


WARRNAMBOOL PLANNING SCHEME
Approved Development Plan
DP2024-0001
79 Raglan Pde
Date: 06/08/2024
Delegate: R. Wandell

Plan Legend

- EXISTING BUILDINGS
- DEVELOPMENT AREA BOUNDARY
- NEIGHBOURING LOT BOUNDARIES
- ROADS
- SERVICE LANE
- RESIDENTIAL ZONE
- COMMERCIAL ZONE
- PROPOSED 3.5ha PARKLAND
- PROPOSED SIGNALISED INTERSECTION
- RAILWAY LINE
- EXISTING BUS STOPS - ROUTE 3
- SITE DRAINAGE DIRECTION
- DRAINAGE RESERVE
- EXISTING TREES
- PLANNED PEDESTRIAN LINK
- 400M RADIUS TO BUS STOP
- INDICATIVE PROPOSED ROADS



Myers
Planning &
Associates

Co.Lab, 1 Dispensary Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
ABN 53253414622

revision:	description:	date:
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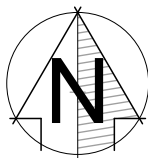
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project:
**PROPOSED RESIDENTIAL DEVELOPMENT AT
71 RAGLAN PARADE WARRNAMBOOL VIC. 3280**

client:
ARINGA PARK PTY LTD.

drawing title:
SITE ANALYSIS & URBAN CONTEXT PLAN

date: APRIL 2024	A3
scale: 1:2000	
drawn by: CD/LM/JH	
project no.: 22-737	rev.: /



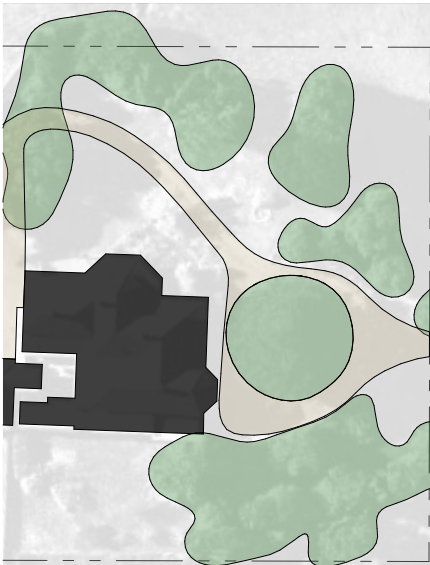
dwg no: **TP1** of TP8


Document Set ID: 11917894
Version: 2, Version Date: 07/08/2024

22-737 Res. Development 71 Raglan Pde Warrnambool TP10.pln

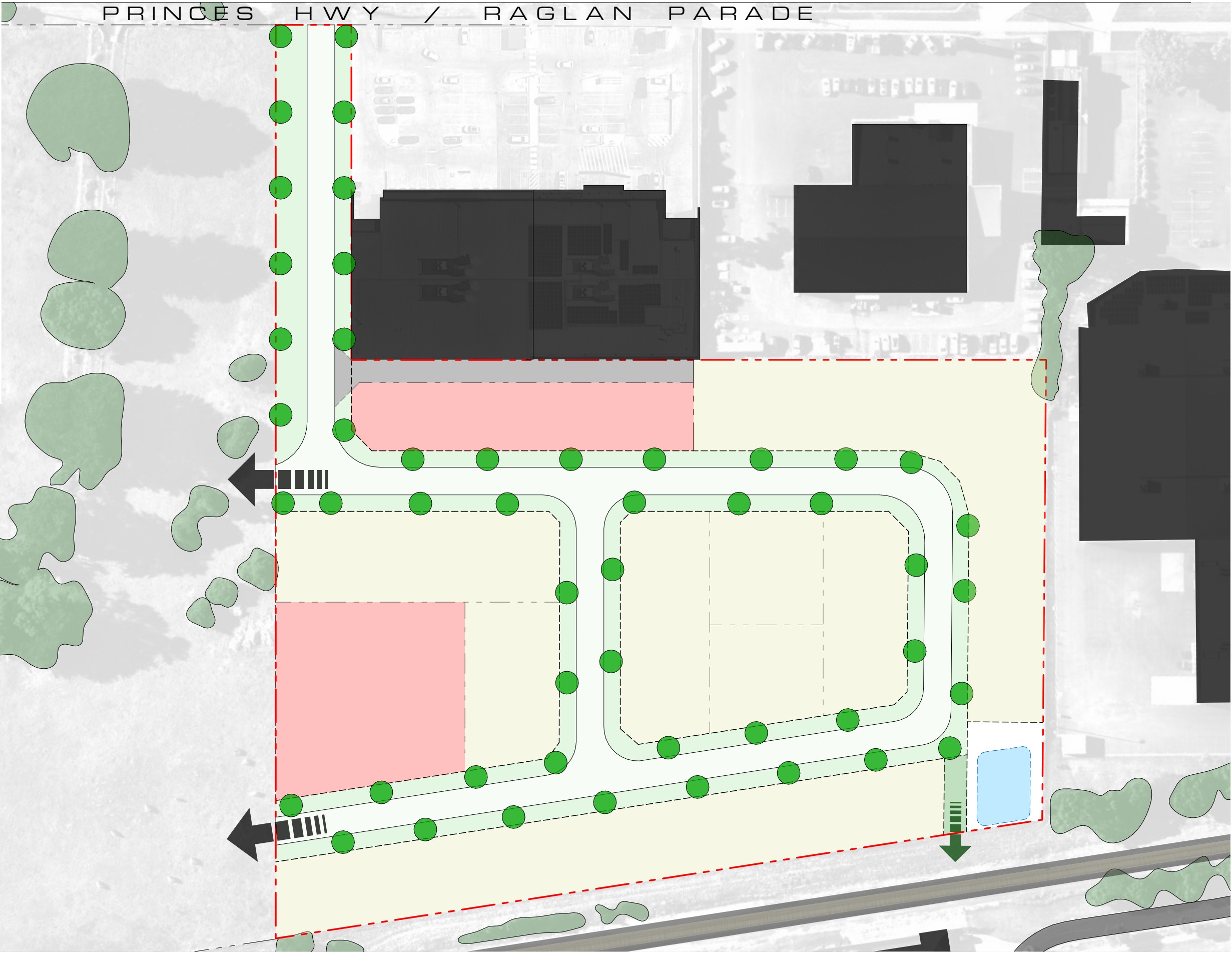
Plan Legend

- EXISTING BUILDINGS
- DEVELOPMENT AREA BOUNDARY
- NEIGHBOURING LOT BOUNDARIES
- PROPOSED LOTS
- MEDIUM DENSITY (< 300M² LOTS)
- STANDARD DENSITY (300 - 400M² LOTS)
- PROPOSED PARKLAND
- DRAINAGE RESERVE
- ROAD RESERVE
- ROAD VERGE
- PROPOSED TREES
- ACCESS LANE
- VEHICLE CONNECTIVITY
- PEDESTRIAN CONNECTIVITY





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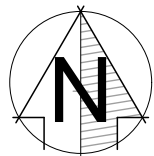
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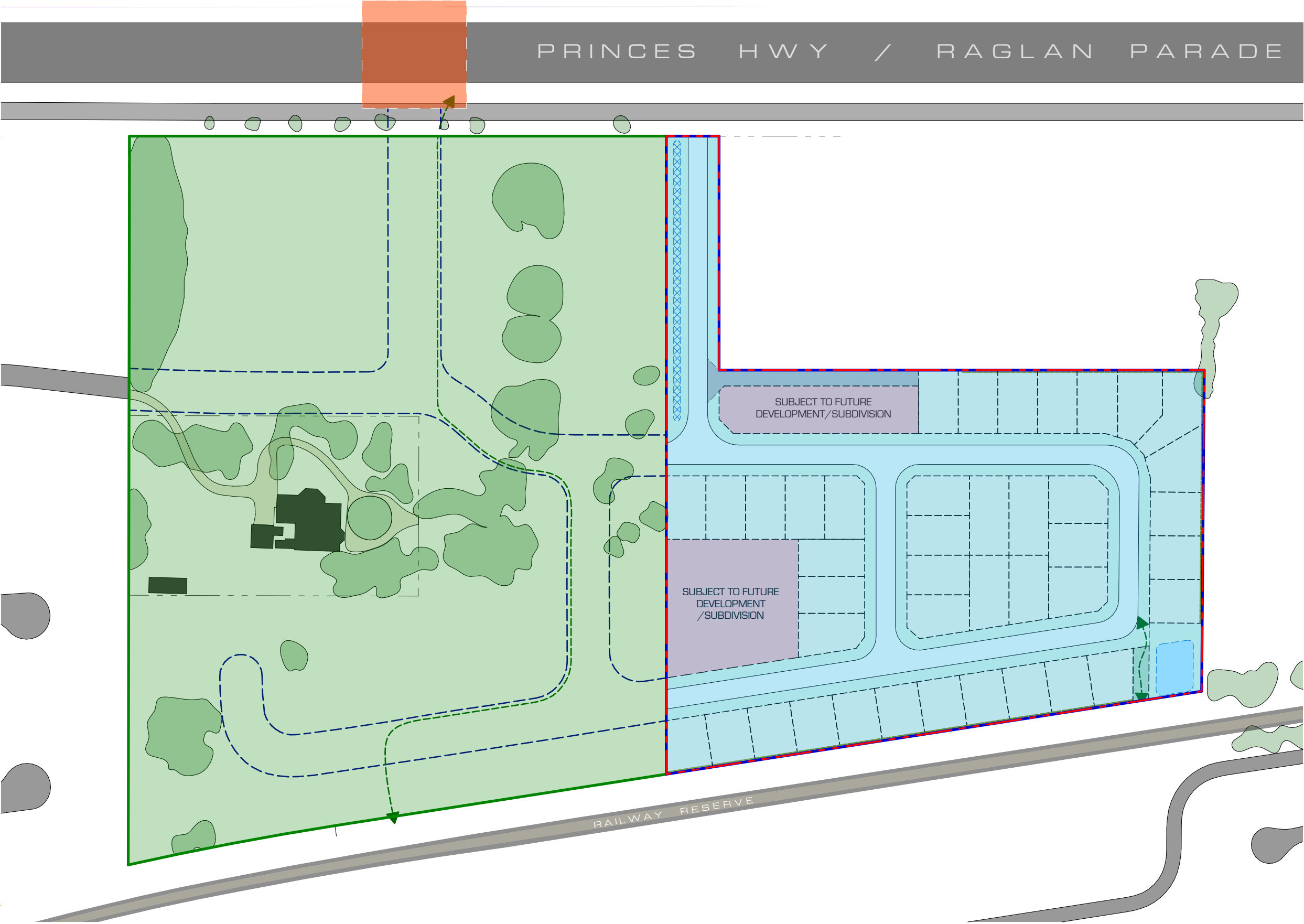
project:
PROPOSED RESIDENTIAL DEVELOPMENT AT
71 RAGLAN PARADE WARRNAMBOOL VIC. 3280
client:
ARINGA PARK PTY LTD.
drawing title:
DEVELOPMENT PLAN

date:
APRIL, 2024
scale:
1:2000
drawn by: CD/LM/JH
project no.:
22-737
rev.:
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dwg no: TP2 of TP8

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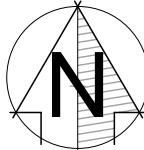
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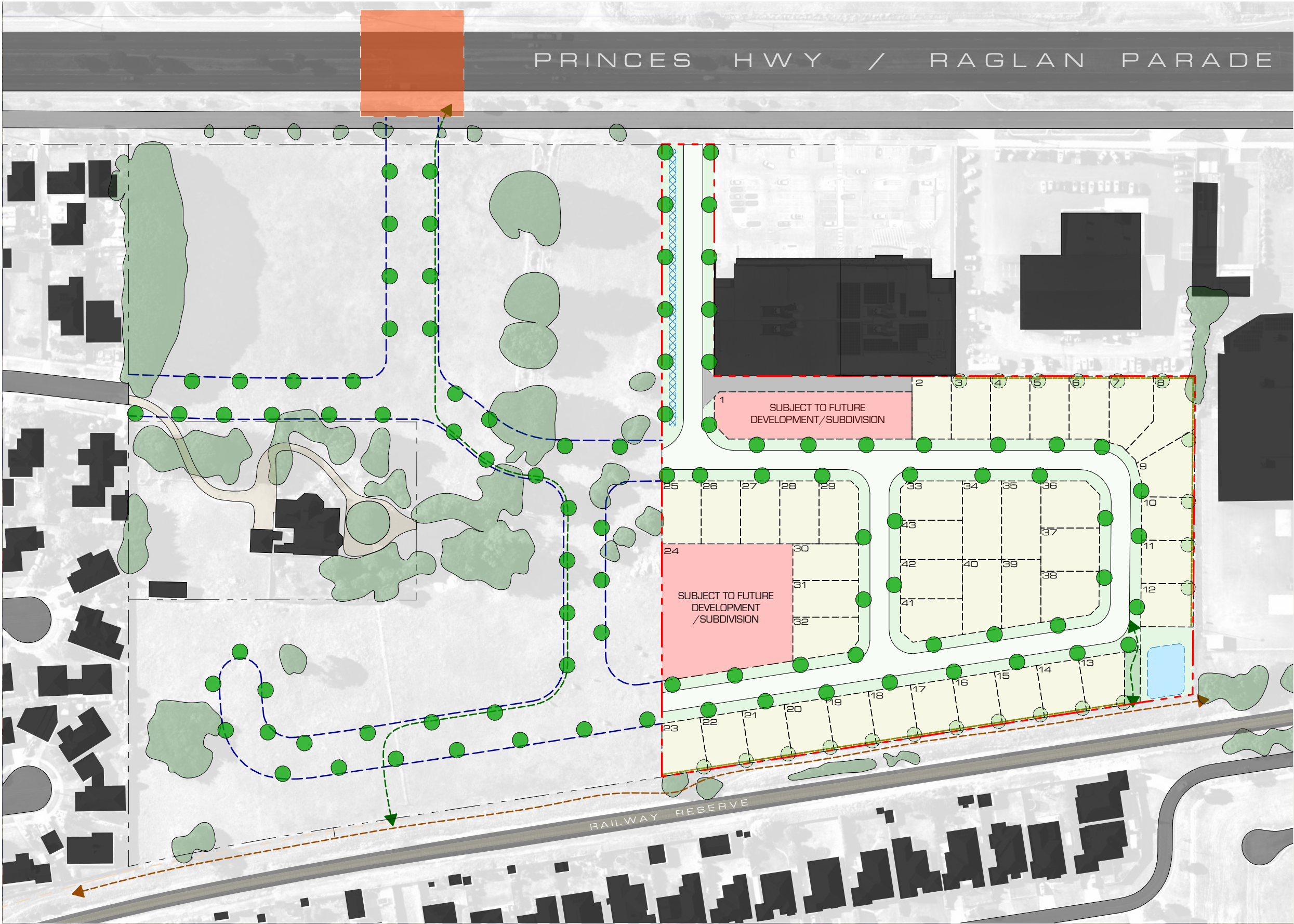
LEGEND


SUBJECT SITE

DEVELOPMENT STAGE 1 AREA

DEVELOPMENT STAGE 2 AREA


<div><div><div>Myers</div><div>Planning & Associates</div></div></div>	<div>Co.Lab, 1 Dispensary Lane Warrnambool VIC 3280 Phone: (03) 5562 9443 ABN 53253414622</div>	revision: description: date:		project: PROPOSED RESIDENTIAL DEVELOPMENT AT 71 RAGLAN PARADE WARRNAMBOOL VIC. 3280		date: APRIL, 2024	scale: 1:2000	drawn by: CD/LM/JH	project no.: 22-737	rev.: /	<div><div>dwg no: TP3 of TP8</div></div>
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 - NEIGHBOURING LOT BOUNDARIES
 - PROPOSED LOT BOUNDARIES
 - PROPOSED PARKLAND
 - DRAINAGE RESERVE
 - ROAD RESERVE
 - ROAD VERGE
 - MEDIUM DENSITY (< 300M² LOTS)
 - STANDARD DENSITY (300 - 400M² LOTS)
 - PROPOSED TREES
 - 1 X CANOPY TREE IN REAR YARD OF LOTS WITH COMMERCIAL/RAILWAY INTERFACE
 - PROPOSED MIN. 2.0m HIGH RESIDENTIAL SCREENING FENCE
 - FUTURE RAILWAY SHARED PATH
 - INDICATIVE CONCEPTUAL LINKING PATHS
 - INDICATIVE CONCEPTUAL LINKING ROADWAYS
 - INDICATIVE CONCEPTUAL LINKING PATHS
 - ACCESS LANE
 - PROPOSED SIGNALISED INTERSECTION
 - SWALE DRAIN



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project:
PROPOSED RESIDENTIAL DEVELOPMENT AT
71 RAGLAN PARADE WARRNAMBOOL VIC. 3280
client:
ARINGA PARK PTY LTD.
drawing title:
URBAN DESIGN MASTER PLAN

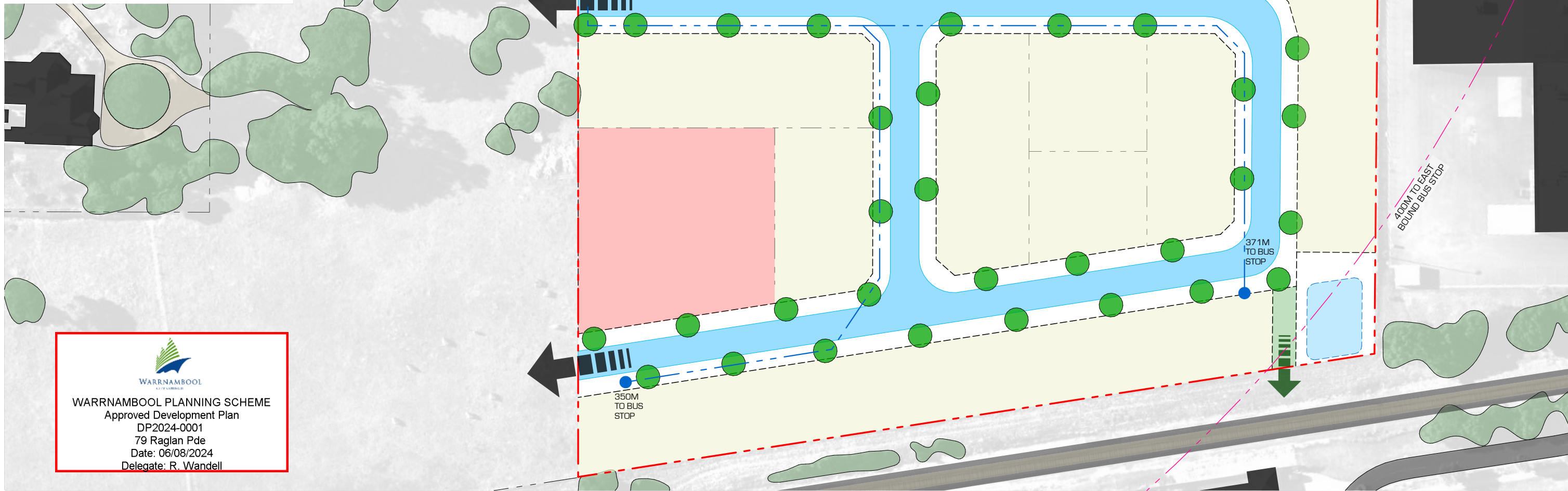
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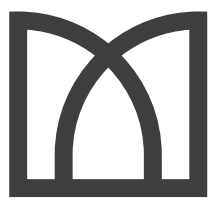
22-737 Res. Development 71 Raglan Pde Warrnambool TP10.pln

Plan Legend

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- DEVELOPMENT AREA BOUNDARY
- NEIGHBOURING LOT BOUNDARIES
- PROPOSED LOT BOUNDARIES
- PROPOSED PARKLAND
- DRAINAGE RESERVE
- ACCESS STREET
- ACCESS LANE
- ROAD VERGE
- MEDIUM DENSITY (< 300M² LOTS)
- STANDARD DENSITY (300 - 400M² LOTS)
- PROPOSED TREES
- 400m RADIUS TO BUS STOP
- WALKING DISTANCE TO BUS STOP
- VEHICLE CONNECTIVITY
- PEDESTRIAN CONNECTIVITY



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Co.Lab, 1 Dispensary Lane
Warrnambool VIC 3280
Phone: (03) 5562 9443
ABN 53253414622

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project:
**PROPOSED RESIDENTIAL DEVELOPMENT AT
71 RAGLAN PARADE WARRNAMBOOL VIC. 3280**

client:
ARINGA PARK PTY LTD.

drawing title:
CIRCULATION & MOVEMENT PLAN

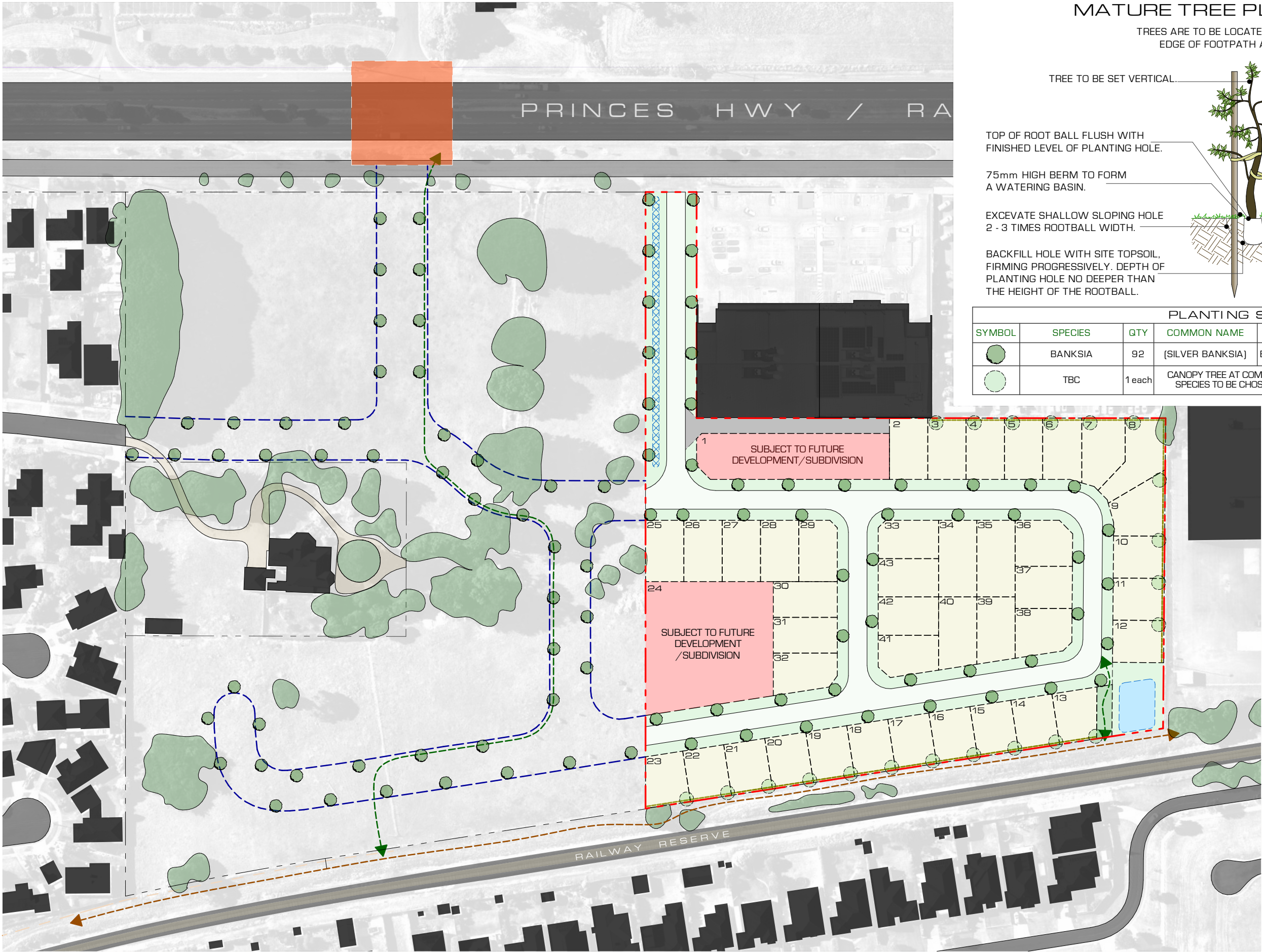
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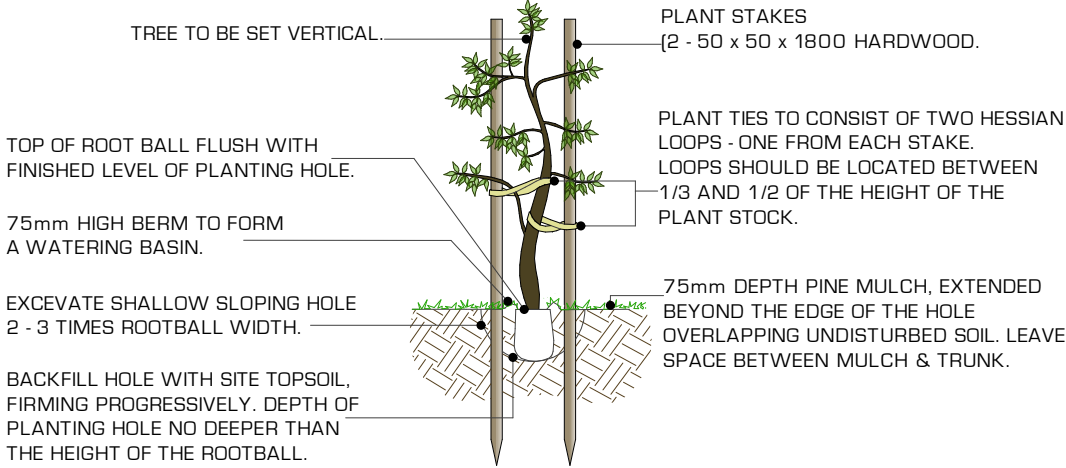
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dwg no: **TP5** of TP8



MATURE TREE PLANTING DETAIL

TREES ARE TO BE LOCATED CENTRALLY BETWEEN
EDGE OF FOOTPATH AND BACK OF KERB.



PLANTING SCHEDULE							
SYMBOL	SPECIES	QTY	COMMON NAME	BOTANICAL NAME	SCHEDULED SIZE	MATURE HEIGHT	MATURE SPREAD
	BANKSIA	92	[SILVER BANKSIA]	BANKSIA MARGINATA	2.0m (h). 45L	5 - 10m	1.5 - 4m
	TBC	1 each	CANOPY TREE AT COMMERCIAL INTERFACE. SPECIES TO BE CHOSEN BY LOT OWNER		TBC	TBC	TBC

WATERING SCHEDULE

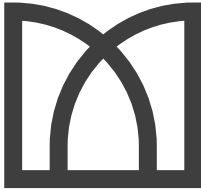
PERIOD	FREQUENCY
NOVEMBER - MARCH	10 - 14 DAYS
APRIL - OCTOBER	28 DAYS

MAINTENANCE STRATEGY

TASK	FREQUENCY
MOWING	MONTHLY
WEEDING	BIANNUALLY
PRUNING	ANNUALLY
POISONING	ANNUALLY
MULCHING	ANNUALLY



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71 RAGLAN PARADE WARRNAMBOOL VIC. 3280
client:
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drawing title:
STREET PLANTING

date:
APRIL 2024
scale:
1:2000
drawn by: CD/LM/JH
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22-737

A3

rev.:

dwg no: TP7 of TP8

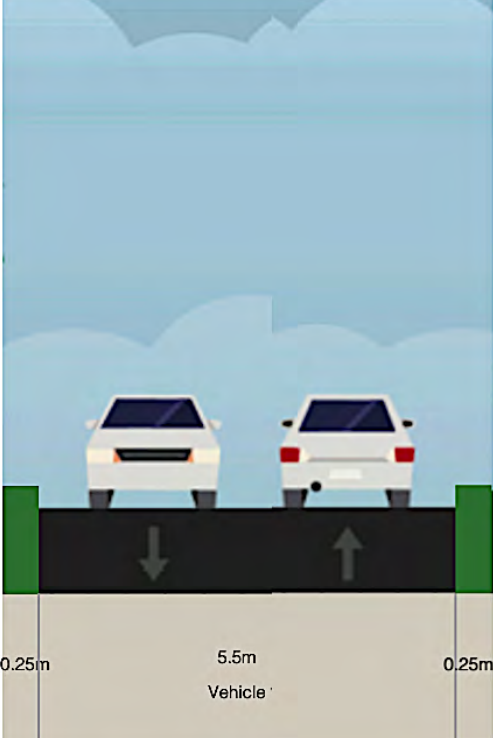


WARRNAMBOOL
CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
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ACCESS STREET CROSS SECTION (16 m)



ACCESS LANE CROSS SECTION (6m)