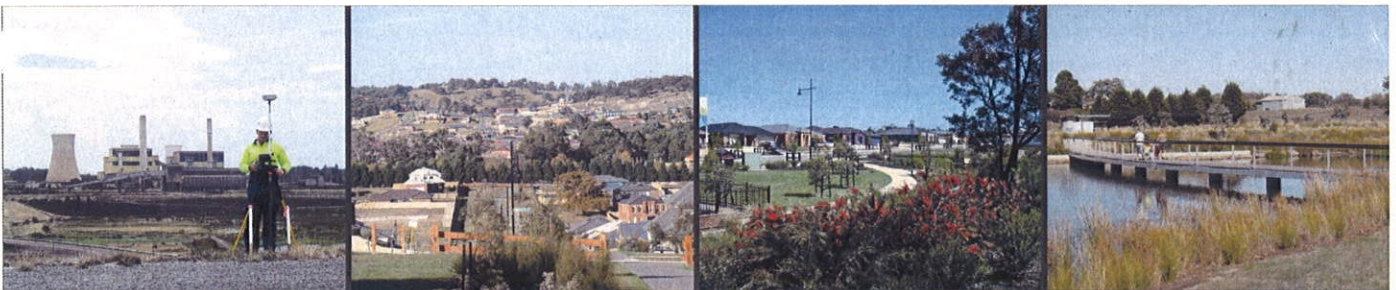


WARRNAMBOOL
PLANNING SCHEME

Plans approved for
Permit..... *Development Plan*
on the..... *7/12/09*
WARRNAMBOOL CITY COUNCIL

Delegate
Signature..... *[Signature]*



North East Warrnambool
'Grange Road' Development Plan
Lot 2 on PS605274
August 2009

WARRNAMBOOL
PLANNING SCHEME

Plans approved for
Permit..... Development Plan
on the..... 7/10/09
WARRNAMBOOL CITY COUNCIL

Delegate
Signature..... [Signature]

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**WARRNAMBOOL
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'Grange Road' Development Plan- August 2009

Overview of the Development Plan

Introduction

The 'Grange Road' Development Plan consists of a diagram and this written document. The diagram is to be read in conjunction with the remainder of this report.

The purpose of the development plan is to provide a framework to guide future development within part of the land within the 'Cell A' growth area. The development plan sets out the main objectives that should be achieved and outlines the intentions for this residential precinct.

The Warrnambool Planning Scheme requires that a development plan is prepared prior to the subdivision or development of the land.

The 'Grange Road' Development Plan has been formulated based upon the principles of the North East Warrnambool Structure Plan.

The development plan provides for a greater level of detail than the structure plan but still allows some degree of flexibility in the design detail of future development.

The 'Grange Road' Development Plan applies to the land parcel known as Lot 2 on PS605274. While the 'Cell A' in the Development Plan Overlay 7 includes a wider area, this development plan report will focus on Lot 2 on PS605274, as agreed with Council.

A previous outline development plan was approved by Council in 2006 for the eastern section of 'Cell A' running south of Grange Road, adjacent to Mortlake Road. The land was referred to as the 'Interim Grange Road Development Plan'.

Planning Policy Context

The North East Warrnambool Structure Plan report outlines the planning policies applicable to the subject area. To avoid repetition, this development plan report will outline the planning provisions that triggers the requirement for the preparation of a development plan.

Pursuant to the Development Plan Overlay (DPO) (Clause 43.04) in the Warrnambool Planning Scheme, a development plan must be prepared to the satisfaction of the Responsible Authority before a permit can be granted to use or subdivide land, or construct a building or construct or carry out works.

This does not apply if the schedule to the DPO 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 Structure Plan area. A permit may be granted for use, subdivision or development if it is generally in accordance with an approved development plan.

A proposed use, development or subdivision that is not in accordance with an approved development plan can be considered by Council, as long as it is prepared in accordance with the provisions of the overlay.

Schedule 7 to the DPO sets out the requirements that development plans must address. The 'Grange Road' Development Plan has been formulated based upon the requirements listed in Schedule 7 and the principles identified in the North East Warrnambool Structure Plan.

Site Analysis and Design Response

The key development plan influences have been generated following analysis of the site area (see Attachment A- Site Analysis Plan and Attachment B- Development Plan), including:

Site slope -The site slopes from approximately 8 metres at its lowest point to a plateau of approximately 26 metres. The remainder of the site varies from 26 metres to 31 metres though generally has a flat appearance.

The slope requires consideration of lot layout and sizes in particular to ensure appropriate building envelopes are available on each. This generally necessitates larger lots in areas of slope.

Areas with slope in excess of 15% are identified as 'single dwelling river view' lots. It is anticipated that these lots will be in excess of 1000m² in area and contain a single dwelling.

Areas with slope less than 15% are identified for residential development, with the potential for one or more dwellings on the lot. It is expected these lots will range between 700 and 1000m² in area (further explanation on residential densities in later sections).

The slope also impacts upon the road orientation with the need to consider their safe construction, minimising fill and flow of stormwater drainage.

A court bowl has been used in the area of steep slope as it is not practical to run roads along the contour lines. This presents a challenge in terms of ensuring good outcomes for the public open space (i.e. avoid orientation to back fences). Design guidelines should be considered for lots that are adjacent to areas of open space to ensure they address both the street and open space.

The design of dwellings adjacent to public open space and/or the river corridor should address the river corridor and incorporate open or semi-transparent fences to allow for passive visual surveillance. Areas along the river will undoubtedly become neighbourhood focal points and help create a sense of local character and identity for the development, when viewed from the river environs.

Existing Vegetation occurs along the western boundary of the subject site within the flood plain. This area has been designated as open space. It is anticipated that the existing vegetation will be retained as part of the future construction of walking trails and path within this area.

Floodplain -There are significant areas of land parallel to the river which are below the 1 in 100 year flood line (Urban Floodway Zone). The proposed uses for these areas of land and the best ownership or management of this land needs to be considered to ensure that dwellings are not located in this area.

Existing residential development occurs to the east and north of the development plan site. The subject site provides a road connection to this existing development. Existing lots north of Grange Road are low density in nature and are well setback from the street. The subject site allows for the future layout to be sympathetic to the low density lot layout to the north which will ensure complementary building design can be achieved along the interface of this road.



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'Grange Road' Development Plan- August 2009

Sites of conservation or heritage significance –

A 'Consent to Disturb' the area under Section 21U of the Aboriginal and Torres Strait Islander Heritage Protection Act 1984 was issued by the Framlingham Aboriginal Trust on 23 May 2007.

The 'Consent to Disturb' was granted prior to the commencement of Aboriginal Heritage Act 2006 (in effect from 28 May 2007). Therefore, as confirmed verbally by Aboriginal Affairs Victoria, a Cultural Heritage Management Plan is not required if a valid Consent to Disturb was granted prior to the commencement date. A copy of the consent is included at Attachment C.

The proposed development layout provides an east-west road that links to the existing development to the east and a north-south road which links to future development to the south. It provides opportunity for residential development with a lot layout in the order of 700 – greater than 1000 m² with larger lots to utilise river views. The layout allows for future detailed lot design to front the street.

Open space is to be provided within the west portion of the site adjoining the creek corridor and will form part of the open space link that continues to the north and south along the Merri River.

Access to the Merri River - Providing public access to the Merri River is a key State Planning Policy objective which needs to be balanced with developer objectives and the equitable provision of public open space. An open space objective is to create continuous links along the river. The subject site provides open space which is linked to open space areas to the north and south. Pedestrian access to this open space is provided via the link from the court bowl to the creek.

Community interaction, safety and surveillance can be achieved through the development layout of the site. River view lots have been designated on the development plan, which will overlook the river corridor, due to the natural slope of the land. Future dwelling design in these locations should address the river and open space areas to encourage passive surveillance.

Fencing treatments along the interface with the public open space should be encouraged to maintain passive surveillance of these areas, whilst also providing adequate security for the private land.

Single dwelling development is identified on the development plan along the river corridor and on areas with steeper slopes. These areas may also be suitable for higher residential densities, if it can be demonstrated that additional dwellings can be accommodated on site.

The development plan identifies opportunities for **higher development densities**, or multiple dwellings on a lot, in locations that are not constrained by steeper slopes and that have good connectivity and accessibility within the development.

Areas within the development plan that are identified for single dwelling development should not necessarily be prevented from medium density development, if desired in the future. An application for further subdivision and/or the construction of additional dwellings on these lots, can be considered by Council. It should be demonstrated that the proposal will not prejudice the future development of the area, to the satisfaction of Council.

Applications for medium density development on sites that are identified on the development plan for single dwelling development, may be notified to adjoining or nearby landholders, as they do not meet the notification exemptions listed under Clause 43.04-2 of the Development Plan Overlay.

On any site identified for higher density development, or on any future site proposed for higher density development, the following objectives should be considered:

- Integration with the street network- corner lots would be most appropriate for these developments;
- Higher density developments should be located within a convenient walking distance of Mortlake Road and/or a public transport route; and
- Higher density developments should have a convenient walking distance to the public open space.

Open Space and Landscape Master Plan

Open space is provided within the subject site along the Merri River and will provide good connection to future public open spaces along the Merri River to the south. Additionally the public open space will help provide for a range of activities with creek recreation opportunities. Furthermore it helps ensure view lines to and from the Merri River are maintained and protected.

The river corridor should be landscaped appropriately to create safe environments that encourage frequent usage and offer both active and passive recreation opportunities.

The public open space along the river will provide for passive uses, generally walking paths and trails with limited built infrastructure. Larger areas may be suitable for field/kick-about spaces, subject to flooding potential.

A consistent landscaping theme is to be established within the development plan, with a focus on the inclusion of indigenous and native species. This theme has been continued from Stage 1 which is already completed on the subject land.

Existing vegetation should be retained, where possible, and incorporated into the public open space areas or as part of a site responsive built form outcome on individuals lots.


A landscape plan has been provided in Attachment D, which details a concept design for the street tree plantings along internal roads, as well as the bio-retention swale and detention basin located within the river corridor. The concept landscape design lists the proposed species to be used within particular zones.

The provision of detailed landscaping plans should be a conditional requirement of any future planning permit for the subdivision of the land.

Additional landscaping works may be warranted by other authorities along the riparian corridor, as part of the future construction of public open space linkages and walking trails.



Environmental Report

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Merri Creek is a degraded creek corridor due to past farming practices. It has been designated as an open space area within the proposed development plan. It is envisaged that the biodiversity of this corridor will be improved through being designated as an open space corridor and through any improvement works that Council carry out.

The remaining area of the subject site is devoid of any significant vegetation and consists of pasture grasses.

Storm water drainage is proposed to be collected via underground drainage. It will be collected and piped towards the Merri River through a bio-retention swale to a detention basin site at the south-western corner of the subject site. The water will be treated as it passes through the bio-retention swale, before discharging to an outfall point to the river.

The final drainage design will need to be approved by Warrnambool City Council and the Glenelg Hopkins Catchment Management Authority.

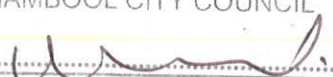
The opportunities for Third Pipe stormwater collection within this location are limited, due to the inability for infrastructure services to be served from gravity. In addition, the (already completed) Stage 2 development did not require Third Pipe systems to be constructed. It would be extremely costly and cause major disruption to retrofit a Third Pipe system within Stage 2 and as part of the proposed Stage 3.

The Merri River corridor as it abuts the subject site benefits from commanding views to the west and south to the opposite farmland and the riparian environment. Due to the natural fall of the land down to the river, the future dwelling design on the river view lots should be sensitive in their scale, bulk, materials and coloring to ensure that there is no adverse interruption to the landscape amenity along the corridor.

Muted tones and non-reflective surfaces should be encouraged. The scale and bulk of future dwellings should respect the constraints of the site, especially the slope of the land.

Building height should respect the character of the surrounding built form and not create an adverse impact or interrupt the landscape amenity along the Merri River corridor.



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Infrastructure Report

Infrastructure provision

An infrastructure report has been prepared by Brian Consulting Pty Ltd for the subject site.

Essential Services

Electricity, gas, water, sewerage and telecommunications connections can be provided to the subject site through extensions from the existing networks in the surrounding neighbourhoods. These services are to be provided as per the relevant authority's requirements and as part of the subdivision development. Provision of water for the subject site has already been approved by the Wannon Region Water Authority.

Existing sewerage mains are already constructed on site as part of the abutting development to the east which will service the majority of lots in the development plan area. Minor extensions to these mains are needed to provide service to a number of lots. The proposed residential land directly abutting the creek cannot be serviced using gravity sewerage. As such, future residential development on this land will be required to locate dwellings to the east of the property to utilise existing sewerage, or would need to install private grinder pumps to pump the sewerage to the existing sewerage mains. It is considered appropriate that development restrictions be placed on this land at the subdivision stage. Wannon Region Water Authority have approved this sewerage design.

Drainage

Warrnambool City Council (WCC) is the local Authority responsible for stormwater drainage facilities.

Underground piped drainage will convey the stormwater from the roads and houses, placing a reticulated pipe network within easements and road reserves. Provision has already been made for a drainage outfall point to the Merri River for the already constructed section in the north east. It is proposed that the storm water will be directed through a bio-retention swale to a detention basin in the south-western corner of the subject site, before discharging to the Merri River. The final drainage design will need to be approved by Council.

Attachment E contains drawings of the proposed storm water discharge arrangement.

Roads/Streets

All roads within the development are to be fully constructed to Warrnambool City Council standards and/or to the precedent set in the already constructed section in the north east of 'Cell A'.

Staging

The development of the subject site forms Stage 3, following on from the eastern part of the land that is now fully constructed (Stage 2).

All of the subject land will be constructed as one stage and all infrastructure will be provided to the development.

There is no development contributions plan or other agreement for the subject land. The physical infrastructure will be funded by the land developer.

As part of the subdivision of the land, a public open space contribution is required to be made to the Warrnambool City Council of 5% either in land or monetary contribution or a combination of both.



Review of Development Plan Overlay

A review of the Development Plan Overlay should be conducted periodically by the Warrnambool City Council. At a minimum, this should be included as part of the three (3) year review process of the Warrnambool Planning Scheme.

However, it may be advantageous to conduct an annual review of all development plans within the municipality. This will ensure that once the objectives of the outline development plans are deemed to have been implemented, the removal of the Development Plan Overlay can occur to reinstate the notice and review rights to the affected land holdings.

The removal of the overlay from affected land parcels will be at the discretion of the Warrnambool City Council and will be delivered through a planning scheme amendment process.
















The objectives of the Development Plan Overlay should be deemed to be implemented when:

- The conditions of a planning permit for subdivision have been met (for example, at the issue of a statement of compliance, or at the conclusion of the construction of any required works), and/ or
- A building permit approval is issued on a site.

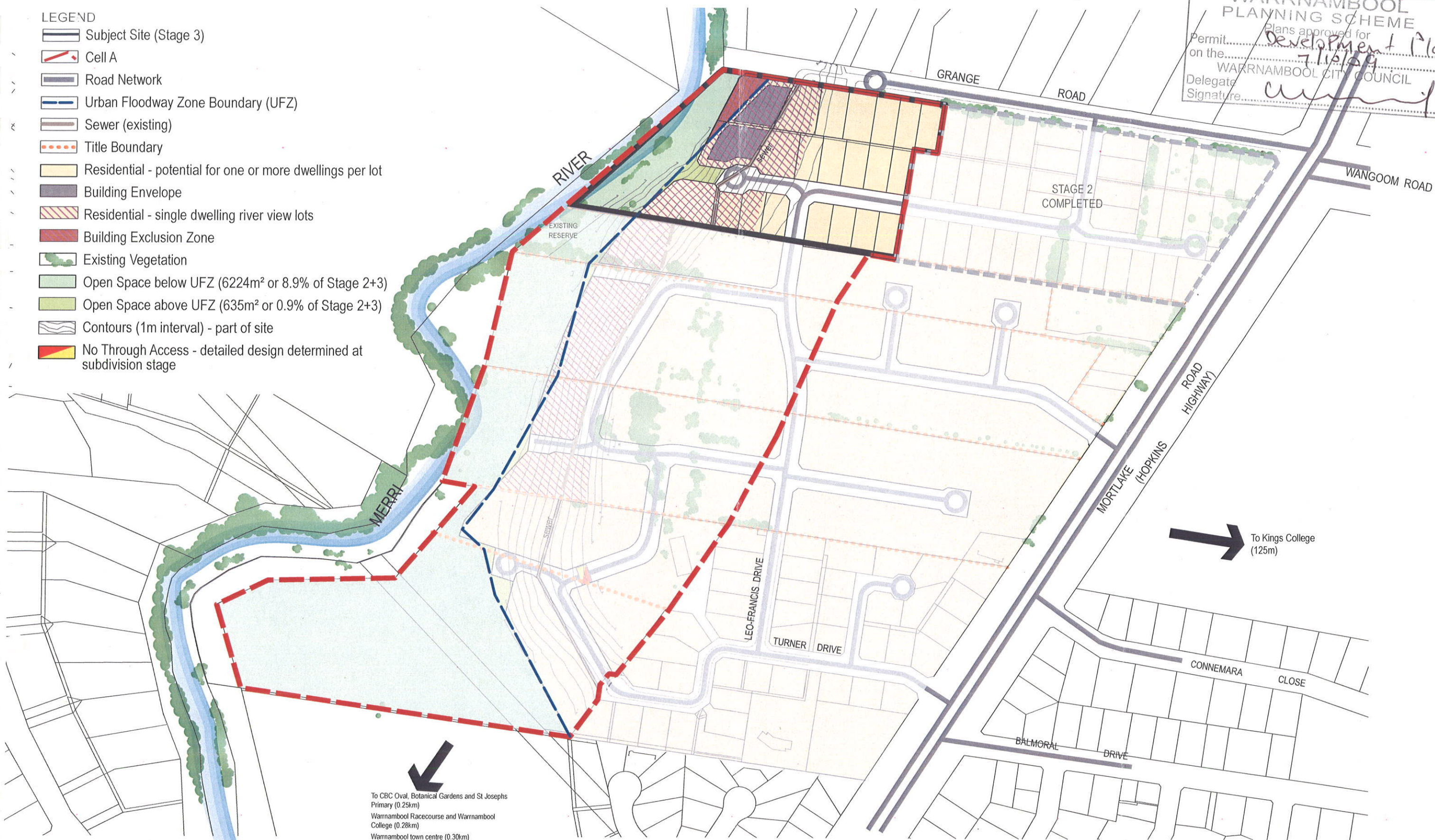


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LEGEND

-  Subject Site (Stage 3)
-  Cell A
-  Road Network
-  Urban Floodway Zone Boundary (UFZ)
-  Sewer (existing)
-  Title Boundary
-  Residential - potential for one or more dwellings per lot
-  Building Envelope
-  Residential - single dwelling river view lots
-  Building Exclusion Zone
-  Existing Vegetation
-  Open Space below UFZ (6224m² or 8.9% of Stage 2+3)
-  Open Space above UFZ (635m² or 0.9% of Stage 2+3)
-  Contours (1m interval) - part of site
-  No Through Access - detailed design determined at subdivision stage

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To CBC Oval, Botanical Gardens and St Josephs Primary (0.25km)
 Warrnambool Racecourse and Warrnambool College (0.28km)
 Warrnambool town centre (0.30km)

'Grange Road' Development Plan Lot 2 PS605274 Warrnambool

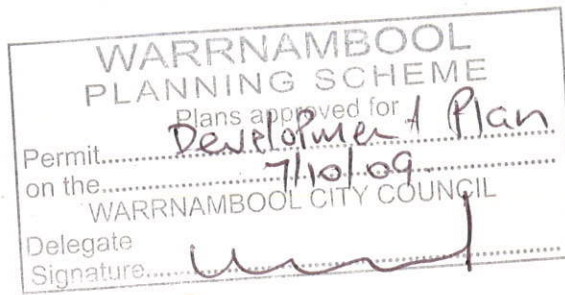


Scale: 1:3000 @ A3
 0 30 60 90m

please note:
 This plan is conceptual only and
 subject to further refinements
 For accurate detail a computed
 plan will be necessary

ref.: 3410030PRZ
 date: 11 August 2009
 rev.: I
 drawn: HW
 checked: JJ

planning & urban design
 melbourne - tel 9869 0800
 © sm urban pty ltd
 abn 99 124 206 819
 trading as smec urban



FRAMLINGHAM



ABORIGINAL
TRUST

ABN: 13 654 946 401

CONSENT TO DISTURB

I refer to the attached consent granted 23/5/07 and state that it still stands for both properties

Lot 1 SE P Wangoom cnr Boiling Down and Aberline Rds Warrnambool
and
Grange Rd Subdivision and connecting trunk sewer line Warrnambool

Issued by: Framlingham Aboriginal Trust

Issued to: Rogers Constructions

Signed

Geoff Clark/Neil Martin.....

Framlingham Aboriginal Trust

Date: 28th July 2009

46 KIRRAE AVE. PURNIM VICTORIA 3278 AUSTRALIA

TELEPHONE: (03) 5567 1003 FACSIMILE: (03) 5567 1298 Email: framlingham@fram.org.au

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ABORIGINAL
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Delegate
Signature..... *[Signature]*

CONSENT TO DISTURB

Section 21U Aboriginal and Torres Strait Islander Heritage protection Act 1984

Location: *- Lot 1 S.E. P Wangoom - Car Bailing Down & Berline Roads*
- Orange Rd Subdivision & Connecting trunk line sewer Warrnambool
Issued by: Framlingham Aboriginal Trust

Issued to: Rodger Constructions

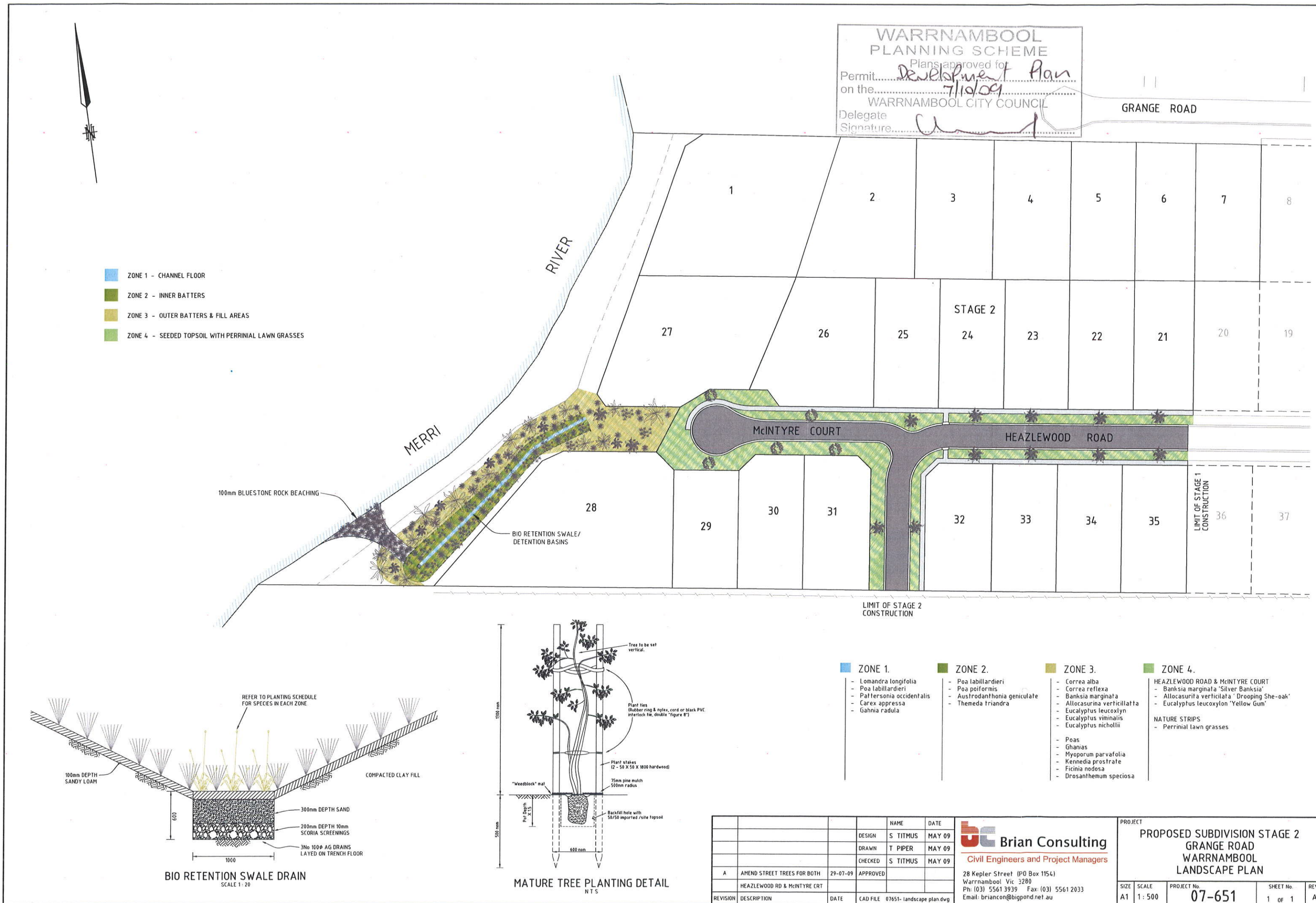
Signed

Geoff Clark

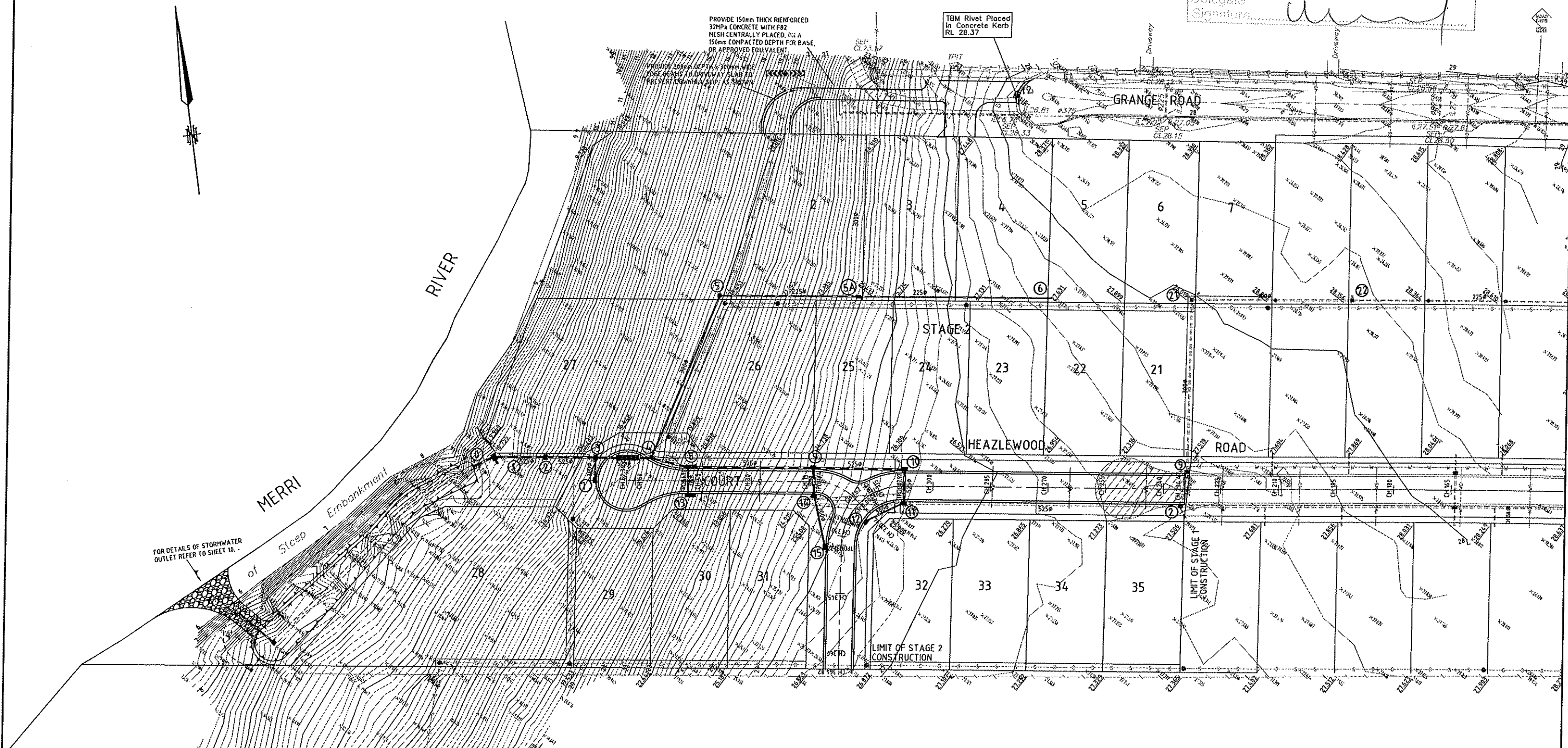
Framlingham Aboriginal Trust

Date: ...23../...05../...07.....





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Signature



NOTES

- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM. DATUM P.M. 597 (DESTROYED) AND P.M. 599 RL 30.321. LAYOUT IS BASED ON A SURVEY BY ROD BRIGHT & ASSOC REF 05-02.
- ALL WORK WITHIN THE ROAD RESERVE SHALL BE TO THE SATISFACTION OF THE WARRNAMBOOL CITY COUNCIL AND VICROADS.
- THE EXACT LOCATION AND DEPTH OF EXISTING SERVICES IS NOT KNOWN. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PROVIDE 500mm WATER SERVICE CONDUIT AND GAS SERVICE CONDUIT TO EACH ALLOTMENT ON OPPOSITE SIDE OF ROAD RESERVE TO WATER MAIN AND GAS MAIN.
- KERB AND CHANNEL IS TO BE WCC SEMI MOUNTABLE KERB EXCEPT WHERE NOTED OTHERWISE.
- PROVIDE 80mm SUBGRADE DRAIN BEHIND ALL NEW KERB AND CHANNEL.
- ALL FOOTPATHS SHOULD BE 100MM DEPTH 32MPa CONCRETE WITH F62 CENTRALLY PLACED MESH.

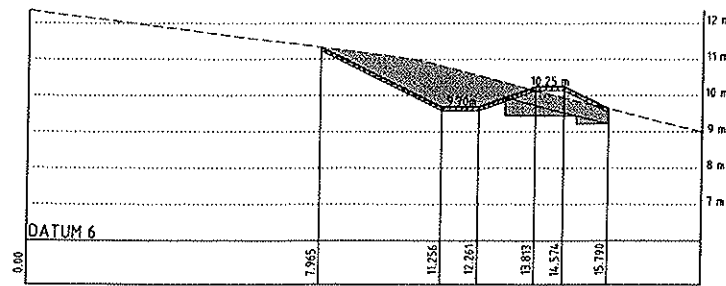
LEGEND

	(PROPOSED)	(EXISTING)	(FUTURE)
STORMWATER DRAIN / PIT			
HOUSE BRANCH RISER			
SEWER			
WATER			
TELSTRA			
GAS			
KERB & CHANNEL			
100mm WATER & 100mm GAS CONDUITS			
SURFACE LEVEL			

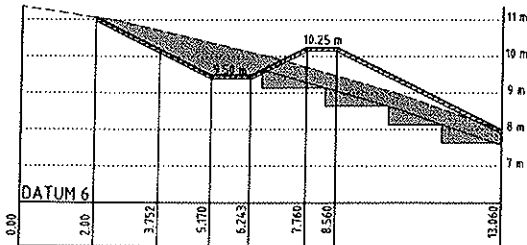
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				DRAWN	T PIPER JUN 08
				CHECKED	A BRIAN JUN 08
				APPROVED	

BRIAN CONSULTING
CIVIL ENGINEERS PROJECT MANAGERS
28 KEPLER STREET (PO Box 1154)
WARRNAMBOOL VIC 3280
PH (03) 5561 3939 FAX (03) 5561 2033
briancon@bigpond.net.au

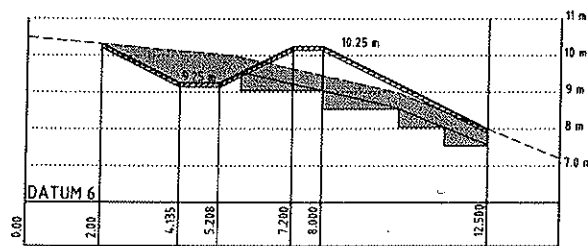
PROJECT		PROPOSED SUBDIVISION GRANGE ROAD STAGE 2 WARRNAMBOOL LAYOUT PLAN	
SIZE	SCALE	PROJECT No.	SHEET No.
A1	1:500	07-651	1 OF 10
			REV
			-



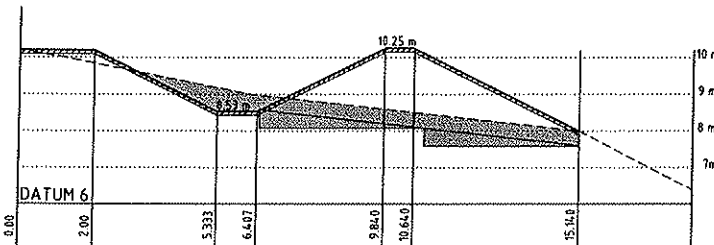
SECTION A-A



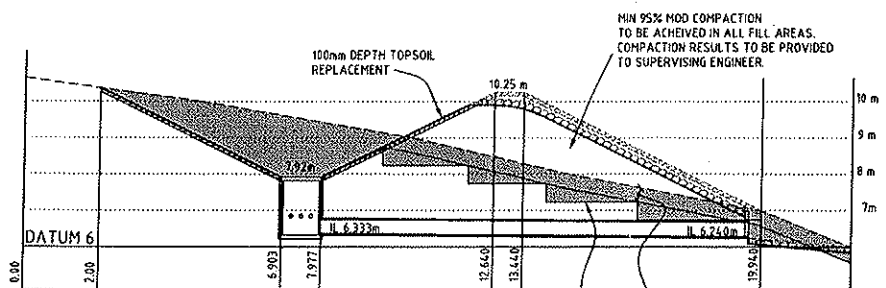
SECTION B-B



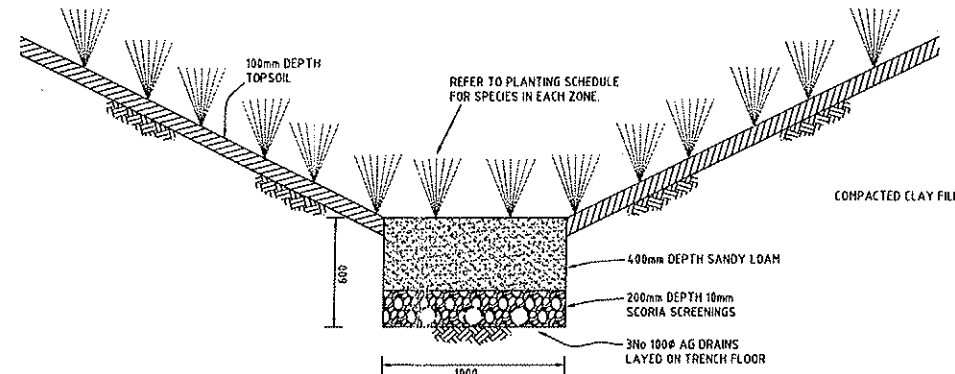
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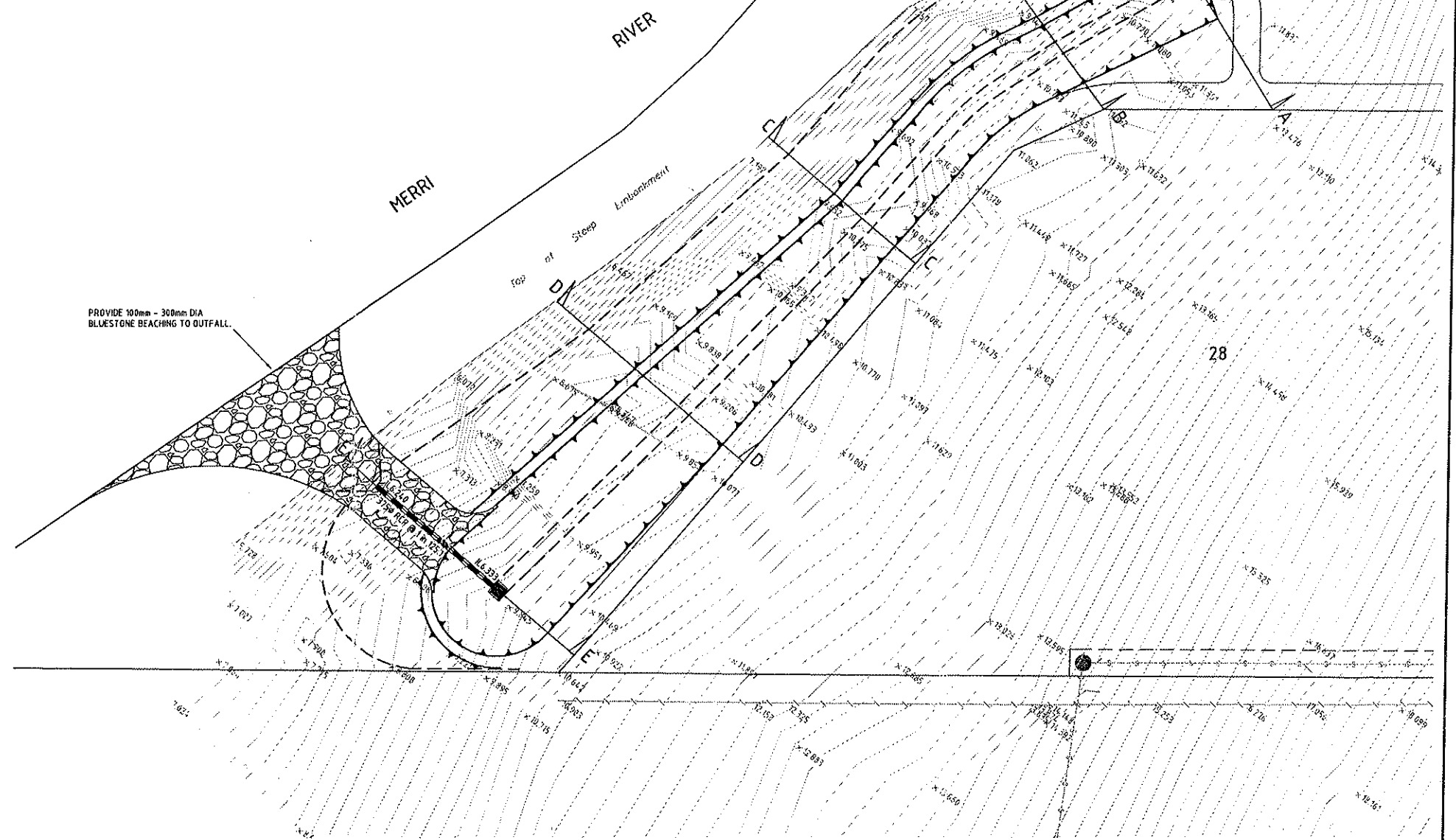
SECTION D-D



SECTION E-E



BIO RETENTION SWALE DRAIN
SCALE 1:20



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				DRAWN	T PIPER OCT 06
				CHECKED	A BRIAN OCT 06
				APPROVED	

BRIAN CONSULTING
CIVIL ENGINEERS PROJECT MANAGERS
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WARRNAMBOOL VIC 3280
PH (03) 5561 3939 FAX (03) 5561 2033
briancon@bigpond.net.au

PROJECT	PROPOSED SUBDIVISION GRANGE ROAD STAGE 2, WARRNAMBOOL STORMWATER DISCHARGE DETAIL
SIZE	A1
SCALE	1:500
PROJECT No.	07-651
SHEET No.	10 OF 10
REV	-