

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Martin Place

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule *2.7*
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

[Signature]
6/8/10

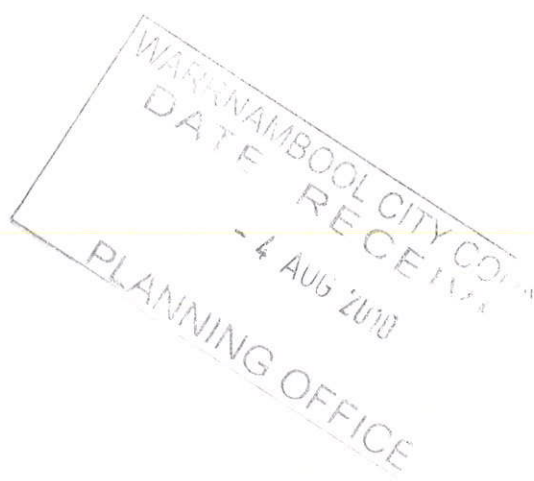
WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 4 Aug 2010
PLANNING OFFICE

North East Warrnambool
'Martin Place' Development Plan
38 Aberline Road, Warrnambool
July 2010



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Overview of the Development Plan



Introduction

The 'Martin Place' 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 the 'Martin Place' Development Plan area which is part of the 'Cell D' within the North East Warrnambool 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 'Martin Place' Development Plan is a document that includes the land parcel known as Lot 1 on TP20200, which our client owns. While the 'Cell D' in the Development Plan Overlay 7 includes a wider area, this development plan report will focus on Lot 1 on TP20200, as agreed with Council.

The 'Martin Place' 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.

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.

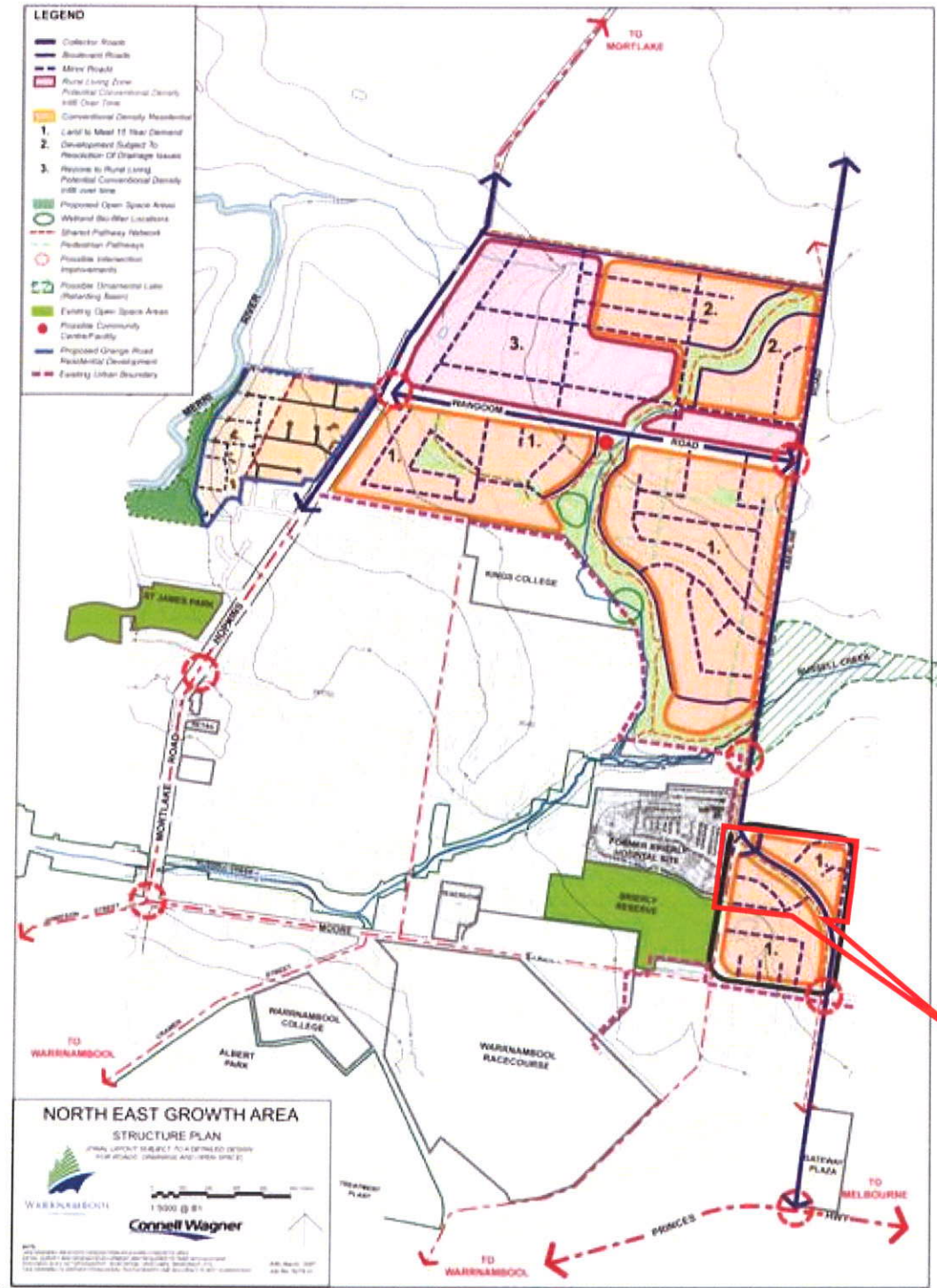
Schedule 7 to the DPO sets out the requirements that development plans must address. The objectives of the 'Martin Place' Development Plan have been formulated based upon the requirements listed in Schedule 7 and the principles identified in the North East Warrnambool Structure Plan.

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North East Warrnambool Structure Plan

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'Martin Place'
precinct

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Site Analysis and Design Response

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The key development plan influences have been generated following analysis of the site's opportunities and constraints (see Site Analysis Plan at Attachment A and Development Plan at Attachment B) including:

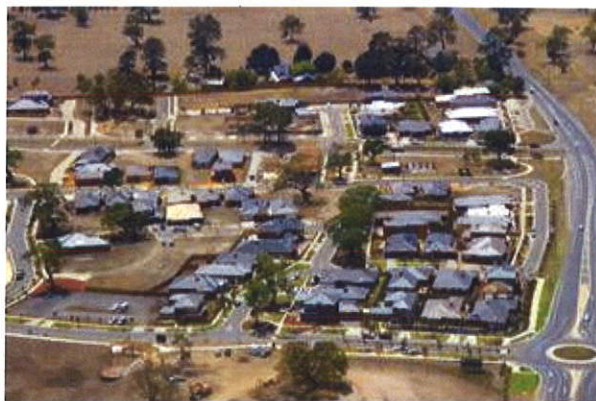
- **Site slope** - The site falls approximately 5 metres from its highest point at the south western part of the subject site to its lowest point in the south east corner. The remainder of the site is relatively flat with a change in slope of 3m over approximately 400m.

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. The development plan layout allows for future subdivision design to provide larger lots in areas of slope with the provision of a north-south and east-west road layout around the area of largest slope.

The slope also impacts upon the road orientation with the need to consider their safe construction, minimising fill, and flow of storm water drainage. Roads have been aligned along areas of minimal slope where practicable.

- **Existing Vegetation** occurs at the southern boundary and along the eastern boundary of the subject site. The pine trees along the eastern boundary will be removed to allow for the extension of Gateway Road. The remainder of the site is devoid of significant vegetation and consists of pasture grasses and as such is suitable for development.
- **A drainage line** runs east-west through the subject site. Underground drainage is proposed to be supplied to carry storm water from the subject site to the north.
- **Existing buildings** - There is an existing dwelling and outbuilding on the site, but these will be demolished to allow for the future development of the land.



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- **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, the Framlingham Trust have given their consent for the development of this land and a Cultural Heritage Management Plan is not required. A copy of the consent is included at Attachment C.

- **The proposed development layout** provides a layout that is responsive to the identified site features as discussed above. It integrates with the existing infrastructure within the North East area by utilising the existing Boiling Down and Aberline Roads and providing connections to these roads which will link to the existing residential development to the west and south.
- **Open space** is not to be provided within the proposed development plan, as the subject site has convenient access to Brierly Reserve which is located to the south-west of the subject site and is within 400m walking distance of the whole subject site.
- **Standard residential densities** averaging 800m² for single dwellings that represent 'affordable housing' within the North East Warrnambool growth area are proposed for this development plan area. The precinct is suitable for affordable housing, due to its lower costs associated with the provision of infrastructure and servicing.

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 standard residential 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 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 a main road and/or a public transport route; and
- Higher density developments should have a convenient walking distance to public open space.
- **Community interaction, safety and surveillance** is provided through the provision of a street network that will allow future development to the front the street.
- **A main north-south transport route** is provided along Aberline Road, Boiling Down Road and Gateway Road which will provide a linkage to Raglan Parade (Princes Highway). Boiling Down Road and the Gateway Road extension are proposed to provide a 25m wide road reserve to allow for integrated car, public transport, pedestrian and bicycle movement.

This route is required by the DPO7 and has been agreed with Council, despite the fact that it differs to the road layout shown on the North East Warrnambool Structure Plan. It is considered that the development plan road layout provides a better design as it does not segregate the north-east portion of the site, and allows for a north-south, east-west lot layout.

The ultimate construction of Boiling Down Road and the Gateway Road extension will have the same treatment as the existing section of Gateway Road. The road construction must include bicycle lanes, shared paths, indented parking on both sides and verges as required.

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.....6/2/10.....



Open Space and Landscape Master Plan

The subject site does not provide any public open space, as public open space is provided within 400m walking distance of the whole site to the south-west (Brierly Reserve).

A landscape master plan for the subject site is included at Attachment D. The streetscape planting is proposed to be of an Australian theme with large canopy tree coverage and has the following design elements:

Boulevard treatment – Boiling Down Road and the Gateway Road extension are proposed to have 'Rosea' Red Ironbark trees along the road reserve, which provide a subtle pinkish-red colouring to the streetscape and generates shade for road users.

Entry Treatments – The street connections with Boiling Down Road and Aberline Road are to be provided with entry feature trees (Lemon Scented Gums). Lemon Scented Gums have smooth, pale, uniform or slightly mottled bark, white to coppery in summer, and a conspicuously narrow-leaved crown which smells strongly of lemons. These trees provide a striking entrance feature, given their paler trunk and dominant canopy height.

Aberline Road and Local Streets – The remaining streets will be planted with either Lightwood, Wallangarra White Gum, Willow Myrtle or Water Gum species.

The streetscape planting will provide an important aesthetic piece to the development through the use of colouring, planting density and canopy cover and will provide important habitat to native fauna species.

The proposed street planting ensures that the visual and environmental buffer is provided to continued agricultural land use to the north and east with the provision of canopy tree planting along the northern boundary of Boiling Down Road and the eastern boundary of the Gateway Road extension.

Landscaping treatment will soften the street environment to make it attractive and safe for all road users

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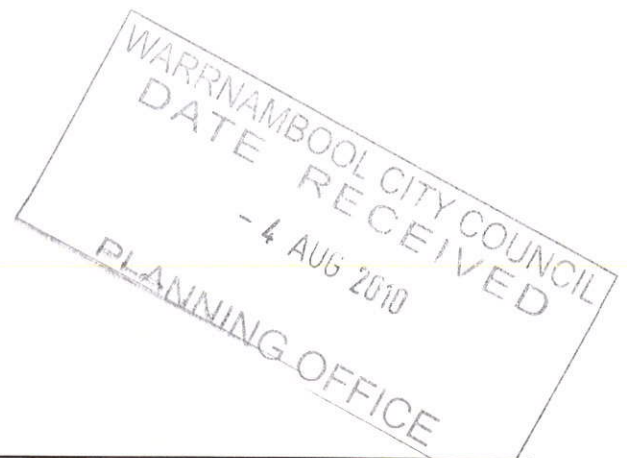


Figure 1- Lemon Scented Gum



Figure 2- 'Rosea' Red Ironbark

Environmental Features



The site is devoid of significant vegetation with the majority of the subject site comprising pasture grasses. A row of pine trees occurs along the eastern boundary of the site. Some scattered trees occur at the south of the site.

The subject site does not contain any water courses or open space corridors.

Land to the east and north is still within the Farming Zone and is likely to be actively farmed in the short term. The 25 metre road reserve provides a sufficient buffer to the residential land.

The large lot sizes will allow larger areas for private open space. This private open space and vegetated road reserve areas will ensure that the drainage will be water sensitive.

The use of rain gardens within the road reserve will filter the storm water by removing any solid particles in the first instance. As the water flows through the rain garden, other particles will become trapped, which cleans the water before it discharges into the underground system and eventually discharging to the Russell Creek.



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Infrastructure Report



Drainage/WSUD

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

The road network in the development plan will accommodate the underground stormwater pipe network, where possible. This avoids the need for large easements within private properties and allows the road reserve to accommodate the overland flow path during extreme storm events, rather than impacting on private land. Pipes located within road reserves provide easier access for maintenance.

Underground drainage is proposed to collect the stormwater from the subject site and transmit it to the north, passing through rain gardens in specific locations. The rain gardens will act as a filter for solids and other particulars, to clean the storm water runoff before it enters the drainage network and eventually discharges to Russell Creek (refer to Attachment F).

Other solutions may be possible that achieve the objectives of the development plan. If proposed, these alternatives should be considered as part of the detailed design phase of the planning permit application, or as an alternative or revised development plan.



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.

Attachment E shows the layout plans for sewer, water and stormwater within the development.



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Infrastructure Contributions

The costs associated with infrastructure provision are to be funded by the land developers. The contribution amount is to be provided in accordance with the Section 173 agreement between the Warrnambool City Council and the land owner and/or developer.

Infrastructure contributions will be made to the Warrnambool City Council, either in cash or for works in lieu of cash, prior to the statement of compliance of the subdivision, or at an alternative time as agreed between the developer and Council.

Staging

The subject site is proposed to be developed as a whole and will precede the development of land to the south which is also included in the 'Cell D' precinct. The developer of the subject site will be required to extend the existing services (electricity, gas, water, sewerage and telecommunications) to serve the entire 'Cell D' precinct. The capacity of these services will include adequate supply provision for land to the south. The developer of the subject site will be responsible for the upfront costs associated with these new infrastructure connections. Many of these services may need to traverse land to the south of the subject site, so liaison with the affected landowners may be necessary.

The western section of the Gateway Road extension and the southern section of Boiling Down Road are to be constructed as part of the development of the subject site. The eastern and northern sections of the roads respectively are to be constructed in the long term when the adjacent rural land is developed, or as demand necessitates.

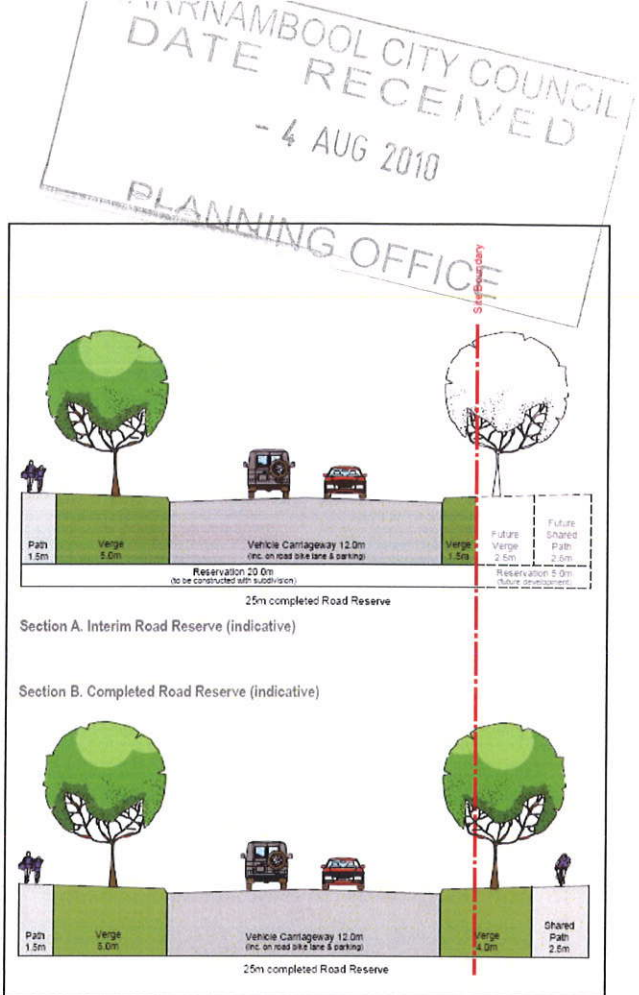


Figure 3- Indicative cross sections of Gateway Road extension and Boiling Down Road

The ultimate construction of Boiling Down Road and the Gateway Road extension will provide a dual carriageway. The road construction must include bicycle lanes, shared paths, indented parking on both sides and verges as required.

As shown in Figure 3, the interim construction will provide a road reserve that has a carriageway, with indented parking bays, shared bicycle and pedestrian path and verges.

If an alternative road construction arrangement can achieve the objectives of the development plan, then it should be considered as part of the detailed design phase of the planning permit application.

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Review of the Development Plan Overlay

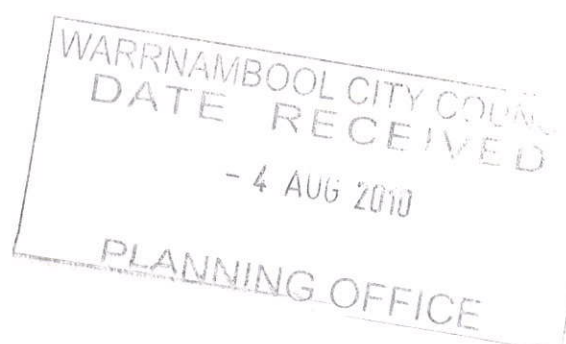
A review of the Development Plan Overlay should be conducted periodically by the Warrnambool City Council. At a minimum, this should be included as part of the three (3) year review process of the Warrnambool Planning Scheme.

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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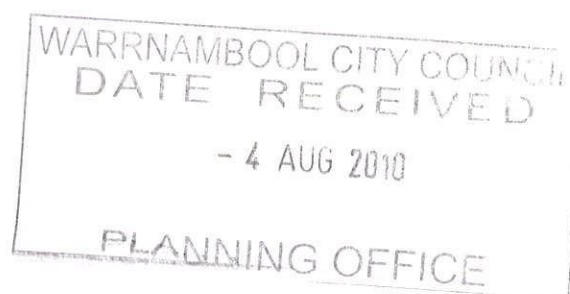
Date:

6/8/10

Attachment A – Site Analysis Plan

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Is approved in accordance with the requirements
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WARRNAMBOOL CITY COUNCIL

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[Signature]
6/8/10



Site Analysis Plan with Opportunities and Constraints Cell 'D' - North East Warrnambool

please note:
This plan is based on preliminary information
only and may be subject to change as a result
of formal Council/Authority advice, detailed site
investigations and confirmation by survey

ref: 105018
date: 28 September 2008
rev: B
drawn: AB/RG
checked: MW

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trading as smec urban

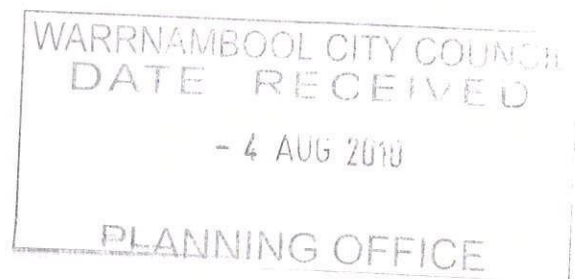
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1:2000m @ A1

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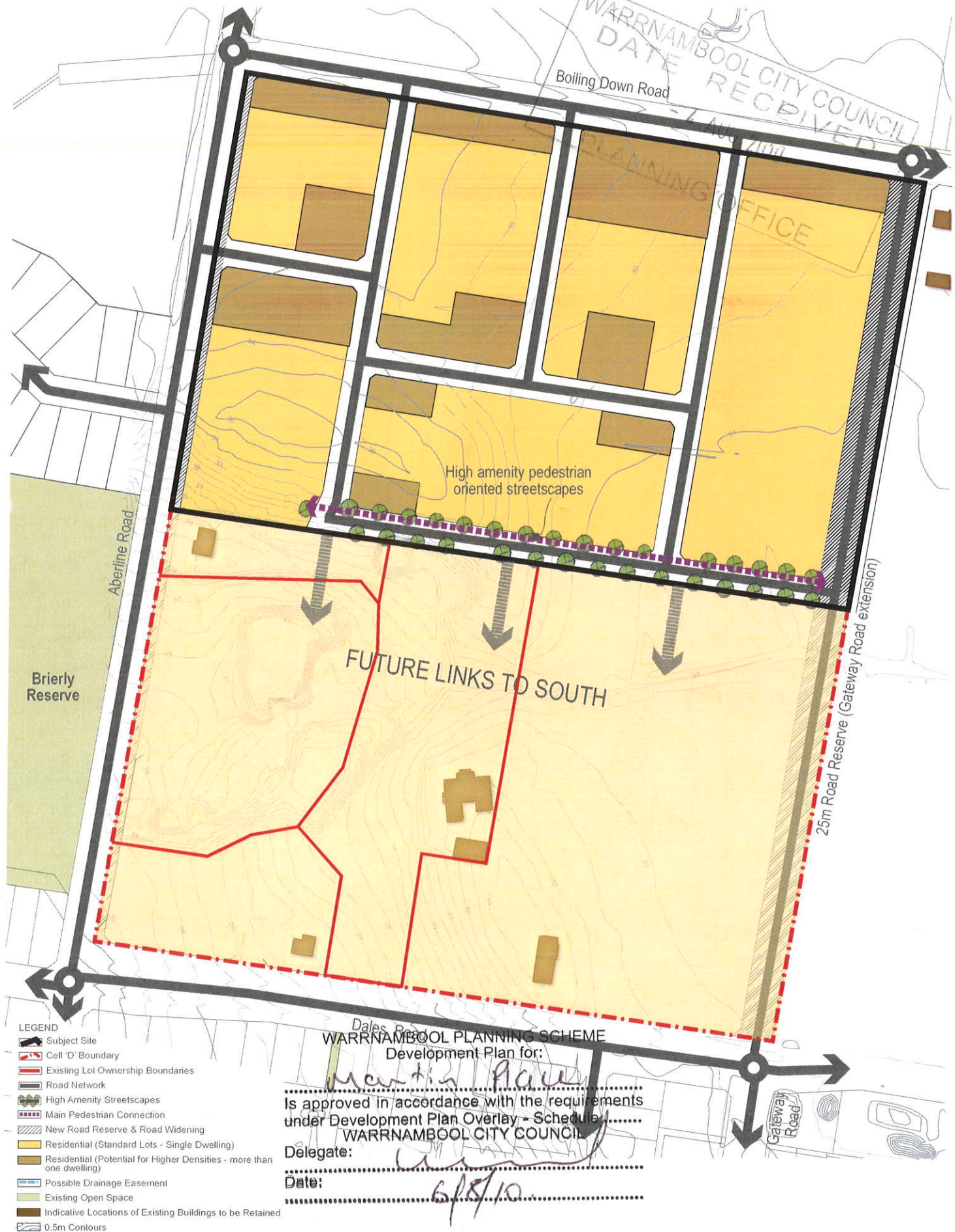


Attachment B- 'Martin Place' Development Plan

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'Martin Place' Development Plan
Cell 'D' - North East Warrnambool



Scale: 1:1000m @ A1
1:2000m @ A3
0 10 20 30m

please note:
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only and may be subject to change as a result
of formal Council/Authority advice, detailed site
investigations and confirmation by survey

ref.: 105018
date: 30 July 2010
rev.: G
drawn: RL
checked: RG/JJ

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Attachment C – Consent to Disturb

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FRAMLINGHAM

ABORIGINAL
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CONSENT TO DISTURB*Section 21U Aboriginal and Torres Strait Islander Heritage protection Act 1984*

Location: - Lot 1 S.E P Wangoom - Car Boiling Down & Berline Roads
 - Orange Rd Subdivision & Connecting trunk line sewer, Warrnambool

Issued by: Framlingham Aboriginal Trust

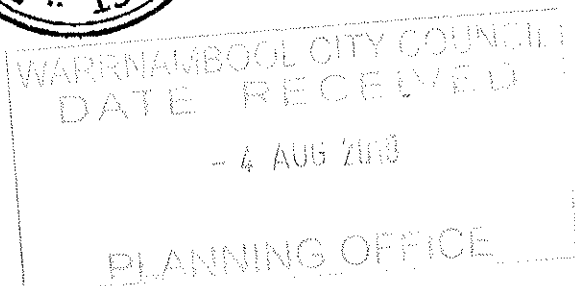
Issued to: Rodger Constructions

Signed

Geoff Clark

Framlingham Aboriginal Trust

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



Attachment D – Landscape Master Plan

WARRNAMBOOL PLANNING SCHEME

Development Plan for:

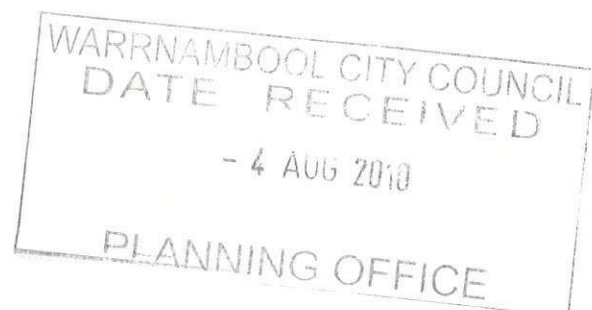
Martin Place

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6/8/10



LEGEND



Botanical Name	Common name	Height x Spread
Proposed Street Trees		
Acacia implexa	Lightwood	8-10 x 4.0m
Agonis flexuosa	Willow Myrtle	10 x 6.0m
Eucalyptus scoparia	Wailangarra White Gum	12 x 6-8.0m
Eucalyptus sideroxylon 'Roses'	'Roses' Red Ironbark	15-20 x 6.0m
Tristanopsis laurina	Water Gum	8.0 x 5.0m
Proposed Entry Feature Trees		
Corymbia citrifolia	Lemon Scented Gum	50 x 8.0m

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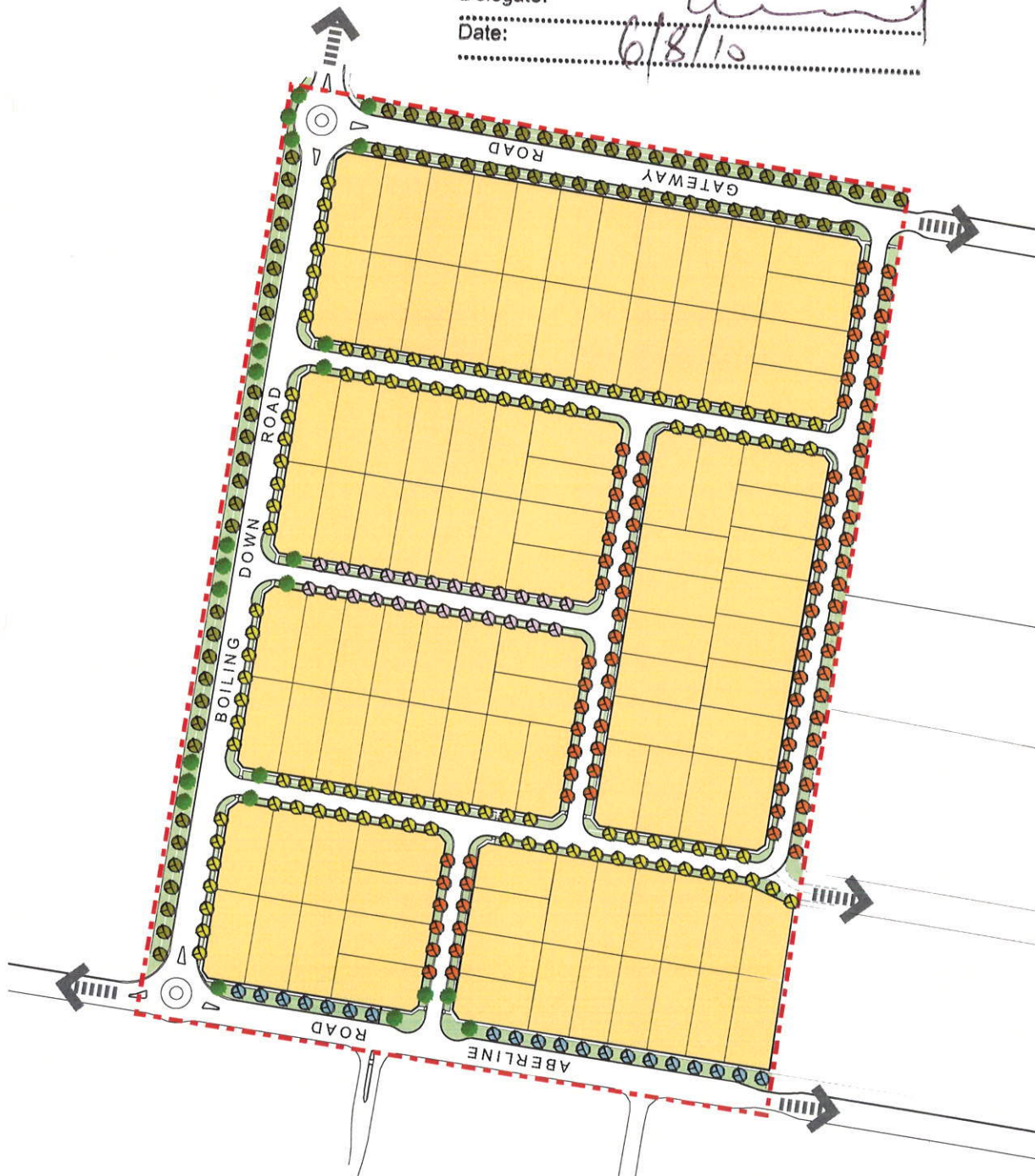
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Date: *6/8/10*



Street Tree Master Plan Martin Place, Warrnambool

landscape + planning + urban design
smec urban consulting group
level 5, 71 queens rd melbourne vic 3004
t (03) 9869 0800 f (03) 9869 0900
© 2008

project no: 105018P
dwg no: LMP01
date: 22 July 2010
rev: D
drawn: HW
checked: YV

Scale: 1:2,000 @ A3

0 20 40 60m



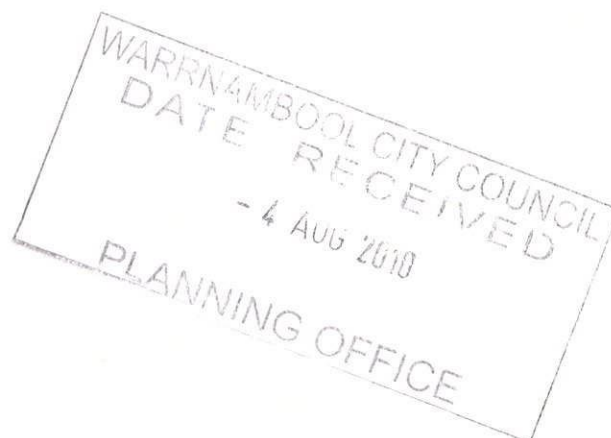
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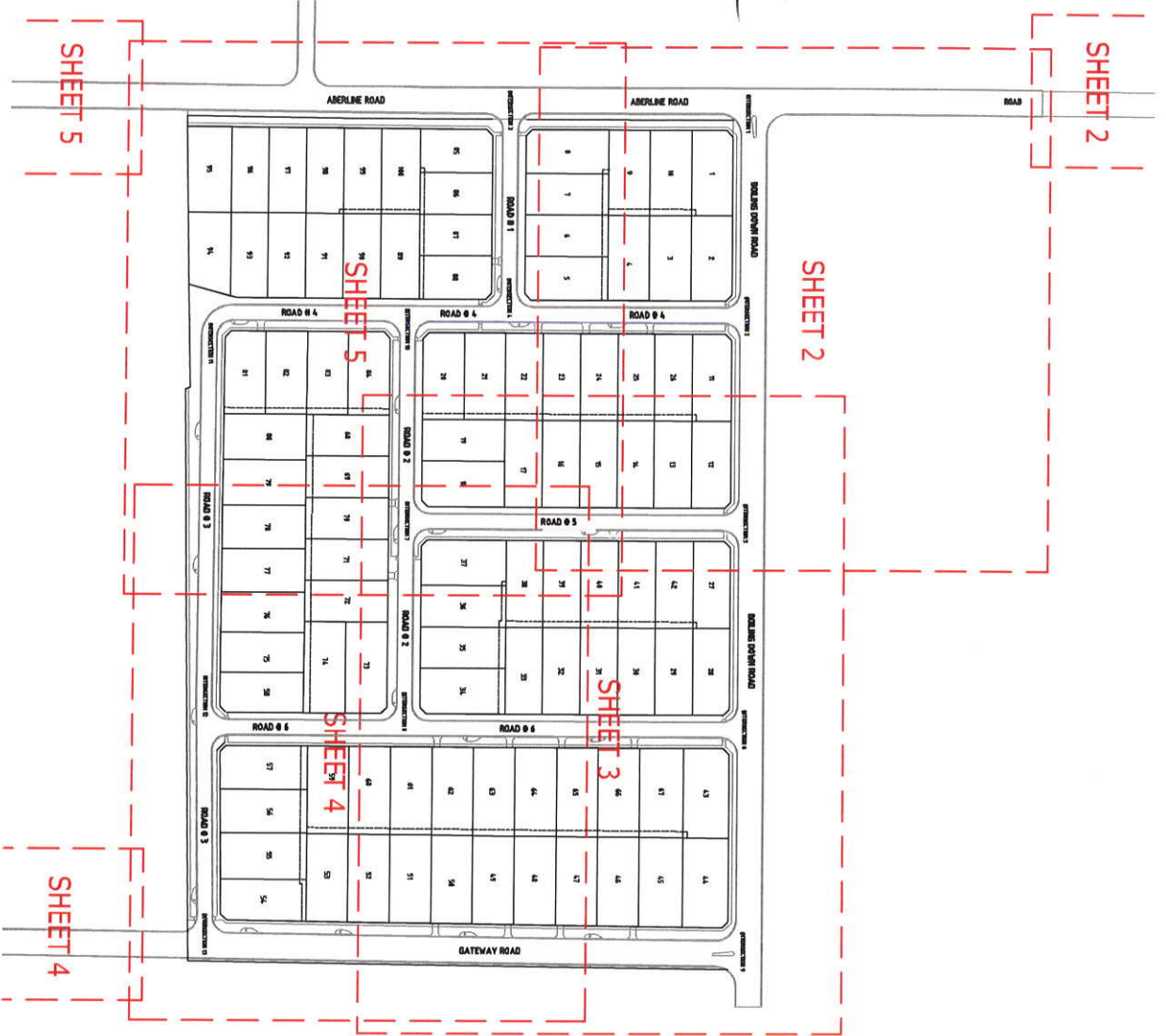
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Date: 6/8/10



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NOTES

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
DRAINAGE FOR THE ROAD IS TO BE PROVIDED BY THE ROAD DESIGNER.
THE ROAD DESIGNER SHALL BE TO THE SATISFACTION OF
THE WARRNAMBOOL CITY COUNCIL.
THE EXACT LOCATION AND DEPTH OF DRAINAGE SHALL BE TO THE SATISFACTION OF
THE WARRNAMBOOL CITY COUNCIL.
THE ROAD DESIGNER SHALL VERIFY THE ACTUAL LOCATION OF SERVICES
PRIOR TO CONSTRUCTION OF CONSTRUCTION.
KERB AND CHANNELS TO BE VTC HIGH BACK KERB EXCEPT WHERE
NOTED OTHERWISE.
ROAD DESIGNER TO PROVIDE CONCRETE AND GAS SERVICE CONCRETE TO
ELEVATION 100.00M TO PROVIDE A 100.00M DEPTH OF ROAD RESERVE TO KERB.
PROVIDE SLOPED SUBGRADE DRAIN BEHIND ALL KERB AND CHANNELS.

LEGEND

STORMWATER DRAIN / PIT
HOUSE BRANCH ROVER
SEWER
WATER
TELSTRA
KERB & CHANNEL
WATER TAPPING
GAS AND CONCRETE
SURFACE LEVEL
PERMANENT SURVEY MARK

PROPOSED
EXISTING

REVISION	DESCRIPTION	DATE	CAD FILE	NAME	DATE
				DESIGN	JUL 09
				DRAWN	JUL 09
				CHECKED	JUL 09
				APPROVED	JUL 09
Brian Consulting 28 Keeler Street PO Box 1541 Warrnambool VIC 3208 PH (03) 5561 3939 FAX (03) 5561 2033 Email: brian@brianconsulting.au					
PROJECT	PROPOSED SUBDIVISION CNR ABERLINE RD & BOLDING DOWN RD WARRNAMBOOL KEY SHEET				
SIZE SCALE	PROJECT No.	08-590	SHEET No.	1	of 60
AT	N.T.S.				

CONTINUATION TOP RIGHT

CONTINUATION SHEET 4

CONTINUATION SHEET 2

CONTINUATION

WARRNAMBOOL PLANNING SCHEME Development Plan for

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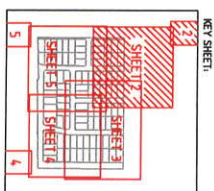
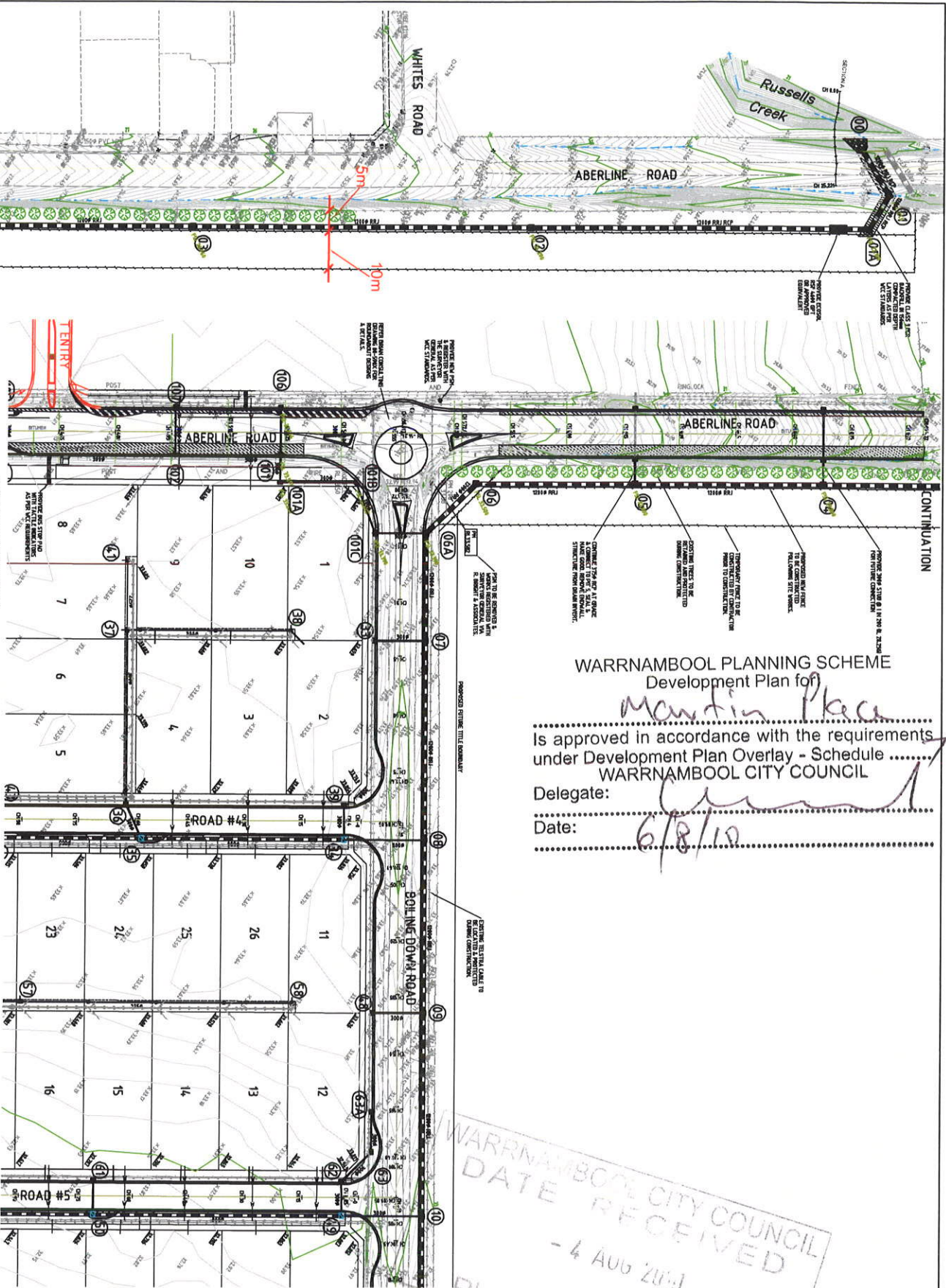
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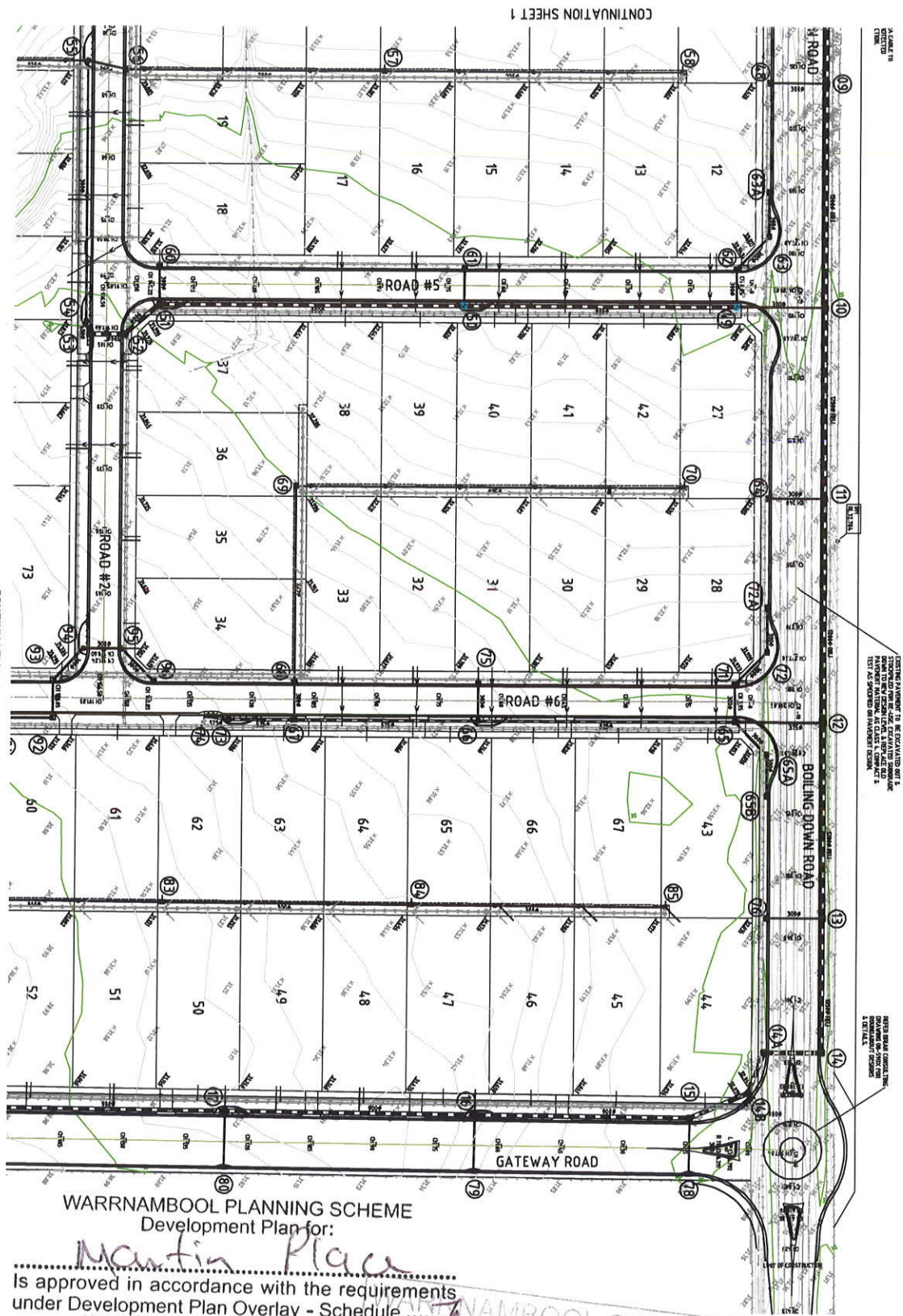
Date:

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PLANNING OFFICE



NAME	DATE	DESIGN	DRAWN	CHECKED	APPROVED
S. TITMUS	JUL 09	S. TITMUS	T. PIPER	S. TITMUS	JUL 09
Brian Consulting 28 Kipler Street (PO Box 1154) Warrnambool VIC 3280 Tel: (03) 5561 3933 Fax: (03) 5561 2033 Email: brian@brianconsulting.com.au					
PROJECT: PROPOSED SUBDIVISION CNR ABERLINE RD & BOLLING DOWN RD WARRNAMBOOL LAYOUT PLAN					
SIZE	SCALE	PROJECT NO.	SHEET NO.	REV	
A1	1:500	08-590	2 of 60	-	



CONTINUATION SHEET 3

WARRNAMBOOL PLANNING SCHEME Development Plan for:

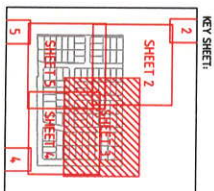
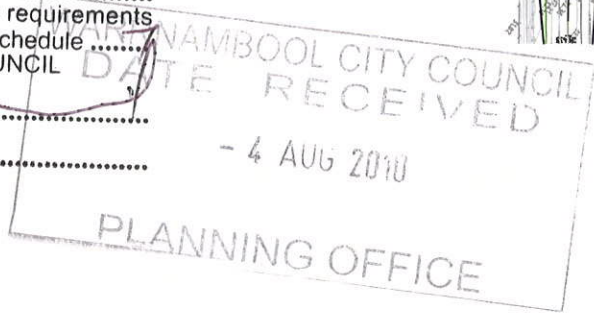
Martin Place

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

Delegate:

Date:

6/8/10



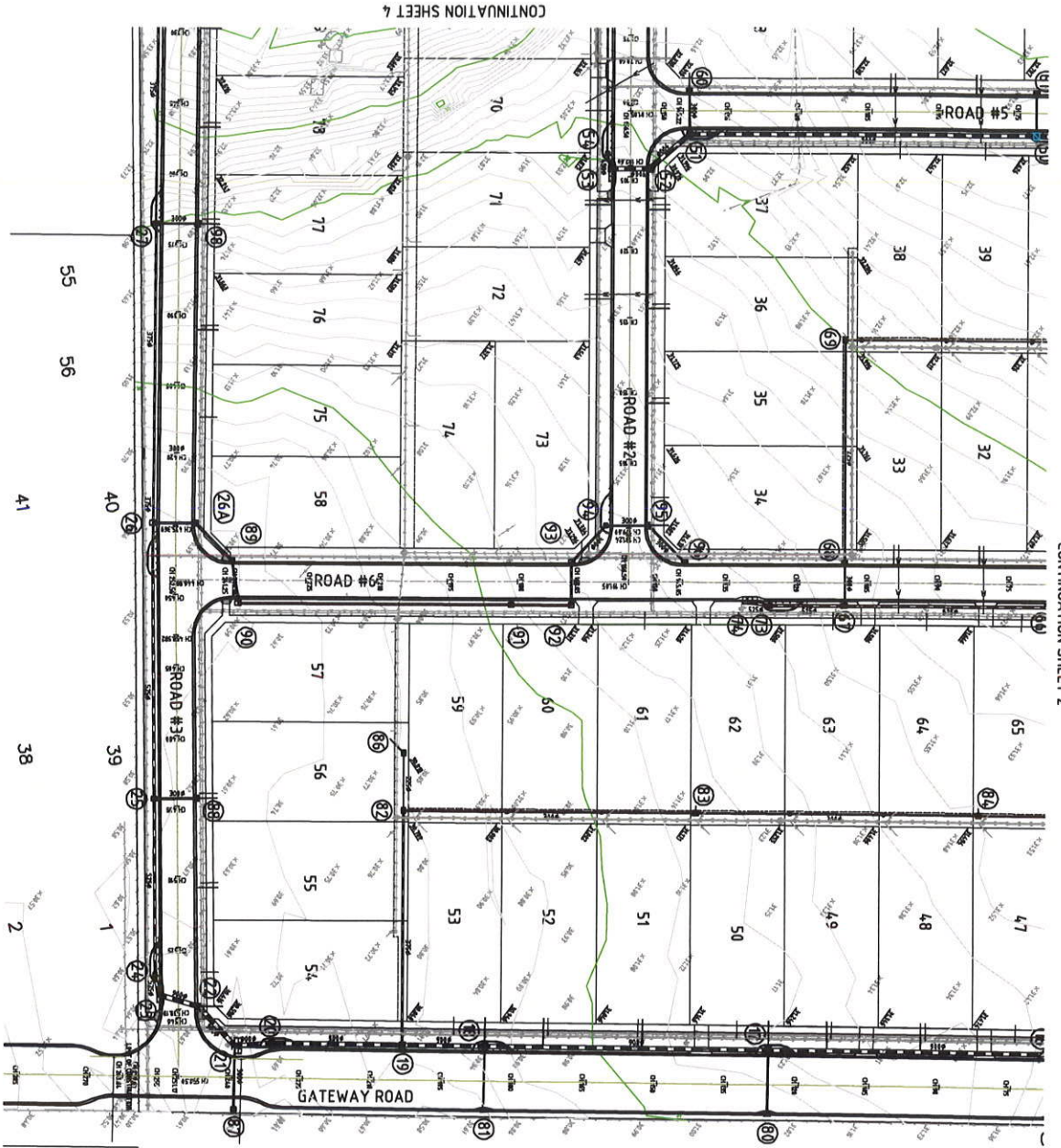
NAME	DATE	NAME	DATE
DESIGN	S. TITMUS	JUL 09	
DRAWN	T. PAPER	JUL 09	
CHECKED	S. TITMUS	JUL 09	
APPROVED			

PROJECT	PROPOSED SUBDIVISION CNR ABERLINE RD & BOILING DOWN RD WARRNAMBOOL LAYOUT PLAN
SCALE	1:500
PROJECT NO.	08-590
SHEET NO.	3 OF 60

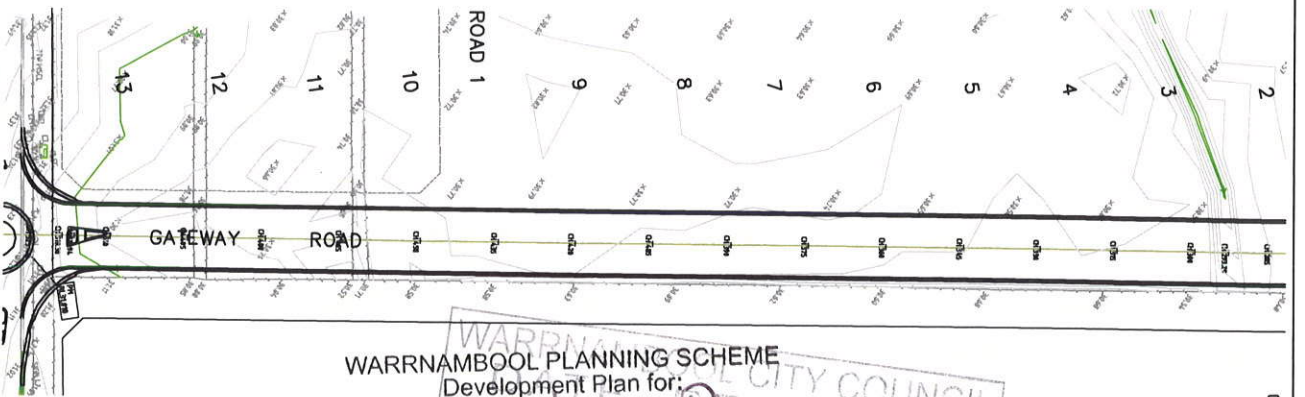
REVISION	DESCRIPTION	DATE	CAD FILE
			080906-01

Brian Consulting
Civil Engineers and Project Managers
28 Keeler Street PO Box 11541
Warrnambool VIC 3200
Ph (08) 5561 3939 Fax (08) 5561 2033
Email: brian@brianconsulting.com.au

CONTINUATION SHEET 2



CONTINUATION TOP RIGHT



CONTINUATION

WARRNAMBOOL PLANNING SCHEME
Development Plan for:

Is approved in accordance with the requirements
under Development Plan Overlay - Schedule 1
WARRNAMBOOL CITY COUNCIL

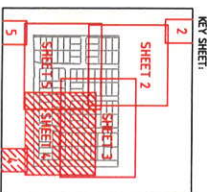
Delegate:

Date:

Mention Place

PLANNING OFFICE

6/8/10



REVISION	DESCRIPTION	DATE	CAD FILE	REVISED BY

Brian Consulting
Civil Engineers and Project Managers
28 Keplar Street, PO Box 1154
Warrnambool VIC 3208
Email: brian@brianconsulting.com.au
Phone: (03) 5581 2033

PROJECT
PROPOSED SUBDIVISION
CNR ABERLINE RD & BOLLING DOWN RD
WARRNAMBOOL
LAYOUT PLAN
SHEET No. 08-590
SHEET No. 4 of 60
REV -

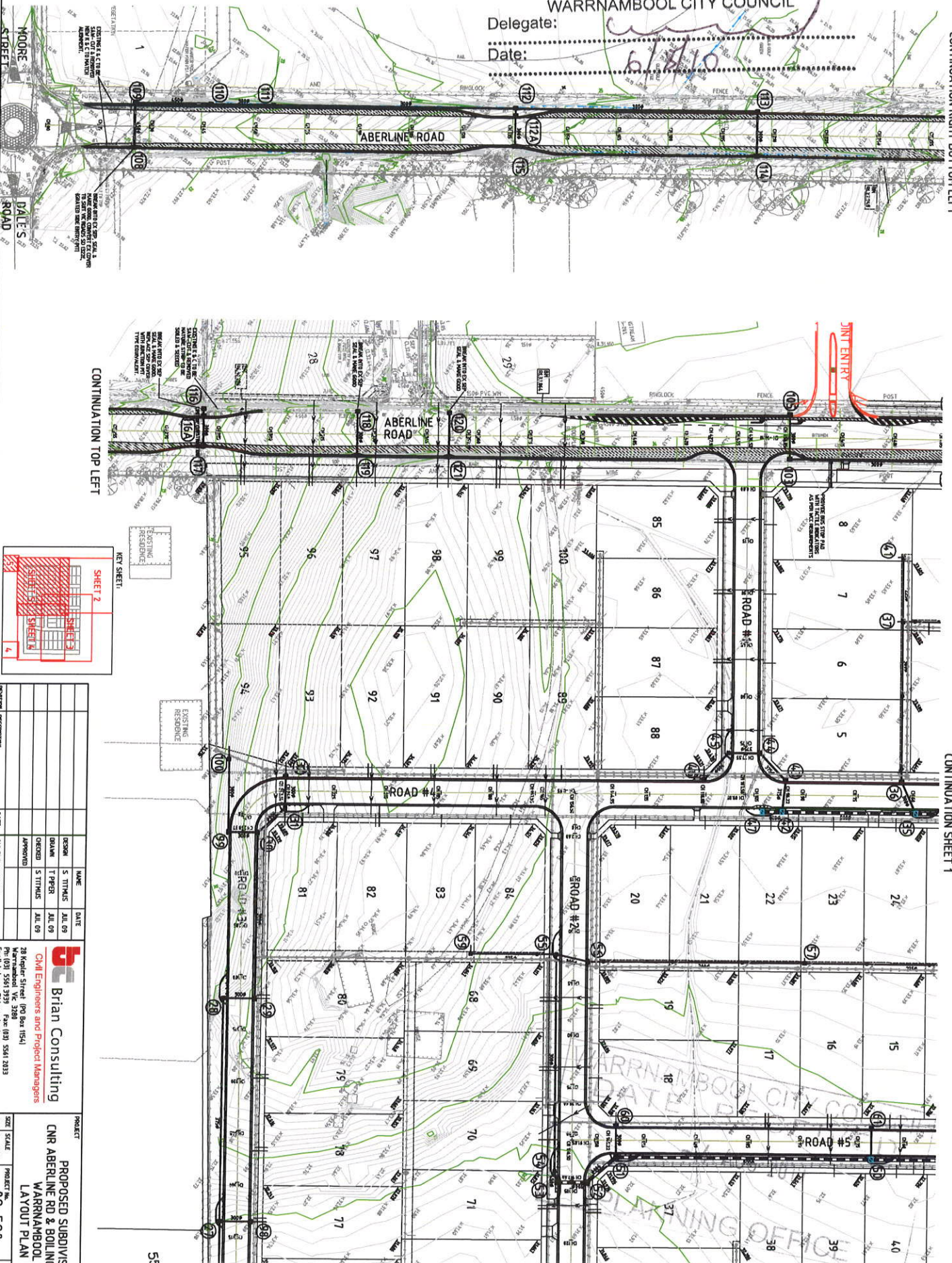
Development Plan for: Martin Place
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Date: _____

Date: _____

CONTINUATION SHEET 4

CONTINUATION SHEET 3



KEY SHEET:

CONTINUATION TOP LEFT

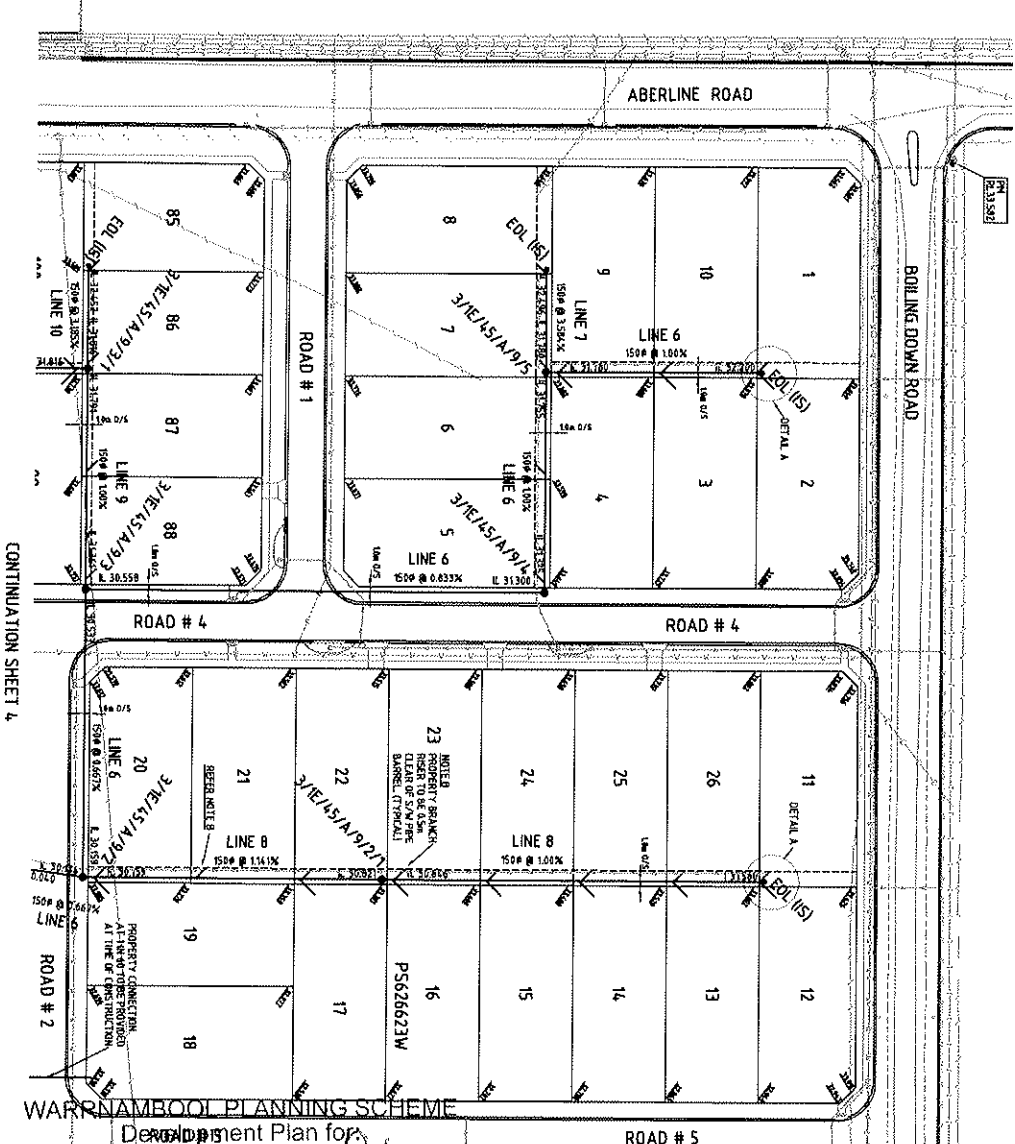
SHEET 2

NOTES

1. PLAN OF SUBDIVISION PREPARED BY THE ENGINEER IN ACCORDANCE WITH THE ACT AND REGULATIONS.
2. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE OR OF THE EXISTING UTILITIES OR OF THE EXISTING CONDITIONS OF THE SITE.
3. THE PLAN SHALL BE READ IN CONNECTION WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.
4. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.
5. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.
6. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.
7. THE TYPE OF SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.
8. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.
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20. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WARRNAMBOOL CITY COUNCIL DEVELOPMENT PLAN.

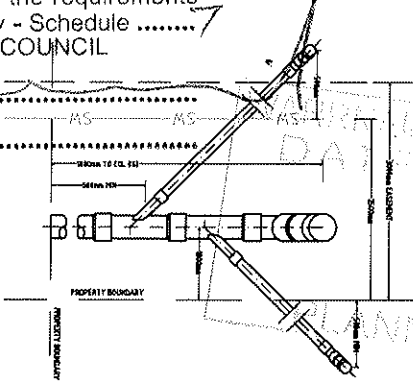
LEGEND

- STORMWATER DRAIN
SEWER
WATER
WATER RIGID
ELECTRICITY
TELSTRA
LEFT CORNER RIMMED CURB AND LEVELS

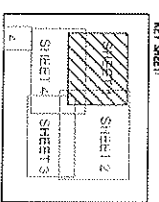


CONTINUATION SHEET 2

Is approved in accordance with the requirements under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate: _____
Date: 6/8/10



WARRNAMBOOL CITY COUNCIL
RECEIVED
- 4 AUG 2010
PLANNING OFFICE



NO.	DESCRIPTION	DATE	NAME	DATE
1	LINE 1 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	S. TITUS	DEC 09
2	LINE 2 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	T. TITUS	DEC 09
3	LINE 3 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	S. TITUS	DEC 09
4	LINE 4 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	T. TITUS	DEC 09
5	LINE 5 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	S. TITUS	DEC 09
6	LINE 6 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	T. TITUS	DEC 09
7	LINE 7 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	S. TITUS	DEC 09
8	LINE 8 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	T. TITUS	DEC 09
9	LINE 9 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	S. TITUS	DEC 09
10	LINE 10 (WATER) LOTS 1 & 2 (WATER) LOTS 1 & 2	DEC 09	T. TITUS	DEC 09

Brian Consulting
28 Kipler Street (PO Box 154)
Warrnambool VIC 3208
0800 554 449
03 8511 0000

PROPOSED SUBDIVISION (PS626623W)
CNR ABERLINE RD & BOILING DOWN RD
WARRNAMBOOL
SEWER LAYOUT PLAN
SHEET 1
1 OF 11
S-745-A

WARRNAMBOOL PLANNING SCHEME

Development Plan for:

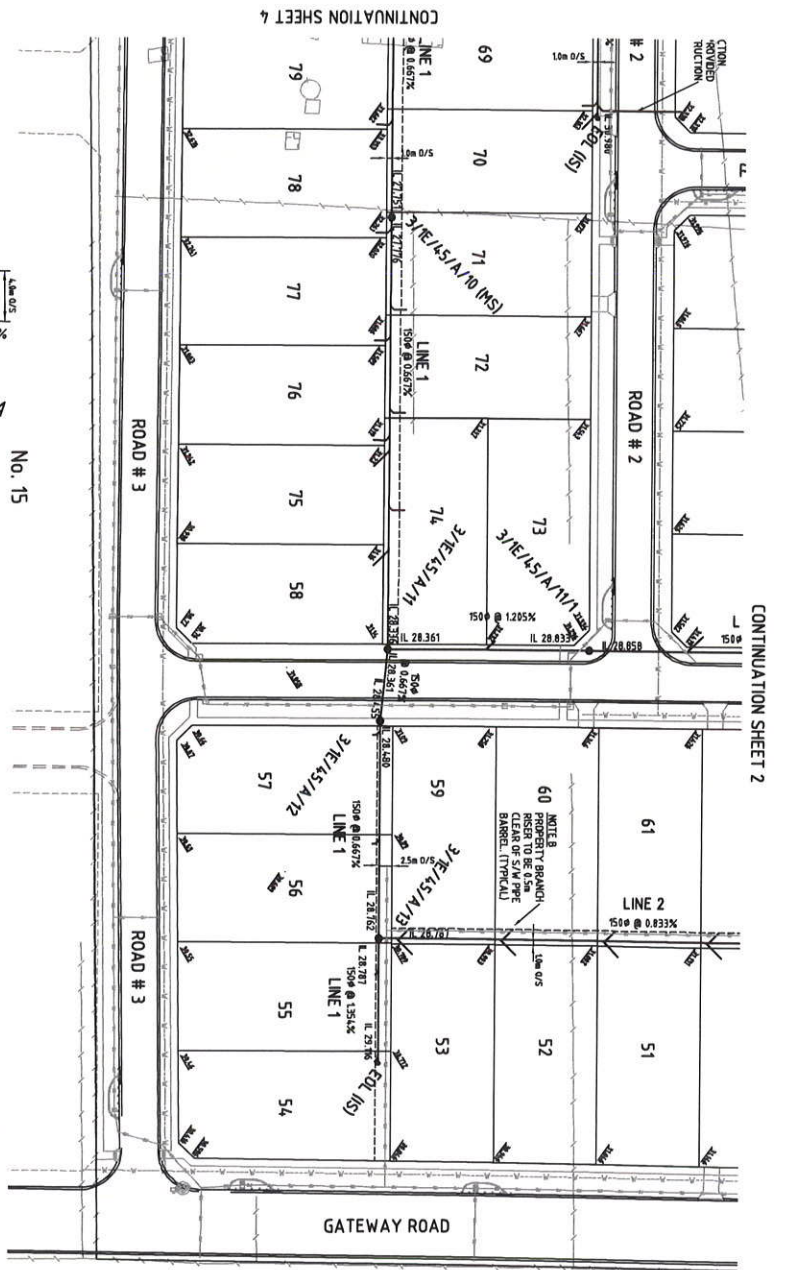
Martin Place

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

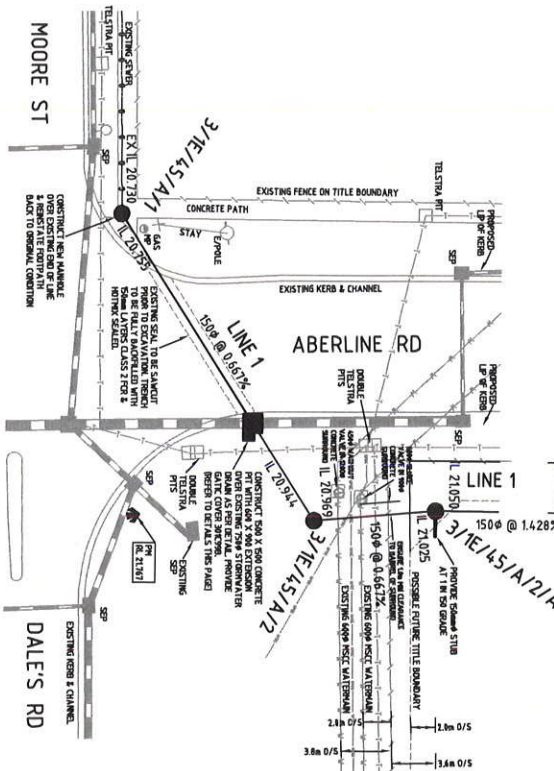
Delegate:

Date:

6/8/10



No. 15



DETAIL B

N.T.S.

MOORE ST

DALE'S RD

ABERLINE RD

LINE 1

LINE 2

LINE 3

LINE 4

LINE 5

LINE 6

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Martin Place

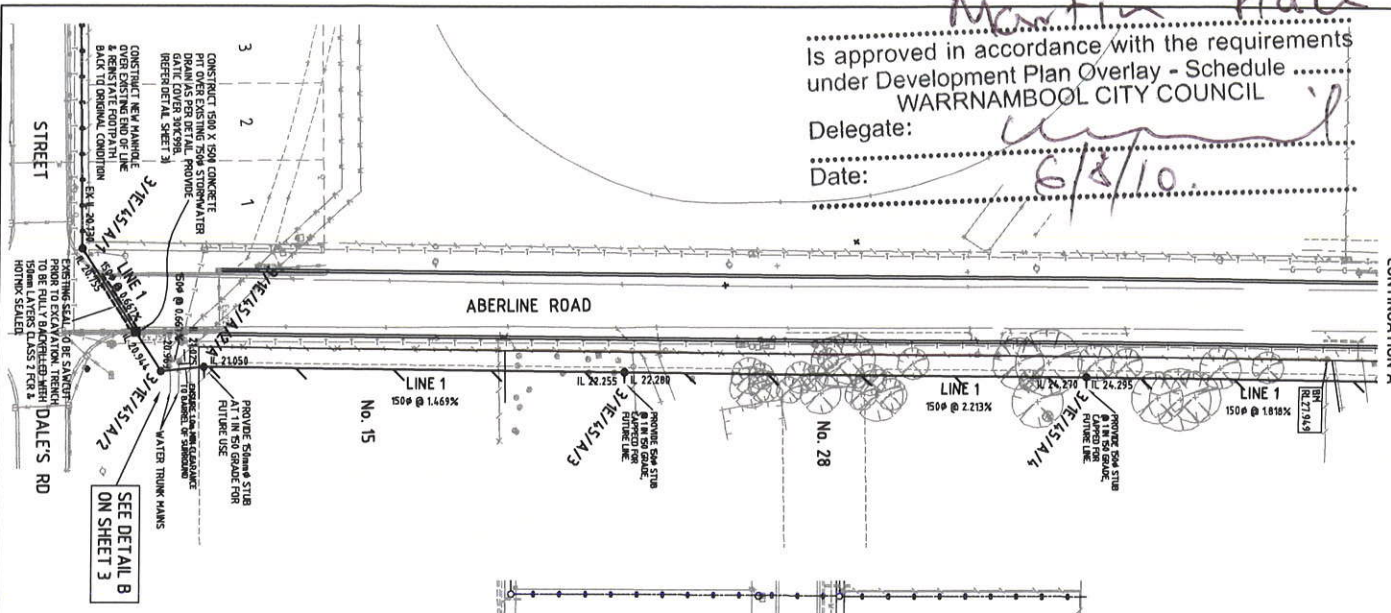
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Delegate:

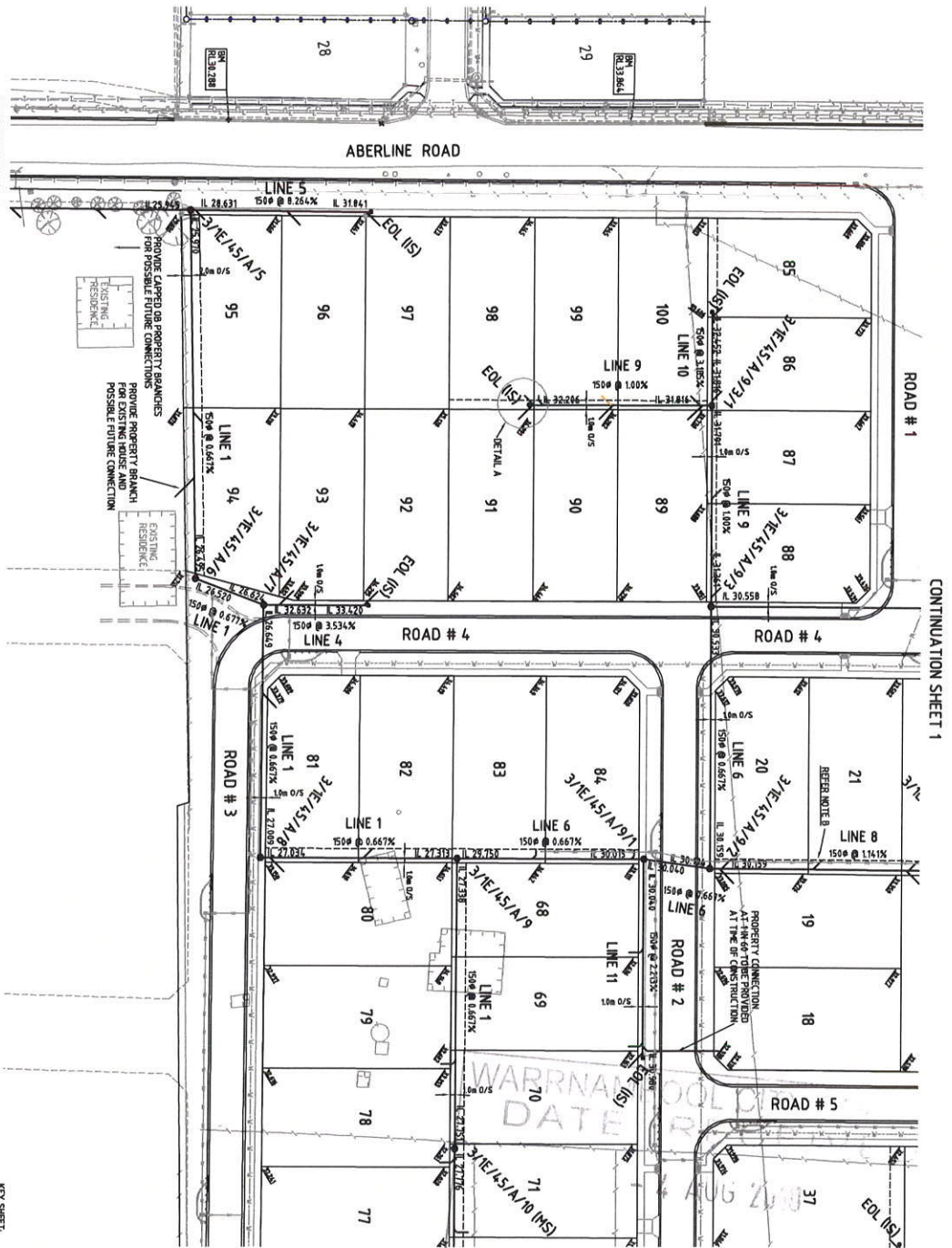
Date:

6/8/10

CONTINUATION A



CONTINUATION A



CONTINUATION SHEET 1

CONTINUATION SHEET B

LEGEND

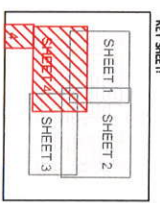


STORMWATER DRAIN
WATER
WATER MAIN
ELECTRICITY
TELSTRA
LEFT CORNER FINISHED SURFACE LEVELS

REVISION	DESCRIPTION	DATE	BY	CHKD	DATE	NAME	DATE
A	LINE 3 BENTONED, LINES 1 & 2 ADJUSTED	JUL 19				S. TITMUS	JUL 09
						B. BROWN	JUL 09
						T. PETER	JUL 09
						S. TITMUS	JUL 09
						K. MITHUN	DEC 08

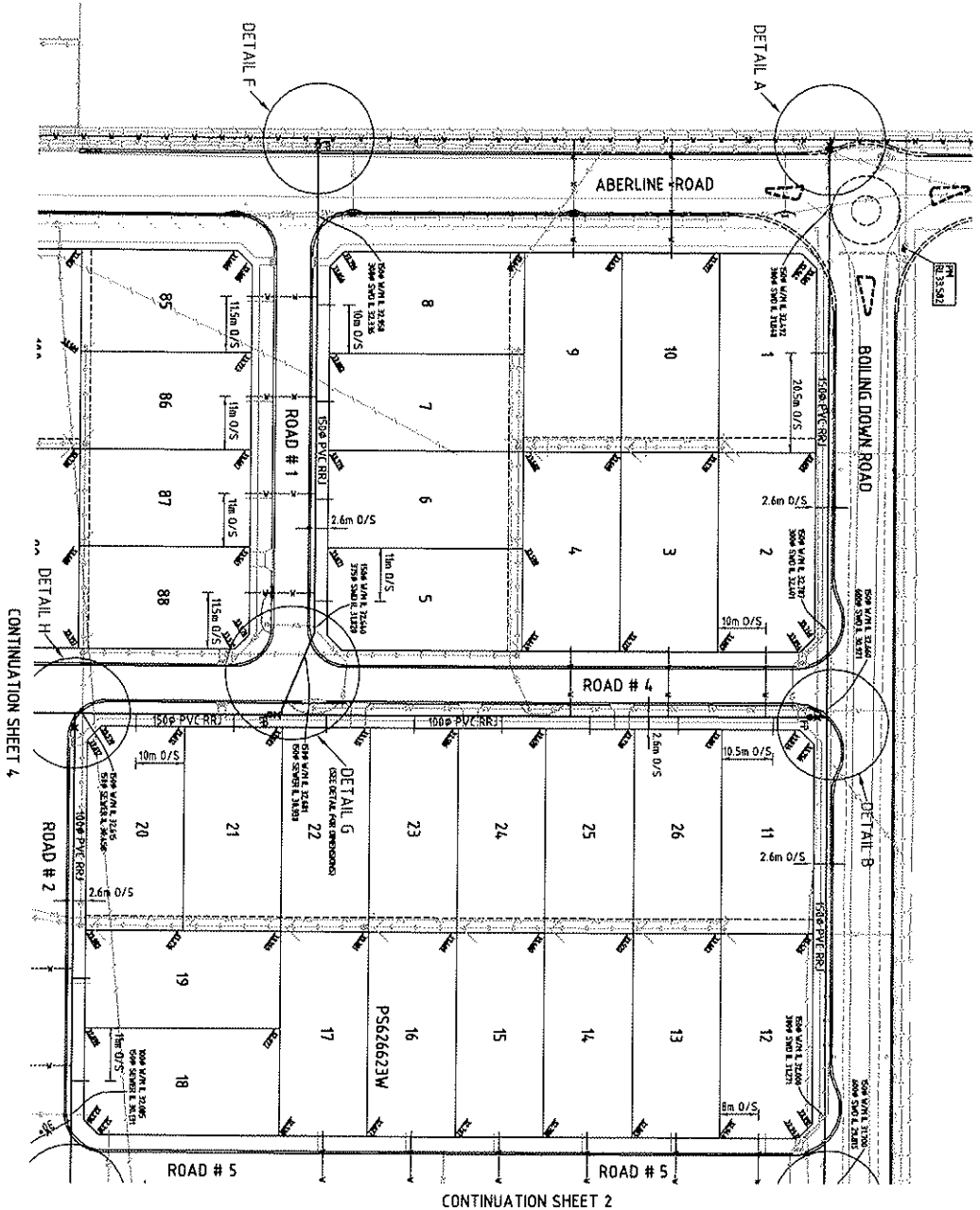
Brian Consulting
Civil Engineers and Project Managers
28 Kipling Street (PO Box 154)
Warrnambool VIC 3200
Phone: 03 5561 3939 Fax: 03 5561 3033
Email: brian@brianconsulting.com.au

WARRNAMBOOL WATER
PROPOSED SUBDIVISION (PS62623W)
CNR ABERLINE RD & BOILING DOWN RD
WARRNAMBOOL
SEWER LAYOUT PLAN
SIZE SCALE
A1 1:500
DRAWING NO. 08-590
SHEET NO. 4 OF 11
KEY



NOTES

1. PLAN OF SUBDIVISION PRESENTATION
2. LAYOUT AND 1:1000 SCALE PLAN
3. LAYOUT IS BASED ON A SURVEY BY JOHN ROBERT A. ASSOCIATES PTY LTD 2007 60-30
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. THE PLAN SHALL BE KEPT IN CONSULTATION WITH THE WANNAMBOOL CITY COUNCIL THROUGHOUT THE CONSTRUCTION OF THE WATER MAINS.
6. ALL TYPING TO BE PLACED TO THE RIGHT OF THE PLAN.
7. ALL DIMENSIONS TO BE GIVEN IN METERS OR DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
8. ALL PIPES AND FITTINGS SHALL BE INSPECTED AND APPROVED BY WATER AUTHORITY STAFF PRIOR TO ANY CONSTRUCTION.
9. NO CONSTRUCTION SHALL BE UNDERTAKEN BY WATER AUTHORITY STAFF UNLESS THE CONTRACTOR HAS FIRST OBTAINED THE NECESSARY PERMITS.
10. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS ARE SET OUT IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS.
11. ALL PIPES TO BE 150mm DIA. UNLESS OTHERWISE SHOWN.
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CONTINUATION SHEET 4

CONTINUATION SHEET 2

WARRNAMBOOL PLANNING SCHEME Development Plan for

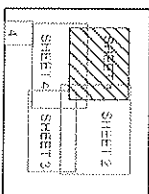
Manton Place
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL

Delegate:

Date:

6/8/10

PLANNING OFFICER



KEY SHEET:

Brian Consulting
Civil Engineers and Project Managers
28 Kielder Street (PO Box 154)
Warrnambool VIC 3208
Phone: (03) 5568 3937 Fax: (03) 5561 3033
Email: brian@brianconsulting.com.au

PROPOSED SUBDIVISION (PS626623W)
CNR ABERLINE RD & BOILING DOWN RD
WARRNAMBOOL
WATER SUPPLY

WANNAM WATER

W-563-A

NAME	DATE
DESIGN	20.09.09
DRAWN	1.10.09
CHECKED	3.10.09
APPROVED	
DATE	10.09.09

Development Plan for:
Man in place

Delegate:

Date:

6/8/10



LEGEND

PROPOSED

(EXISTING)

PROPOSE

EXISTING

STORMWATER DRAIN

WATER

FIRE PLUG

WASH OUT VALVE

26mm TAPRINGS

KEITH J. CHAMBERS

ELECTRICITY

LOT CORNER LOT

— μ — μ —

1

—E—

25.

bc
Brian Consulting

Civil Engineers and Project Managers

28 Kepler Street (PO Box 1154)
Marramooch, Vic 3200
Ph (03) 5561 3939 Fax (03) 5561 2033
Email: briancon@bigpond.net.au

WANNON WATER

PROPOSED SUBDIVISION (PS626623W)

WARRNAMBOOL

WATER SUPPLY	
SCALE	DRAWING No. SHEET No.

A1	1:500	08-590	2 of 5
----	-------	--------	--------

W-563-A

KEY SHEET:

SHEET 1

SHEET 4

SHEET 3

SHEET 2

4

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 4 AUG 2010
PLANNING OFFICE

Development Plan for: Martin Place

Delegate:

Date:

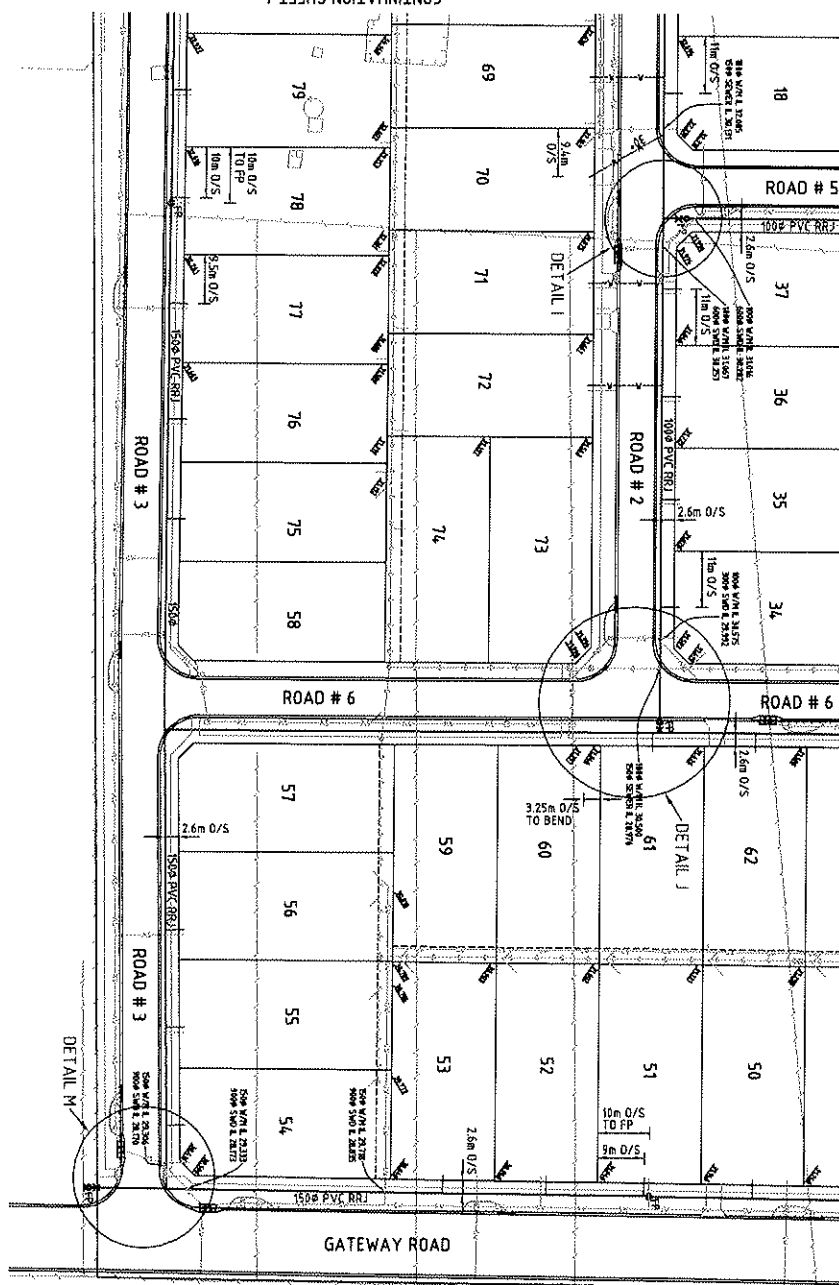
STIRRED WATER DRUM
SEWER
WATER
FIRE PLUG
SLURRY VALVE
WASH OUT VALVE
20mm TAPPING
WATER REUSE
KID'S CHANNEL,
ELECTRICITY
TELESTRA
LOT CORNER LEVEL 5

107550-0000

QUESTIONS

CONTINUATION SHEET 2

CONTINUATION SHEET 4



WARRENAMBOOL CITY COUNCIL
DATE RECEIVED

- 6 AUG 2018

PLANNING OFFICE

NAME	DATE
DESIGN	JUL 09
STIMULUS	JUL 09
DRAWN	JUL 09
DESIGNED	JUL 09
STIMULUS	JUL 09
APPROVED	
DATE	DATE

Brian Consulting
Civil Engineers and Project Managers
28 Kipler Street (PO Box 164)
Warrenbrook VIC 3259
Ph (03) 5561 3939 Fax (03) 5561 2033
Email brian@brianconsult.au

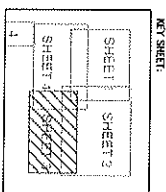
WANNON WATER

PROPOSED SUBDIVISION (PS626623W)
CNR ABERLINE RD & BOILING DOWN RD

08-590

Sheet No. 3 of 5

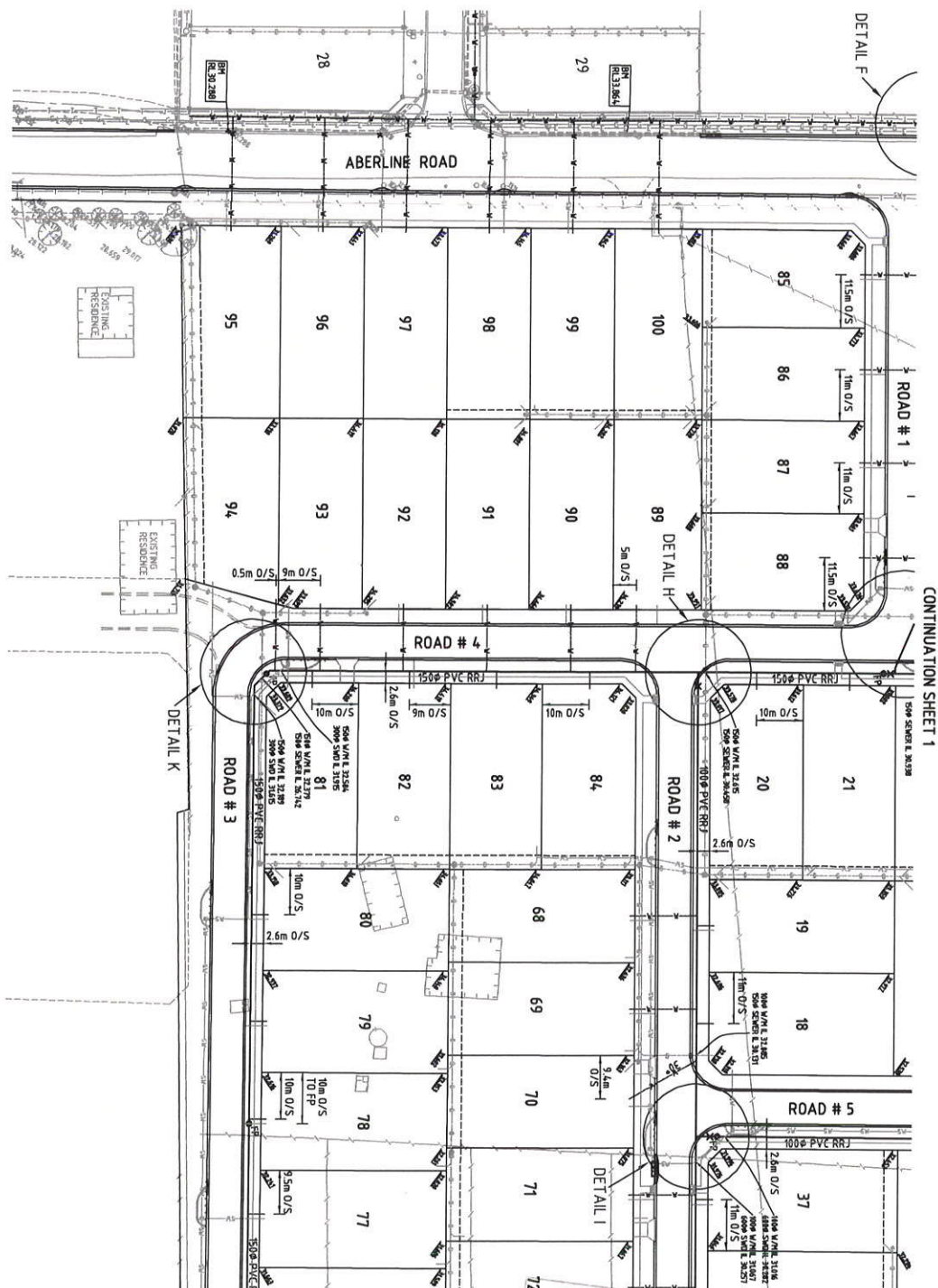
W-563-A



Development Plan for:

Delegate:

Date:



CONTINUATION SHEET 1

CONTINUATION SHEET 3

DATE RECEIVED

- 4 AUG 2010

PLANNING OFFICE

bc Brian Consulting

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Brian Consulting

Civil Engineers and Project Managers

PROPOSED SUBDIVISION (PS626623W)
CNR ABERLINE RD & BOILING DOWN RD
WARRNAMBOOL
WATER SUPPLY

WANNON WATER

PROPOSED SUBDIVISION (PS626623W)
CNR ABERLINE RD & ROLLING DOWN RD

WATER SUPPLY

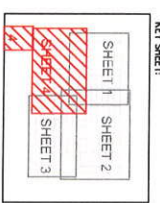
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065-80

4

1

W-563-A



Attachment F – Rain Garden Flyer

WARRNAMBOOL PLANNING SCHEME
Development Plan for:
Martin Place
Is approved in accordance with the requirements
under Development Plan Overlay - Schedule
WARRNAMBOOL CITY COUNCIL
Delegate: [Signature]
Date: 6/8/10

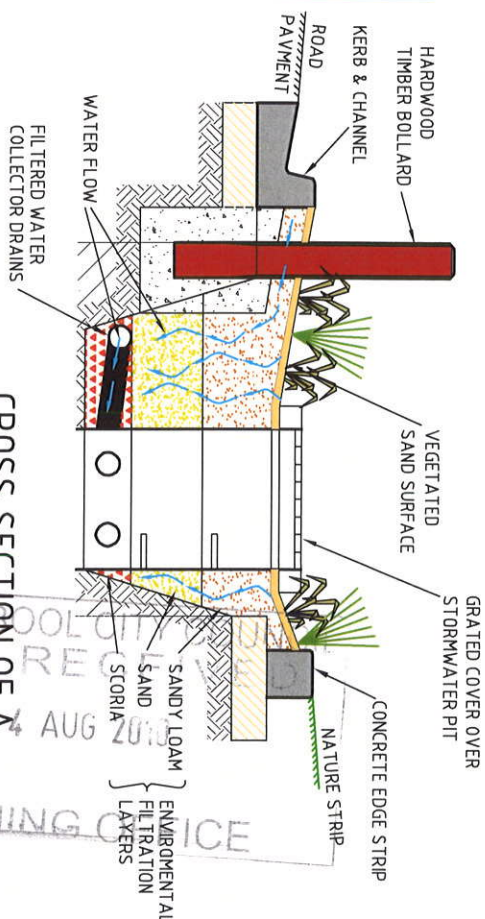
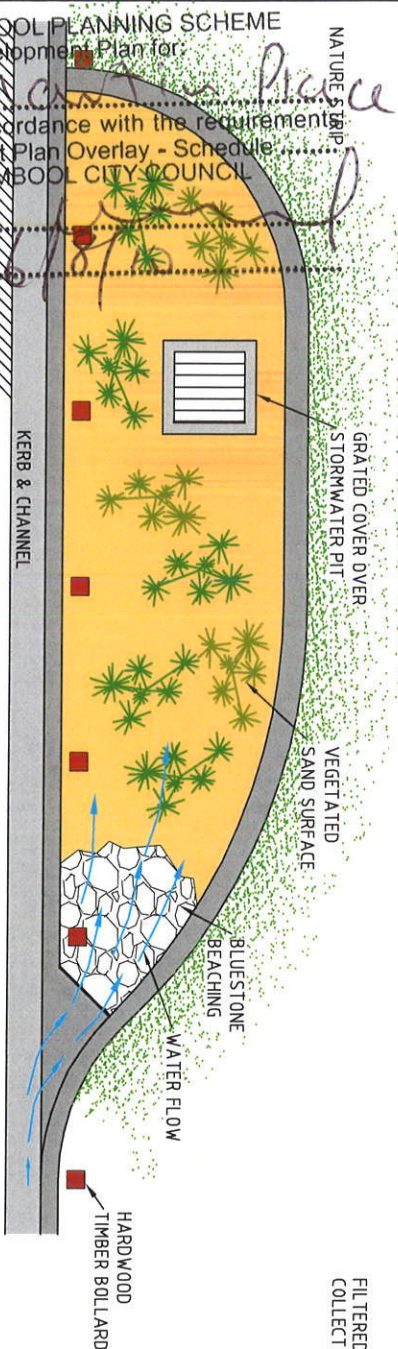
WARRNAMBOOL C
D... ..
- 4 AUG 2010
PLANNING C...

BIO-RETENTION RAIN GARDENS

WHAT YOU NEED TO KNOW

Much of Warrnambools rain runs off hard polluted surfaces such as carparks, driveways, footpaths and roads. It flows quickly into underground pipes then into the Hopkins and Merri rivers or Russells Creek, discharging detrimental contaminants and pollutants such as nitrogen, phosphorus and sediments, which can harm local plants and wildlife.

Bio-Retention Rain Gardens are a simple way to treat polluted run off and remove harmful contaminants prior to entering the natural water ways.



CROSS SECTION OF A
TYPICAL RAIN GARDEN

HOW A RAIN GARDEN WORKS

The majority of runoff that enters the natural waterways comes from the common rainfall flows, rather than the large storm events which designers and councils must make allowance for. These regular small flash storms therefore effectively carry the majority of pollutants into the rivers and creeks, which, in urban areas, can cause extensive and long term damage.

Bio-Retention rain gardens are a natural means of filtering stormwater through the use of various sized sand layers, with an upper top-soiled surface vegetated accordingly to maximise the phosphorus and nitrogen up-take. Pollutant laden run-off flows off the road surface, and along the kerb and channel where it is intercepted by the rain garden inlet. The water then flows in and around the grasses and shrubs, filtering down through the sandy layers, which trap the pollutants while the clean water continues down into the collector drains (ag drains), into the piped drainage system, and into the natural waterway.

While raingardens in the road reserve are the responsibility of the Warrnambool City Council for maintenance and cleaning, community involvement to keep the streetscape clean and tidy is encouraged.



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