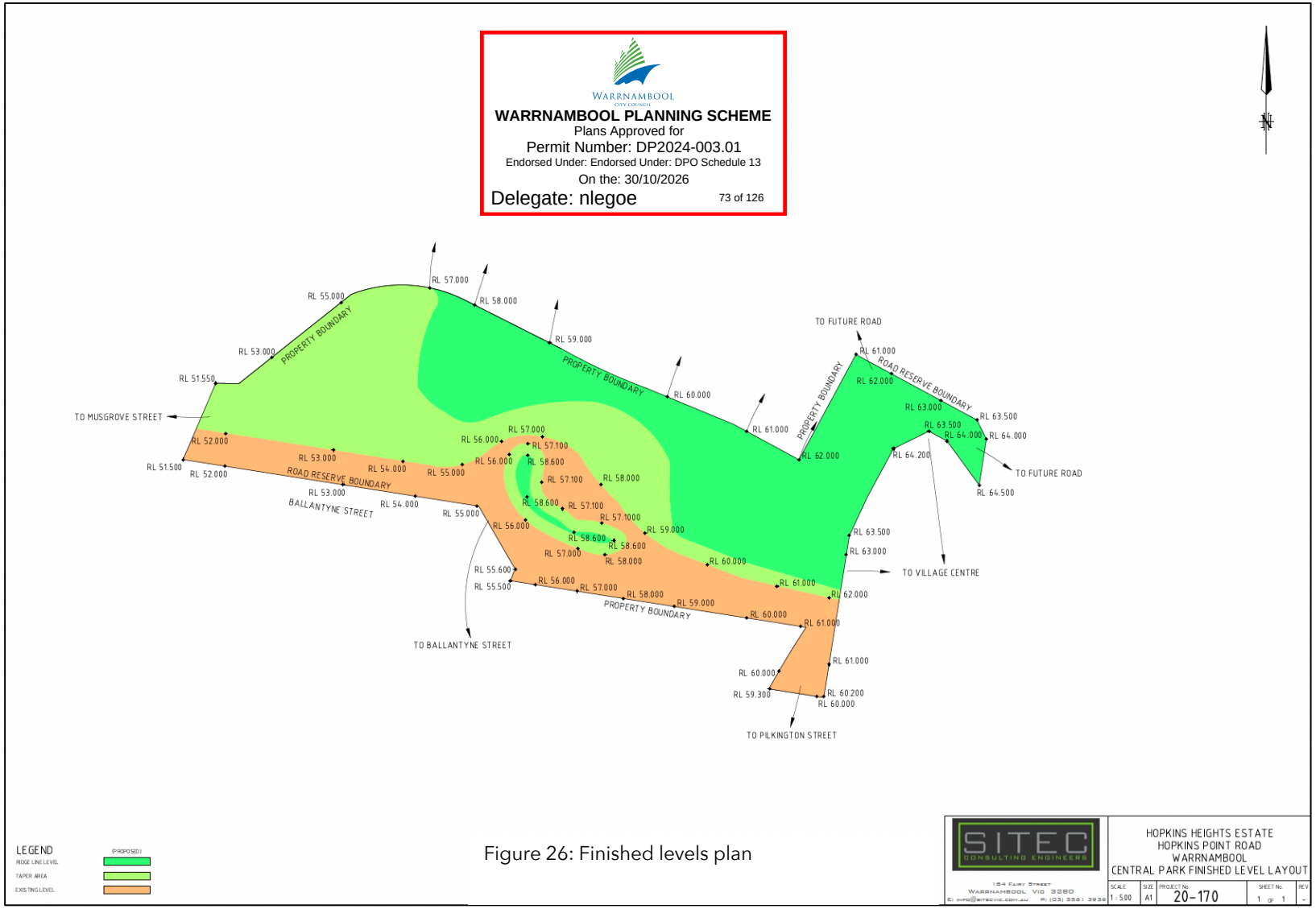


Figure 26: Finished levels plan

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
74 of 126

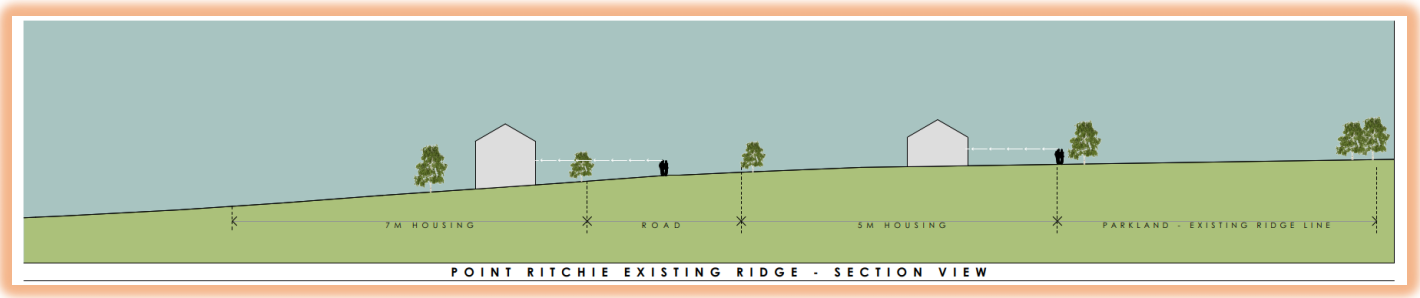


Figure 27: Point Richie Existing Ridge Section (credit: Designers by Nature)

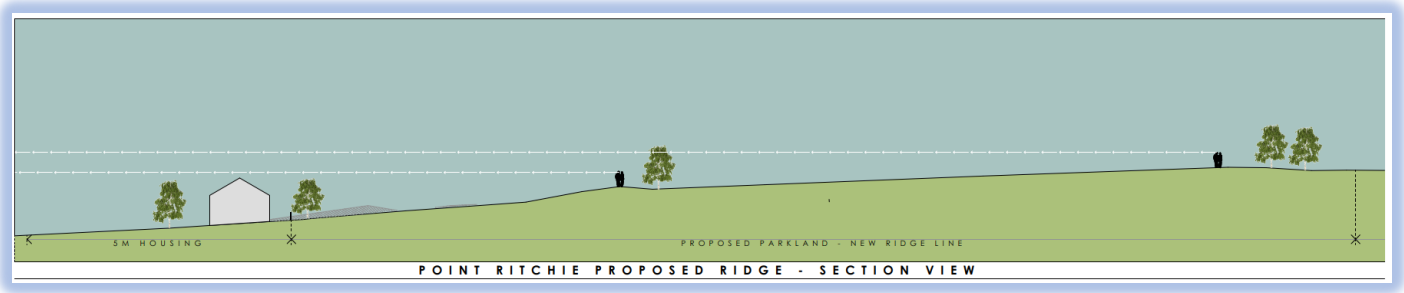


Figure 28: Point Richie Proposed Ridge Section (credit: Designers by Nature)

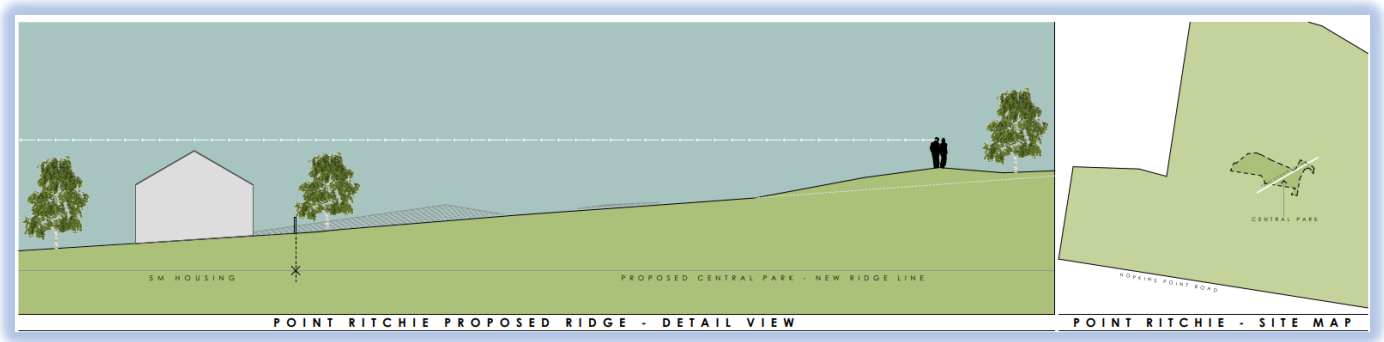


Figure 29: Point Richie Proposed Ridge Section 2 (credit: Designers by Nature)

In addition, this more southerly location provides the best possibility for the revegetated Central Park to read as a green ribbon/wedge when viewed from Moyjil and Warrnambool Harbour.

The form and configuration of the Central Park accommodates various uses including a playground adjacent to the Village Centre, a basketball shooting space to the south with a mounded separation from abutting housing, a catch and kick space, viewing nooks and passive/picnic spaces with easy access for all ages and DDA compliant access.

The Village Centre is nestled within the Open Space network and is located to fully engage with the Central Park. It is a place for gathering and communing with food and beverage, health and wellness offerings and other permitted uses. The Village Centre is accessible by walking, riding, driving and by public transport with a bus stop proposed adjacent to the Village Centre.

Housing densities around the Central Park and Village Centre should be higher to create activity and intimacy, to enhance housing options, to cater for different demographics and to enhance safety and surveillance.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
75 of 126

River Biodiversity Corridor

In addition, the Hopkins River Biodiversity Corridor to be created in accordance with the Section 173 Agreement and DPO13 will deliver a wonderful river focused experience for walking, riding and recreating. This Corridor will have an area of around 4.6 hectares, with the existing farming fence delineating the approximate southern boundary of the Corridor.

Additional public open space connections on the northern slopes of the site will provide a unique opportunity for public access to the northern views and alternative connections to the Hopkins River.

Public Open Space Contributions

Figure 32 identifies the existing and future intended areas of public open space, calculated with reference to the total landholding.

Hopkins Heights is required to provide public open space equivalent to 5% of the land area, excluding encumbered land. A total of 3.269 hectares of public open space is intended to be provided across the various stages. This exceeds the 5% ratio, which is 3.216 hectares, based on a property size of 69.13 hectares and a developable area of 64.32 hectares. The developable area excludes the River Biodiversity Corridor, which is also excluded from the public open space calculations.

In addition, there will be more public open space provided in the area between Goldstein Avenue and the River reserve.

Landscaping

The open space network creates interconnected green links radiating from the Central Park, Village Centre, and central spine – connecting to the Hopkins River (north), Gillanders Street and Hopkins Ridge (east), Goldstein Avenue (west), and Hopkins Point Road (south), while tying into the wider pedestrian and cycling network.

Significant landscaping of road reserves, public areas and private land is important in achieving the vision for an aesthetically attractive, vegetated, community focussed estate. The objective is to gradually immerse the built form with vegetation using a combination of planting on public land, road reserves and private lots and retaining existing vegetation where practical.

The Central Park is the proposed green heart of the Hopkins Heights. It provides a large space for strategic planting of native vegetation while providing various play and passive recreation spaces. The open space areas are designed and located to incorporate vegetation which will enhance the local environment and improve vegetation visibility from inside and outside the site.

Any public open space corridors on the north of the site will provide an additional layer of vegetation on the northern slopes. These corridors provide the opportunity for generous planting with the north facing site sheltered from the southerly winds providing a great environment for vegetation. As detailed earlier, lots overlooking Goldstein Avenue will incorporate landscape envelopes with specific landscape planting requirements. Together these planting areas provide an enhanced vegetation outcome.

Road reserves are designed to accommodate trees in nature strips. The main entrance median strip provides a great space for tree planting and other vegetation along this south to north spine. The southern portion is planted.

The Memorandum of Common Provisions for all lots provides for 2-3 canopy trees depending on lot size.

The street tree theme / variability for the site is impacted by site conditions and wind exposure, particularly on the south side. Landscape plans are prepared for each stage of development. The street tree themes are identified in the specific landscape plans with emphasis on Banksia Marginata and Integrifolia, with variations negotiated with Council at the time of subdivision taking account of site conditions relating to the stage.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
76 of 126

Hopkins Heights - Landscape master plan | open space framework

Figure 30: ***Open Space Network***

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
77 of 126



Figure 31: ***Concept open space uses***



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
78 of 126

Figure 32: ***Public Open Space Area Totals***

HOPKINS HEIGHTS

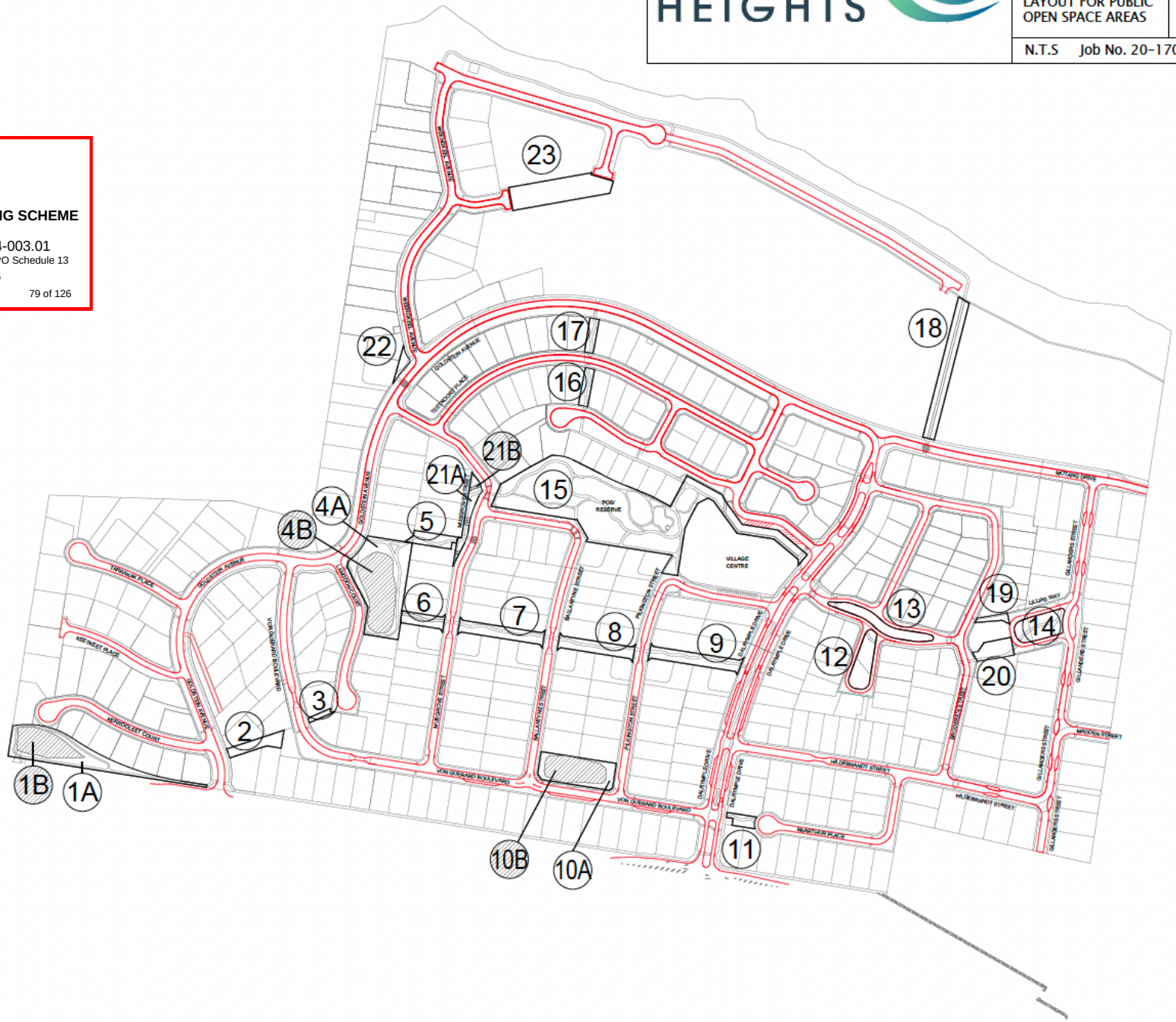
SITEC CONSULTING ENGINEERS

HOPKINS HEIGHTS LAYOUT FOR PUBLIC OPEN SPACE AREAS	SHEET No. 1 OF 1
N.T.S Job No. 20-170	VER: 3

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

AREA NO.	RESERVE AREA TOTALS	NON POS AREA TOTALS	POS AREA TOTALS	NOTE:
1A/1B	(A)3644.863 m²	(B)1473.109 m²	2171.754 m²	1A - 1B
2	667.515 m²		667.515 m²	
3	128.738 m²		128.738 m²	
4A/4B	(A)4931.255 m²	(B)2468.725 m²	2462.530 m²	4A - 4B
5	620.232 m²		620.232 m²	
6	576.755 m²		576.755 m²	
7	1143.654 m²		1143.654 m²	
8	1018.574 m²		1018.574 m²	
9	1226.235 m²		1226.235 m²	
10A/10B	(A)2302.533 m²	(B)1518.678 m²	783.855 m²	10A - 10B
11	329.226 m²		329.226 m²	
12	1064.773 m²		1064.773 m²	
13	1076.714 m²		1076.714 m²	
14	1247.008 m²		1247.008 m²	
15	13815.345 m²		13815.345 m²	
16	398.538 m²		398.538 m²	
17	347.997 m²		347.997 m²	
18	1878.140 m²		1878.140 m²	
19	213.252 m²		213.252 m²	
20	697.737 m²		697.737 m²	
21A/21B	(A)698.563 m²	(B)94.662 m²	603.901 m²	21A - 21B
22	221.952 m²		221.952 m²	
23	2496.917 m²		2496.917 m²	
TOTAL	38249.600 m²	5555.175 m²	32694.425 m²	



Stormwater Basin Reserves

Three stormwater basin reserves are being created on the southern side of the site which combine essential water treatment and detention functions with high-quality publicly usable landscapes. Designed to best-practice Water Sensitive Urban Design (WSUD) standards they are being created as richly landscaped spaces with community infrastructure and facilities which add to the landscaped areas of the site and provides additional beautiful spaces for community use.

Pause Places

Roadside pause places provide rest areas which take the form of small vegetated spaces within the road reserves. They provide opportunities for people to pause, sit, enjoy views, meet, and recreate in small vegetated settings. In addition, they provide visual and landscape amenity to adjoining residences and the broader community.

Pedestrian Linking Spaces

Pedestrian Linking Spaces provide additional landscaped connections between streets and open spaces and reserves. They provide alternative routes for walking and cycling between neighbourhood pockets and can delight and surprise with well landscaped edges and spaces.

Hopkins River reserve

A river corridor/biodiversity corridor will reinforce the character and ecological values of the Hopkins River. A combination of hard and soft landscape treatments including shared paths, seating and trees will support its passive recreation role and reinforce the natural character of the reserve.

Detailed elements such as revegetation, tree planting, park furniture (for example seating), bollards, materials, path connections, and other infrastructure will be addressed as part of a detailed masterplan for the river corridor.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
80 of 126

Hopkins Heights Village Centre

The Village Centre is the heart of Hopkins Heights. It has moved from a more easterly location as a main street type concept to a central location west of Dalrymple Drive where it is physically integrated with the Central Park, providing great accessibility and enhanced functionality. The Village Centre will provide appropriately scaled buildings and various offerings which might include a café, food and beverage, a 'general store' offering providore type goods, health and wellness facilities services and associated facilities, including short stay accommodation.

It will incorporate a Town Square as the primary focal point for community gathering and recreating as part of daily life at Hopkins Heights. The Village Centre caters for daily living needs, provides recreation and leisure, and creates a focal point for community engagement and gathering. The Town Square can provide a flexible space for food trucks, stalls, market activities and community gatherings. The location allows the Village Centre to sit snuggly as part of the Central Park, seamlessly spilling into the Central Park. It will connect directly with the playground and activity areas in the Central Park which provide recreation and entertainment for children of all ages.

The Village Centre is linked to the entire estate through public open space networks, riding and walking paths and car and bus accessibility. Accessibility is substantially enhanced by the central location.

The Village Centre will incorporate a traditional Town Square, with an intimate human scale and carefully crafted built form that sits comfortably abutting the Central Park. The relocated Village Centre offers magnificent ocean and city vistas available to the entire community, which from the previous more easterly location would not have been available.

Built form will predominantly a maximum of 5 metres above engineered ground level, with flexibility for variation to accommodate architectural features. The human-scale focus should reflect the relationship between built form and surrounding open space. Design should focus on clean lines and simplicity over fussy detailing, the use of predominantly darker tones, and taking advantage of ocean and city view while providing protected areas for year round use.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
81 of 126

Figure 33 below is an artistic impression of the Town Square concept, with a small paved and vegetated courtyard surrounded by appropriately scaled built form.



Figure 33: **Village Centre Town Square concept**

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
82 of 126

6.4 Utilities and drainage

The site is capable of being serviced by all major urban services.

Water supply

Wannon Water is the responsible authority for the provision of water supply facilities to the site. Reticulated water supply will be provided by the developer at time of construction in accordance with agreement reached with Wannon Water. The Development Plan makes allowance for a water storage facility located west of Lillias Way on the highest point of the site. In addition, a water pump station is to be located in the north-western corner of the site, abutting Banksia Drive.

Sewer

Wannon Water is the responsible authority for the provision of sewerage facilities to the site.

All future residential allotments can be serviced by sewer. A pump station will be located in the north-western corner of the site which will enable future allotments to the north of the site to connect to the existing sewer. Sewerage infrastructure will be provided by the developer at the time of construction in accordance with agreement reached with Wannon Water.

Figure 34 detailed the location of sewer and water pump stations on the north side of the site and the water storage facility in the highest point of the site to the east.

Electricity

Powercor is the responsible authority for the provision of electricity supply to service the site.

Electricity supply can be provided to the area from existing transmission lines. Power infrastructure including power kiosks and cabling is designed and delivered with each stage as needed and approved by Powercor.

Telecommunications

The National Broadband Network Company (NBNco) is the responsible authority for the provision of telecommunication facilities to service the site. Connection is made via an extension to existing services in the area.

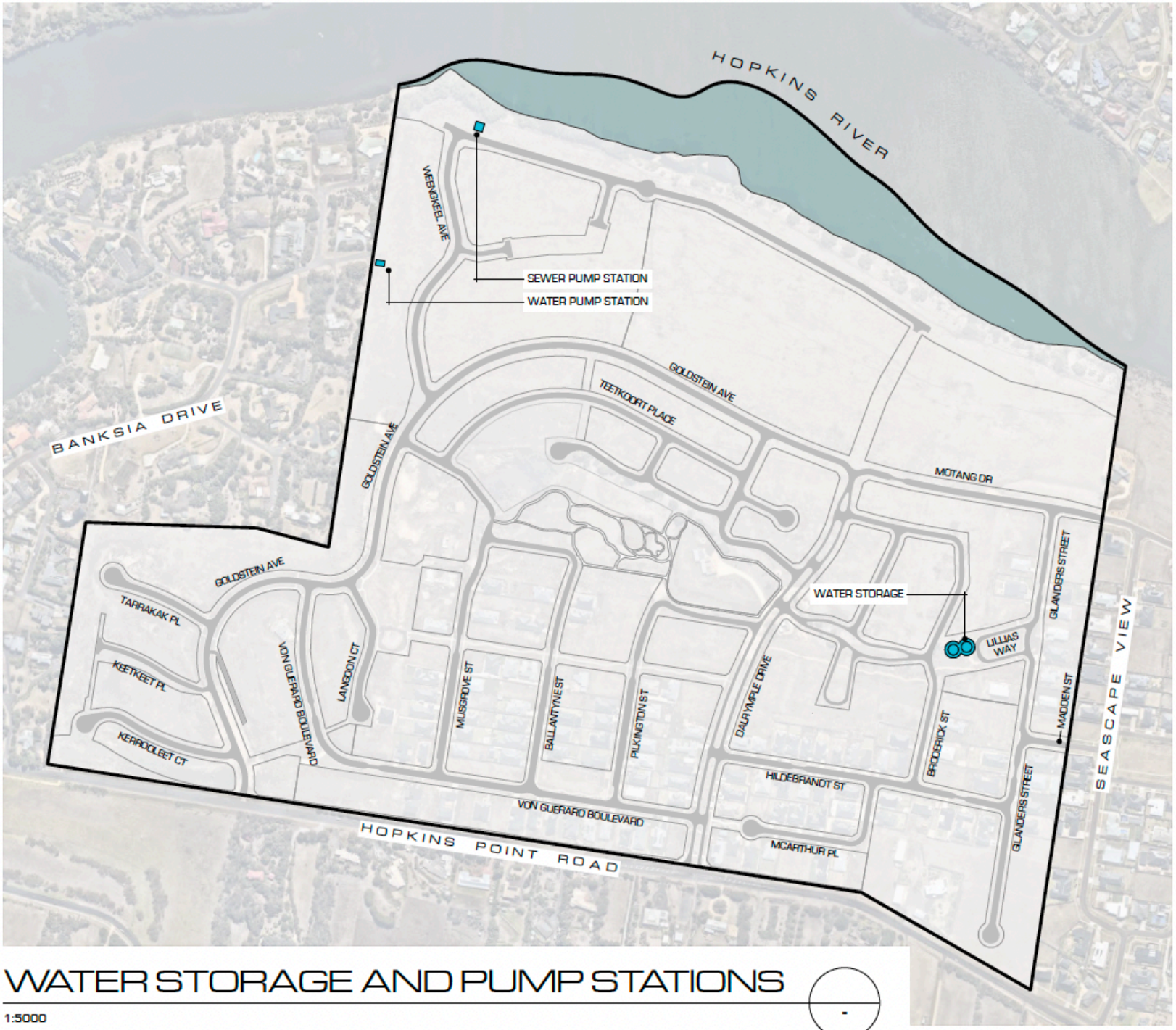
Drainage

Warrnambool City Council is the responsible authority for stormwater drainage within the site.

A Stormwater Management Plan setting out the existing drainage conditions and future infrastructure has previously been endorsed for the southern catchment and the northern catchment.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
83 of 126

Figure 34: ***Water storage and pump stations***



WATER STORAGE AND PUMP STATIONS

1:5000

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

N

LEGEND

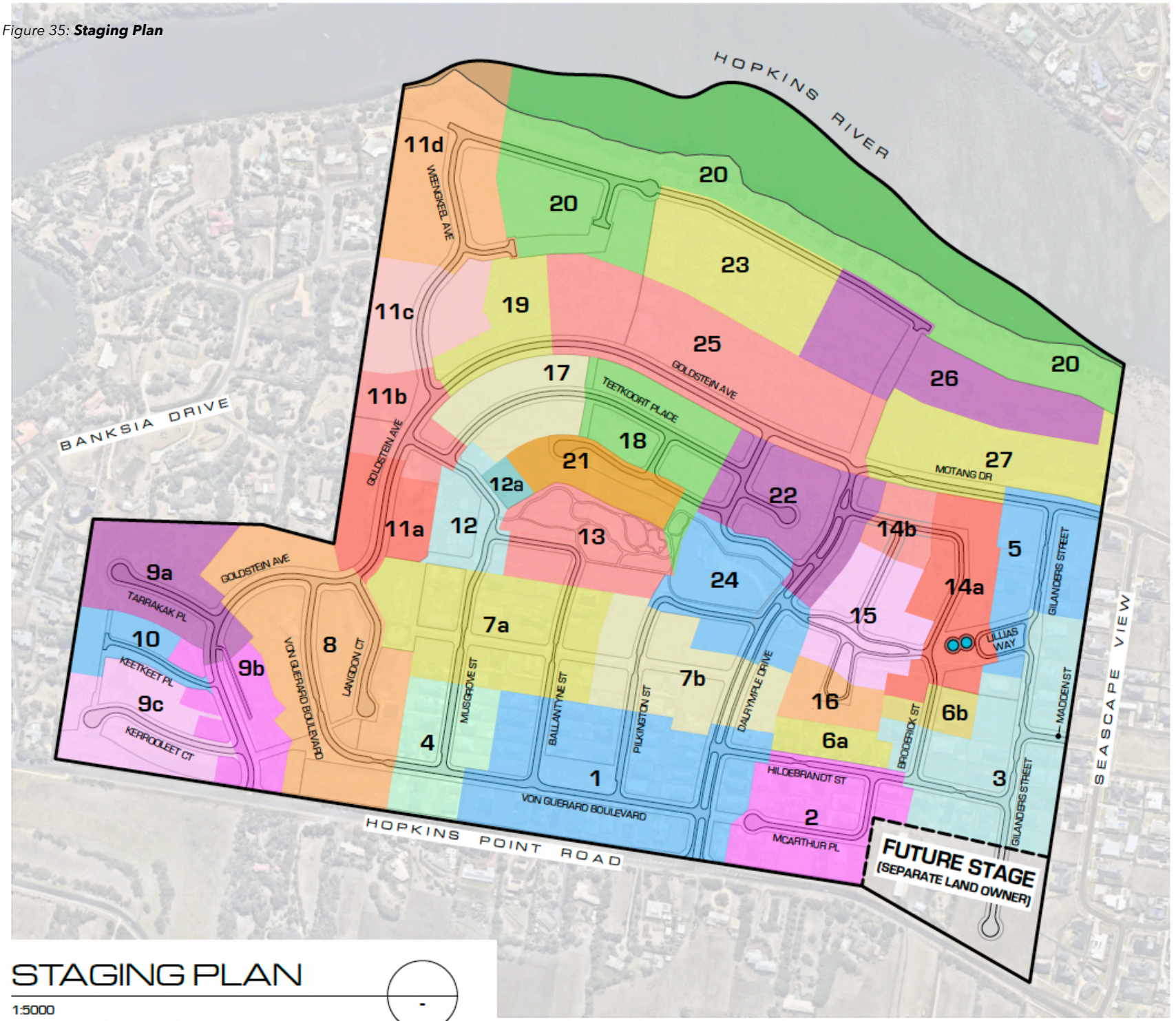
- Development Plan Area
- Hopkins River
- Pump Station
- Water Storage

6.5 Staging

The logical staging of the Hopkins Heights will revolve around the incremental roll out of the services as required, generally in accordance with the attached Staging Plan (Figure 35). Because of the size of the development and circumstances that cannot be foreseen, some variations to the staging plan may be required, which will be agreed with the Responsible Authority.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
85 of 126

Figure 35: ***Staging Plan***



WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

N

LEGEND
- Development Plan Area
- Property Boundary
- Hopkins River
- Water Storage

STAGING PLAN
1:5000

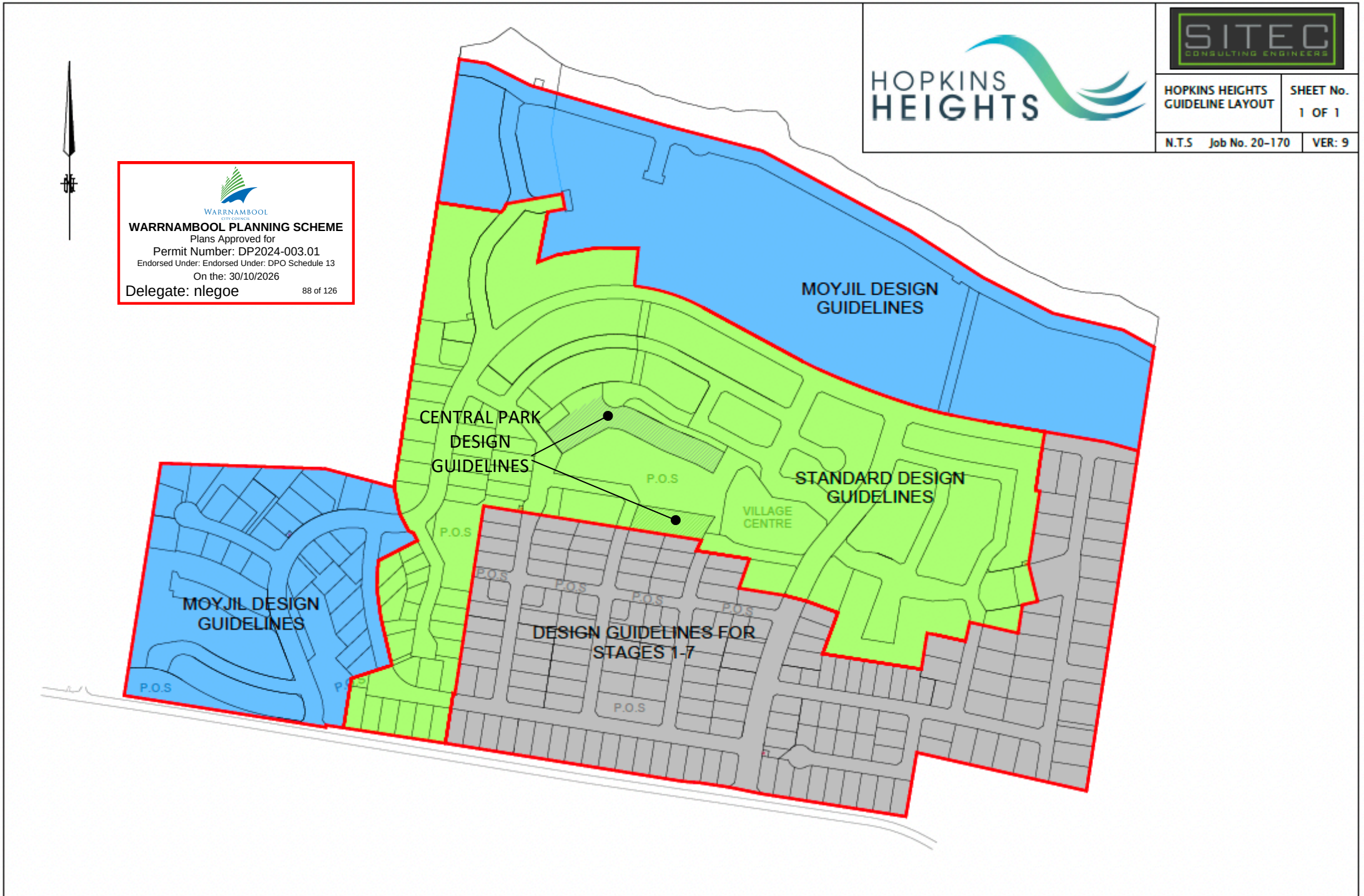
HOPKINS HEIGHTS

SECTION 7.0

DESIGN GUIDELINES

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
87 of 126

Figure 36: ***Design Guidelines Map***



HOPKINS HEIGHTS

DESIGN GUIDELINES STAGES 1-7

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
89 of 126

7. Design Guidelines

These guidelines aim to ensure all dwellings at Hopkins Heights are built to a high standard whilst encouraging a variety of housing styles which positively contribute to the streetscape. Each individual house design should contribute to the surrounding environment and to Hopkins Heights in a positive way. The guidelines attempt to encourage homeowners to apply innovative contemporary designs that address sustainability issues and present a cohesive residential image for the estate.

Design guidelines have been prepared for the first seven stages of Hopkins Heights. This Development Plan will be amended from-to-time to introduce additional guidelines for future stages / precincts.

The design guidelines will be applied in conjunction with other controls affecting Hopkins Heights including Section 173 agreements, Memorandum of Common Provisions (MCP), Design and Development Overlay Schedule 17 (DDO17) and local planning policy. A planning permit application under DDO17 must be in accordance with these guidelines.

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
90 of 126

Building envelopes and setbacks

Building Envelopes will be prepared at the time of subdivision for lots in each stage at Hopkins Heights, generally in accordance with the typical building envelopes shown in Figures A-D overleaf. The construction of dwellings, including garages and outbuildings, must be contained within the Building Envelope specified for that lot (and registered on title).

Front, side and rear setbacks must comply with the relevant **Building Envelope Plan** (registered on title) except for the following allowable encroachments and any others which might be specified in a Section 173 Agreement:

- Fences constructed in accordance with the Fencing Plan (see Memorandum of Common Provisions);
- Side or rear decks that do not extend vertically more than 300mm above natural ground level and which do not extend into a View Corridor as shown on a Building Envelope Plan;
- Eaves (being the part of a roof extending beyond the wall of the building and including gutters and facias) which extend into the airspace outside the building envelope by a maximum of 600mm; or
- Chimneys which do not extend more than 600mm outside the building envelope and/or extend into a View Corridor as shown on a Building Envelope Plan.

Siting requirements will be registered on title (Section 173 Agreement and Memorandum of Common Provisions (MCP)).

The following figures illustrate typical building envelopes within each character area.

At time of subdivision, detailed building envelopes will be designed which take into account the characteristics and constraints of an individual allotment and to ensure private open space are orientated to receive maximum solar efficiency.

Each building envelope will specify a maximum height limit above natural ground level or AHD, generally in accordance with the requirements of Design and Development Overlay Schedule 17 (DDO17).

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
91 of 126

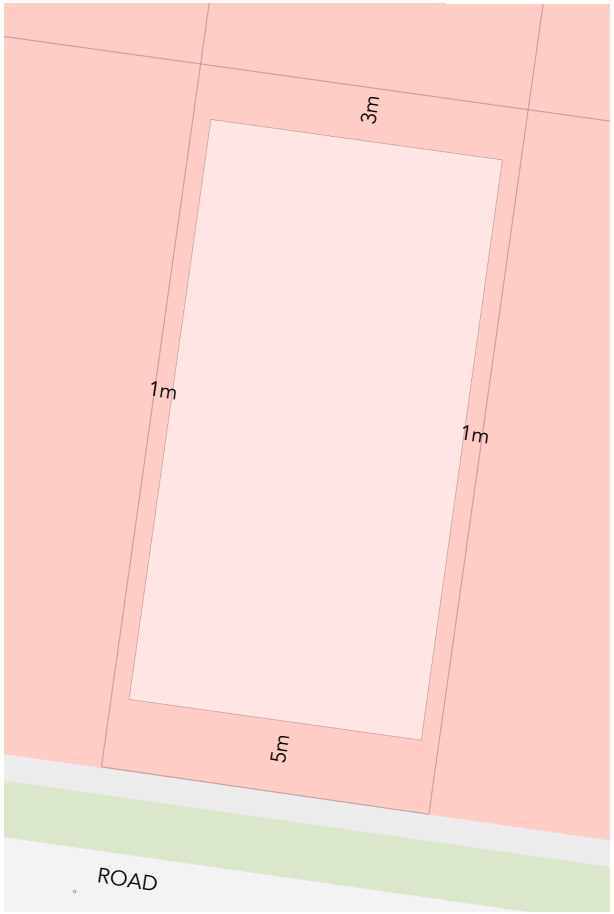


Figure A: ***Typical Conventional Residential Building Envelope***

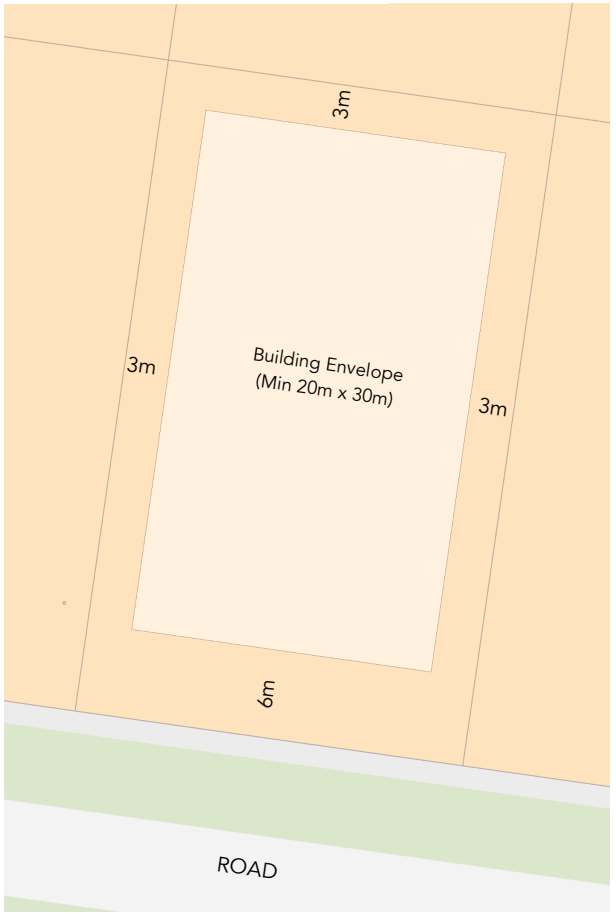


Figure B: ***Typical Spacious Residential Lots***



Figure C: ***Typical Low Density Bush Lots***

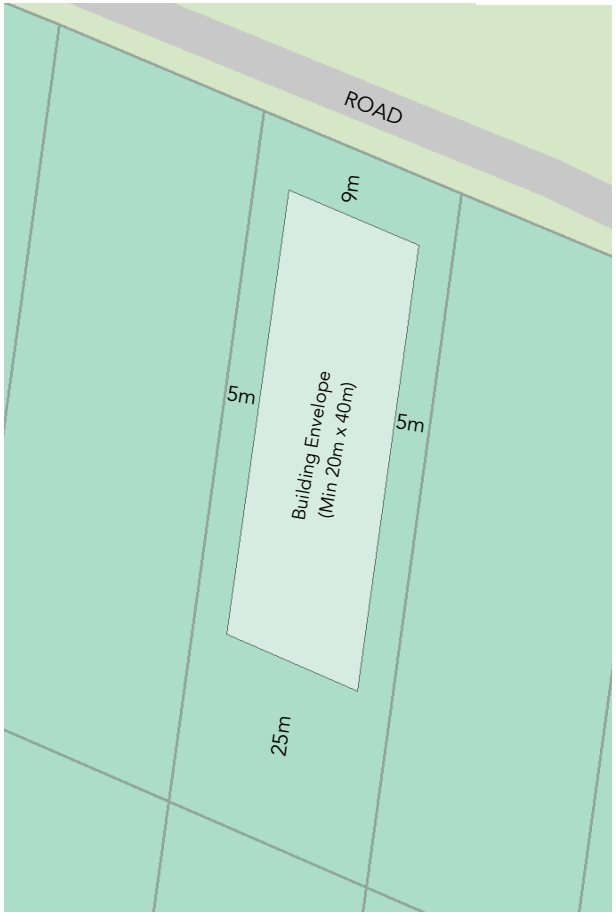


Figure D : ***Typical Riverside Lots***

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
92 of 126

Dwelling orientation

Dwellings must face the main street frontage and present an identifiable entrance to the street. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

Corner lots

Dwellings must address both the primary and secondary street frontages and open space (including shared paths links) and be of a consistent architectural design.

Design elements (such a verandahs, detailing, feature windows and materials) used on the primary frontage must continue on that part of the secondary frontage that is visible from the public realm.

Dwelling design

High standards of house design will be required and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope and the future landscape. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Dwellings should be designed so that front and secondary street frontage facades are well articulated. Articulation can be achieved through a variety of ways and should incorporate at least one of the following features:

- Use of at least two contrasting materials and textures.
- Variable wall setbacks to the front and side street boundaries.
- Introduction of verandahs, porticos and pergolas.

Dwellings which have long uninterrupted expanses of wall (greater than 6 metres in length) should be avoided. Features, which may detract from the appearance of a house from the street, such as, small windows, obscure glass, window security shields, canvas and metal awnings, are discouraged.

The articulation of the front of the upper level of two-storey dwellings is encouraged to avoid dominating the streetscape.

Building height

It is intended to create and maintain a predominantly one and two storey character across Hopkins Heights with development viewed against the future vegetated backdrop. Houses and garages should be sited and designed to take advantage of the natural slope conditions at Hopkins Heights and to respect the ridgeline (62m-67m AHD ridgetop).

Building height will be nominated on building envelopes for all lots at time of subdivision, with particular attention to areas above the 62m contour. Building height limits should ensure development is viewed against the future vegetated backdrop with a particular emphasis on sightlines from key viewing locations such as Logans Beach Whale Platform, Point Ritchie - Moyjil and Deakin Boat Ramp.

Dwellings must not exceed the building height above natural ground level or AHD as nominated on a Building Envelope Plan, or as specified in a Section 173 Agreement. Natural ground level is defined as the ground level after engineering works associated with the subdivision have been completed. Sloping sites which may allow additional built area under the ground floor level will be considered and may be appropriate depending upon overall design and setback requirements. Large bulk excavations (greater than 3 metres) or high retaining walls are discouraged.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
93 of 126

External materials and colours

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Hopkins Heights. Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwellings and the surrounding landscape.

Primary construction materials (such as wood, stone, brick, render) must be predominately earthy colours. Examples of preferred external colours are provided on page 76.

Highly reflective roofing materials such as galvanized iron and zincalume are not permitted.

Garages / carports

Garages can have a significant impact on the streetscape. The design of garages should endeavour to make them an integral and unobtrusive part of the dwelling. It is preferable for garages to be constructed under the main roof of the dwelling. When designing garages, consideration should be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard.

Garage setback - Garages which address a road must be setback a minimum 1 metre behind the front facade of the dwelling.

A garage may be permitted forward of the dwelling if the garage door(s) is located at 90 degrees to the front facade of the dwelling.

Garage width – Except for a garage built under a main dwelling, where a garage addresses a road the width of the garage must be the lesser of:

- 50 percent of the width of the entire front facade (which includes the garage) as viewed from the road it addresses; or
- 8 metres.

Where a garage is built under the main dwelling, the width of the garage must not exceed 8 metres.

Garage width requirements do not relate to a garage located behind the rear wall of the dwelling.

Garage door(s) - The aggregate width of the garage door(s) addressing a road must not exceed 6 metres.

If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials and finishes as the dwelling.

Garage door(s) should be of a panel lift door or slim line sectional door variety. Roller doors are not permitted to the facade.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
94 of 126

Access and driveways

Driveways should not dominate front gardens. They should be a secondary element to landscaping and not detract from the appearance of the streetscape.

Driveways must not be wider than 5 metres at the street boundary of a lot and planting between the driveway and side boundary is encouraged. A minimum 600mm wide landscaping strip should be provided between a side boundary and driveway.

Driveways should be constructed of pavers of stone, natural concrete or concrete of either exposed aggregate, suitably coloured, or broom finish.

Energy efficiency

An energy efficient home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliance and systems, will save a great deal of energy. Any style of house can be energy efficient and through the use of a combination of features can ensure the house achieves the highest degree of comfort with minimum energy use.

Dwellings at Hopkins Heights must achieve a minimum of 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by building regulations.

Water saving initiatives

For lots less than 450 square metres, a rainwater tank with a capacity of not less than 2,500 litres should be provided unless specified otherwise.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
95 of 126

For lots between 450 square metres - 1,000 square metres, a rainwater tank with a capacity of not less than 5,000 litres should be provided unless specified otherwise.

For lots greater than 1,000 square metres, a rainwater tank with a capacity of not less than 10,000 litres should be provided unless specified otherwise.

The colour of the rainwater tank should complement the dwelling and be located so that it is not readily visible from the street or neighbouring properties.

Landscape

The garden design will require careful thought to ensure appropriate plants are selected for the particular conditions of Hopkins Heights. The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

For lots greater than 450 square metres, at least three (3) canopy trees must be provided (one should be provided in the front garden and two should be provided in the rear garden).

For lots less than 450 square metres, at least one (1) canopy tree must be provided in the front garden.

Canopy trees must include indigenous species suited to the coastal setting. Trees must be provided a minimum 20m^2 permeable surface. Trees in close proximity to each other may have 50% area reduced for each subsequent tree.

Retaining walls and embankments

Embankments should not exceed a slope of 1 in 3.

Retaining walls are preferred to steep embankments and should be kept to a maximum height of 900mm. Higher terraced walls may be approved and should be stepped or graded so that each wall is no higher than 900mm with a minimum 600mm space between for planting. For the purpose of these Guidelines retaining walls greater than 1 metre are considered excessive.

Retaining walls are discouraged within 3 metres of a street frontage.

Fences

To enhance the park-like character of the estate, fencing requirements will be implemented via a Memorandum of Common Provisions (MCP). Fencing requirements have been designed to provide a degree of uniformity throughout the estate thereby avoiding an untidy mix of various fencing standards, colours and types.

Fences must be in accordance the height, style and locations of fences detailed in the Fencing Plan in the MCP.

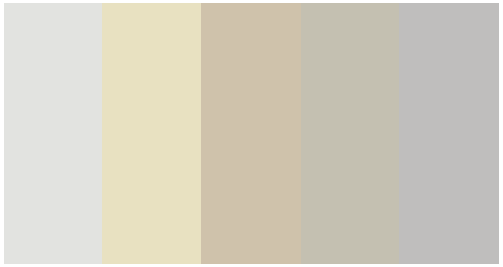
WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
96 of 126

Preferred colours

Preferred earthy colours
(Solar absorptance > 0.475)



Discouraged colours
(Solar absorptance < 0.475)



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
97 of 126

HOPKINS
HEIGHTS

DESIGN GUIDELINES
STANDARD

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
98 of 126

DESIGN GUIDELINES – STANDARD

These design guidelines are the Standard Design Guidelines for Hopkins Heights Estate. They will be applied to nominated stages of the Hopkins Heights Development. These design guidelines form an addendum to the endorsed Development Plan and relate to nominated stages which will be identified progressively as stages are developed.

Introduction

The Standard Design Guidelines will be applied in conjunction with other controls affecting nominated stages at Hopkins Heights including Section 173 agreements, Memorandum of Common Provisions (MCP), Design and Development Overlay Schedule 17 (DDO17) and local planning policy. For a lot affected by these controls a planning permit application under DDO17 must meet these guidelines.

These guidelines create a specific design style and rhythm for nominated stages. The Design Guidelines aim to deliver high quality-built form design. Dwellings are to be built to a high standard, within specified design standards encouraging a variety of housing styles which positively contribute to the streetscape. The guidelines encourage homeowners to apply innovative contemporary designs that address sustainability issues and present a cohesive residential image for stages to which the Standard Design Guidelines apply.

Hopkins Heights will be developed in stages. Each stage will have its own Plan of Subdivision, Building Envelope Plan [which will include Building Envelopes for each lot and may include View Corridors and Crossover restrictions], a Fencing Plan, a S173 Agreement and an MCP.

Building envelopes and setbacks

A Building Envelope Plan will be prepared for each stage with a Building Envelope established for each lot. Dwellings, including garages and outbuildings, must be located within the specified Building Envelope, except for the following allowable encroachments and any others which might be specified in a Section 173 Agreement:

- Fences constructed in accordance with the Fencing Plan for a lot;
- Side or rear decks that do not extend vertically more than 300mm above natural ground level and which do not extend into a View Corridor [if any] shown on a Building Envelope Plan;
- Eaves (being the part of a roof extending beyond the wall of the building and including gutters and facias) which extend into the airspace outside the Building Envelope by a maximum of 600mm.
- Chimneys which do not extend more than 600mm outside the Building Envelope and do not extend into a View Corridor;
- Retaining walls; and
- Rainwater tank.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
99 of 126

Building Design

High quality design is required, and a variety of styles is encouraged.

Design should respond to site characteristics.

The appearance of dwellings should provide a degree of richness and variety to create a pleasant, interesting streetscape.

Expanses of unbroken wall [exceeding 6 metres] should be avoided.

Features that may detract from the appearance of a dwelling from a street or open space area [which in these Design Guidelines includes a reserve, park, walkway or the like] must be avoided. These include heating and cooling appliances, obscure glass, window security shields, awnings etc.

Design elements such as verandahs, detailing, feature windows and materials used on the primary frontage of the main dwelling must continue on the secondary frontage visible from a street or open space area.

The building facade on all street frontages [primary and secondary] and open space area should be well articulated.

Articulation can be achieved in many ways. At least one [and preferably more] of the following features should be incorporated:

- Use of at least two contrasting materials and textures

- Variable wall setback to front and side boundaries
- Use of verandahs, porticos and pergolas

The articulation / recessing of the front of the upper level of two-storey main dwellings is highly encouraged.

Split level designs can be utilised to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.

Dwelling orientation

Dwellings must face the main street frontage and present an identifiable entrance to the street.

Subject always to consideration relating to optimising views, where possible, dwellings should be sited so that habitable rooms and private open spaces face northwards [or have a northerly aspect] to receive maximum solar efficiency.

Corner lots and lots abutting open space areas

Dwellings must actively address both the primary and secondary street frontages and open space areas and be of a consistent architectural design.

Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must extend to that part of the secondary frontage that is visible from the secondary street or open space area and both primary and secondary facades should be well articulated.

Any wall of a dwelling closer than 5 metres to an open space area must be interrupted by doors or substantial windows at least every 3 metres.

WARRNAMBOOL
CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
100 of 126

Building height

It is intended to create and maintain a predominantly one and two storey character across Hopkins Heights.

A maximum building height will be nominated on Building Envelopes for all lots.

Dwellings must not exceed the building height above natural ground level or AHD nominated on a Building Envelope Plan, or as specified in a Section 173 Agreement. Natural ground level is defined as the ground level after engineering works associated with the subdivision have been completed.

Building height limits aim to ensure appropriate view sharing and manage the building / landscape interaction and views to and from the lots.

External materials and colours

The materials and colours of the walls and roofs of dwellings/buildings will have a major impact on the visual quality of Hopkins Heights. Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwelling/buildings and the surrounding landscape.

Primary construction materials (such as wood, stone, brick, render, roof materials) must be predominately earthy colours.

Painted external wall surfaces should use a paint colour of SA 0.35 or higher [colourbond or equivalent] – see colours below

Lighter colours are discouraged but may be permitted as accents or trims to the dwelling.

Permitted external materials are natural timbers, colourbond steel and zinc cladding, painted weatherboard, natural stone, lightweight natural materials, bagged or painted brick work or stone.

A minimum of two different materials must be used on the façade.

Gutters, down pipes, and external plumbing must be coloured to complement the wall/roof on which they are located.

While bright coloured finishes are not generally permitted, small elements such as front doors or other small details may be allowed.

Visually dominant, smooth untextured walls (e.g. render) will not be permitted.

The colour of mortar and joints should be similar to the primary material.

Roof colours and materials

Colourbond corrugated profile metal decking or similar is encouraged.

Tiles are not permitted.

Roofs should have low reflectivity.

Highly reflective roofing material such as galvanised iron or zincalume is not permitted.

White polycarbonate roof skylights are not permitted.

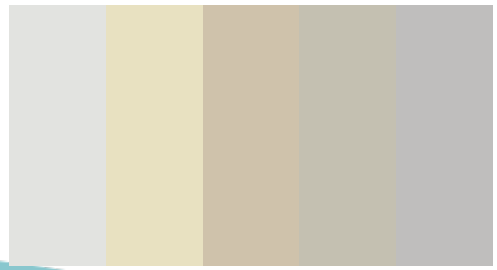
Roof surfaces should be a colour of SA 0.47 or higher [colourbond or equivalent] – see colours below.

Examples of colourbond solar absorption standards / colours

(Solar absorptance 0.47 and higher)



(Solar absorptance 0.32 – 0.43



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
101 of 126

Windows and glazing

External glazing must have low reflectivity, and its colour must enable best immersion of the built form with the landform and landscape.

Clear glazing is preferred.

Light coloured tinted glass is not permitted.

Dark coloured tinted glass is permitted only if it is shown to immerse with the natural environment.

Garages

Garages should be constructed under the main roof of the dwelling.

A garage and the garage doors must be designed and constructed with materials that architecturally and visually complement and integrate with the dwelling and the external walls and roof are to be constructed of the same materials and have the same finishes as the dwelling.

When designing garages, consideration should be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard, where slope permits.

Garage width and setback

Garage width – Unless otherwise specified on a Building Envelope Plan**#**, where a garage addresses a street and where the garage is not constructed under the main dwelling the garage must be set back at least one metre behind the line of the front wall of the main dwelling [which is the wall closest to the street that the main dwelling is addressing]**[*]**.

#[On some lots this may not be practical because of the slope of the lot to locate the garage one metre behind the line of the front wall of the dwelling, in which case the Building Envelope Plan will specifically identify the extent of the variation to this control to enable suitable vehicle and pedestrian access to the garage and dwelling entry].

Except for a garage built entirely behind the rear wall of the main dwelling a garage must not be wider than 8 metres.

If specifically permitted for a specific lot in an MCP, a garage may be built forward of a dwelling if the garage door[s] is/are located at 90 degrees to the front façade of the building.

Garage door(s) - The aggregate width of the garage door(s) addressing a road must not exceed 6 metres.

Garage door(s) should be of a panel lift door or slim line sectional door variety.

Roller doors that can be seen from a road or an open space area are not permitted.

Wall abutting a garage that is not the front wall of the main dwelling

A wall abutting a garage other than the wall identified **[*]** in the "*Garage width and set back*" control must:

- be set back behind the front of the garage wall at least 600mmm;
- have either or both a significant window and / or a door [the door must be suitable for access by a person and must be no wider than 1.2 metre; and
- be architecturally complimentary with the front wall of the main dwelling **[*].**

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
102 of 126

Crossovers

A crossover must not be constructed in an area identified on the Building Envelope Plan as an area where a crossover is not permitted.

A crossover must not be wider than the driveway.

The crossover[s] for each lot must comprise either [1] one crossover with a maximum width of 5.0 metres; or [2] 2 crossovers each with a maximum width of 3.0 metres.

Access and driveways

Driveways should not dominate front gardens. They should be a secondary element to landscaping and not detract from the appearance of the streetscape.

Driveways must not be wider than 5 metres at the street boundary of a lot.

Planting between the driveway and side boundary is encouraged.

Driveways should be constructed of paver stones, natural concrete, or concrete of either exposed aggregate, suitably coloured, or broom finish.

Lots abutting Hopkins Point Road cannot have access from Hopkins Point Road.

Detached garage, outbuildings and sheds

An outbuilding or shed must be located behind the rear wall of the dwelling.

Except for detached garage, outbuilding or shed that is not visible from the road the dwelling addresses or from an open space area that abuts the relevant lot, a detached garage, outbuilding or shed must be built with materials and finishes that are substantially like the external walls and roof of the dwelling so that the external appearance and finishes, including the doors, compliment and visually integrate with the dwelling.

If the lot is greater than 1,000 square metres the combined floor area of any outbuilding, shed and detached garage must not exceed 120 square metres and the roof must not be higher than the lesser of:

- 4 metres above natural ground level; or
- the height (AHD) of the highest point of the roof structure of the dwelling.

If the lot is less than 1,000 square metres the combined floor area of any outbuilding, shed and detached garage must not exceed 70 square metres and the roof must not be higher than the lesser of:

- 4 metres above natural ground level; or
- the height (AHD) of the highest point of the roof structure of the dwelling.

One habitable dwelling

Unless otherwise specified in the MCP or Section 173 Agreement, only one single private dwelling is permitted on a lot, and a lot cannot be subdivided.

Unless otherwise provided in the MCP, the minimum size of a single dwelling on a lot [excluding verandahs, pergolas, outbuildings] must be greater than 200m2.

Moveable structures

A building that has been previously constructed and occupied for human habitation cannot be moved onto a lot.

Energy efficiency

Dwellings at Hopkins Heights must achieve a minimum of 7 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by building regulations. Achieving a higher rating is encouraged.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
103 of 126

Rainwater tanks and water saving initiatives

A rainwater tank of no less than 5,000 litres in capacity is encouraged to be provided for each lot.

Rainwater tanks are permitted to be located outside of the building envelope but should be to the side or rear of the dwelling and should not be higher than 2 metres above natural ground level within a View Corridor.

The colour of the rainwater tank should complement the dwelling and be located so that it is not readily visible from the street or neighbouring properties.

Landscape

Garden design will require careful thought to ensure appropriate plants are selected for the conditions of Hopkins Heights. The aim is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Unless otherwise specified in the MCP at least three (3) canopy trees must be provided (one should be provided in the front garden, and two should be provided in the rear garden).

Species with a mature height of less than 2 metres are encouraged. Vegetation within a view corridor must not grow higher than 2 metres.

Canopy trees must include indigenous species suited to the coastal setting. Trees must be provided a minimum 20m^2 permeable surface. Trees close to each other may have 50% area reduced for each subsequent tree.

Retaining walls and embankments

Retaining walls are permitted outside of the nominated building envelope.

Retaining walls are preferred over steep embankments or slopes.

Retaining walls are not permitted within 3 metres of a road frontage unless they are constructed of a natural material such as stone or hardwood. Treated pine or similar is not permitted.

Where slope permits, a terraced approach is encouraged by using multiple smaller retaining walls, [with a maximum single vertical section of 900mm and a minimum of 600mm horizontal space between each vertical section for planting].

Consolidated or shared retaining walls along boundaries is preferred when appropriately coordinated with adjoining landowners or the Council.

Fences

Fencing design and location have been established to provide a degree of uniformity throughout Hopkins Heights and to enhance the park-like character of Hopkins Heights, avoiding an untidy mix of various fencing standards, colours and types.

Fences must be constructed in accordance with the height, style and location detailed in the Fencing Plan and maintained, repaired and replaced in accordance with any relevant provision in the MCP.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
104 of 126

External fixtures, fittings and attachments

TV antennas and other aerials that extend more than one metre above the highest point of the dwelling are not permitted.

Satellite dishes and related infrastructure must not extend vertically beyond the highest point of the dwelling.

A satellite dish or related infrastructure, an air-conditioning unit or any other mechanical or non-mechanical equipment or roof mounted fixtures or fittings or attachments [other than TV antenna] must not be located anywhere where they are visible to a person 1.8 metres tall standing at the mid-point of the road which the dwelling addresses.

Clothes lines visible to a person 1.8 metres tall standing on the road the dwelling addresses are not permitted.

External plumbing is not permitted on the front wall or façade of a two-storey dwelling.

Animals

Between sunset and sunrise cats are not allowed outside the dwelling.

More than 2 dogs are not permitted to be kept on a lot.

Caravans; Boats; Vehicles

Parking or storing of a caravan, boat of other vehicle or equipment is not permitted:

- on a lot if visible to a person 1.8 metres tall standing on the road abutting the lot;
- between any road and the lot;
- between any road and the dwelling;
- between a dwelling and an open space area; or
- between a dwelling and Hopkins Point Road.

Existing Fence/s

Where there is an existing fence on the southern boundary of a lot abutting Hopkins Point Road or an open space area, the lot owner:

- must not allow the fence to fall into disrepair or become unsightly;
- must repair any damage to the fence;
- must not alter the height, transparency, dimensions, specifications or materials or the existing fence or remove the existing fence or any part of it; and
- must not replace the existing fence with anything other than a new fence that matches precisely the existing fence.

Gates in fences on lots abutting Hopkins Point Road or a drainage reserve, walkway, park or public open space

In a fence abutting Hopkins Point Road or an open space area the lot owner:

- must not construct a gate that is wider than 1.5 metres or a height exceeding the height of the fence in which the gate is located; or
- must not construct a gate of materials that do not match the fence in which the gate is located.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
105 of 126

View Corridors

Where a view corridor is identified on a Building Envelope Plan a lot owner will not:

- locate a building or structure within the View Corridor;
- allow any vegetation to grow higher than 2 metres above finished ground level;
- allow any vegetation growing outside the View Corridor to encroach anyway into the View Corridor; or
- install or locate in the View Corridor any TV antenna, aerials, satellite dish or related infrastructure, any air conditioning unit or any other mechanical or non-mechanical equipment, fixtures, fittings or attachments or any garbage or recycling bins, a clothesline or any other obstruction or obstructions.

Garbage bins

Garbage bins or recycling bins are not to be stored anywhere that they are visible from any road abutting the lot.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
106 of 126

HOPKINS
HEIGHTS

DESIGN GUIDELINES

MOYJIL PRECINCT

DESIGN GUIDELINES – MOYJIL PRECINCT

These design guidelines have been prepared for the ***Mojil Precinct*** in the Southwest corner of Hopkins Heights [plan attached]. These design guidelines form an addendum to the endorsed Development Plan and relate specifically to the Moyjil Precinct.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
107 of 126

Introduction

The Moyjil Precinct Design Guidelines will be applied in conjunction with other controls affecting Hopkins Heights including Section 173 agreements, Memorandum of Common Provisions (MCP), Design and Development Overlay Schedule 17 (DDO17) and local planning policy. A planning permit application under DDO17 must meet these guidelines.

These guidelines create a specific design style and rhythm for the Moyjil Precinct. The Moyjil Precinct offers majestic river mouth and coastal vistas and is highly visible. The Design Guidelines will deliver high quality-built form design, muted and darker colours that best immerse the built form with the steep topography while providing the best achievable view sharing for residents. Dwellings are to be built to a high standard, within specified design standards encouraging a variety of housing styles which positively contribute to the streetscape. The guidelines encourage homeowners to apply innovative contemporary designs that address sustainability issues and present a cohesive residential image for the Moyjil Precinct.

The Moyjil Precinct will be developed in stages. Each stage will have its own Plan of Subdivision, Building Envelope Plan [which will include Building Envelopes and may include View Corridors and Crossover restrictions] and Fencing Plan a S173 Agreement and MCP.

Building envelopes and setbacks

A Building Envelope Plan will be prepared for each stage in the Moyjil Precinct with a Building Envelope established for each lot. Dwellings, including garages and outbuildings, must be within the specified Building Envelope, except for the following allowable encroachments and any others which might be specified in a Section 173 Agreement:

- Fences constructed in accordance with the Fencing Plan for a lot;
- Side or rear decks that do not extend vertically more than 300mm above natural ground level and which do not extend into a View Corridor [if any] shown on a Building Envelope Plan;
- Eaves (being the part of a roof extending beyond the wall of the building and including gutters and facias) which extend into the airspace outside the Building Envelope by a maximum of 600mm.
- Chimneys which do not extend more than 600mm outside the Building Envelope and do not extend into a View Corridor;
- Retaining walls;
- Rainwater tank; or
- A swimming Pool that:
  - ≠ Is located at least one metre behind the front wall of the Main Dwelling;
  - ≠ Is no higher at any point than the lowest finished ground level where the swimming pool is located;
  - ≠ Is not located in a view corridor; or
  - ≠ Through design and construction is visually and physically integrated with the Main Dwelling

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 visual complexity, 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 (such as use of varied textures, variations in setback, verandas, balconies, pergolas, glazing and window proportions and entrance treatments).

The siting of basements and garages partially below natural ground level is encouraged.

Split level designs can be utilised to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.

Period replica or suburban type designs will not be supported.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
108 of 126

Examples of design / style ***that are supported*** *in the Moyjil Precinct*









WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
109 of 126



Roof profiles

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. The maximum allowable roof slope is 14 degrees.

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

Examples of roof design / style that are not supported in the Moyjil Precinct





Examples of roof design / style that are supported in the Moyjil Precinct









WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
110 of 126

Dwelling orientation

Dwellings must face the main street frontage and present an identifiable entrance to the street. Subject always to consideration relating to optimising views, where possible, houses should be sited so that habitable rooms and private open spaces face northwards [or have a northerly aspect] to receive maximum solar efficiency.

Corner lots

Dwellings must address both the primary and secondary street frontages and open space (including shared paths links) and be of a consistent architectural design.

Design elements (such a verandahs, detailing, feature windows and materials) used on the primary frontage must extend to that part of the secondary frontage that is visible from the public realm and both primary and secondary facades should be well articulated.

Dwelling design

High standards of house design are required, and a variety of styles is encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope and the future landscape. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Dwellings should be designed so that front and secondary street frontage facades are well articulated. Articulation can be achieved in a variety of ways and should incorporate at least one of the following features:

- Use of at least two contrasting materials and textures.
- Variable wall setbacks to the front and side street boundaries.
- Introduction of verandahs, porticos and pergolas.

Dwellings which have long uninterrupted expanses of wall (greater than 6 metres in length) should be avoided. Features, which may detract from the appearance of a house from the street, such as small windows, obscure glass, window security shields, canvas and metal awnings are discouraged.

The articulation of the front of the upper level of two-storey dwellings is encouraged to avoid dominating the streetscape.

Building height

It is intended to create and maintain a predominantly one and two storey character across Hopkins Heights.

Dwellings must not exceed the building height above natural ground level or AHD as nominated on a Building Envelope Plan, or as specified in a Section 173 Agreement. Natural ground level is defined as the ground level after engineering works associated with the subdivision have been completed. A maximum building height will be nominated on Building Envelopes for all lots. Building height limits aim to ensure appropriate view sharing and manage the building / landscape interaction and views to and from the lots and the Moyjil Precinct.

External materials and colours

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of the Moyjil Precinct. Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwellings and the surrounding landscape.

Primary construction materials (such as wood, stone, brick, render) must be predominately earthy colours. Examples of preferred external colours are provided below.

WARRNAMBOOL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
111 of 126

Darker low reflective natural colours with matte finishes that will best immerse the built form with the landform and landscape must be used. Lighter colours are discouraged but may be permitted to be used as accents or trims to the dwelling.

Permitted external materials are natural timbers, colourbond steel and zinc cladding, painted weatherboard, natural stone, lightweight natural materials, bagged or painted brick work or stone.

A minimum of two different materials must be used on the façade.

Gutters, down pipes, and external plumbing must be coloured to complement the wall/roof on which they are located.

While bright coloured finishes are not permitted, small elements such as front doors or other small details may be allowed.

Visually dominant, smooth untextured walls (e.g. render) will not be permitted.

Only darker coloured mortar and joints will be permitted.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
112 of 126

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













Roof Colours

Roofs must be colourbond corrugated profile metal decking.

Tiles are not permitted.

Roofs must be coloured using low reflective subdued darker colours such as slate, armour grey or similar.

Highly reflective roofing material such as galvanised iron or zincalume are not permitted.

White polycarbonate roof skylights are not permitted.

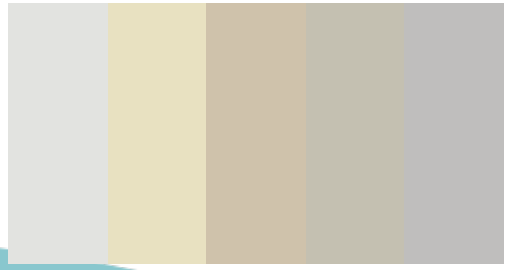
WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
113 of 126

Examples of preferred and discouraged external colours

Preferred earthy colours
(Solar absorptance > 0.475)



Discouraged colours
(Solar absorptance < 0.475)



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
114 of 126

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 to immerse with the natural environment.

Examples of clear glazing on contemporary style coastal houses



Garages

Garages should be constructed under the main roof of the dwelling. When designing garages, consideration should be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard, where slope permits.

A garage and the garage doors must be designed and constructed with materials that architecturally and visually complement and integrate with the dwelling and the external walls and roof are to be constructed of the same materials and have the same finishes as the dwelling.

Garage setback

Unless otherwise specified on a Building Envelope Plan a garage must be set back at least 1 metre behind the line of the front wall of the dwelling. On some lots this may not be practical because of the slope of the lot, in which case the Building Envelope Plan will specifically identify the extent of the variation to this control to enable suitable vehicle and pedestrian access to the garage and dwelling entry.

Garage width –A garage not constructed under the dwelling must not be wider than the lesser of [1] 50% of the width of the entire front façade of the dwelling [which includes the garage] as viewed from the road it addresses; or [2] 8 metres; except:

- if provided otherwise in the MCP relating to the lot;
- where a garage is built under the dwelling in which case the garage may be up to 8 metres in width; or
- a garage located behind the rear wall of the dwelling in which case the width restrictions do not apply.

Garage door(s) - The aggregate width of the garage door(s) addressing a road must not exceed 6 metres.

Garage door(s) should be of a panel lift door or slim line sectional door variety.

Roller doors that can be seen from a road are not permitted.

Crossovers

A crossover must not be constructed in an area identified on the Building Envelope Plan as an area where a crossover is not to be permitted.

Access and driveways

Driveways should not dominate front gardens. They should be a secondary element to landscaping and not detract from the appearance of the streetscape.

Driveways must not be wider than 5 metres at the street boundary of a lot.

The crossover[s] for each lot must comprise either [1] one crossover with a maximum width of 5.0 metres; or [2] 2 crossovers each with a maximum width of 3.0 metres.

Planting between the driveway and side boundary is encouraged.

Driveways should be constructed of paver stones, natural concrete, or concrete of either exposed aggregate, suitably coloured, or broom finish.

Detached garage, outbuildings and sheds

An outbuilding or shed should be located behind the rear wall of the dwelling.

A detached garage or outbuilding or shed must be built with materials and finishes that are substantially like the external walls and roof of the dwelling so that the external appearance, finishes, including the doors, compliment and visually integrate with the dwelling.

If the lot is greater than 1,000 square metres the combined floor area of any outbuilding, shed (and detached garage) must not exceed 120 square metres and the roof must not be higher than the lesser of:

- 4 metres above natural ground level; or
- the height (AHD) of the highest point of the roof structure of the dwelling.

If the lot is less than 1,000 square metres the combined floor area of any outbuilding, shed (and detached garage) must not exceed 70 square metres and the roof must not be higher than the lesser of:

- 4 metres above natural ground level; or
- the height (AHD) of the highest point of the roof structure of the dwelling.

One habitable dwelling

Unless specified otherwise in the MCP or Section 173 Agreement, only one single private dwelling is permitted on a lot, and a lot cannot be subdivided.

The minimum size of a single dwelling on a lot [excluding verandahs, pergolas, outbuildings] must be greater than 200m2 unless the MCP provides otherwise.

Moveable structures

A building that has been previously constructed and occupied for human habitation cannot be moved onto a lot.

Energy efficiency

Dwellings at Hopkins Heights must achieve a minimum of 7 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by building regulations. Achieving a higher rating is encouraged.

Rainwater tanks and water saving initiatives

A rainwater tank of no less than 5,000 litres in capacity must be provided for each lot unless the MCP specifies some other tank size.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
115 of 126

Rainwater tanks are permitted to be located outside of the building envelope but should be to the side or rear of the dwelling and should not be greater than 2 metres in height above natural ground level within a View Corridor.

The colour of the rainwater tank should complement the dwelling and be located so that it is not readily visible from the street or neighbouring properties.

Landscape

Garden design will require careful thought to ensure appropriate plants are selected for the conditions of Hopkins Heights. The aim is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Unless otherwise specified in an MCP at least three (3) canopy trees must be provided (one should be provided in the front garden, and two should be provided in the rear garden).

Species with a mature height of less than 2 metres are encouraged. Vegetation within a view corridor must not grow higher than 2 metres.

Canopy trees must include indigenous species suited to the coastal setting. Trees must be provided a minimum 20m^2 permeable surface. Trees close to each other may have 50% area reduced for each subsequent tree.

Retaining walls and embankments

Retaining walls are permitted outside of the nominated building envelope.

Retaining walls are preferred over steep embankments or slopes.

Where slope permits, a terraced approach is encouraged by using multiple smaller retaining walls, [with a maximum single vertical section of 900mm and a minimum of 600mm space between each vertical section for planting].

Consolidated or shared retaining walls along boundaries is preferred when appropriately coordinated with adjoining landowners or the Council.

Fences

Fencing design and location have been established to provide a degree of uniformity throughout Hopkins Heights thereby avoiding an untidy mix of various fencing standards, colours and types and to enhance the park-like character of Hopkins Heights.

Fences must be constructed in accordance with the height, style and location detailed in the Fencing Plan.

External fixtures, fittings and attachments

TV antennas and other aerials that extend more than one metre above the highest point of the dwelling are not permitted.

Satellite dishes and related infrastructure must not extend vertically beyond the highest point of the dwelling.

A satellite dish or related infrastructure, an air-conditioning unit or any other mechanical or non-mechanical equipment or roof mounted fixtures or fittings or attachments [other than TV antenna] must not be located anywhere where they are visible to a person 1.8 metres tall standing at the mid-point of the road which the dwelling addresses.

Clothes lines visible to a person 1.8 metres tall standing on the road the dwelling addresses are not permitted

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
116 of 126

External plumbing is not permitted on the front wall or façade of a two storey dwelling

Animals

Between sunset and sunrise cats are not allowed outside the dwelling

More than 2 dogs are not permitted to be kept on a lot

Caravans; Boats; Vehicles

Parking or storing of a caravan, boat of other vehicle or equipment is not permitted:

- on a lot if visible to a person 1.8 metres tall standing on the road abutting the lot;
- between the road and the lot;
- between the road and the dwelling; or
- between the dwelling and Hopkins Point Road

Access to lots abutting Hopkins Point Road

Lots abutting Hopkins Point Road will not have vehicular access from Hopkins Point Road.

Existing Fence/s

Where there is an existing fence on the southern boundary of a lot abutting Hopkins Point Road or on the southern boundary of a lot abutting the Drainage Reserve in the southwest corner of Moyjil Precinct, the lot owner:

- must not allow the fence to fall into disrepair or become unsightly;
- must repair any damage to the fence;
- must not alter the height, transparency, dimensions, specifications or materials or the existing fence or remove the existing fence or any part of it; and
- must not replace the existing fence with anything other than a new fence that matches precisely the existing fence.

Gates in fences on lots abutting Hopkins Point Road or the Drainage Reserve

In a fence on the southern boundary of a lot abutting Hopkins Point Road or the Drainage Reserve in the Southwest corner of Moyjil Precinct, the lot owner:

- must not construct a gate that is wider than 1.5 metres or a height exceeding the height of the fence in which the gate is located; or
- must not construct a gate of materials that do not match the fence in which the gate is located.

View Corridors

Where a view corridor is identified on a Building Envelope Plan a lot owner will not:

- locate a building or structure within the View Corridor;
- allow any vegetation to grow higher than 2 metres above finished ground level;
- allow any vegetation growing outside the View Corridor to encroach anyway into the View Corridor; or
- install or locate in the View Corridor any TV antenna, aerials, satellite dish or related infrastructure, any air conditioning unit or any other mechanical or non-mechanical equipment, fixtures, fittings or attachments or any garbage or recycling bins, a clothesline or any other obstruction of obstructions.

Garbage bins

Garbage bins or recycling bins are not to be stored anywhere that they are visible from any road abutting the lot.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
117 of 126

HOPKINS HEIGHTS

CENTRAL PARK HOUSING

DESIGN GUIDELINES

DESIGN GUIDELINES – CENTRAL PARK HOUSING

These design guidelines are the Central Park Housing Design Guidelines for Hopkins Heights Estate. They will be applied to stages of the Hopkins Heights Development that are identified in the Design Guidelines Map. These design guidelines form an addendum to the endorsed Development Plan.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
118 of 126

Introduction

The Central Park Housing Design Guidelines will be applied in conjunction with other controls affecting nominated stages at Hopkins Heights including Section 173 agreements, Memorandum of Common Provisions (MCP), Design and Development Overlay Schedule 17 (DDO17) and local planning policy. For a lot affected by these controls a planning permit application under DDO17 must meet these guidelines.

These guidelines are intended to create a specific design style and rhythm for housing abutting the Central Park. The Design Guidelines aim to deliver high quality-built form design that fully integrates with and actively addresses the Central Park. Dwellings are to be built to a high standard, within specified design standards to achieve an appropriate scale and a seamless physical and visual connection with the Central Park and also to positively contribute to the streetscape which they address. The guidelines encourage homeowners to apply innovative contemporary designs that address sustainability issues and present a cohesive residential image and relationship with the Central Park.

Hopkins Heights will be developed in stages. Each stage will have its own Plan of Subdivision, Building Envelope Plan [which will include Building Envelopes for each lot and may include View Corridors and Crossover restrictions], a Fencing Plan, a S173 Agreement and an MCP. In the case of the Central Park Housing Design Guidelines the Building Envelopes for lots may contain a *maximum* building setback distance from the Central Park boundary.

Building envelopes and setbacks

A Building Envelope Plan will be prepared for each stage with a Building Envelope established for each lot. Dwellings, including garages and outbuildings, must be located within the specified Building Envelope, except for the following allowable encroachments and any others which might be specified in a Section 173 Agreement:

- Fences constructed in accordance with the Fencing Plan for a lot;
- Side or rear decks that do not extend vertically more than 300mm above natural ground level and which do not extend into a View Corridor [if any] shown on a Building Envelope Plan;
- Eaves (being the part of a roof extending beyond the wall of the building and including gutters and facias) which extend into the airspace outside the Building Envelope by a maximum of 600mm.
- Chimneys which do not extend more than 600mm outside the Building Envelope and do not extend into a View Corridor;
- Retaining walls; and
- Rainwater tank.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
119 of 126

Building Design

High-quality design is required, and a variety of styles is permitted within an overall intent to create a substantial built form signature with the possibility for little or no building separation when viewed from the Central Park.

Design should respond to the built form relationship with the Central Park so that dwellings clearly address the Central Park.

The appearance of dwellings should provide a degree of richness and variety to create a pleasant, interesting streetscape and a simple but interesting address to the Central Park.

Any wall of a dwelling visible from the Central Park must be interrupted by doors or substantial windows at least every 3 metres.

Features that may detract from the appearance of a dwelling from a street or from the Central Park must be avoided. These include heating and cooling appliances, obscure glass, window security shields, awnings etc which must not be visible from the Central Park.

Design elements such as verandahs, detailing, feature windows and materials used on the primary frontage of the main dwelling must continue on the secondary frontage visible from a street or visible from the Central Park.

Rendering is not permitted on any wall or surface of the dwelling visible from the Central Park.

The building facade on all street frontages [primary and secondary] and on the Central Park frontage should be well articulated.

Articulation can be achieved in many ways. At least one [and preferably more] of the following features should be incorporated:

- Use of at least two contrasting materials and textures
- Variable wall setback to front and side boundaries
- Use of verandahs, porticos and pergolas

The articulation / recessing of the wall of the upper level of two-storey main dwellings is highly encouraged.

Split level designs can be utilised to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.

Dwelling orientation

Dwellings must face both the main street frontage and the Central Park frontage and present an identifiable entrance to both frontages.

Dwellings must meaningfully and actively address the Central Park with a door/s and substantial window/s addressing the Central Park to provide the sense that the dwellings 'fronts onto' the Central Park.

Subject always to consideration relating to optimising views, where possible, dwellings should be sited so that habitable rooms and private open spaces face northwards [or have a northerly aspect] to receive maximum solar efficiency.

Corner lots

Dwellings must actively address both the primary and secondary street frontages and the Central Park and be of a consistent architectural design.

Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must extend to that part of the secondary frontage that is visible from the secondary street or from the Central Park and both primary and secondary facades should be well articulated.

Building height

It is intended to create and maintain a predominantly one and two storey character across Hopkins Heights.

A maximum building height above engineered ground level will be nominated on Building Envelopes for all lots. Engineered ground level is defined as the ground level after engineering works associated with the subdivision have been completed.

Dwellings must not exceed the building height above engineered ground level or AHD nominated on a Building Envelope Plan, or as specified in a Section 173 Agreement.

Building height limits aim to ensure appropriate view sharing and manage the building / landscape interaction and views to and from the lots.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
120 of 126

External materials and colours

The materials and colours of the walls and roofs of dwellings/buildings will have a major impact on the visual quality of Hopkins Heights. Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwelling/buildings and the surrounding landscape.

Primary construction materials (such as wood, stone, brick, render, roof materials) must be predominately earthy colours.

For buildings on lots north of the Central Park painted external wall surfaces must use a paint colour of SA 0.47 or higher [colourbond or equivalent]

For buildings on lots south of the Central Park painted external wall surfaces must use a paint colour of SA 0.35 or higher [colourbond or equivalent]

Lighter colours are discouraged but may be permitted as accents or trims to the dwelling.

Permitted external materials are natural timbers, colourbond steel and zinc cladding, painted weatherboard, natural stone, lightweight natural materials bagged or painted brick work or stone.

A minimum of two different materials must be used on the façade.

Gutters, down pipes, and external plumbing must be coloured to match the wall/roof on which they are located.

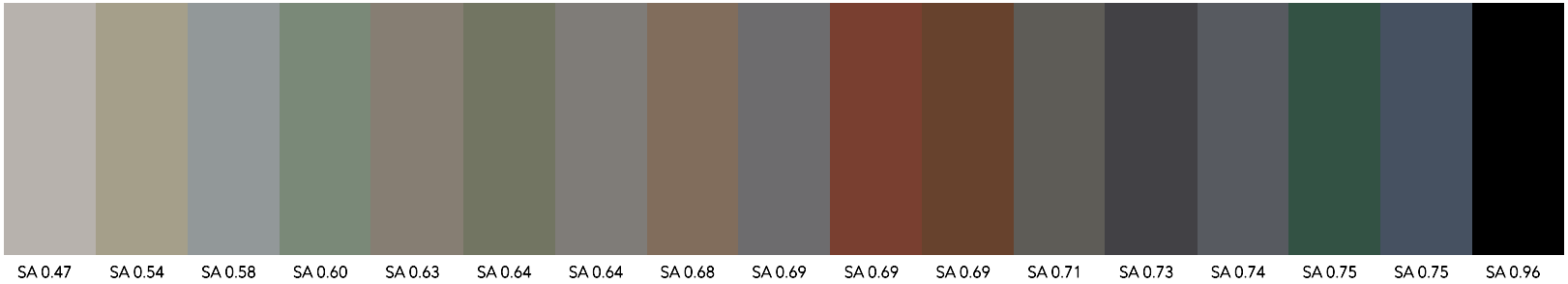
While bright coloured finishes are not generally permitted, small elements such as front doors or other small details may be allowed.

Visually dominant, smooth untextured walls (e.g. render) will not be permitted.

The colour of mortar and joints should be similar to the primary material.

Examples of colourbond solar absorption standards / colours

(Solar absorptance 0.47 and higher)



(Solar absorptance 0.32 - 0.43



WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
121 of 126

Roof colours and materials

Colourbond corrugated profile metal decking or similar is encouraged.

Tiles are not permitted.

Roofs should have low reflectivity.

Highly reflective roofing material such as galvanised iron or zincalume is not permitted.

White polycarbonate roof skylights are not permitted.

Roof surfaces should be a colour of SA 0.47 or higher [colourbond or equivalent] – see colourdetails above.

Windows and glazing

External glazing must have low reflectivity, and its colour must enable best immersion of the built form with the landform and landscape.

Clear glazing is preferred.

Light coloured tinted glass is not permitted.

Dark coloured tinted glass is permitted only if it is shown to immerse with the natural environment.

Garages

Whether built under the main roof of the dwelling or detached from the dwelling a garage and the garage doors must be designed and constructed with materials that architecturally and visually complement and integrate with the dwelling and the external walls and roof must be constructed of the same materials and have the same finishes as the dwelling.

Garage width and setback

Garage width – Unless otherwise specified on a Building Envelope Plan**#**, where a garage addresses a street and where the garage is not constructed under the main dwelling the garage must be set back at least one metre behind the line of the front wall of the main dwelling [which is the wall closest to the street that the main dwelling is addressing]**[*]**.

#[On some lots it may not be practical to locate the garage one metre behind the line of the front wall of the dwelling because of the slope of the lot or because of the configuration of the lot, in which case the Building Envelope Plan will specifically identify the extent of the variation to this control to enable suitable vehicle and pedestrian access to the garage and dwelling entry].

Except for a garage built entirely behind the rear wall of the main dwelling a garage must not be wider than 8 metres.

If specifically permitted for a specific lot in an MCP, a garage may be built forward of a dwelling if the garage door[s] is/are located at 90 degrees to the front façade of the building.

Garage door(s) - The aggregate width of the garage door(s) addressing a road must not exceed 6 metres.

Garage door(s) should be of a panel lift door or slim line sectional door variety.

Roller doors that can be seen from a road or an open space area are not permitted.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
122 of 126

Wall abutting a garage that is not the front wall of the main dwelling

A wall abutting a garage other than the wall identified **[*]** in the "*Garage width and set back*" control must:

- be set back behind the front of the garage wall at least 600mmm;
- have either or both a significant window and / or a door [the door must be suitable for access by a person and must be no wider than 1.2 metre; and
- be architecturally complimentary with the front wall of the main dwelling **[*].**

Crossovers

A crossover must not be constructed in an area identified on the Building Envelope Plan as an area where a crossover is not permitted.

A crossover must not be wider than the driveway.

The crossover[s] for each lot must comprise either [1] one crossover with a maximum width of 5.0 metres; or [2] 2 crossovers each with a maximum width of 3.0 metres.

Access and driveways

Driveways should not dominate front gardens. They should be a secondary element to landscaping and not detract from the appearance of the streetscape.

Driveways must not be wider than 5 metres at the street boundary of a lot.

Planting between the driveway and side boundary is encouraged.

Driveways should be constructed of paver stones, natural concrete, or concrete of either exposed aggregate, suitably coloured, or broom finish.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
123 of 126

Detached garage, outbuildings and sheds

A detached garage, outbuilding or shed must not be visible from the Central Park.

An outbuilding or shed must not be visible to a person 1.8 metres tall standing at the mid-point of the road which the dwelling addresses Anoutbuilding or shed must be built only with materials and finishes that are substantially like the external walls and roof of the dwelling so that the external appearance and finishes, including the doors, architecturally compliment, and visually integrate with the dwelling.

The combined floor area of any outbuilding, shed and detached garage must not exceed 70 square metres and the roof must not be higher than the lesser of:

- 4 metres above natural ground level; or
- the height (AHD) of the highest point of the roof structure of the dwelling.

Dwelling size

Unless otherwise provided in the MCP, the minimum size of a single dwelling on a lot [excluding verandahs, pergolas, outbuildings] must be greater than 150m2.

Moveable structures

A building that has been previously constructed and occupied for human habitation cannot be moved onto a lot.

Energy efficiency

Dwellings at Hopkins Heights must achieve a minimum of 7 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by building regulations. Achieving a higher rating is encouraged.

Rainwater tanks and water saving initiatives

A rainwater tank is encouraged to be provided for each lot.

Rainwater tanks are permitted to be located outside of the building envelope and should be located so that it is not readily visible from a street or neighbouring properties and must not be visible from the Central Park and the colour of the rainwater tank should complement the dwelling. .

Landscape

Garden design will require careful thought to ensure appropriate plants are selected for the conditions of Hopkins Heights. The aim is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

If practically possible a canopy tree/s will be provided on a lot.

Species with a mature height of less than 2 metres are encouraged. Vegetation within a view corridor must not grow higher than 2 metres.

Canopy trees must include indigenous species suited to the coastal setting.

Retaining walls and embankments

Retaining walls are permitted outside of the nominated building envelope.

Retaining walls are preferred over steep embankments or slopes.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
124 of 126

Retaining walls are not permitted within 3 metres of a road frontage unless they are constructed of a natural material such as stone or hardwood. Treated pine or similar is not permitted.

Where slope permits, a terraced approach is encouraged by using multiple smaller retaining walls, [with a maximum single vertical section of 900mm and a minimum of 600mm horizontal space between each vertical section for planting].

Consolidated or shared retaining walls along boundaries is preferred when appropriately coordinated with adjoining landowners or the Council.

Fences

Fencing design and location have been established to provide a degree of uniformity throughout Hopkins Heights and to enhance the park-like character of Hopkins Heights, avoiding an untidy mix of various fencing standards, colours and types.

Fences must be constructed in accordance with the height, style and location detailed in the Fencing Plan and maintained, repaired and replaced in accordance with any relevant provision in the MCP.

External fixtures, fittings and attachments

TV antennas and other aerials that extend more than one metre above the highest point of the dwelling are not permitted.

Satellite dishes and related infrastructure must not extend vertically beyond the highest point of the dwelling.

A satellite dish or related infrastructure, an air-conditioning unit or any other mechanical or non-mechanical equipment or roof mounted fixtures or fittings or attachments [other than TV antenna] must not be located anywhere where they

are visible to a person 1.8 metres tall standing at the mid-point of the road which the dwelling addresses or where they are visible from the Central Park.

Clothes lines visible to a person 1.8 metres tall standing on the road the dwelling addresses are not permitted and clothes lines must not be visible from the Central Park.

External plumbing is not permitted on the front wall or façade of a two-storey dwelling or a wall or façade facing the Central Park.

Animals

Between sunset and sunrise cats are not allowed outside the dwelling.

More than 2 dogs are not permitted to be kept on a lot.

Caravans; Boats; Vehicles

Parking or storing of a caravan, boat of other vehicle or equipment is not permitted:

- on a lot if visible to a person 1.8 metres tall standing on the road abutting the lot;
- between any road and the lot;
- between any road and the dwelling; or
- between a dwelling and the Central Park.

Existing Fence/s

Where there is an existing fence on lot abutting the Central Park, the lot owner:

- must not allow the fence to fall into disrepair or become unsightly;
- must repair any damage to the fence;
- must not alter the height, transparency, dimensions, specifications or materials or the existing fence or remove the existing fence or any part of it; and
- must not replace the existing fence with anything other than a new fence that matches precisely the existing fence.

Gates in fences abutting the Central Park

In a fence abutting the Central Park the lot owner must not:

- construct a gate that is wider than 1.5 metres or a height exceeding the height of the fence in which the gate is located;
- construct a gate of materials that do not match the fence in which the gate is located; or
- construct a gate with materials or dimensions that differ from the fence.

View Corridors

Where a view corridor is identified on a Building Envelope Plan a lot owner will not:

- locate a building or structure within the View Corridor;
- allow any vegetation to grow higher than 2 metres above finished ground level;
- allow any vegetation growing outside the View Corridor to encroach anyway into the View Corridor; or
- install or locate in the View Corridor any TV antenna, aerials, satellite dish or related infrastructure, any air conditioning unit or any other mechanical or non-mechanical equipment, fixtures, fittings or attachments or any garbage or recycling bins, a clothesline or any other obstruction or obstructions.

Garbage bins

Garbage bins or recycling bins are not to be stored anywhere that they are visible from any road abutting the lot or from the Central Park.

Access to lots from the Central Park

Only pedestrian and bicycle access to lots is permissible from the Central Park.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
125 of 126

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe

MPAA STUDIO

1 Dispensary Lane
Warrnambool VIC 3280

T: 03 5562 9443

https://www.mpaastudio.co