

URBANOMICS

Planning - urban design - projects

5 December 2018

Mr Aaron Moyne
Corangamite Shire Council
181 Manifold Street
Camperdown, 3260

Dear Aaron

Re: Amended Development Plan for the Blair Estate, Pitcher and Hennessey Streets, Port Campbell

I refer to the above and submit for your consideration an amendment to the Development Plan for this estate.

The original Development Plan was approved by Council in September 2010 and the request to amend the Development Plan is made for the following reasons.

The subdivision requires the construction of a road through the Port Campbell Recreation Reserve and this road link was shown in the Port Campbell Recreation Reserve Long Term Management Concept Plan [Dated December 2007]. In this plan the road is shown as an extension of Hennessey Street to the south of the oval and to the north of the Camping area. A walkway/cycleway is shown on the plan linking the Blair Estate land to Pitcher Street.

In 2010, after extensive consultation, it was decided to provide vehicle access to the land, through the recreation reserve via Pitcher Street, rather than Hennessey Street. The development plan approved by council showed this arrangement.

Since this time the camping area in the recreation reserve has been upgraded and the proposed road from Pitcher Street would now encroach on the infrastructure and use of the camping area.

After further discussions with the Recreation Reserve Committee it has been determined to re-instate the original concept of bringing traffic through the Hennessey Street alignment. This creates an improved and defined entry to the camping ground and is in keeping with the original long-term management plan for the reserve.

The plans submitted with this application now show this arrangement.

This alignment has resulted in a slight change to the subdivision layout for the land and the deletion of one lot, but generally the layout is in accordance with the originally approved concept.

An updated engineering services plan has been provided which indicates how the land is proposed to be serviced. This is similar to the previously approved Development Plan but now shows the road alignment north of the camping area and south of the oval. A pedestrian/cycle way is shown extending from the land to Pitcher Street.

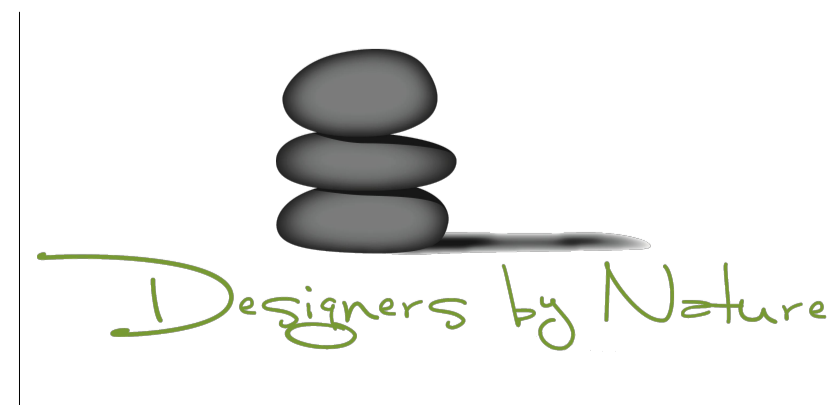
I trust the information supplied is sufficient for the council to make a determination on the application. However, should you require additional material or further clarification please do not hesitate to contact the undersigned.

Yours faithfully,

Brendan Howard

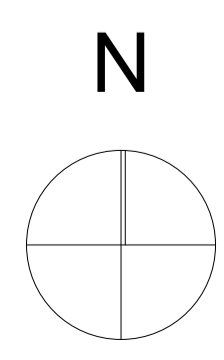


0. site analysis 1:1000



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General Notes
 The Builder shall check all dimensions and levels on site prior to construction.
 Notify any errors, discrepancies or omissions to the designer.
 Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.
 All boundaries and contours subject to survey



Issue ID	Issue Name	Date	Issued By
F	Updated planning application - changes to access for vehicles to hennessy street and pedestrian to pitcher street	10/11/2018	Dean Picken
G	Updated planning application - changes to access for vehicles to hennessy street, pedestrian to pitcher street, path of road, block numbers and sizes.	11/1/2018	Danir Ockerby

PROJECT NAME :
Fulton Subdivision

CLIENT :
 Paul & Blair Fulton

SITE :
 Port Campbell

DRAWING TITLE :
planning site analysis

REVISION NO.
 02

DRAWN BY :
 damir

CHECKED BY :
 dean

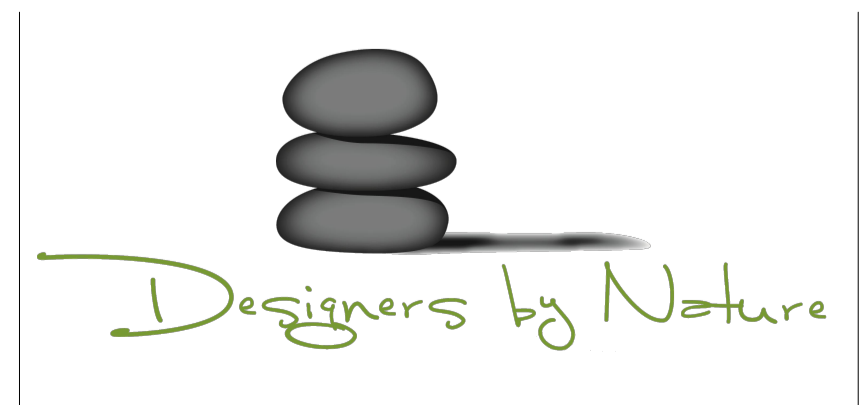
PROJECT NO.
 18-038

Plot Date:
 11/5/2018



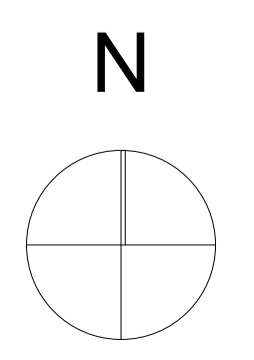
0. site analysis overlay 1:1000

* aerial image taken from 'Google maps'



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PROJECT NAME :
Fulton Subdivision

CLIENT :
 Paul & Blair Fulton

SITE :
 Port Cambell

DRAWING TITLE :
 planning site analysis overlay

REVISION NO.
 02

DRAWING NO.
 2.2

DRAWN BY :
 damir

CHECKED BY :
 dean

PROJECT NO.
 18-038

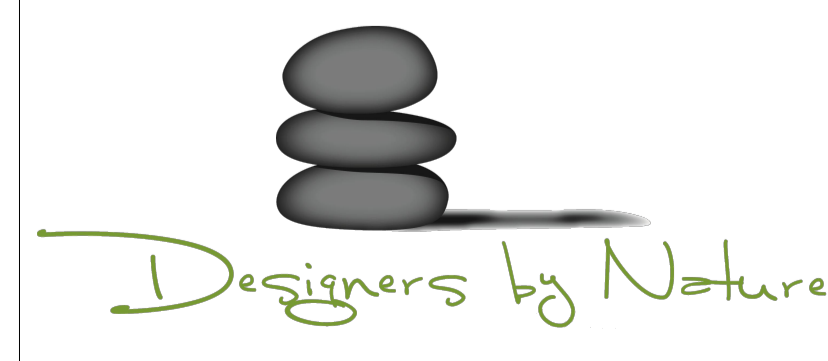
Plot Date:
 11/5/2018



Legend

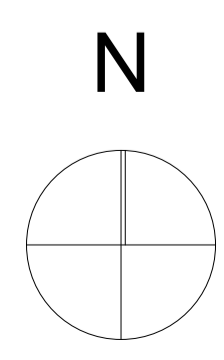
- residential lot.
- building envelope.
- stage 1 of the development.
- stage 2 of the development.
- stage 3 of the development.
- shaded lots denote sites suitable for unit development.
- potential subdivision of adjoining properties.

0. development plan 1:1000



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PROJECT NAME:
 Fulton Subdivision

CLIENT:
 Paul & Blair Fulton

SITE:
 Port Cambell

DRAWING TITLE:
 planning development plan

REVISION NO.
 02

DRAWING NO.
 2.3

DRAWN BY:
 damir

CHECKED BY:
 dean

PROJECT NO.
 18-038

Plot Date:
 11/5/2018



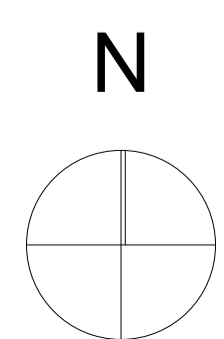
0. building envelope plan 1:1000

lot size	no. of lots	lot no.
501 - 600 sq. m	16	4,9,10,14,15,33,35,36,38,41,43,44,46,49,51,53,54
601 - 700 sq. m	31	3,5,7,8,11,12,13,16,17,18,20,21,22,23,25,26,27,28,29,32,34,37,39,42,45,47,50,52,55
701 - 800 sq. m	7	1,2,6,24,30,40,48
800+ sq. m	3	19,31,56



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PROJECT NAME:
 Fulton Subdivision

CLIENT:
 Paul & Blair Fulton

SITE:
 Port Cambell

DRAWING TITLE:
 planning building envelope

REVISION NO.
 02

DRAWING NO.
 2.4

PROJECT NO.
 18-038

Plot Date:
 11/5/2018

DRAWN BY:
 damir

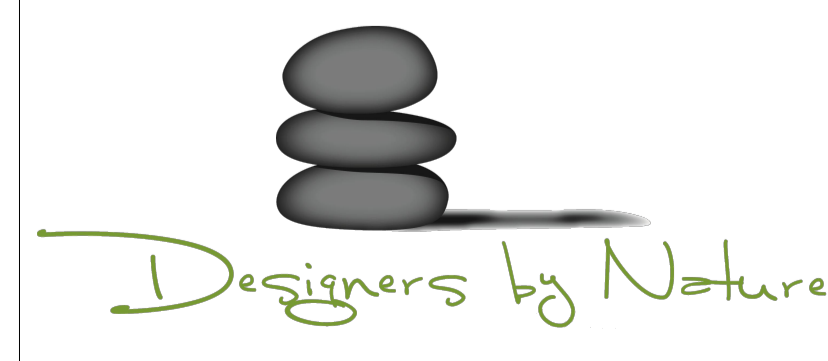
CHECKED BY:
 dean



Legend

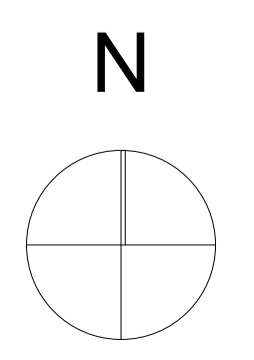
- residential lot.
- building envelope.
- stage 1 of the development.
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- shaded lots denote sites suitable for unit development.
- potential subdivision of adjoining properties.

0. staging plan & multi dwelling plan 1:1000



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PROJECT NAME:
 Fulton Subdivision

CLIENT:
 Paul & Blair Fulton

SITE:
 Port Cambell

DRAWING TITLE:
 planning staging plan

REVISION NO.
 02

DRAWING NO.
 2.5

DRAWN BY:
 damir

CHECKED BY:
 dean

PROJECT NO.
 18-038

Plot Date:
 11/5/2018



STAGE 1 = 19 BLOCKS
 STAGE 2 = 30 BLOCKS
 STAGE 3 = 5 BLOCKS
 AND 8 EXISTING BLOCKS } = 13 BLOCKS

SUBDIVISION STAGING SKETCH



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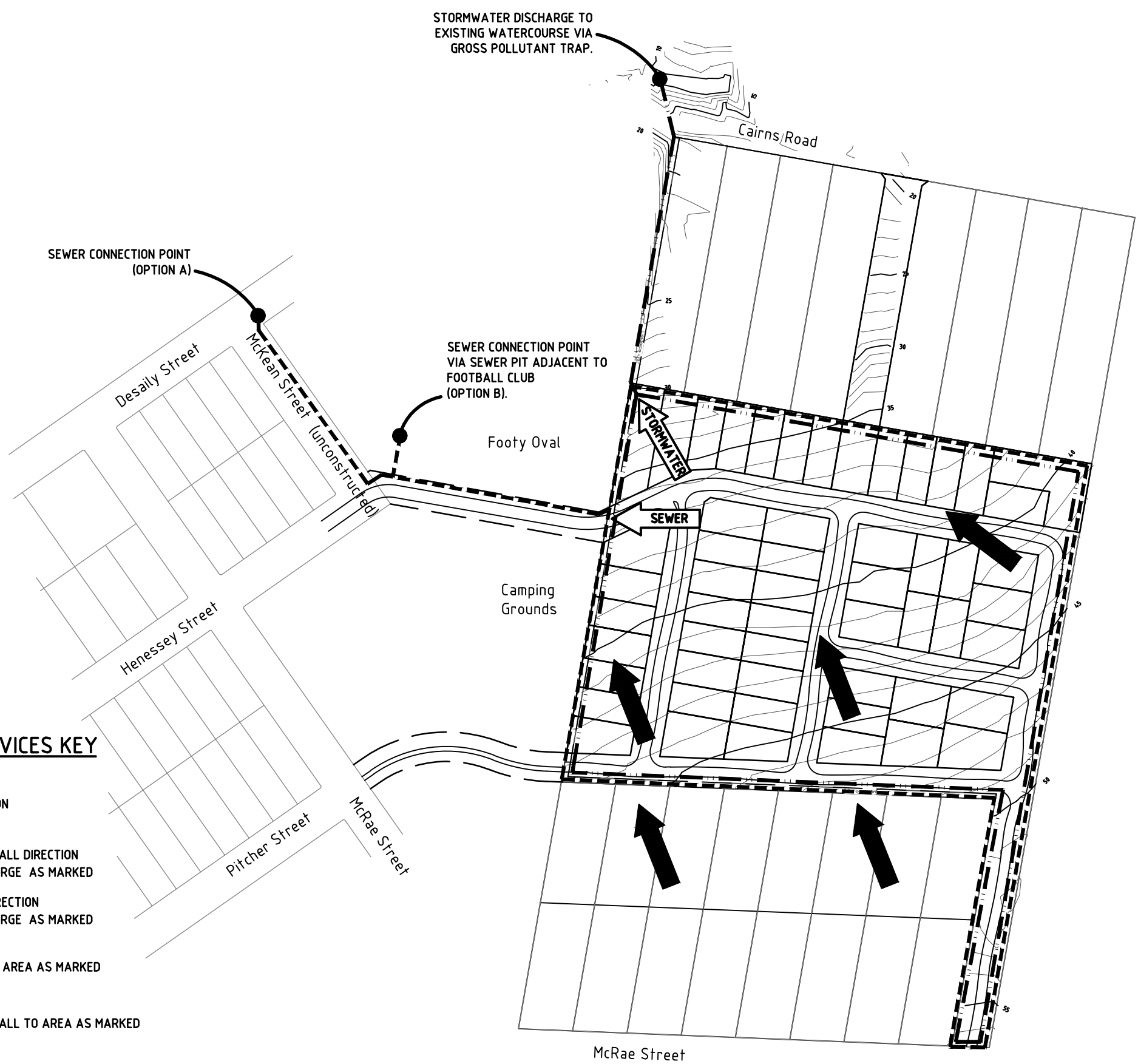
REV	DATE	DESCRIPTION
A	16.11.2018	DEVELOPMENT PLAN ISSUE

PROJECT TITLE
BLAIR / FULTON SUBDIVISION
HENNESSEY STREET, PORT CAMPBELL







DRAWING TITLE
STAGING SKETCH

DESIGNED S. TROTTER	DRAWN S. HOLLAND	SCALE 1:2000 A3
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PROJECT No. 2018.223	
SHEET 1 OF 6 DATE 16.11.2018	REV. A



INFRASTRUCTURE SERVICES KEY

-  LAND FALL DIRECTION
-  STORMWATER OUTFALL DIRECTION TO POINT OF DISCHARGE AS MARKED
-  SEWER OUTFALL DIRECTION TO POINT OF DISCHARGE AS MARKED
-  SEWER OUTFALL TO AREA AS MARKED
-  STORMWATER OUTFALL TO AREA AS MARKED
-  POINT OF CONNECTION TO EXISTING SERVICE

DEVELOPMENT PLAN - GRAVITY SERVICES (SEWER & STORMWATER)
SCALE 1:2500



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thecsegroup.com.au

REV	DATE	DESCRIPTION
A	16.11.2018	DEVELOPMENT PLAN ISSUE






PROJECT TITLE
**BLAIR / FULTON SUBDIVISION
HENNESSEY STREET, PORT CAMPBELL**

DRAWING TITLE		SCALE	
DEVELOPMENT PLAN - SERVICES 1		1:2500	A3
DESIGNED S. TROTTER	DRAWN S. HOLLAND		

PROJECT No.		REV.
2018.223		A
SHEET DATE	2 OF 6 16.11.2018	



INFRASTRUCTURE SERVICES KEY

-  U/G POWER SERVICE AREA
-  U/G TELSTRA SERVICE AREA
-  LOW LEVEL WATER SUPPLY
-  HIGH LEVEL WATER SUPPLY
-  POINT OF CONNECTION TO EXISTING SERVICE

DEVELOPMENT PLAN - WATER, TELECOM & POWER



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REV	DATE	DESCRIPTION
A	16.11.2018	DEVELOPMENT PLAN ISSUE

PROJECT TITLE
**BLAIR / FULTON SUBDIVISION
 HENNESSEY STREET, PORT CAMPBELL**

DRAWING TITLE
DEVELOPMENT PLAN - SERVICES 2

DESIGNED: S. TROTTER
 DRAWN: S. HOLLAND
 SCALE: 1:2500
 A3

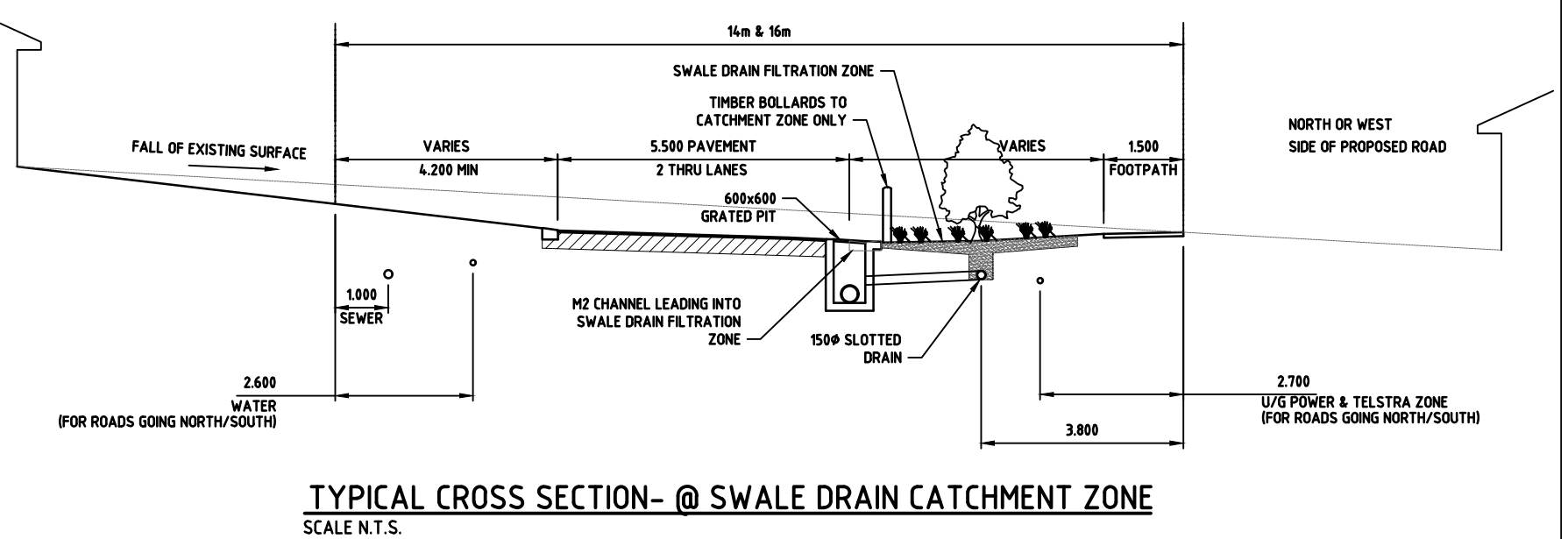
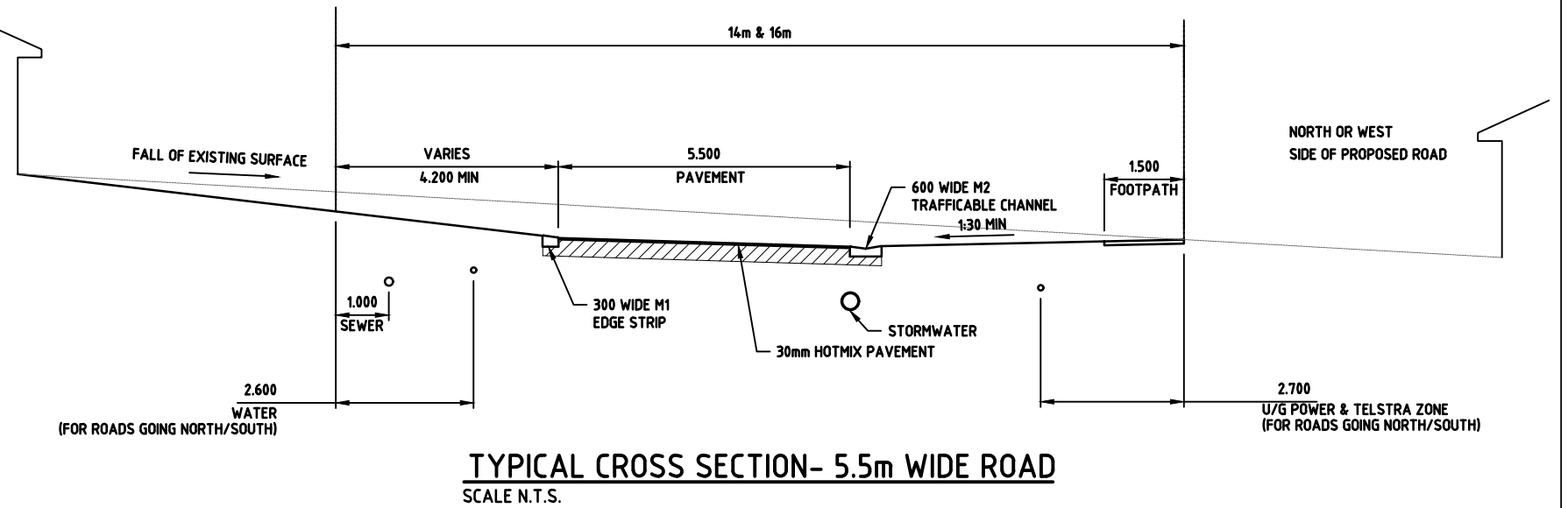
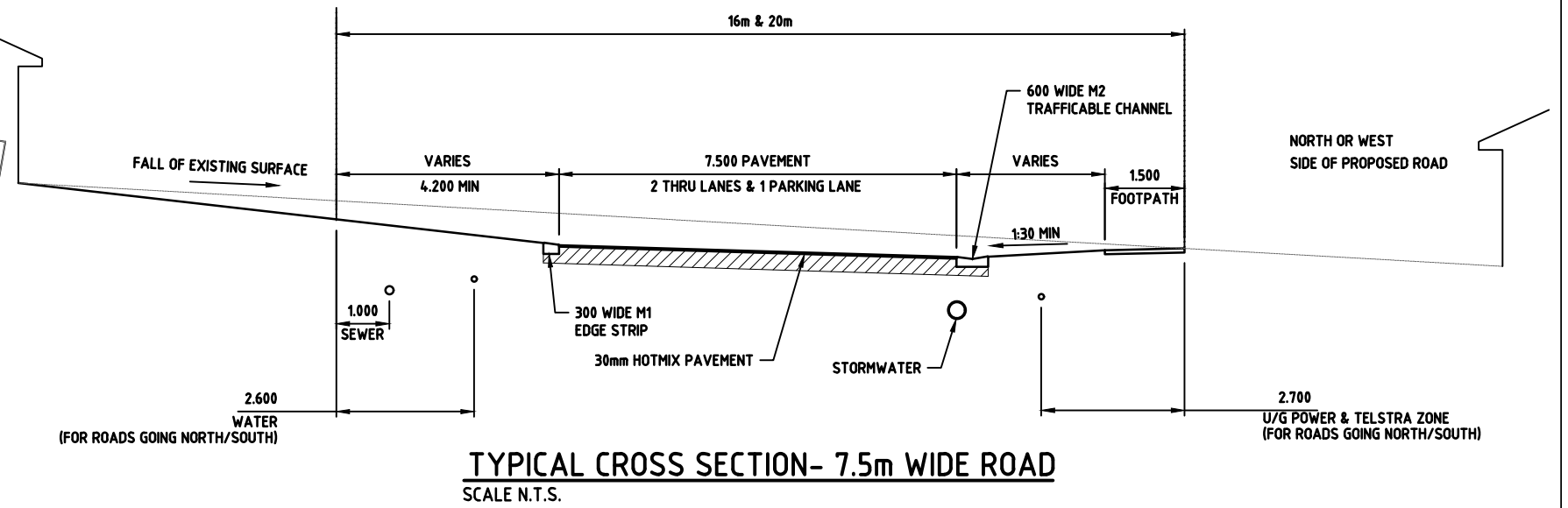
PROJECT No.	2018.223	
SHEET	3 OF 6	REV. A
DATE	16.11.2018	



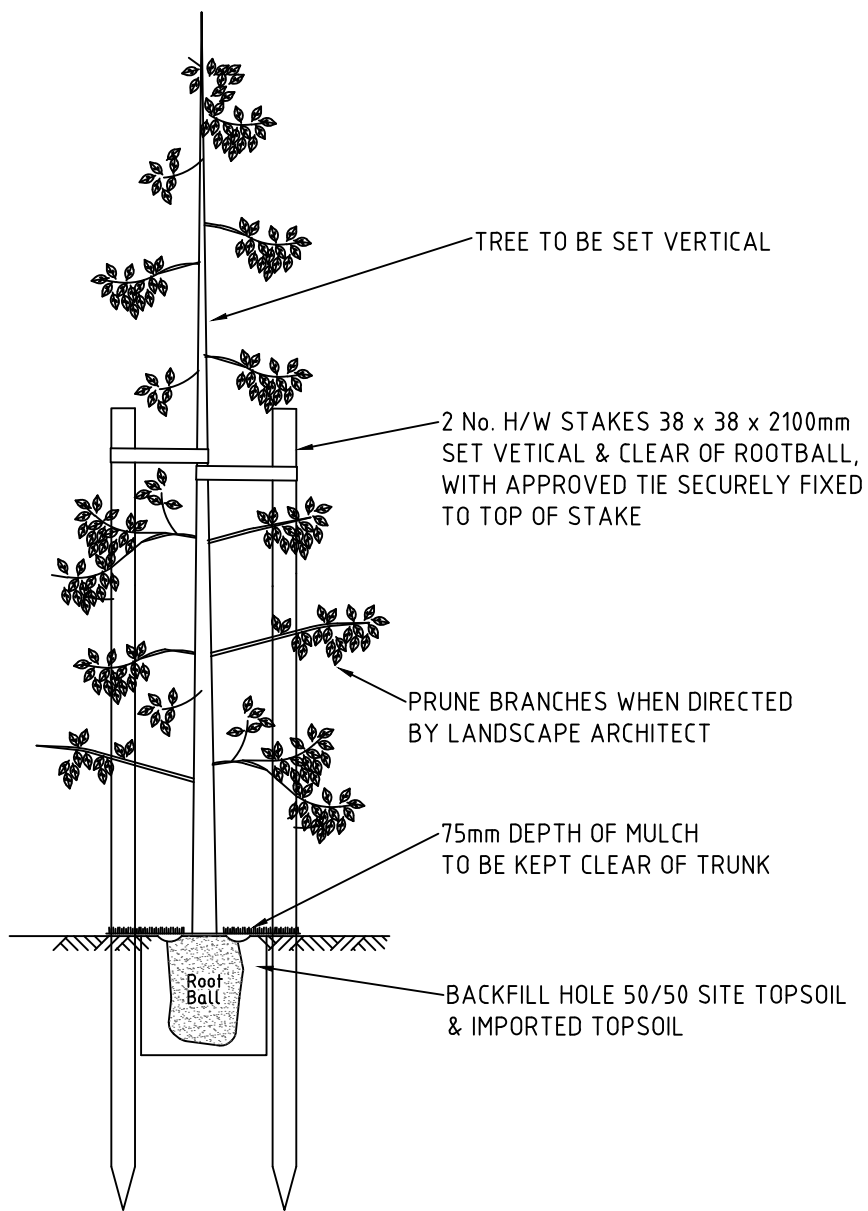
DEVELOPMENT PLAN - WATER SENSITIVE STORMWATER DESIGN
SCALE 1:2000

DEVELOPMENT PLAN KEY

SWALE DRAIN FILTRATION ZONES



<p>THE CSE GROUP. CONSULTING ENGINEERS</p> <p>116 Timor Street Warrambool Vic 3280 T. 03 5562 4930 F. 03 5562 0763 E. engineers@thecsegroup.com.au thecsegroup.com.au</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16.11.2018</td> <td>DEVELOPMENT PLAN ISSUE</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	A	16.11.2018	DEVELOPMENT PLAN ISSUE	<p>PROJECT TITLE</p> <p>BLAIR / FULTON SUBDIVISION HENNESSEY STREET, PORT CAMPBELL</p>	<p>DRAWING TITLE</p> <p>DEVELOPMENT PLAN- STORMWATER</p> <table border="1"> <tr> <td>DESIGNED</td> <td>DRAWN</td> <td>SCALE</td> </tr> <tr> <td>S. TROTTER</td> <td>S. HOLLAND</td> <td>AS SHOWN A3</td> </tr> </table>	DESIGNED	DRAWN	SCALE	S. TROTTER	S. HOLLAND	AS SHOWN A3	<p>PROJECT No.</p> <p>2018.223</p> <table border="1"> <tr> <td>SHEET</td> <td>4 OF 6</td> <td>REV.</td> </tr> <tr> <td>DATE</td> <td>16.11.2018</td> <td>A</td> </tr> </table>	SHEET	4 OF 6	REV.	DATE	16.11.2018	A
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DATE	16.11.2018	A																				
<p>M:\CSE Group\ID2\94EB1E77-3F2D-4B83-A68C-67A06858AFD2\0\180000-180999\180375\L\2018.223 Fulton Development Plan (ID 180375).dwg, 16/11/2018 8:32:28 AM, DWG To PDF.pc3</p>																						



KEY

- ⊕ AT - (Refer schedule)
- ⊕ BM - (Refer schedule)

ADVANCED TREE PLANTING DETAIL

SCALE NTS



LANDSCAPE LAYOUT PLAN

PLANT SCHEDULE

Botanical Name	Common Name	Ref	Mature Size	Pot Size	Quantity
<i>Allocasuarina Torulosa</i>	Sheoak	AT	12m	70 L/Bag	39
<i>Banksia Marginata</i>	Silver Banksia	BM	12m	45 L/Bag	34



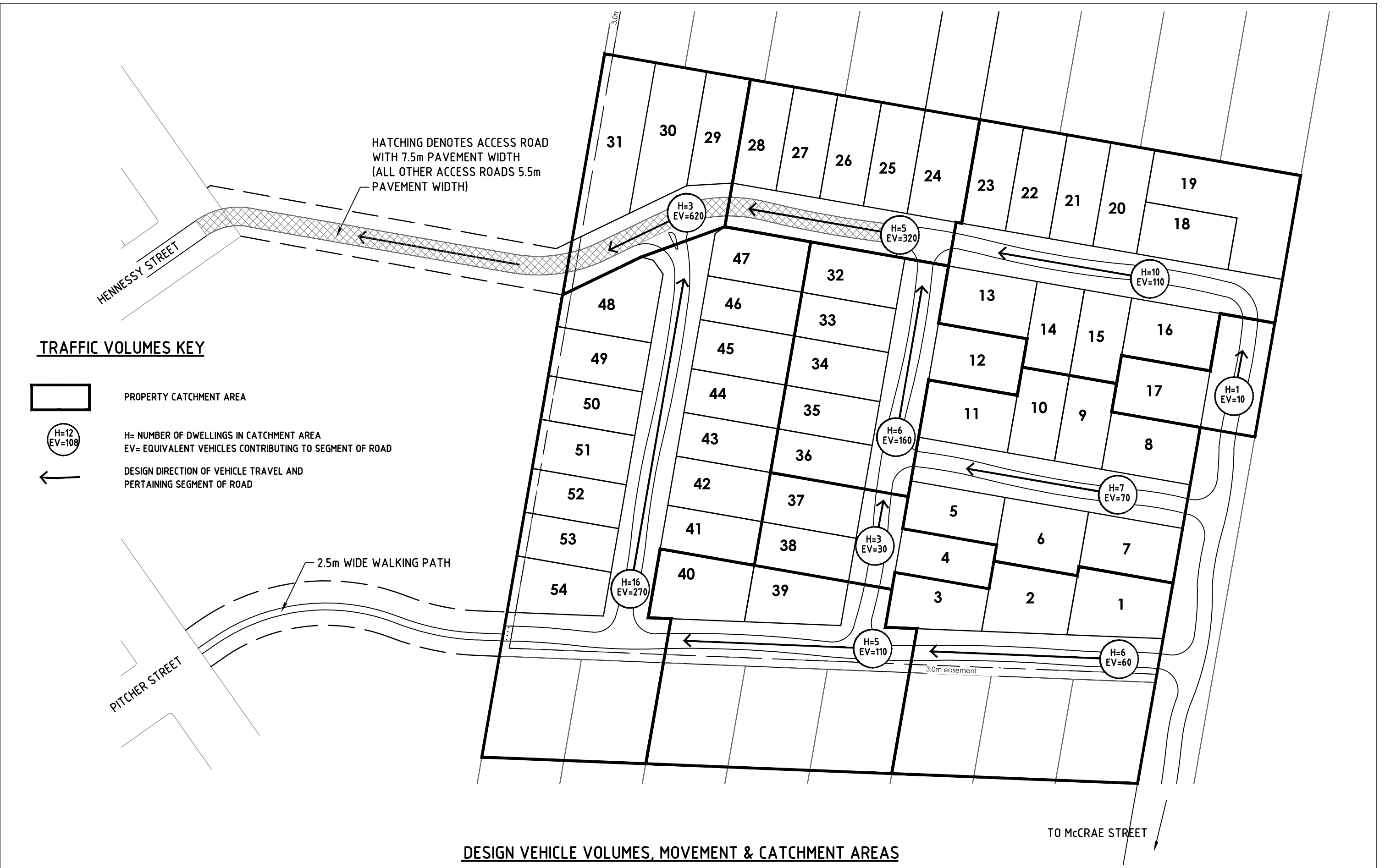
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REV	DATE	DESCRIPTION
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PROJECT TITLE	BLAIR / FULTON SUBDIVISION HENNESSEY STREET, PORT CAMPBELL
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DRAWING TITLE			
DESIGN LANDSCAPE PLAN			
DESIGNED	DRAWN	SCALE	A3
S. TROTTER	S. HOLLAND	1:1250	

PROJECT No.	2018.223
SHEET	5 OF 6
DATE	16.11.2018
REV.	A



DESIGN VEHICLE VOLUMES, MOVEMENT & CATCHMENT AREAS

<p>116 Timor Street Warrambool Vic 3280 T. 03 5562 4930 F. 03 5562 0763 E. engineers@thecsegroup.com.au thecsegroup.com.au</p>	REV	DATE	DESCRIPTION	PROJECT TITLE BLAIR / FULTON SUBDIVISION HENNESSEY STREET, PORT CAMPBELL	DRAWING TITLE DESIGN TRAFFIC VOLUMES			PROJECT No. 2018.223		
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									DATE 16.11.2018	

GREAT OCEAN RD



Establish indigenous revegetation to improve habitat values and provide buffer between sport oval and residential areas.

Retain existing size oval to maximise opportunities for continuing existing use and attracting future sporting use and community events.

Resist existing playground for use by community groups using hall facilities.

Upgrade kitchen facilities.

Provision of approximately 10 off street car park bays to provide safe car parking for residents using reserve facilities and for seasonal use of camping ground by visitors.

5m sealed road extension to possible future development (subject to planning approval) from Hennessy St with planted chicanes, 40 km/h limit and speed humps to maximise the safety of reserve users required to cross proposed roadway to move between divided reserve areas.

5m unsealed entry road to camp site with additional native overstorey buffer planting between camping and recreational areas to enhance character of reserve.

Extend inground power to new area near proposed entry and relocate powered outlets as required.

POWERED CARAVAN / CAMPER VAN SITES
5 generously sized (14 x 8m) powered sites to accommodate longer caravans and camper vans, with increased vegetation buffer between site and possible future development.

Create camping picnic area and plant indigenous overstorey trees to shade area and provide screening to campers.

POWERED TENT SITES WITH CARS
Create 8 large sized (8 x 8m) powered camp sites with informal access for cars.

Create unsealed bicycle track access linking reserve with possible future development road.

Create camping picnic area and plant indigenous overstorey trees to shade area and provide screening to campers.

UNPOWERED TENT SITES WITH CARS
Create 7 large sized (8 x 8m) camp sites with informal access for cars.

Create camping picnic area and plant indigenous overstorey trees to shade area and provide screening to campers.

New centrally located small amenity block, with public toilet open all year for reserve users and lockable shower/camping facilities for seasonal use only.

Increase buffer planting with revegetation beyond drain line.

Undertake revegetation to underutilised access track.

Improve signage at Deasly street entry to reserve.

Boards at entry point of pedestrian path to restrict vehicular access.

Retain road for pedestrian access only.

Remove concrete steps.

If proposed road proceeds, create pedestrian crossing (walking legs, not flashing lights) to provide safe pedestrian and cycling connection for community users, especially children and elderly who need to cross between the divided upper and lower reserves.

Planted chicanes and 40km/h speed zone at entry to reserve.

Re-align existing path to create an increased buffer between camping and community areas. Undertake overstorey tree planting to re-aligned path to provide shade and enhance pathland character.

Create small junior public playground with provision of swings.

This existing midstorey vegetation to create an open vegetation structure with slashed grass and overstorey trees. An open structure will improve the existing lack of visibility and increase safety for recreational users.

Increase existing vegetation buffer with revegetation. Increased planting will provide improved habitat values and link between the National Park and estuary.

Provide 18 dedicated car parking space for tent users. Increase existing buffer vegetation between camp site and recreational area.

UNPOWERED TENT SITES
Create open space for 18 unpowered smaller camping tent sites without car access. Plant native overstorey trees and buffer vegetation to provide shade and shelter from the wind.

PORT CAMPBELL NATIONAL PARK

DRAWING KEY

- PROPOSED INDIGENOUS OVERSTOREY TREES
- EXISTING VEGETATION TO BE PROTECTED AND ENHANCED
- EXTENT OF EXISTING VEGETATION
- EXISTING MID-STOREY VEGETATION TO BE THINNED OR REMOVED
- EXISTING OVERSTOREY VEGETATION TO BE PROTECTED
- SLASHED GRASS
- EXISTING EARTH SWALE TO BE RETAINED
- EXISTING EMBANKMENT
- EXISTING PIPE RAIL SPORTING GROUND FENCE TO BE RETAINED
- PROPOSED SEALED ROAD
- PROPOSED UNSEALED ROAD
- RE-ALIGNED PATH
- SPEED HUMPS AND PLANTED CHICANE
- PROPOSED BOLLARDS
- PROPOSED PICNIC AREAS
- CADASTRE TITLES
- INDICATIVE LAYOUT ONLY OF POSSIBLE DEVELOPMENT

INDICATIVE LAYOUT ONLY OF POSSIBLE DEVELOPMENT (subject to planning approval - independent of this concept plan)

SPORTING AND SAVING STATION FOR RECYCLING

CAMPING CAPACITY (SEASONAL USE ONLY - CHRISTMAS/ NEW YEAR AND EASTER)	
Powered Caravan / Camper van Sites	5
Powered Large Tent Sites (with car)	8
Unpowered Large Tent Sites (with car)	7
Smaller Unpowered Tent Sites (no car)	18
Total sites	38

THOMPSON BERRILL LANDSCAPE DESIGN P/L
PO BOX 2127 PARANAN VIC 3181 T: 9530 2333 E: info@tbd.com.au

PREPARED FOR:
THE PORT CAMPBELL RECREATION RESERVE COMMITTEE OF MANAGEMENT

LONG TERM MANAGEMENT CONCEPT PLAN
PORT CAMPBELL RECREATION RESERVE

DECEMBER 2007
PCRR-LT-02
SHEET 1 OF 1
SCALE 1:1000 @ A1