

Memo

From: Jeffrey Tait, Senior Strategic Planner, VPA

Date: 15 April 2019

Re: Summary of Landowner feedback from landowner workshop – 9 April 2019

The following represents discussion and feedback received at the East of Aberline PSP landowner workshop, held at 3pm, 9 April 2019 at Deakin University.

What elements do you support?

Land Uses

- Diverse housing options and densities, including areas of higher densities,
- Using small allotments to create opportunities for native plantings that will serve as a visual barrier between other zoned areas and the liveable community
- Investigate the possibility for retirement living opportunities and independent aged care planning, given expected aging population
- Areas for community use, community gardens, areas where aging population can 'tinker', co-working spaces, i.e. men's shed
- Buffer between Horne Road industrial area and the site west of Horne Road
- The eastern boundary of the precinct which abuts the industrial area poses a good opportunity for a buffer zone with mixed use, harder and harder to get a mix of density
- Wildlife planning of existing areas; planning for biodiversity
- Interface with east – 'treat with space' suggestion. Larger lots transition. A hard edge of residential lots on the east side could make it difficult to develop further in the future
- Widen the development area east of Horne Road.
- Include Horne Road north east in the plan
- To the east is a flood way and could act as a buffer zone

VPA / Council Response: A mix of housing density, housing for older communities including aging in place opportunities will be considered in the PSP. The location and land uses along the eastern boundary of the PSP, including the land uses proposed for east of Horne Road, will be considered in the development of the PSP. Currently the precinct boundary is east of Horne Road so as to fully capture the cost of upgrading Horn Road within this PSP and DCP.

Community Facilities

- Additional community facilities and open space
- Open Space corridor along Russells Creek
- Community living / places to gather and reduce the level of isolation – community spaces, gardens, men's shed

- Community spaces to grow food and other sustainability opportunities and to nurture a sense of place
- An additional Government primary school north of Princes highway
- Protect / retain Tozer reserve
- Buffer zone in the Tozer reserve opportunity for open space and active areas
- Community safety (safe routes to schools)

VPA / Council Response: These items will be considered in the development of the PSP.

Vision

- Create more connection with the natural environment
- Low carbon concept / the development of a sustainable passive community
- Create something unique to Warrnambool
- Green Warrnambool ideas – wellbeing and lifestyle priorities, a healthy community
- Connection to the rest of town
- A planned process
- Community consultation
- A balanced development considering all stakeholders
- Current day car usage vs car usage in the area when it is a carbon neutral precincts
- Older areas of Warrnambool have great examples of the types of suburbs that they want to see here
- Distinguishing its own community

VPA / Council Response: These items will be considered in the development of the PSP.

Transport

- Further investigation of traffic movements along Horne Road, Wangoom Road required
- Traffic movement within precinct – need to consider sustainable transport options and build into PSP
- Link to existing rail (including fast trains)
- Connected into the rest of Warrnambool, strong linkage into the rest of Warrnambool
- Potential for Warrnambool bypass through precinct
- Ensure roads and road widths don't dissect the community. Proposed double lane along Horne Road, will create a separation between the precinct
- Lots of bike riders, we should take them into account, especially along Wangoom Road
- Create a bus route along Horne road
- Horne road was a dirt track now lots of people use it, issues with the precinct becoming a thorough fare to exit out of the city
- Avoid rat running through future precinct

VPA / Council Response: These items will be considered in the development of the PSP. Further studies will be commissioned to investigate wider traffic impacts of the PSP.

What elements do you not support?

- Horn Road as the major North-South link road for the city. A bypass needs to be planned for further out and go around the city
- Creating major traffic routes through suburban areas
- Proposed concept road design
- Flood zone (seems too large)
- Electric vehicle recharging (seems irrelevant)
- Widening Aberline Road – need to connect areas west and east of Aberline Road and not create a barrier
- Service road (no direct access) off Aberline Road not necessary
- Turning Horne Road into a major truck route

VPA / Council Response: Further studies will be commissioned to investigate wider traffic impacts of the PSP. Additional flood studies will be undertaken by Council and the VPA.

What would you like more information on?

- The investigation area
- Traffic plans
- For smaller landowners – direct impacts
- Proposed road network when developed
- Flood zones and reserves / open space
- Developments as they happen
- Any planning on a potential future Warrnambool bypass
- Longer term planning (50+ years) for Warrnambool
- Agricultural planning to avoid using good soils for urban development
- Where does Russell's creek end?
- When will development begin?

VPA / Council Response: Council and the VPA will start working on a draft concept plan for the precinct and will invite comments before the draft precinct structure plan is finalised and public exhibition commences.

Available on Council's website is a City-Wide Housing Strategy and Rural Housing and settlement strategy to identify a settlement boundary around Warrnambool and surrounding townships. Land outside the settlement boundary is oriented towards agriculture, conservation, major utilities, tourism or outdoor recreation.

Council and VPA staff are also available to provide further information on other issues as required.