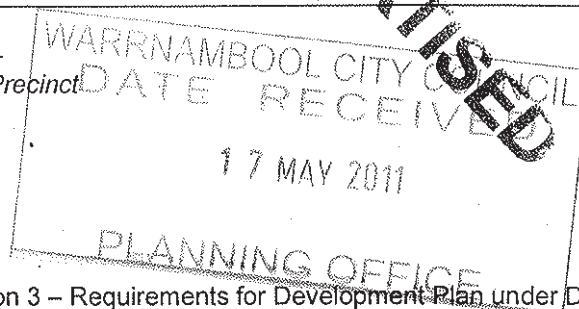


# Development Plan

Dennington Neighbourhood Activity Centre – Retail Precinct  
17 May 2011

1330 Raglan Parade, Dennington  
Proposed Retail Development



The following analysis is provided in relation to Section 3 – Requirements for Development Plan under DPO9.

The development plan information submitted below is to be read in conjunction with Plan SK-31 prepared by Architecture HQ.

## Built Form

- The building form is low in scale. Building height will range from 5.46 metres to 4.17 metres. The difference in height is due to a sloping roof form. In terms of viewlines from surrounding elevated topography, it is considered that these views will not be interrupted by the proposed building. The proposed building sits along the Raglan Parade frontage and given that 2 storey building heights are considered to be appropriate in this context, and that the building will not exceed the preferred maximum 6 metre building height as described in the DPO, the built form building height is considered to be appropriate.
- The building has been planned to front both external and internal streets.
- The building façade fronting Raglan Parade has been detailed and designed to assist in providing a level of activity along Raglan Parade which is one of the key principles of the structure plan. It is noted that a small car parking area will be located in front of the building which is also anticipated under the development plan. However this arrangement is considered to be appropriate on the basis of a highway frontage use where car parking visibility is a critical issue. The architecture of the front façade comprises of an entry canopy over a main doorway with large glazing panels either side.
- The east building façade addresses the main north-south internal access road by providing a secondary entry point with full height glazed windows inclusive of a large glazed panel along this frontage. The mixture of materials including glass and brickwork assist in providing an appropriate built form interface along this elevation.
- The north facing façade fronts the future east-west street connection and is activated in part through the large glazing panel and other smaller window elements. This level of activation is considered to be appropriate given the primary road function of the east-west connection and that future activation is likely to occur to the north of the connection.
- The building is constructed to 3 lot boundaries with car parking provided on the Raglan Street frontage. This design clearly demarcates the site as an arrival point into the neighbourhood activity centre.
- Large expanses of flat roof have been avoided by adopting an angled roof that slopes from north to south. The fall of the roof will have a pitch in the order of 4°. The roof will be of a suitable treated colourbond so as not to be reflective.
- The building does not contain any brightly coloured walls with all walls being feature brickwork or coloured precast concrete with a paint finish. The canopy elements across the frontage will be a brighter colour which is considered to be appropriate to mark the entry to the store and a sense of arrival to the activity centre.

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

1330 Raglan Parade

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

Delegate:

Date:

20/6/11

Memo - Development Plan

- A 2 metre and 2.7 metre wide pedestrian path will be provided around the active frontage components of the shop. The provision of any pedestrian path at the rear of the site adjacent to the future east-west road, will need to be provided during the design and development stage for that connection.

### Signage

- The architectural plans indicate future signage areas to be located above the two entry points above the canopy of the proposed building.

### Landscaping

Landscaping is not proposed as part of the redevelopment of this site. However, it is acknowledged that a small grassed area to the west of the front row of car parks will be left over for the planting of grass or similar. The front of the site will be read in conjunction with the more formal planting along the highway reserve area.

### Traffic Management and Car Parking

The proposed future internal street connection running in an east-west direction within the drainage easement as set out on the structure plan is considered to have been adequately addressed. The development plan illustrates the proposed vehicle access points and pedestrian linkages including ingress and egress from the site and how these linkages interconnect with the proposed adjoining supermarket and specialty shop development, and the wider activity centre.

The car park entry will be located directly from the north-south entry road to the supermarket. 17 car parking spaces will be provided along an internal aisle width of 6.4 metres. A loading bay area will also be provided at the western end of the proposed building.

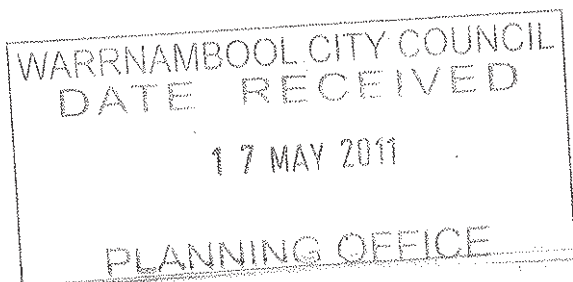
Pedestrian access to the site will be from the approved north-south pedestrian linkage which then crosses in an east-west direction the main arrival road to the front door of the proposed building. This path will interconnect with a 2 metre pedestrian way running east-west and a 2.7metre wide pedestrian way running north-south wrapping around the active frontages of the proposed building.

The development plan indicates a total of 17 car spaces are proposed as part of the development. This level of car parking equates to an overall on-site parking provision of 4.71 spaces per 100m<sup>2</sup> of retail area and pad site ratio of 4.25. In relation to Clause 52.06 of the Warrnambool Planning Scheme, there will be a requirement for a car parking dispensation. The dispensation is considered to be appropriate on the basis of the previous development plan approved for this part of the site which had a car parking ratio of 3.15 spaces per 100m<sup>2</sup> and that there will be a sharing of car parking spaces across the activity centre which will further reduce demand. It should be noted that as part of the adjacent supermarket and specialty shop development, a total of 148 spaces have been provided. Traffic studies and surveys carried out as part of the related development plan application for the development put forward that 130 car spaces were sufficient to service the development. Therefore, the surplus 18 car parking spaces can easily be taken into consideration when assessing car parking requirements for the subject site.

The proposed car parking layout is considered to be consistent with the standard car parking requirements and dimensions set out in the Warrnambool Planning Scheme at Clause 52.06.

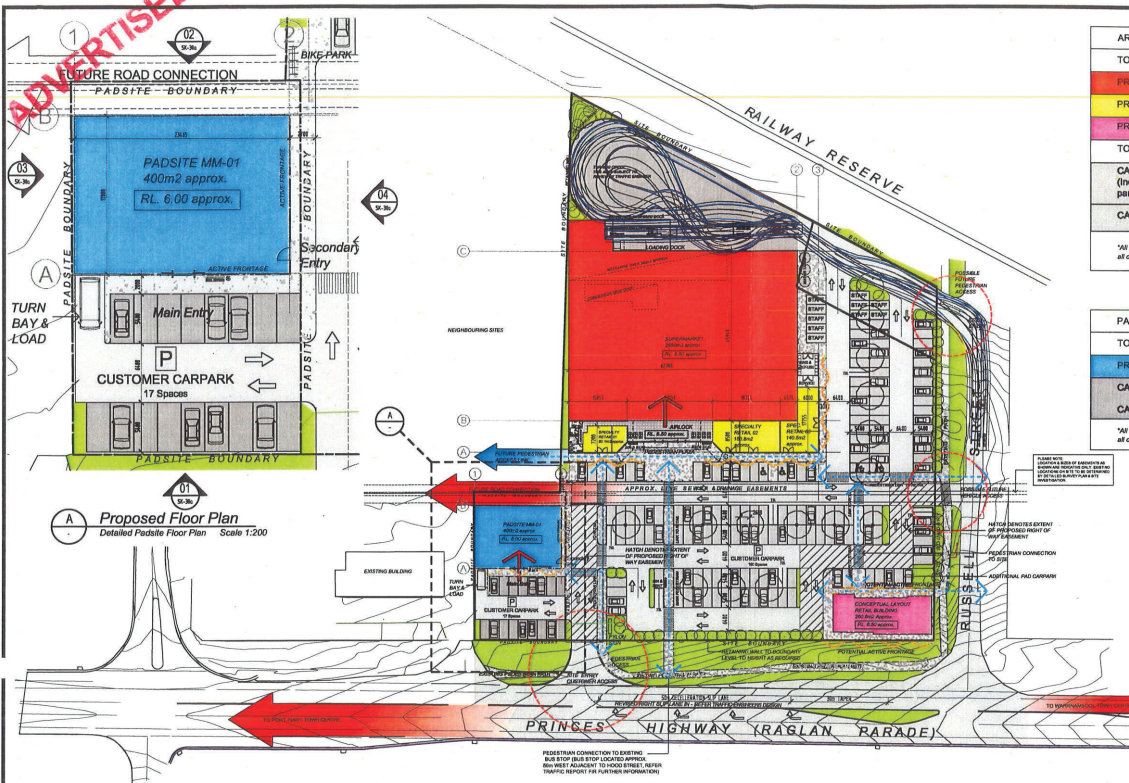
### Conclusion

The proposed development plan for the subject site is considered to satisfy the requirements of Schedule 9 to the Development Plan Overlay of the Warrnambool Planning Scheme.



WARRNAMBOOL PLANNING SCHEME  
Development Plan for:  
1330 Regan Parade  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule .....  
WARRNAMBOOL CITY COUNCIL  
Delegate: [Signature]  
Date: 20/6/11

ADVERTISED



AREA ANALYSIS	
TOTAL SITE AREA	12423.3m <sup>2</sup>
PROPOSED SUPERMARKET	2550.0m <sup>2</sup>
PROPOSED SPEC. RETAIL	374.4m <sup>2</sup>
PROPOSED RETAIL BUILDING	280.6m <sup>2</sup>
TOTAL RETAIL AREA	3585.0m <sup>2</sup>
CARPARKS (including disabled & parents parking)	169 spaces
CARPARK RATIO	4.71/100m <sup>2</sup>

\*All areas are approximate only and subject to detailed design development, all carpark numbers and layout subject to confirmation by traffic engineers.

PADSITE AREA ANALYSIS	
TOTAL SITE AREA	1010.6m <sup>2</sup> Approx.
PROPOSED BUILDING	400.0m <sup>2</sup>
CARPARKS	17 spaces
CARPARK RATIO	4.25/100m <sup>2</sup>

\*All areas are approximate only and subject to detailed design development, all carpark numbers and layout subject to confirmation by traffic engineers.



Proposed Pylon Sign  
SCALE 1:50

SK-30

Dennington Shopping Centre, Project No. 09433  
Proposed Padsite Plan Concept  
Scale 1:500 @ A1  
4th April, 2011  
Revision P5 - PRELIMINARY ONLY



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Proposed Site Plan  
SCALE 1:500

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

1330 Raglan Parade  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule 1  
WARRNAMBOOL CITY COUNCIL

Delegate:

Date: 20/6/11

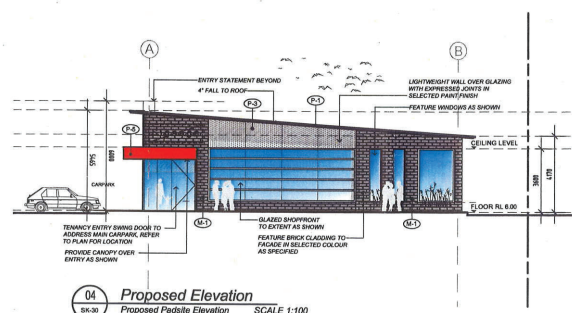
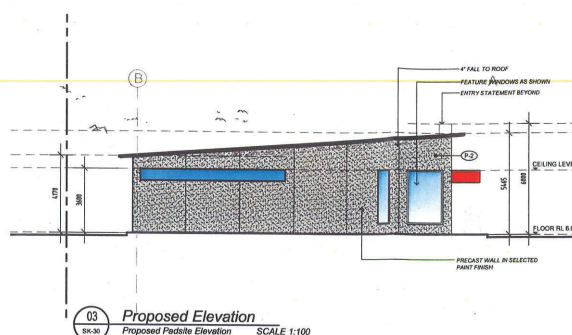
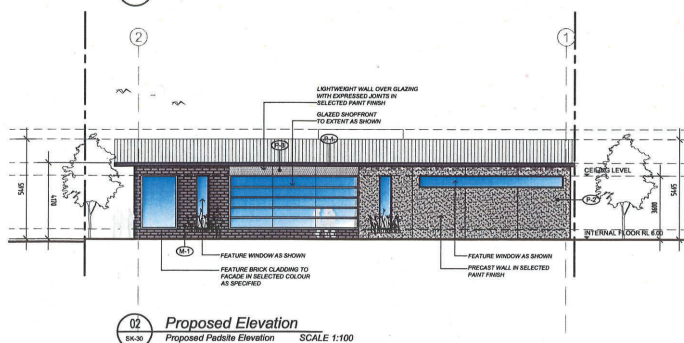
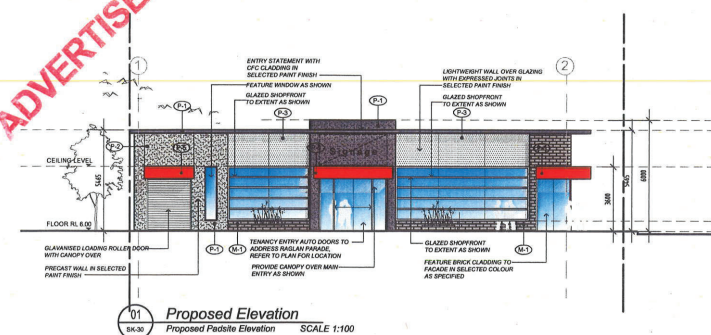
architecture  
ARCHITECTS INTERIOR DESIGNERS









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DENNINGTON SHOPPING CENTRE  
RAGLAN PARADE, WARRNAMBOOL



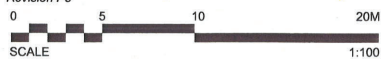
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FINISHES LEGEND	
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	Paint Finish Colour: RAL 3010 P05.06
	Paint Finish Colour: RAL 7035
	Laminated Timber Brown 900 - 4 Cool Silkcare Finish
	Paint Finish Colour: RAL 9010
	Glazed Stophop
	Paint Finish Colour: RAL 7016
	Masonry Bricks Brown 900 - 4 Cool Colour: Stone

*SK-30a*


Dennington Shopping Centre, Project No. 09433  
Proposed Padsite Elevations  
Scale 1:100 @ A1  
4th April, 2010  
Revision P5



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17 MAY 2011  
DENM  
PLANNING OFFICE  
architecture  
ARCHITECTS INTERIOR DESIGNERS

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

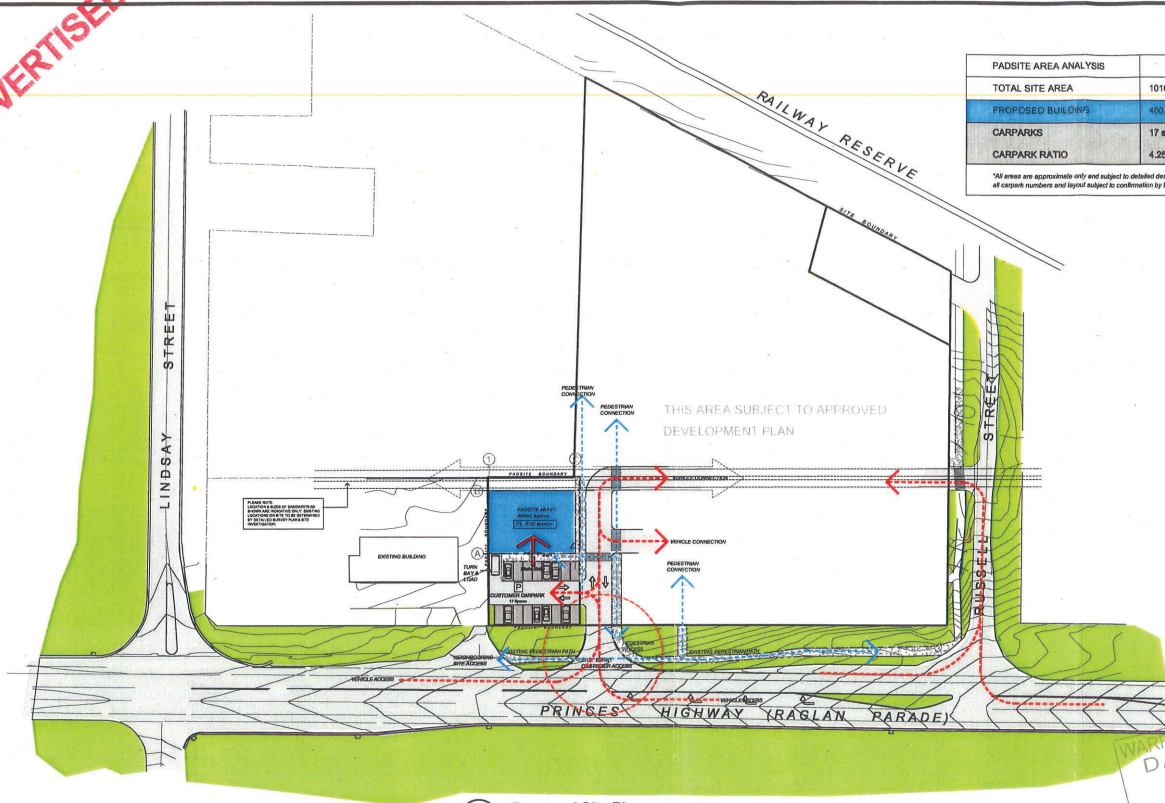
1330 Repton Parade  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule  
WARRNAMBOOL CITY COUNCIL  
Delegate:   
Date: 20/11/11

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PADSITE AREA ANALYSIS	
TOTAL SITE AREA	1010.6m <sup>2</sup> Approx.
PROPOSED BUILDINGS	480.0m <sup>2</sup>
CARPARKS	17 spaces
CARPARK RATIO	4.28/100m <sup>2</sup>

\*All areas are approximate only and subject to detailed design development, all carpark numbers and layout subject to confirmation by traffic engineers.



SK-31

Dennington Shopping Centre Padsite, Project No. 09433

Proposed Padsite Plan

Scale 1:500 @ A1

5th April, 2011

Revision P1 - PRELIMINARY ONLY

0 25 50 100M  
SCALE 1:500

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Proposed Site Plan  
SCALE 1:500

WARRNAMBOOL PLANNING SCHEME  
Development Plan for:

1330 Raglan Parade  
Is approved in accordance with the requirements  
under Development Plan Overlay - Schedule 1.....  
WARRNAMBOOL CITY COUNCIL  
Delegate: [Signature]  
Date: 20/5/11

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architecture  
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