

3.0

DEVELOPMENT PLAN

COVE LAND ESTATE

CORNER ABERLINE ROAD AND WHITES ROAD, WARRNAMBOOL



SUBMITTED TO THE WARRNAMBOOL CITY COUNCIL

ADVERTISED

MAY 2010

URBANOMICS

202 Lava Street

Warrnambool

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

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

Delegate:

Date:

6/8/10

Warrnambool City Council	
28 JUN 2010	
Ref N*	<i>24DB98A5</i>
Officer	<i>PLANNING SUPPORT</i>
Scanned	<i>Yes</i> / No
Ch:	<i>No</i>

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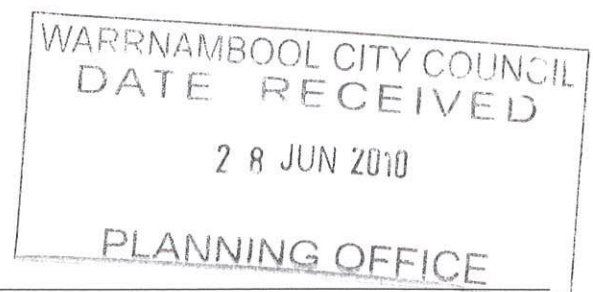
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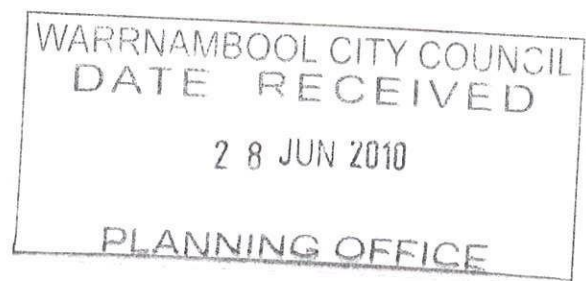
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1 Introduction

This Development Plan has been prepared by Urbanomics on behalf of Cove Land Development Pty. Ltd. ("the owners")

Under Amendment C62, the subject land will be affected by the Development Plan Overlay (DP07). The requirement of the proposed DP07 is that a development plan is required to be prepared and approved by the Council prior to the subdivision of the land.

On behalf of the owners, the assessment by Council is sought of this development plan application as a separate planning application for subdivision of the land has previously been lodged with Council.

2 Subject Land

The property affected by DPO7 Area C, for which this development plan has been prepared are:

Property address	Title details
Whites Road and Aberline Road, Warrnambool	(Volume 9837, Folio 908)

Titles for this land are included as Attachment A.

3 Development Plan Area and Surrounds

3.1 North East Warrnambool Structure Plan

The subject land is located in south-west regional Victoria within the boundary of the City of Warrnambool.

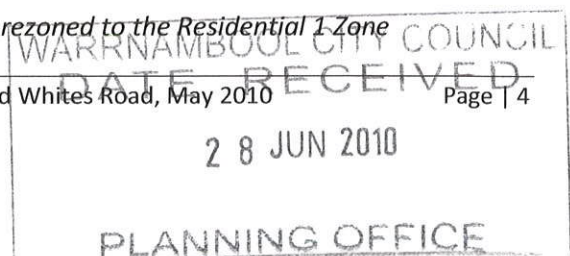
The land has been identified within the North East Warrnambool Structure Plan for immediate residential development to contribute to Warrnambool's 15 year land supply requirements. Established residential development exists to the south and west, rural land to the east with an educational facility established to the north- west.

A current planning scheme amendment request (C62) applies to the subject land for the following:

- Land currently included in the Farming Zone be rezoned to the Residential 1 Zone

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- Land currently included in the public use zone to be rezoned to the Residential 1 Zone
- All land be included in a new schedule 7 to the Development Plan Overlay.
- All land be included in Design and Development Overlay Schedule 4.
- Affected land be included in Land Subject to Inundation contained in the North Warrnambool Flood Study.

3.2 Development Plan Area

The location of the subject land is shown in Figure 2 below.

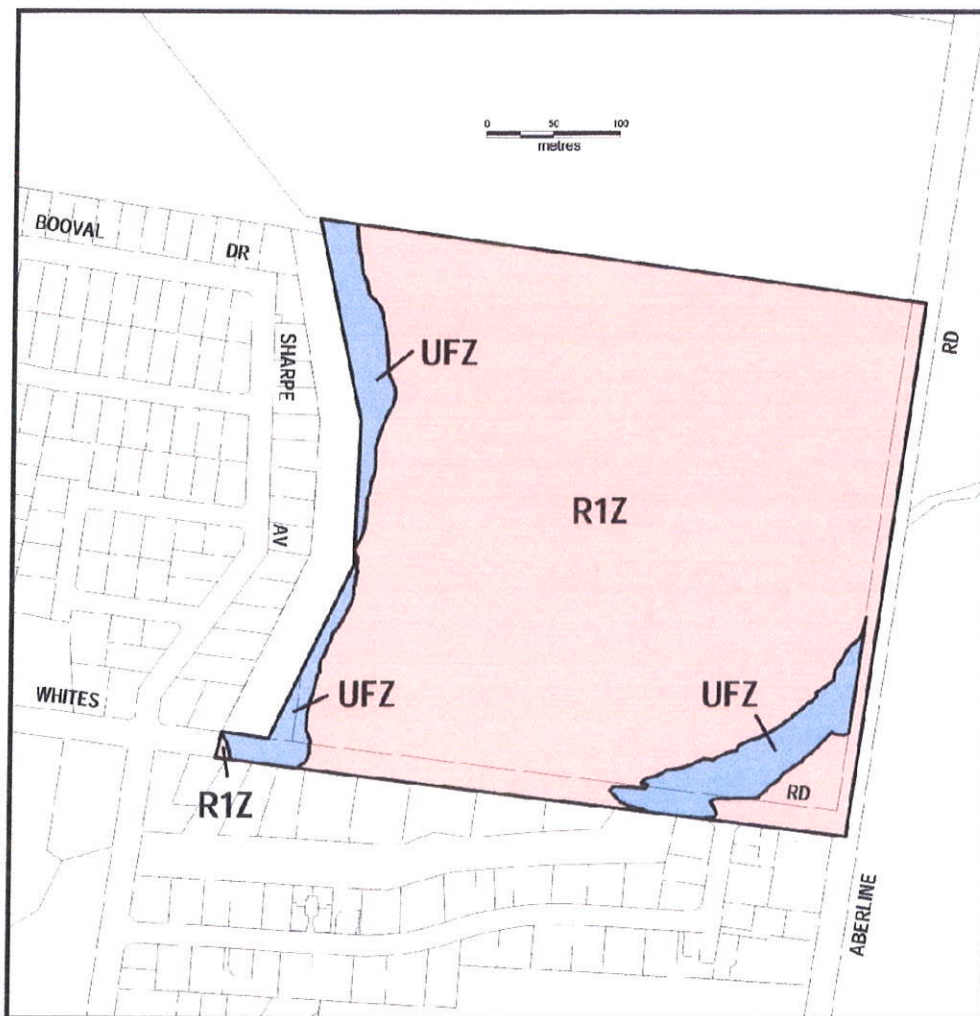
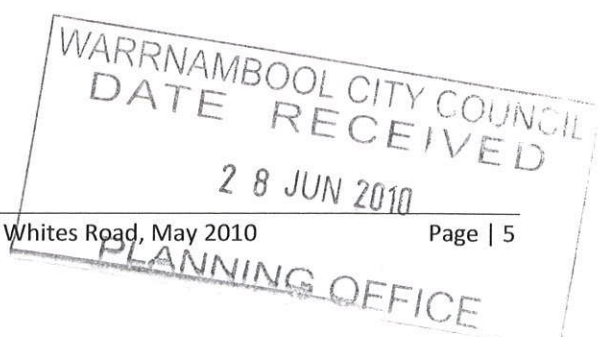


Figure 2 – Location Plan

A site analysis plan is included as Attachment C.

Major features shown include:

- The area of land is approximately 16.26ha.



- The area is bounded by Aberline Road to the east, Whites Road to the south, existing Farming Zone land to the north and existing residential land to the west.
- The land is currently utilized for livestock grazing purposes.
- No significant vegetation is present on the site.
- The topography of the site is predominately flat with an inclination to the north east corner and a natural fall across the site towards the south east corner. The Site Analysis Plan attached shows contours of 0.5 metre.
- The western boundary of the site consists of an open drain which is a tributary to Russells Creek.
- Russells Creek flows through the south east corner of the site.
- Currently there are no easements across the site but it is subject to a potential sewerage easement on behalf of Wannon Water.

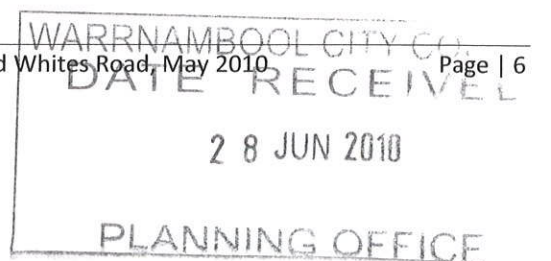


Figure 3 - View of south- east corner of land looking north west.

3.3 Surrounding area

Features of areas in the immediate vicinity of the subject land include:

- Land on the opposite side of Aberline Road (directly east) currently is within the Farming zone and is used for agricultural purposes.
- Land to the north is currently designated Farming Zone.
- Centro Northlands complex and some specialty outlets are situated approx 600metres to the south west of the site. The Gateway Plaza and Homemaker Centre are within 800 metres of the site while the Warrnambool CBD is located approximately 2.0 kilometers south west of the land.

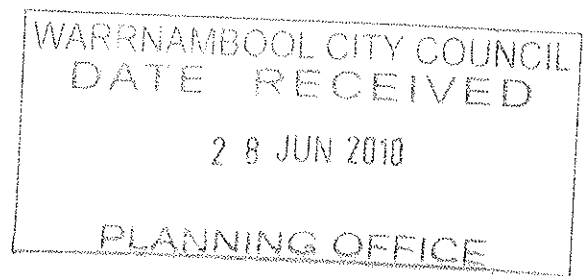


- The Russells Creek corridor is located in the southern section of the site with its tributary forming the western boundary providing a linkage to the existing wider open space network of pedestrian and cycle paths.
- Kings College is close to the north- west corner of the site and St Joseph's primary school is within approximately 1.5 kilometres.
- The public transport system extends to the site with a bus service operating along Whites Road adjacent to the southern boundary of the site.
- The existing road network servicing the site relies upon Whites Road connecting to the Hopkins Highway for direct connection to the city centre. Aberline Road provides an alternative route to the Princes Highway utilizing the Gateway Road.

3.4 Consultation

Consultation has been undertaken with adjoining landowners, or their representatives and the design and features of the subdivision have been modified to accommodate subdivision and development to the north:

- The design and features of the two individual parcels have been progressed in unison especially in relation to internal roadways and provision of common services and amenities.
- Western boundary, Glenelg Hopkins CMA-Considerable negotiations have been conducted with this organization particularly regarding the LSIO area.
- Northern boundary, Porter- Early consultations indicated no desire to develop adjoining land in the near future. Further consultation has revealed a general interest in pursuing subdivision of this land at a later date. The development plan and subdivision plan provides for connection into this land.



4 Planning Policy Framework

This section of the report briefly outlines the key planning and Council policies that influence a Development Plan (DP). The site is within the City of Warrnambool and is covered by the Warrnambool Planning Scheme.

4.1 State Planning Policy Framework (SPPF)

The following clauses of the State Planning Policy Framework (SPPF) are considered relevant to the subject site. The SPPF seeks to ensure that the objectives of planning of Victoria are fostered through appropriate land use and development planning policies and practices (**Clause 11**).

Clause 12 refers to Metropolitan Development though its objectives and strategies should be taken into account where relevant in municipalities beyond Metropolitan Melbourne.

The objectives of **Clause 14** are:

- To ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses.
- To facilitate the orderly development of urban areas.

It requires planning authorities to accommodate projected population growth over at least a 10 year period. The orderly development of developing urban areas should be facilitated through the preparation of structure plans.

In **Clause 15.09** the objective relates to the conservation of native flora and fauna to assist the protection and preservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals whilst controlling pest plants and animals.

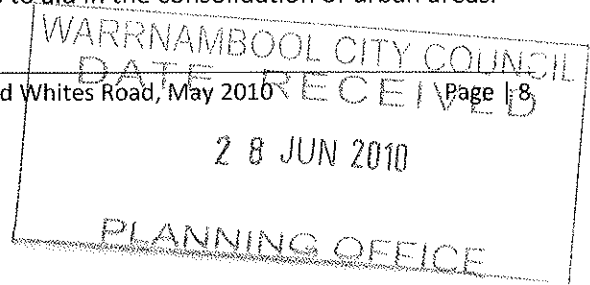
Clause 15.10 seeks to assist creation of a diverse and integrated network of public open space commensurate with the needs of urban communities and rural areas. Planning and responsible authorities should ensure that open space networks:

- Are integrated with open space contributions from abutting subdivisions.
- Are linked through the provision of walking and cycle trails and rights of way.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.

Clause 15.11 encourages planning and responsible authorities to identify, conserve and protect places of natural or cultural value from inappropriate development.

The objectives of **Clause 16** relate to housing and are to encourage:

- Residential development that is cost-effective in infrastructure provision and usage, energy efficient, incorporating water sensitive design principles and promotes public transport use.
- Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient usable public open space and low vulnerability to fire and flood.
- Opportunities for increased residential densities to aid in the consolidation of urban areas.



4.2 Local Planning Policy Framework (LPPF)

The following clauses of the Local Planning Policy Framework (LPPF) are considered relevant to the subject site.

4.2.1 *Municipal Strategic Statement*

Clause 21.03-2 includes the Warrnambool Land Use Strategy (LUS) in the Planning Scheme and identifies the following in relation to the site:

- The land is included within the Urban Growth Boundary;
- The 'North East Corridor' is identified for short and medium term integrated residential development;
- A future corridor extension is identified for the North East Corridor that exists to the east and north of the site;
- Short term residential growth is to occur south of the site in Aberline Road together with development along the Hopkins Highway connecting with existing development in Grange Road;
- A community/neighborhood focused use is to be developed at the former Brierly site south of the development;
- The 'Eastern Activity Precinct' to the south east of the site is for mixed commercial, residential and technology uses as is a significant area to the south along Hopkins Highway.

Clause 21.05 discusses 'housing' and Greenfield development areas. General comments regarding green field development include:

- Containing growth within the urban growth boundary;
- Discouraging low density residential subdivision where it would prejudice long term residential development.

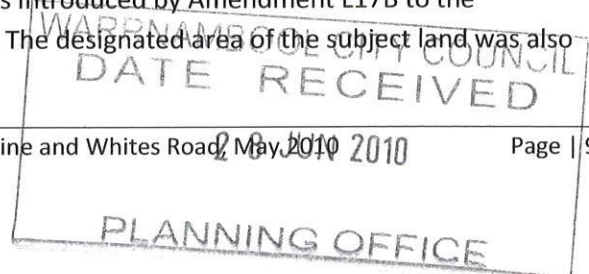
Regarding residential land release timeframes, the LUS nominates land for short to medium term residential development based on a utilization rate of 192.5 lots per year.

Clause 21.05 also states that the staging of subdivision within the growth areas should allow for the orderly extension of services, giving priority to areas that can utilize existing infrastructure and require lower levels of investment in new infrastructure.

4.2.2 *Local Planning Policies*

The following Local Planning Policies (LPP) is considered relevant to the subject site:

Clause 22.02-1 Urban Floodway Zone identifies potential flood hazards and provides a sound basis for the future development and use of land considered liable to be at risk of flooding. Land use in potentially affected areas is controlled by the Urban Floodway Zone and the Land Subject to Inundation Overlay contained in the study 'Urban Areas – Land Liable to Flooding Background Report, June 1994' in accordance with the controls introduced by Amendment L17B to the Warrnambool Planning Scheme on 20 June, 1997. The designated area of the subject land was also



included in the proposed Amendment C44 Part 2 of the Warrnambool Planning Scheme, which has now lapsed.

The initial North Warrnambool Flood Study, on which the current Planning Scheme model is based, was commissioned in 2003 by Glenelg Hopkins Catchment Management Authority (CMA). The plan has used these levels even though they will be higher than the levels proposed by the new study. Consequently, the responsible authority, Glenelg Hopkins CMA, is satisfied that the subdivision and subsequent development will not be affected by flood issues.

Clause 22.02-2 Potential for Groundwater Recharge aims:

- To identify areas subject to high ground water recharge;
- To ensure development is compatible with site capability and that native vegetation is retained.

It is the policy that the *Mapped Salinity Discharge and Potential for Recharge within the Warrnambool Shire (sic) – Draft Map* shall be used as a guide to identify areas within the municipality that are High Potential Recharge Areas.

The subject land is outside of the nominated area for potential recharge.

Clause 22.02-3 Susceptibility for Mass Movement aims to protect areas prone to erosion by minimizing land disturbance and vegetation loss.

It is the policy that the *Susceptibility to Mass Movement (Landslip) within the Warrnambool Shire (sic) – Draft Map* be used as a guide to identify areas within the municipality that are susceptible to mass movement.

The subject land is not susceptible to mass movement.

Clause 22.02-6 Provides policy applicable to the construction of dams and is extrapolated to include the design and construction of wetland areas which are to be provided in the south east corner of the proposed development. The wetland area has been designed, in conjunction with the Glenelg Hopkins CMA, to ensure all objectives and policies are adhered to in its construction and maintenance.

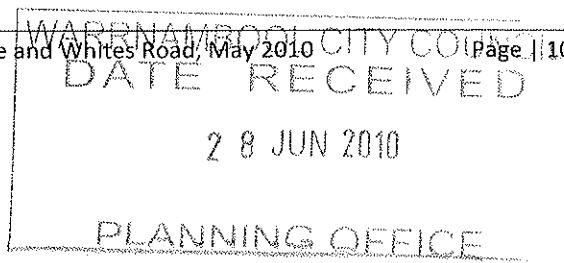
4.3 Zones

The subject site is currently within the Farming Zone.

The subject site is proposed to be included within the Residential 1 Zone (R1Z) as per Planning Scheme Amendment C55. Therefore, this application has been assessed against the proposed zoning of the subject land.

Residential 1 Zone (R1Z) has the following objectives:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households;



- *To encourage residential development that respects the neighborhood character;*
- *In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.*

4.4 Overlays

The subject site is not covered by any overlays at the current time.

It is proposed that the subject site will be included within the Design and Development Overlay (DD04), the Development Plan Overlay (DP07) and Land Subject to Inundation (LSIO) as per Planning Scheme Amendment C55. Hence, this application has been assessed against these proposed overlays of the subject land.

Design and Development Overlay (DD04)

The purpose of the DDO is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
- *To identify areas which are affected by specific requirements relating to the design and built form of a new development.*
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Schedule 4 of the DDO applies to single dwellings. The design objective for single dwellings is:

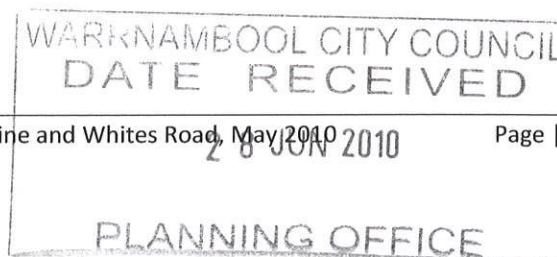
- *To ensure that new single dwellings are compatible with the existing scale and character of adjoining dwellings and of the area;*
- *To ensure the height and visual bulk of single dwellings are acceptable in the neighborhood setting.*

Under DDO4, no planning permit is required for buildings and works except for new single dwellings or extensions to single dwellings that are 7.0 metres or more above existing ground level. No single dwellings over the requisite height are proposed as part of this development plan application.

Development Plan Overlay (DP07)

The purposes of the DPO are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
- *To identify areas which require form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land;*
- *To exempt an application from notice and review if it is generally in accordance with a development plan.*



A permit must not be granted to use or subdivide land, construct a building or construct or carry on works until a development plan has been prepared to the satisfaction of the responsible authority. This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- *Be generally in accordance with the development plan;*
- *Include any conditions or requirements specified in a schedule to this overlay.*

Schedule 7 of the DPO applies to the North East Warrnambool Growth Area. The development plan must be generally consistent with the *North East Warrnambool Structure Plan 2007*.

The DPO7 sets out numerous requirements within Section 3 of the schedule for development plans which must be addressed in the development plan.

Each of these requirements is summarized and addressed within the next section of this report.

Land Subject to Inundation (LSIO)

The requirements of the LSIO are set out at **Clause 4.2.2** relating to Local Planning Policies.

4.5 Particular Provisions

The following clause of the Particular Provisions is considered relevant to the subject site.

Clause 52.01 Public Open Space Contribution and Subdivision requires that any person wishing to subdivide their land must make a contribution to Council for public open space, either "being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both".

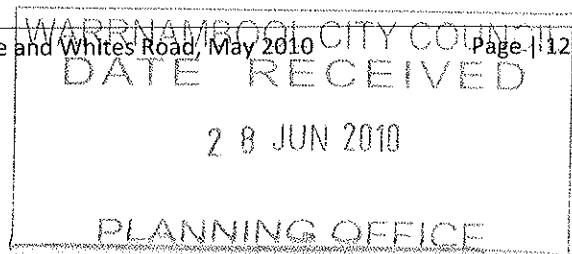
In this situation, the percentage required should not exceed 5% and any excess be compensated as a percentage of the site value of such excess contribution.

4.6 General Provisions

The following clause of the General Provisions is considered relevant to the subject site.

Clause 65 Decision Guidelines states that before an application are determined, the responsible authority must consider the following as appropriate:

- *The matters set out in Section 60 of the Act;*



- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
- *The purpose of the Zone, overlay or other provision;*
- *Any matter required to be considered in the Zone, overlay or other provision;*
- *The orderly planning of the area;*
- *The effect on the amenity of the area;*
- *The proximity of the land to any public land;*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality;*
- *Whether the proposed development is designed to maintain or improve the quality of storm water within and exiting the site;*
- *The extent and character of native vegetation and the likelihood of its destruction;*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate;*
- *The degree of flood, erosion or fire hazard associated with the location of the land.*

4.7 Other Planning Documents

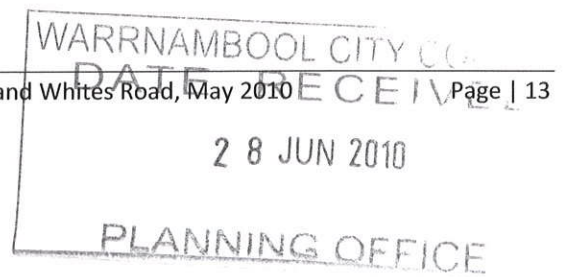
4.7.1 Warrnambool Land Use Strategy

The Warrnambool Land Use Strategy and its directions are now firmly embedded in the Warrnambool Planning Scheme. The following comments are relevant to the subject site:

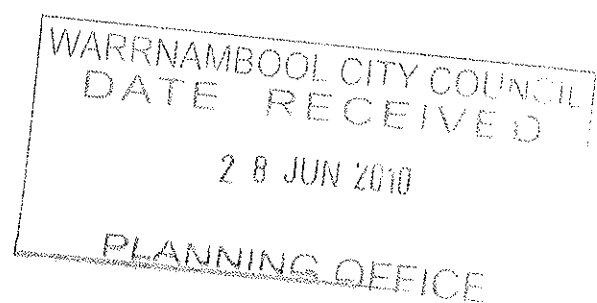
- Warrnambool's annual growth rate of 1.6% between 1996 and 2001 is higher than the state average;
- Warrnambool's land supply is projected to last only 3-4 years (at September, 2004), or between 600 and 800+ lots. Land should be available to satisfy demand for the next 15 years;
- Since 1996 an average of 220 dwellings per year have been constructed in Warrnambool. This has more recently increased to 295 dwellings in 2006/2007 and 332 dwellings in 2007/2008 with the current trend being just under 30 new houses per month.
- An additional 1950 lots are planned for in the strategy, which would have the potential to accommodate approximately 4500 people.
- Residential growth within the north east of Warrnambool growth area will primarily take the form of detached and semi-detached dwellings on a variety of allotment sizes with the potential yield of 913 lots to meet demand within the immediate 15 year time span.

4.7.2 North East Warrnambool Structure Plan

The North East Warrnambool (and North Dennington) Structure Plan was endorsed by Council in June, 2007. The following comments are relevant to the subject site:

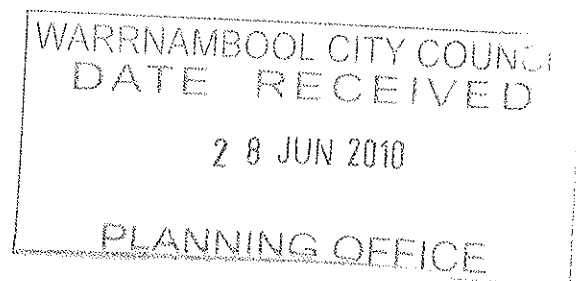


- North East Warrnambool is acknowledged as being the next stage in the growth corridor. There is significant new growth to the south east which includes the growing Eastern Activity Precinct.
- Several roads within the Structure Plan area play a sub-regional role including Hopkins Highway (Mortlake Road) and Wangoom and Aberline Roads.
- The redevelopment of the Brierly Hospital site (118 new lots and incorporating a new retirement village) combined with other residential developments (such as Grange Road) will place pressure on the existing facilities such as open space, infrastructure and the natural environment. Approximately 3.172 hectares has been allocated to open space on the subject land, which will be extensively vegetated with indigenous plants, to address this requirement.
- The Structure Plan estimates that based on conventional density residential development, the area is more likely to accommodate for 1600 lots based upon land availability, as compared to 700 lots estimated by the LUS.
- Extension of bus routes will be required to serve future development on the subject land.
- Pedestrian and cyclist linkages should be continued along the Russells Creek tributary from Whites Road to connect to the provided public open space and its network of same.



5 Development Plan Assessment

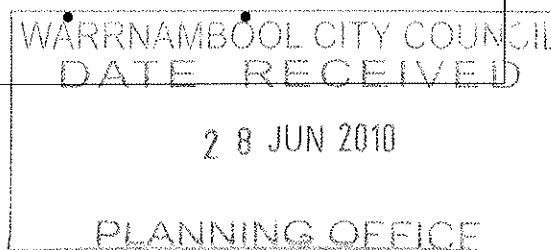
This section assesses the DP against the proposed provisions and requirements of DP07 in the Warrnambool Planning Scheme. The Development Plan is included as **Attachment B**. The following explanatory table sets out how this DP meets the requirements of Section 3 of the DPO7:



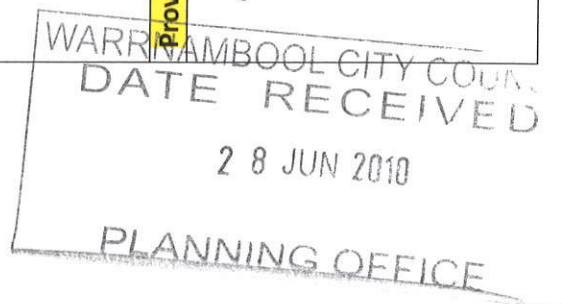
Requirements of DP07	How the proposed DP responds
<p>Vision</p> <p><i>A residential community providing for diverse housing densities, high quality and sustainable urban design outcomes, the timely provision of physical and social infrastructure and the effective management of drainage issues.</i></p>	<p>The DP [Attachment B] facilitates residential development within an identified growth area. The design of the DP allows for a variety of residential densities depending on market demand. Two substantial parcels of land within the subject area has been allocated to public open space and are to be developed according to the landscape concept plan, including recreational infrastructure facilities.</p> <p>The proposed internal road network provides for a connected and legible residential area with excellent connections into and out of the estate and connection through the estate for motor vehicles, pedestrians and cyclists.</p>
<p>Site Analysis Report and Plan</p> <p><i>Facilitate developments that incorporate a high standard of urban design, providing safe and inviting streetscapes, roads, gateways, open space areas and pedestrian linkages.</i></p> <p>Plan requirements</p> <ul style="list-style-type: none"> • <i>Include a Site Analysis which shows the topography of the land, the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.</i> • <i>A proposed development layout including roads, open space and other features of subdivision in a manner which is</i> 	<p>Plans have been prepared and are attached including a Site Analysis Plan [Attachment C] and a Contour and Feature Survey prepared by Forster Land Surveyors which shows the topography and drainage lines. There are no sites of conservation, heritage or archaeological significance on the site.</p> <p>The proposed development plan [Attachment B] indicates roads, drainage reserves, development areas and public open space areas in response to the features identified on the Site Analysis Plan. The</p>

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<p><i>responsive to the features identified in the Site Analysis.</i></p> <ul style="list-style-type: none"> <i>Provide adequate and useable public open space and demonstrate the suitability and accessibility of the provided open space to form part of the open space network.</i> <i>Identify the means by which any sites of conservation, heritage or archaeological significance will be managed during and following the development.</i> 	<p>drainage reserve along the western boundary of the area and Russell's Creek are the two most significant drainage lines. The plan proposes the upgrading of these waterways and the development of a sympathetic landscaped area and open space reserve along the full length of the drainage line and the creek.</p> <p>The public open space areas along the drainage reserve and Russell's Creek will also include a playground and landscaped setting and will include a walkway connecting this area to the Russell's Creek linear park and the open space network to the north.</p> <p>There are no sites of conservation, heritage or archaeological significance that will need to be managed during and following the development.</p> <p>The attached plan [Attachment D] clearly indicates the lots that may be used for multi dwelling sites and those that may only be used for single dwellings.</p> <p>The subdivision has been designed to reflect the more traditional style of residential subdivision in the inner Warrnambool area. This includes a grid pattern with connectivity and permeability between the different streets.</p> <p>The proposed DP does not specify any medium or higher density housing however provision is available for a small higher density development if required. Given the site's location, it is not anticipated</p>
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<ul style="list-style-type: none"> • <i>Provide for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.</i> 	<p>there will be a market demand for a higher density of development. Standard residential densities of approximately 700m² for single dwellings is proposed with only select lots being made available for multi dwellings on the land.</p> <p>The layout of the development plan provides for housing to front onto public streets and for virtually all of the streets to be interconnected. This approach creates a safer environment for residents by allowing casual surveillance of public roads and avoiding too many “cul de sacs” that can be less safe environments than the connected road layout.</p> <p>The two main parks are adjacent to public roads creating a very open and safe recreation area. These parks will be overlooked by residents within their houses, opposite these reserves and by people using the roads and footpaths passing these reserves. Open fences are incorporated where required in the open space area to avoid an unattractive appearance without passive visual surveillance in particular around the drainage area and its associated walk ways. The playground area has been designed to afford maximum visual surveillance from the roads.</p>
<p>Provide linkages between the Merri River and Russell's Creek.</p> <ul style="list-style-type: none"> • <i>Provide linkage between the Merri River and Russell's Creek tributary open space corridors by demonstrating a network of pedestrian permeable access and open space networks through the development.</i> 	<p>The site has direct access to the Russell's Creek corridor and direct access to the Russell's Creek tributary which forms the western boundary of the subject land. In compliance with the objectives contained in the Warrnambool Land Use Strategy Plan a large section of this area is to be surrendered to public open space and developed providing a linkage from this estate to the land to north, south and east. [Attachment E]</p> <p>The attached plan indicates how the land will connect from the</p>



	Russell's Creek corridor through the development site and into the Merri River corridor along Grange Road. In time it will be possible for pedestrian and cyclists to access the Russell's Creek linear park and walkway with the Merri River linear park and walkway through this subdivision.
Aberline Road	
<ul style="list-style-type: none"> Mortlake Road, Aberline Road and Wangoom Road should be reinforced as major roads. Service roads should be provided to allow for appropriate integration of housing to streets and enhance safety. 	Aberline Road is the major road in this development. The upgrading of Aberline Road is proposed by the Council as part of the agreed DCP for this land. The major entry point to the site is proposed off Aberline Road which reinforces the important role of Aberline Road.
Public Linkage	
<ul style="list-style-type: none"> Provide a "public" linkage to the northern areas of King's College to provide for a convenient northern access to the school, and to the proposed pedestrian linkage to Balmoral road through the College. 	The design of the development plan is intended to provide excellent linkages from this public open space corridor through the estate.
<ul style="list-style-type: none"> Provide dual purpose pedestrian and cycle paths on Aberline and Wangoom Roads. 	This will connect with the Russell's Creek cycling trail which will eventually run along the Russell's Creek tributary to Wangoom Road from Whites Road and beyond.

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OPEN SPACE/LANDSCAPE MASTERPLAN

Plan requirements

- Identify a preferred character or theme in relation to the proposed development area including general design treatments for streetscapes, roads and boulevards, and open space.

- Designate by consideration of slope and accessibility, land suitable for open space provision within development areas, including prevention of direct private ownership and boundaries to watercourses.

- Provide for detailed planting schemes including specification of species.

- Provide a direct open space linkage from the existing Russell's

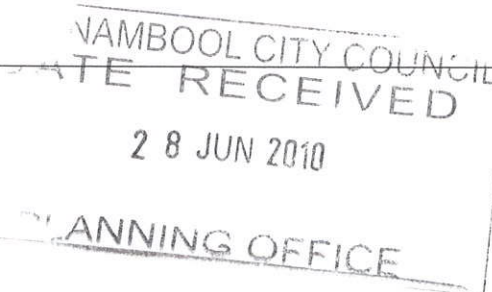
There are two significant public open space areas within the DP **[Attachment B]**. One is located along the western boundary of the site where it meets the tributary of Russell's Creek. The other major park is in south east corner of the site adjacent to Russell's Creek.

The two public open space areas are based around the frontage to these waterways and the opportunity to re-vegetate the riparian zone of these waterways. It also provides for a constructed wetland system utilizing best management practice objectives to reduce pollutant and other contaminant loads as well as providing a recreational setting and landscape value, a haven for wildlife and to provide for flow control. The design also prevents direct private ownership of watercourses.

The parks will be designed and constructed to provide very active play areas with the opportunity to use the two parcels of land for active recreational pursuits as well as providing passive recreational opportunities.

A detailed planting schedule and landscape master plan is provided. **[ATTACHMENT F]**

The layout of the DP has been based around providing a link into and



<p>Creek corridor south of Whites Road into the development areas.</p> <ul style="list-style-type: none"> Identify landscape treatments to ensure urban development does not adversely impact on surrounding rural areas. 	<p>along the Russell's Creek open space network. The plan provides for this outcome to be achieved.</p> <p>The land abuts rural land to the north but this land is identified for future residential subdivision and development.</p> <p>Rural land is located on the eastern side of Aberline Road. This land is identified as future residential land. In the mean time Aberline Road provides a suitable buffer between the residential land and rural use. This will minimise if not eliminate any impact on rural land from the residential development on the subject land.</p>
<p>ENVIRONMENTAL REPORT</p> <p><i>Plan requirements</i></p> <ul style="list-style-type: none"> Identify the approach to water sensitive urban design in relation to drainage, road and allotment layout design. A theme should be applied to the entire development and should be based upon best practice provisions of water quality and turbidity, coupled with achieving relatively efficient maintenance provisions. 	<p>The DP provides for the incorporation of water sensitive urban design (WSUD) principles to achieve pollutant removal from storm water runoff. The proposed drainage system will consist of bio-filtration systems and wetlands destined to attenuate storm water runoff and improve water quality.</p> <p>The combined measures will reduce peak flows by detention measures and minimize impervious areas whilst improving water quality and providing aquatic habitat protection and visual and recreational amenities.</p> <p>The proposed wetland is located at the natural low point of the site (as per the 0.5m contours).</p>

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<ul style="list-style-type: none"> Provides information on the biodiversity of the riparian corridor of any watercourses or existing and proposed open space corridors in the development area. Identify opportunities for the incorporation of the third pipe storm water collection including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority. Identify areas of significance along the Merri River corridor and Russell's Creek and tributary and identifies design guidelines for lots within significant sections of the corridors to guide building height, roof materials and colours and siting of dwellings. 	<p>The subject land has direct access to Russell's Creek and a boundary formed by a drain which, when flowing, forms a tributary to Russell's Creek.</p> <p>In consultation with Glenelg Hopkins CMA and Council officers this flow path will remain virtually untouched by the proposed development with substantial vegetation with indigenous plants, utilizing recommended species along the length of its bank, being undertaken.</p> <p>The designation of these areas as public open space reserves will enhance the opportunity for appropriate management of the riparian zones.</p> <p>The DP also provides for the participation in the Wannon Water proposal to harvest roof rain water (third pipe). A dedicated sealed pipeline will be provided for implementation of this program with an underground storage tank to retard flow and provide immediate storage facilities until a trunk collection pipeline is provided. A rebate system is to be instigated to ensure allotment purchasers connect to the provided collection system.</p> <p>The setback of the proposed housing lots from the tributary means that the normal planning controls within DDO4 will be sufficient to ensure that the waterway area is not unduly affected by the development.</p>
<div> <div>WARRNAMBOOL DATE RECEIVED 28 JUN 2010</div> <div>PLANNING OFFICE</div> </div>	

INFRASTRUCTURE REPORT

- Integrate drainage as part of high quality open space nodes and linear linkages. Where possible integrate storm water management systems such as Bio filter wetlands as part of a high quality open space network.

- Provide an open space area in each plan that responds to the balance between open space usability and functionality, and the objectives of floodplain management.

- Provide a staging plan for the development of the land in relation to efficient infrastructure provision through stages.

- Provides for the provision and funding of physical infrastructure.

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The drainage from the subject site will be collected and treated in constructed wetlands before discharging from the site. This will minimize any downstream impacts on the creek and/or river environs. No biodiversity study has been completed for the subject site. The land has a long history of pastoral land uses and is currently devoid of any environmental value.

The open space areas are useable and aesthetically significant. The opportunity for improving the biodiversity of the waterway is one of the key components of both public open space areas. It will also allow connection into other open space areas through the Russell's Creek linear park.

A staging plan has been prepared and is attached [Attachment D]. It indicates five stages commencing on Whites Road and gradually moving in the northerly direction with access from Aberline Road for stage 2 and other subsequent stages.

A Developer Contribution Plan has been prepared by Council for the North East Warrnambool area. This will provide an indicative costing of all public works and associated development costs. The DP incorporates infrastructure at a level deemed appropriate for level of development proposed. These works will be provided by the developer and reimbursed at the cost of such works to be included in the Developer Contribution Plan when completed. A Section 173 agreement has been finalised to fund the necessary infrastructure works.

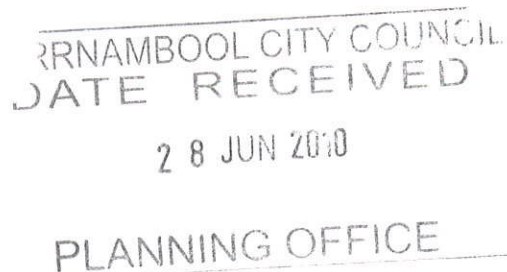
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Development Plan Cove Land Developments Pty. Ltd, Aberline and Whites Road, May 2010

Page | 23

<ul style="list-style-type: none"> Provides a timing schedule of public and infrastructure works, and staging of development for the development area. 	<p>The scheduling of public infrastructure works is dependent on the staging of the development, which is dependent upon the approval of re-zoning, DP and subdivision applications. A timing schedule can be provided once all approvals have been granted, if Council still require same.</p>
---	---

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6 Traffic Assessment

It is considered that the proposed development within the DP will have negligible effect on the current external roadways servicing the area namely Aberline Road and Whites Road. However it is conceded that the projected increase in traffic volume from this subdivision and others in the area will amplify the need to upgrade Aberline Road, north and south of Whites Road. This matter will be adequately addressed and rectified on adoption of the roadwork program contained in the proposed North East Warrnambool Development Contribution Plan (DCP). It is also contended that Aberline and Wangoom Roads within the North East area are not suitable for heavy truck traffic, nor should serve as an outer ring road for Warrnambool and it is suggested that it would be profoundly more prudent to make an allowance for any future ring road proposal to be aligned along the city's current eastern boundary along Horne Road.

7 Cultural Heritage Management

The Aboriginal Heritage Act 2006 (Victorian) became effective on 28 May, 2007

It is considered that the development of the subject site would not cause harm to Aboriginal Cultural Heritage issues and is consistent with the disturbance of the said property by Wannon Water in connecting a trunk line sewer along the western boundary. A cultural heritage assessment has been carried out and no findings of significance have been identified. This assessment will be finalized prior to a planning permit being issued.

8 Planning Response

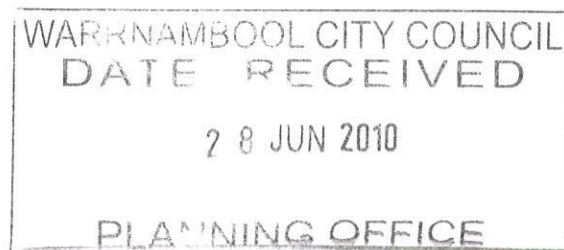
Below is a schedule outlining how the proposed development complies with the requirements of the Warrnambool Planning Scheme.

STATE PLANNING POLICY FRAMEWORK	
Clause 14 Settlement	The subject land forms part of the North East Warrnambool growth area. There are other growth areas within Warrnambool that contribute to the provision of 10 years land supply as directed by the policy. The North East Warrnambool Structure Plan applies to the subject land. The DP facilitates the development of urban areas providing 150 lots, which equates to one (1) year land supply for Warrnambool.

28 JUN 2010

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Clause 15.09 Conservation of native flora and fauna	The subject land has been cleared for many years to enable utilization for pastoral land use. The site is devoid of native vegetation.
Clause 15.10 Open space	The proposed DP allocates approximately 19% of the subject land to open space inclusive of a wetland and walking and cycling paths providing a future connection to the extensive north-south open space area. Provision of a playground area catering for all ages is facilitated in the DP together with substantial re-vegetation of the entire western perimeter drain and Russell's Creek. A streetscape has been provided throughout the development to encourage pedestrian connections to both the public open space and surrounding and future developments.
Clause 15.11 Heritage	No heritage features or issues have been identified within the subject land.
Clause 16 Housing	The proposed DP instigates the creation of a future neighborhood that can accommodate a variety of housing designs on differing lot sizes. The proposed road network can accommodate for the provision of public transport routes and the site is located close to established urban areas that have infrastructure connections. Proposed drainage solutions incorporate the principles of water sensitive urban design.
LOCAL PLANNING POLICY FRAMEWORK	
Municipal Strategic Statement	
Clause 21.03-2 Warrnambool Land Use Strategy	The subject land forms part of an identified growth area within Warrnambool. The design of the DP has allowed for the future growth of the North East Corridor into rural land located on the east.
Clause 21.05 Housing	The proposed DP provides for a total of 150 lots. Based on current Warrnambool trends the subject land represents a total land release of less than one (1) years land supply for Warrnambool.
Local Planning Policies	
Clause 22.02-2 Potential for groundwater recharge	The subject land is not located within an identified area for groundwater recharge.
Clause 22.02-3 Susceptibility for mass movement	The subject land is not susceptible to mass movement.
Zoning	

Residential 1 Zone	The proposed development is consistent with the purpose of the zone to provide for residential development. The design of the DP will facilitate future development that respects the surrounding neighborhood character.
Overlays	
DD04 Design and Development Overlay	This overlay is not applicable at this stage as it applies to the development of single dwellings.
DP07 Development Plan Overlay	Section 5 of this report describes in detail how the proposed DP meets with the vision and individual objectives of the DP07.
General Provisions	
Clause 52.01 POS contribution & subdivision	As the public open space provided within the development plan is in excess of requirements a compensatory monetary adjustment will not be required at the time of subdivision.
Particular Provisions	
Clause 65 Decision guidelines	This assessment report demonstrates that the proposed development plan responds to the SPPF, LPPF, zone, overlays and other provisions of the planning scheme. The development plan facilitates the orderly planning for the area, as directed by the Warrnambool LUS and North East Structure Plan.



This DP is consistent with the objectives of the Warrnambool Planning Scheme and the Development Plan Overlay (DP07).

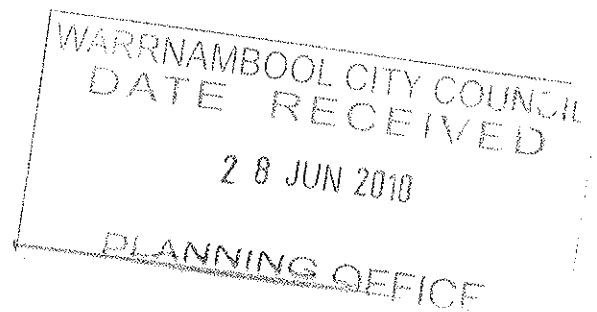
The development plan has been prepared for the subject land in consultation with surrounding land owners and all responsible authorities.

The design of the proposed DP has been a thoroughly researched document that has addressed multiple concerns relating to drainage, road connections, public open space, established Enviro Development criteria, urban design principles, and integration with adjacent urban areas. In establishing particular aspects of the proposed DP substantial investigation of new estate features throughout Victoria and South Australia have been studied and adopted where relevant. This, together with consultation with numerous service authorities, affected landholders and council staff during the development of the DP, has resulted what is considered to be a proposal that enhances and establishes all the objectives required by council.

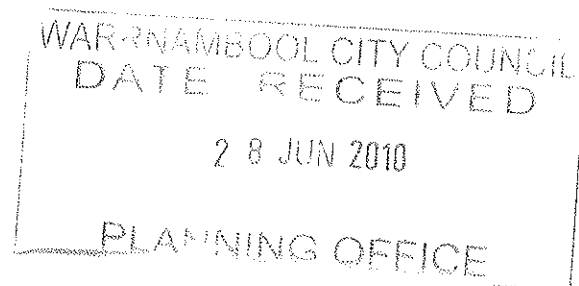
The proposed subdivision supports and enhances ecological sustainability and will provide home builders with a raft of incentives to conserve water, currently the world's most precious and wasted resource.

Urbanomics

May 2010



Attachment A – Titles



<p>IP 213249N EDITION 1 PLANNING OFFICE</p>		<p>NOTATIONS LAND SUBJECT TO EASEMENT NIL</p>		<p>THE DIMENSIONS ON THIS PLAN ARE DERIVED FROM CERTIFICATE OF TITLE VOL. 97799 FOL. 148 AND ARE NOT THE RESULT OF A SURVEY.</p>		<p>THIS COMPLETE DRAWING ON ONE SHEET THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN THE GROUND.</p>		<p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES.</p>		<p>THIS PLAN REF. VOL. 97799 FOL. 148 LAST PLAN REF.</p>		<p>PLAN OF SUBDIVISION COUNTY VILBERS PARISH WARRNAMBOOL SECTION A PARTS OF CROWN ALLOTMENTS 25827</p>		<p>NUMBER OF SHEETS IN PLAN 1 NUMBER OF THIS SHEET 1</p>		<p>SCALE 1" = 100' 1" = 30.48m</p>		<p>LENGTHS ARE IN METRES 1:1000 A3</p>		<p>IP 213249N</p>	
										<p>DATE OF APPROVAL 10-10-88</p>											
<p>213249N</p>										<p>CERTIFICATE OF MUNICIPAL CLERK</p>											
<p>CERTIFICATION BY SURVEYOR 1. PAUL D. GEORGE, OF 64 THOMPSON ST. HAMILTON, CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE INFORMATION OBTAINED BY ME FROM THE TOWN'S INDICATED RECORDS.</p>										<p>MUNICIPALITY 1. THIS PLAN ASSUMES A CORRECTLY DETERMINED BOUNDARY OF THE LOCAL GOVERNMENT ACT 1988 OR 1994. 2. THIS PLAN ASSUMES A CORRECTLY DETERMINED BOUNDARY OF THE LOCAL GOVERNMENT ACT 1988 OR 1994. 3. THIS PLAN ASSUMES A CORRECTLY DETERMINED BOUNDARY OF THE LOCAL GOVERNMENT ACT 1988 OR 1994.</p>											
<p>DATE 20-6-1988 PAUL D. GEORGE SURVEYOR</p>										<p>DATE 10-10-88 MUNICIPAL CLERK</p>											
<p>PAUL D. GEORGE SURVEYOR 64 THOMPSON ST. HAMILTON 3205 12149</p>										<p>DATE 10-10-88 MUNICIPAL CLERK</p>											

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VOLUME 09837 FOLIO 008

Security no : 1240330661087

Produced 17/03/2010 02:47 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 213249K.
 PARENT TITLE Volume 09795 Folio 048
 Created by Instrument LP213249K 10/10/1988

REGISTERED PROPRIETOR

Estate Fee Simple
 Sole Proprietor
 COVE LAND DEVELOPMENT PTY LTD of 3 CORONET STREET WARRNAMBOOL VIC 3280
 AB598352N 11/09/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB498353D 11/09/2006
 NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 (Transfer of Land Act 1994) or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or (imaged folio set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
 REC49313W 19/02/2010

DIAGRAM LOCATION

SEE LP213249K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

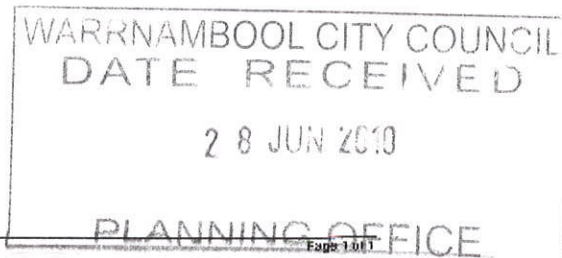
SUMMARY	DESCRIPTION	STATUS	DATE
AB049313W	AGREEMENT	Registered	19/02/2010

-----END OF REGISTER SEARCH STATEMENT-----

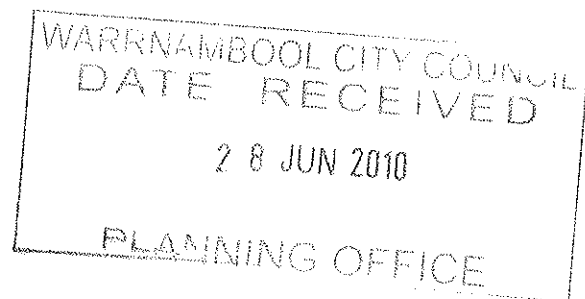
Additional information (not part of the Register Search Statement)

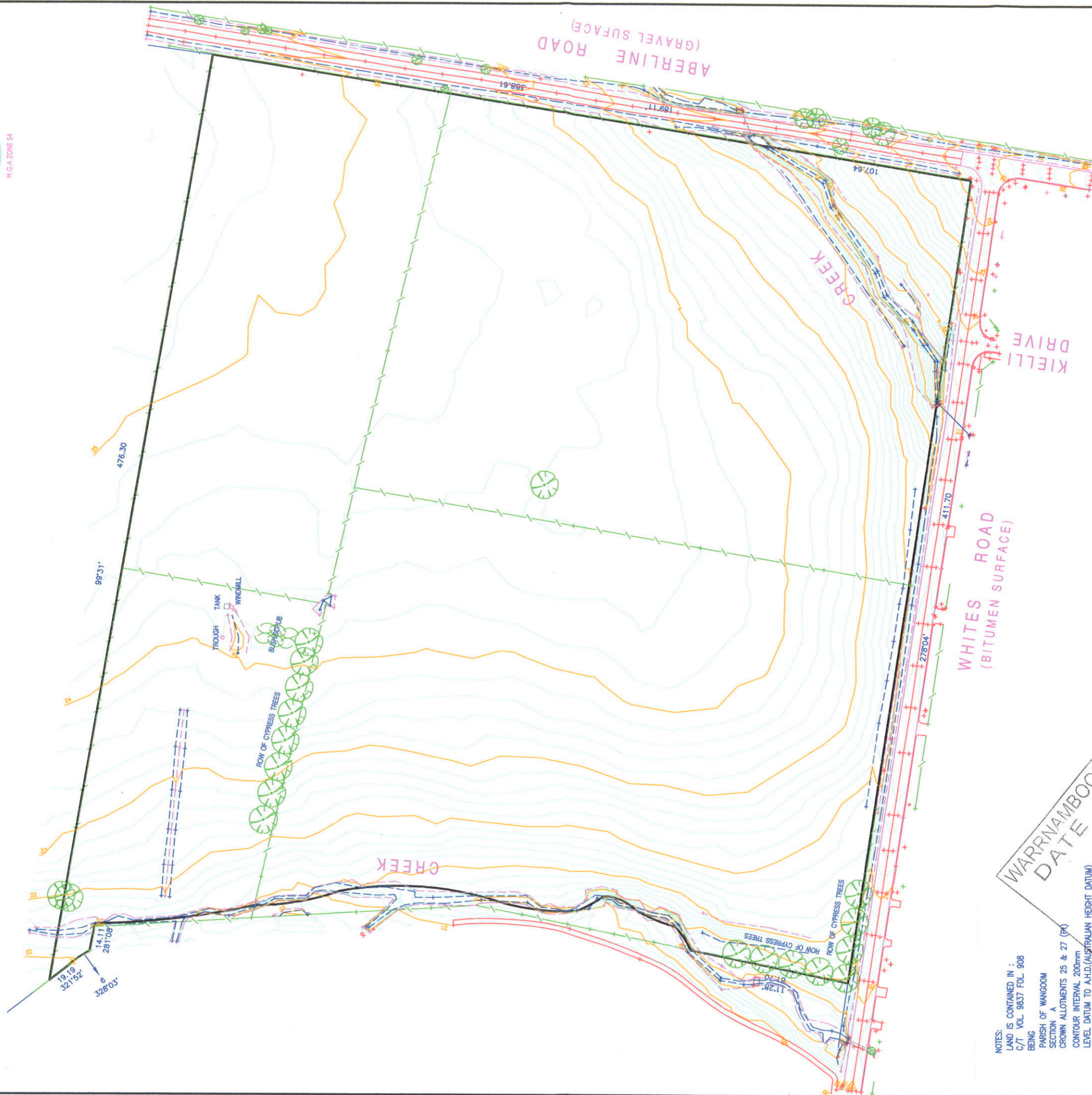
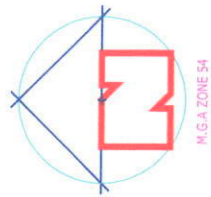
Street Address: 154 WHITES ROAD WARRNAMBOOL VIC 3280

DOCUMENT END



Attachment B – Development Plan





LEGEND	
---	TOP OF BANK
---	TOE OF BANK
---	POST & WIRE FENCE

"BEWARE" UNDERGROUND POWER CABLES AND OTHER SERVICES MAY EXIST IN THE AREA UNDER SURVEY

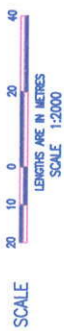
WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
28 JUN 2010
PLANNING OFFICE

NOTES:
LAND IS CONTAINED IN :
C/T VOL 9837 FOL 908
BEING
PARISH OF WANGOOM
SECTION A
CROWN ALLOTMENTS 25 & 27 (PX)
CONTOUR INTERVAL 200mm
LEVEL DATUM TO A.H.D.(AUSTRALIAN HEIGHT DATUM)
VIDE WANGOOM P.M.203 @ R.L. 24.236
DATE OF SURVEY AUGUST 2006
PLAN PREPARED 18th AUGUST 2006

SITE ANALYSIS PLAN
CNR WHITES & ABERLINE ROADS, WARRNAMBOOL
FOR Coveland Developments Pty. Ltd.

FIELDWORK BY.....G.F.
PLAN PREPARED BY.....I.B.
PLAN CHECKED BY.....G.F.

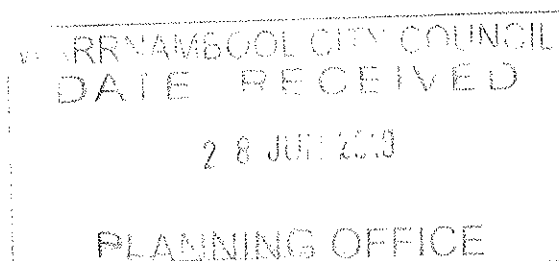
REVISIONS	
VERSION	DATE



P.O. BOX 5063
34 KEPLER STREET
WARRNAMBOOL, 3280
TEL (03) 5662 3752
FAX (03) 5661 1559
ABN 74 553 624 822
EMAIL forsterlandsurvey@bigpond.com

Surveyors
Reference
1914
Version 01

Attachment C – Site Analysis Plan





FOR Cove Land Developments Pty. Ltd.

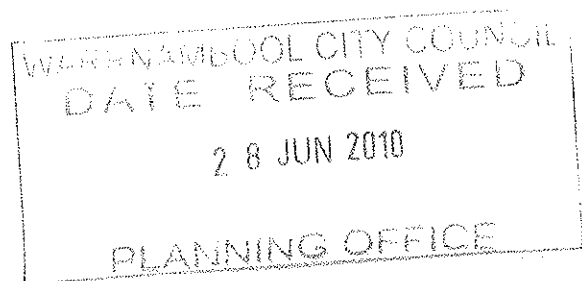
FIELDWORK BY.....G.F.	REVISIONS	
PLAN PREPARED BY.....T.B.	VERSION	DATE
PLAN CHECKED BY.....G.F.		

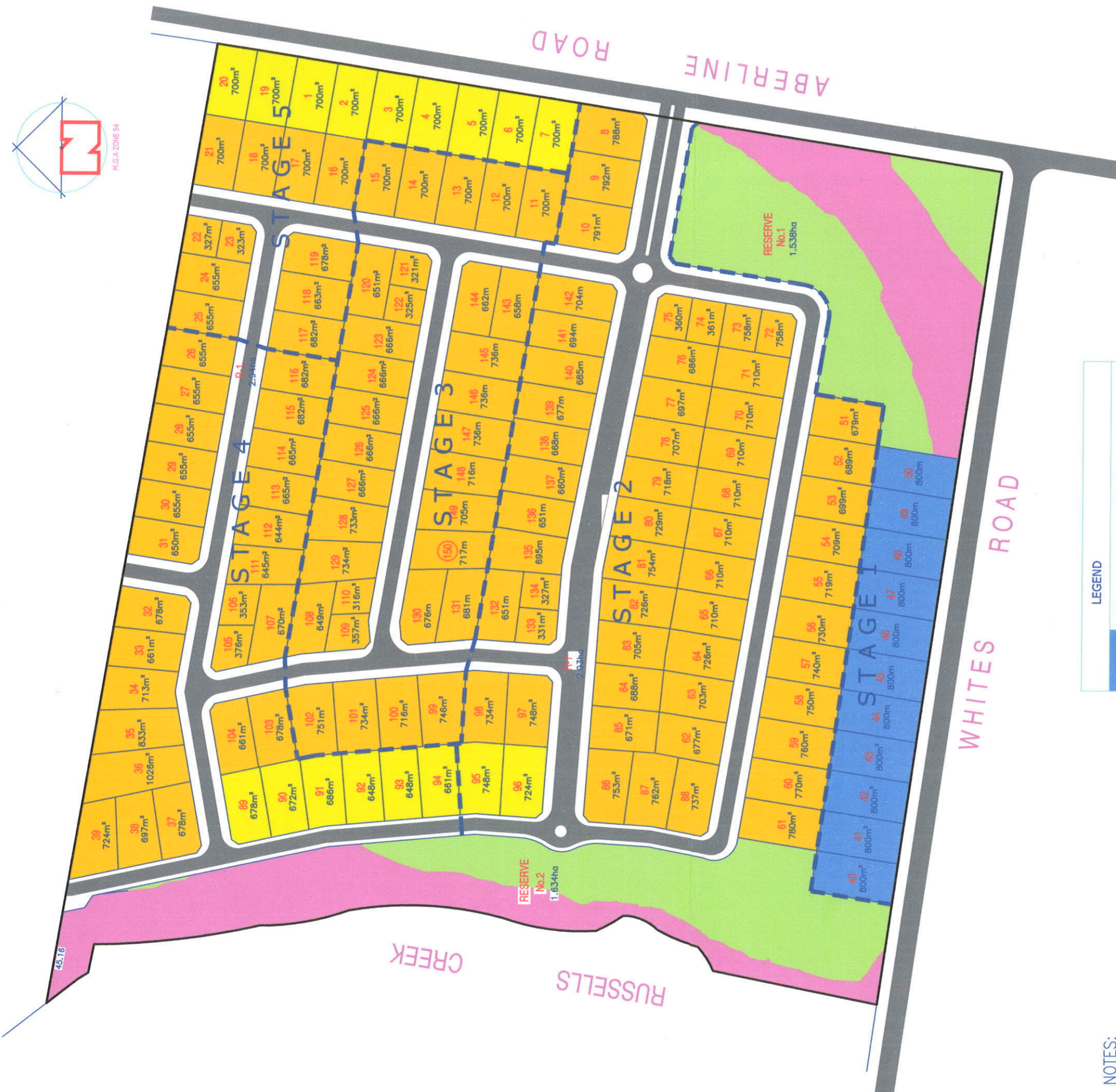
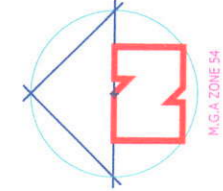
ABN 74 553 624 822

survey@bigpond.com

survey@bigpond.com

Attachment D – Staging Plan and Multi Dwelling Plan





NOTES:
LAND IS CONTAINED IN :
C/T VOL. 9837 FOL. 908
BEING
PARISH OF WANGOOM
SECTION A
CROWN ALLOTMENTS 25 & 27 (Pt)
CONTOUR INTERVAL 200mm
PLAN PREPARED 11th SEPTEMBER 2009

LEGEND	
	POSSIBLE DISPLAY HOME SITES
	MULTI UNIT HOUSING
	REGULAR LOTS
	PUBLIC OPEN SPACE
	OPEN SPACE FLOOD ZONE

STAGING & MULTI DWELLING PLAN
CNR WHITES & ABERLINE ROADS, WARRNAMBOOL
FOR Cove Land Developments Pty. Ltd. PLANNING OFFICE

DATE RECEIVED
JUN 2009

FIELDWORK BY.....G.F.
PLAN PREPARED BY.....I.B.
PLAN CHECKED BY.....G.F.

REVISIONS
VERSION DATE DETAIL

WARRNAMBOOL CITY COUNCIL

Surveyors
Reference
1914
Version 04
1914Stops&Juni
Dwelling02.dwg

34 KEPLER STREET
WARRNAMBOOL 3280
TEL (03) 5662 3752
FAX (03) 5661 1059
EMAIL forsterlandsurvey@bigpond.com

AGN 74 553 624 822

LENGTHS ARE IN METRES
SCALE 1:2000

40 20 0 40 80

Document Set ID: 10173417
Version: 1, Version Date: 18/09/2017

Attachment E – Linkages Plan





WARRNAMBOOL CITY COUNCIL
DATE RECEIVED 28 JUN 2010
PLANNING OFFICE

- SHARED PATH LINKAGE MORTLAKE ROAD – WHITES ROAD
- PEDESTRIAN LINKAGE WANGOOM ROAD PROPOSALS – WHITES/ABERLINE ROADS PROPOSALS
- LINKAGE TO OPEN SPACE OFF MOORE STREET
- POSSIBLE LINKAGE

LINKAGES PLAN
Wangoom Road, Aberline Road & Whites Road
Warrnambool
FOR Cove Land Developments Pty. Ltd.

REVISIONS		PLAN PREPARED BY...I.B.	PLAN CHECKED BY...G.F.
VERSION	DATE		

FORSTER LAND SURVEYING
P.O. BOX 5053
34 KEPLER STREET
WARRNAMBOOL 3280
TEL (03) 5562 3752
FAX (03) 5561 1659
ABN 74 553 624 822
EMAIL forsterlandsurveying@gmail.com

LENGTHS ARE IN METRES
SCALE 1:8000

160 80 0 160 320

1914
VERSION 02
1914LinkagesPlan.DWG

Attachment F – Landscaping Plan

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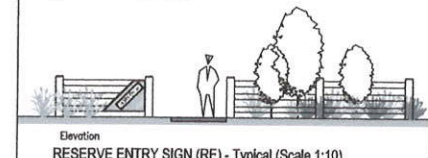
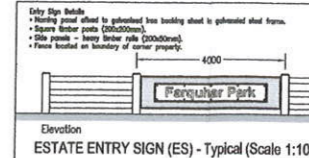
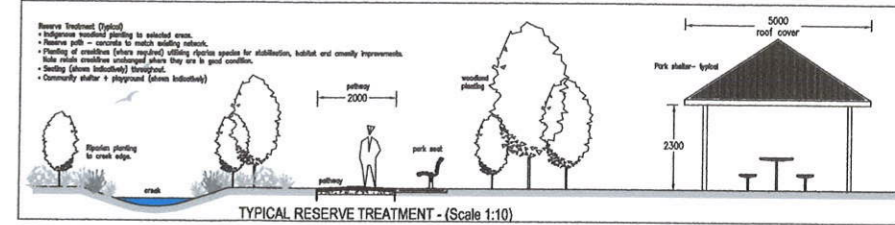
LANDSCAPE CONCEPT
This plan has been prepared to show overall landscape themes for the treatment of street trees, Estate Entries and Reserve Development. The key Themes are as follows:
Street Trees: Street trees throughout are to include Australian Native trees and Exotic trees selected for suitability to the local conditions. Refer recommended tree list.
Estate Entry Signs: Entry signs incorporating heavy timber, galvanised iron & signage are proposed at Aberline Road and Whites Road. Refer sketch details.
Reserves: Two Reserves are proposed. They are Reserve 1 which is located in the south east corner of the site and includes a small creek. Reserve 2 runs the full length of the western edge of the site and includes a creek running north/south along its edge meandering in and out of the subject site. The balance of the creek is located within an existing drainage reserve to the west. It is proposed that planting of the creek line will be limited to the subject site. The balance of planting off-site to the west to be undertaken by the relevant Authority. Refer following for more detail on each of the reserves.

RESERVE NO.1
Concept development to include generous open space for active and passive play, local amenity and habitat. It is intended to develop the planting scheme as scattered native tree planting around the edges and along the drainage line to create an open woodland effect. Planting along the creek to include suitable riparian species for bank stabilisation and habitat creation (subject to approval by relevant Authorities). Weed control along the creek line required to control declared weeds such as Gorse. Park pathways as required to provide linkage through and within the reserve and provided continuity with existing pathways off site.

RESERVE NO.2
Reserve no. 2 includes a Creek along the western edge with the balance of the reserve rising gently to the proposed roadway. The reserve will provide valuable open space for new residents and provide an increase in open space that exists along the reserve and improved linear linkage for residents. There is an existing pathway in part of the adjoining reserve along the west of the creek. It is proposed to make connection to this pathway. The creek meanders in and out of the site. It is recommended that creek improvement works are undertaken on both sides in association with the relevant catchment/waterways Authority and Local Council.

- Landscape development for reserves to generally be as follows:
- Pathways to match existing network.
 - Park seating as required.
 - Broad open areas with scattered native tree planting.
 - Maintain creek lines in its natural state where possible and improve where required.
 - Riparian planting along creek edges for stabilisation and habitat.
 - Maintain open and permeable places for passive surveillance and user comfort.
 - Weed control as required (to include Gorse & Boxthorn).
 - Removal of Cypress.
 - Storm water detention may be required (shown indicatively in Reserve 2) subject to future detailed design and Council requirements.
 - Playground and Community Shelter (Reserve 1 only).

RECOMMENDED PLANT LIST (to be confirmed)			
Botanical Name	Common Name	Botanical Name	Common Name
Street tree planting			
Native Trees			
Acacia melanoxylon	Blackwood	Cassia longifolia	Shiny Cassinia
Eucalyptus leucoxylon ssp connata	Yellow Gum	Goodenia ovata	Goodenia
Eucalyptus pauciflora	Snow Gum	Leptospermum continentale	Prickly Tea Tree
Exotic Trees			
Ulmus parvifolia 'Todd'	Chinese Elm	Myoporum insulare	Common Boobialla
Pyrus calleryana 'Chanticleer'	Callery Pear	Groundcovers + Grasses	
Quercus palustris	Pin Oak	Austrostephanandra subsp. rudis	Veined Spear Grass
Reserve Planting			
Trees			
Allocasuarina verticillata	Drooping She-oak	Dianella revoluta var. revoluta	Black-anther Flax-lily
Eucalyptus leucoxylon	Yellow Gum	Dianella tasmanica	Tasman Flax-lily
Eucalyptus ovata	Swamp Gum	Hardenbergia violacea	Coral-pea
Eucalyptus viminalis	Manna Gum	Lomandra filiformis	Wattle Mat-rush
Shrubs			
Acacia retinoides	Willow	Lomandra longifolia	Spiny Mat-rush
Acacia aculeatissima	Thin-leaf Wattle	Microlophos stipoides var. stipoides	Weeping Grass
Bursaria spinosa	Sweet Bursaria	Poa labillardieri	Common Tussock-grass
Creekline Planting			
Riparian Species			
Carex appressa	Tall Sedge	Juncus pallidus	Club Rush
Isoetes nodosa	Club Rush		
Juncus pallidus	Pale Rush		



Landscape Plan (1:1000) METRES 0 20 40 100

Proposed Subdivision - cnr Whites & Aberline Roads - Warrnambool Landscape Concept

Prepared for: Cove Developments Pty. Ltd.
Date: Rev November 2009
Scale: 1:1000 @ A1
Drawn: DT / JK
Drawing No: 09034-P01

davidturley
LANDSCAPE ARCHITECTURE

5/92 Bridge Mall cnr Peel Street, Ballarat
PO Box 2185 Bakery Hill Vic 3354
M 0417 351 253 F 03 5333 5942
P 03 5333 5488