



WARRNAMBOOL PLANNING SCHEME
Approved Development Plan DP2024-0002
28 Aberline Rd
Date: 04/09/2024
Delegate: R. Wandell

ADJOINING RESIDENCE
30 ABERLINE ROAD

ADJOINING RESIDENCE
3 QUARRY ROAD

QUARRY ROAD

ADJOINING
RESIDENCE

SUBJECT SITE

BUILDING TO BE OFFSET 5M FROM
LOCATION OF FOUND ARTEFACT IN
ACCORDANCE WITH REPORT BY
ACHM.

SERVICES:

NOTES:

- THERE ARE SOME TREES ON THE SUBJECT SITE.
- A.H.D TO BE DETERMINED BY A LICENSED SURVEY.
- THE LOCATION OF FEATURES ON ADJOINING BUILDINGS ARE APPROXIMATE ONLY.
- ALL DIMENSIONS ARE IN METRES.

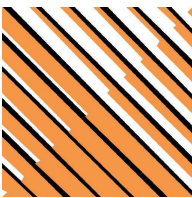
OPPORTUNITIES & CONSTRAINTS

- THE SITE IS CURRENTLY OCCUPIED BY A SINGLE RESIDENCE.
- MEDIUMSIZED DEVELOPMENT SITE 4,548 m².
- RE-USE ANY EXISTING SERVICE CONNECTIONS.
- MIXED USE ZONES WITHIN WALKING DISTANCE.
- PUBLIC PARKLAND LOCATED CLOSE BY AS LISTED.
- WALKING DISTANCE TO SHOPS AND AMENITIES.

LOCAL AMENITIES, LANDMARKS & POINTS OF INTEREST

RAWLINGS DRIVE PLAYGROUND	720m	↑
WARES COMMON	740m	
WARRNAMBOOL GOLF RANGE	700m	
DEAKIN UNIVERSITY WARRNAMBBOL CAMPUS	2,250m	→
TOZER RESERVE	2,260m	
SHOPS & AMENITIES (GATEWAY PLAZA)	806m	↓
LAURINA CLOSE PLAYGROUND	377m	
BRIERLY RECREATION RESERVE	140m	
BRIERLY RECREATION RESERVE PLAYGROUND	220m	←
WARRNAMBOOL COLLEGE	1,450m	

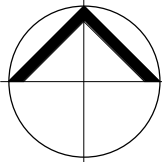
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ISSUE	DESCRIPTION	DATE
P1	ISSUED FOR TOWN PLANNING PURPOSES.	22.08.22
P2	ISSUED FOR TOWN PLANNING - RFI RESPONSE.	08.12.22
P3	ISSUED FOR TOWN PLANNING - RFI RESPONSE.	12.02.24
P4	ISSUED FOR TOWN PLANNING - RFI RESPONSE.	02.08.24

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PURPOSES ONLY



PROPOSED MIXED USE DEVELOPMENT
28 ABERLINE ROAD, WARRNAMBOOL, VICTORIA, 3280.

NEIGHBOURHOOD CHARACTER STUDY

Date. 02.08.24 Drawn. LJ
Job No. 3007 Scale@A1 1 : 200

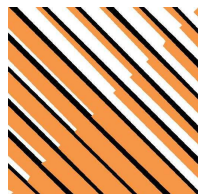
TP 002 P4



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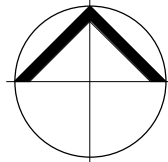
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PROPOSED MIXED USE DEVELOPMENT
28 ABERLINE ROAD, WARRNAMBOOL, VICTORIA, 3280.

NEIGHBOURHOOD DESIGN RESPONSE

Date: 02.08.24 Drawn: LJ
Job No. 3007 Scale@A1 1 : 200

TP 003 P4



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THE ENTIRE SITE WILL BE DIVERTED TO A SPEL® HYDROSYSTEM. THIS WILL TREAT THE STORMWATER RUNOFF FROM THE SITE BY FILTERING COARSE AND FINE POLLUTANTS BEFORE RELEASING THE OUTFLOWS TO THE LEGAL POINT OF DISCHARGE ON SITE. PLEASE REFER TO APPENDIX A FOR MORE INFORMATION ON THE SPEL® HYDROSYSTEM.

NEW CROSSOVER TO BE CONSTRUCTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

NEW CROSSOVER TO BE CONSTRUCTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

AREA TO BE AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS OR WITH FENCING AND LANDSCAPING AT LESS THAN 900mm IN HEIGHT

SAFE PEDESTRIAN ACCESS TO SITE WITH ACCESSIBLE ACCESS.

THE LOCATION AND TYPE OF ALL EXTERNAL LIGHTING MUST BE DESIGNED TO ENSURE THAT THEY WILL NOT IMPACT SURROUNDING LAND BY THE EMISSION OF LIGHT

ADJOINING RESIDENCE
30 ABERLINE ROAD

ADJOINING RESIDENCE
3 QUARRY ROAD

QUARRY ROAD

NEW 1800mm HIGH TIMBER PALING FENCE.

55 No. CAR PARKING SPACES WITHIN SITE BOUNDARY. BITUMEN/CONCRETE PAVEMENT WITH PAINTED LINE MARKING FOR CAR PARKING Min. 2.6m WIDE x Min. 4.9m LONG WITH AISLES 6.4m. GRADED FALLS TO DRAINS

SHARED LOADING SPACED ADJOINING ACCESSIBLE CAR PARKING SPACE TO BE DESIGNED WITH ACCESSIBLE GRADED PAVEMENTS IN ACCORDANCE WITH AS-2890.6.

NEW 1800mm HIGH TIMBER PALING FENCE.

NEW 1800mm HIGH CHILDPROOF ACOUSTIC TIMBER PALING FENCE.

NEW 1800mm HIGH CHILDPROOF ACOUSTIC TIMBER PALING FENCE.

ABERLINE ROAD

VEHICLE ENTRY

ROAD EASEMENT R-1

VEHICLE EXIT

PEDESTRIAN ENTRY/EXIT

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PROVIDE 90mm HIGH WHEEL STOPS TO CAR PARKING SPACES ADJOINING PATHS AND FENCING. TO BE LOCATED 620mm OR 820mm FROM REAR OF CAR SPACES. WHEEL STOPS TO COMPLY WITH AS2890.1:2004 (CLAUSE 2.4.5.4).

NEW 1800mm HIGH TIMBER PALING FENCE.

SHARED LOADING SPACED ADJOINING ACCESSIBLE CAR PARKING SPACE TO BE DESIGNED WITH ACCESSIBLE GRADED PAVEMENTS IN ACCORDANCE WITH AS-2890.6.

RAINWATER RUNOFF FROM THE ENTIRE ROOF AREAS WILL BE COLLECTED AND STORED IN RAINWATER TANKS WITH A TOTAL EFFECTIVE CAPACITY OF 12,000L FOR THE DEVELOPMENT. IF REQUIRED, THE USE OF CHARGED PIPE SYSTEM WILL BE EXPLICITLY ACKNOWLEDGED ON THE DRAWINGS AND CHARGED PIPES WILL NOT BE RUNNING UNDERNEATH THE BUILDING FOOTPRINT. RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING THROUGHOUT THE DEVELOPMENT. THESE INITIATIVES WILL REDUCE SIGNIFICANTLY THE STORMWATER IMPACTS OF THE DEVELOPMENT AND HELP ACHIEVE COMPLIANCE WITH THE STORM CALCULATOR.

NEW 1800mm HIGH CHILDPROOF ACOUSTIC TIMBER PALING FENCE.

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ADJOINING RESIDENCE

NOTE: GROUND FLOOR OUTDOOR PLAY AREA OF 939M2 WILL BE DESIGNED TO BE PERMEABLE. THIS WILL HELP TOWARDS REDUCING THE OVERALL STORMWATER OUTFLOWS FROM THE SITE.

ADJOINING RESIDENCE

NEW 1800mm HIGH CHILDPROOF ACOUSTIC TIMBER PALING FENCE.

ESD MEASURES

WATER & STORMWATER MANAGEMENT.

RAINWATER COLLECTION & USE.

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STORMWATER TREATMENT PERMEABLE PAVING.

GROUND FLOOR OUTDOOR PLAY AREA OF 939M2 WILL BE DESIGNED TO BE PERMEABLE. THIS WILL HELP TOWARDS REDUCING THE OVERALL STORMWATER OUTFLOWS FROM THE SITE.

SPEL® STORMSACKS.

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LANDSCAPING.

THE DESIGN WILL INCORPORATE A MIX OF NATIVE SPECIES TO HELP MAINTAIN LOCAL BIODIVERSITY. NATIVE OR DROUGHT TOLERANT SPECIES FOR LANDSCAPED AREA. WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.

ENERGY EFFICIENCY.

DURING THE BUILDING CONSTRUCTION STAGE OF THE PROJECT, ENERGY MODELLING WILL OCCUR WITH THE AIM OF EXCEEDING REQUIREMENT OF NCC 2019, USING A NCC V3 MODELLING PROCESS. THIS WILL BE ACHIEVED THROUGH THE USE OF HIGH PERFORMANCE BUILDING FABRIC AND GLAZING, LOW ENERGY LIGHTING AND BUILDING SERVICES.

LIGHTING.

THE MAXIMUM ILLUMINATION POWER DENSITY (W/M2) OF THE DEVELOPMENT WILL MEET NCC 2019 REQUIREMENTS IN BY THE USE OF LED THROUGHOUT THE DEVELOPMENT. LIGHTING LEVELS WILL NOT EXCEED 4.5 W/M2 FOR ALL OFFICE, STAFF AND CHILDCARE ROOMS. COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS. VENTILATION IN THESE AREAS WILL BE CONTROLLED USING TIMERS AND OTHER SENSORS.

SOLAR PV SYSTEM.

A 3KW SOLAR PHOTOVOLTAIC SYSTEM FOR RENEWABLE ENERGY GENERATION WILL BE INSTALLED ON THE ROOF OF THE DEVELOPMENT. THIS WILL OFF-SET A PORTION OF GREENHOUSE GAS EMISSIONS AND ENERGY USE FOR THE PROJECT (LIGHTING, PUMPS ETC.)

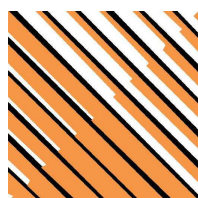
BICYCLE PARKING.

EMPLOYEES WILL BE ABLE TO STORE THEIR BICYCLE WITHIN THE FACILITY. A MINIMUM OF SIX SPACES WILL BE PROVIDED FOR STAFF AND VISITORS.

AREA ANALYSIS

TOTAL SITE AREA: (WITH ROAD RESERVE)	4,548m ²	SWIM SCHOOL:	
TOTAL SITE AREA: (WITHOUT ROAD RESERVE)	4,343m ²	SWIM SCHOOL BUILDING AREA:	450m ²
TOTAL BUILDING AREA:	1,405m ²	TOTAL CAR PARKING PROVIDED:	25
CHILDCARE:		CAR PARK:	
CHILDCARE BUILDING AREA:	955m ²	TOTAL CAR PARK AREA:	1,293m ²
TOTAL CHILDREN PLACES:	131	TOTAL CAR PARKING PROVIDED:	53
TOTAL OUTDOOR PLAY AREA REQUIRED:	917m ²	TOTAL BIKE PARKING:	6
TOTAL OUTDOOR PLAT AREA PROVIDED:	933m ²		
TOTAL CAR PARKING REQUIRED:	28		
TOTAL CAR PARKING PROVIDED:	28		
ROOM NAME	AREA	No. OF CHILDREN	
CHILDRENS ROOM 01	56 m ²	16	
CHILDRENS ROOM 02	54 m ²	16	
CHILDRENS ROOM 03	58 m ²	16	
CHILDRENS ROOM 04	58 m ²	17	
CHILDRENS ROOM 05	72 m ²	22	
CHILDRENS ROOM 06	74 m ²	22	
CHILDRENS ROOM 07	75 m ²	22	
TOTAL: 7	446 m ²	131	

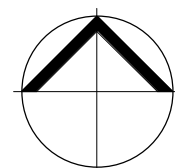
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28 ABERLINE ROAD, WARRNAMBOOL, VICTORIA, 3280.

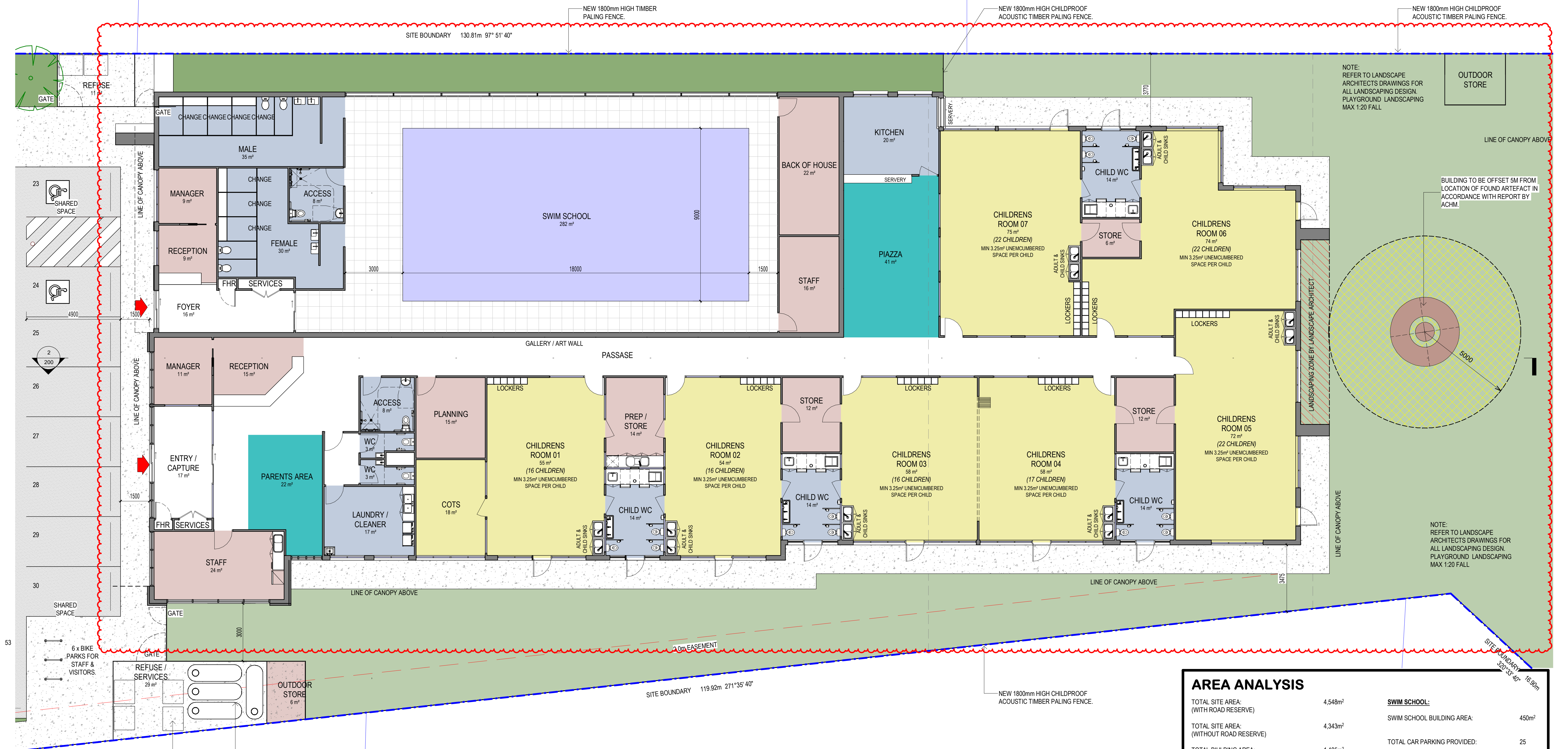
PROPOSED SITE PLAN

Date: 02.08.24 Drawn: SM
Job No. 3007 Scale@A1 1 : 200

TP 100 P4

ADJOINING RESIDENCE
3 QUARRY ROAD


QUARRY ROAD



2 x 1,100L BINS FOR GENERAL RUBBISH
& 2 x 1,100L BINS FOR RECYCLING.

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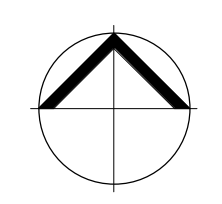
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PROPOSED GROUND FLOOR PLAN
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Job No. 3007 Scale: A1 1:100