

Agency update

NOVEMBER 2019

The Victorian Planning Authority (VPA), in partnership with Warrnambool City Council and other state government agencies, is preparing a precinct structure plan (PSP) for the area known as *East of Aberline*.

The precinct covers 360 hectares of land located between Wangoom Road to the north, Horne Road to the east, Dales Road to the south, and Aberline Road to the west. It is approximately 10 minutes' drive east of the Warrnambool central business district.

Key elements of the future precinct include:

- Up to approximately 3,000–3,500 homes
- A local convenience centre with shops
- New open space and recreation areas
- A new community hub and education precinct
- Demonstrate smart solutions for a renewable, low energy and low waste future community.

VPA APPOINTED AS PLANNING AUTHORITY FOR EAST OF ABERLINE

On 7 September 2019 the Minister for Planning appointed the VPA as the planning authority to prepare the PSP, at the request of Warrnambool City Council.

This means that this project has been identified as a priority for timely completion by the Victorian Government and the VPA will lead the preparation of the PSP, working closely with council.

WORK CURRENTLY UNDERWAY

The VPA is currently engaging technical specialists to review and update some of the background studies that will be used to inform the draft PSP. These are expected to be finalised in early 2020.

FEEDBACK SOUGHT

The VPA drafted the following concept future urban structure (FUS) for the precinct for initial review and input from agencies and service providers.

This concept FUS will be refined and developed into the draft PSP once the outstanding background reports are completed.

The VPA and council are seeking comment on the elements of the plan shown in the included concept FUS.

Some of the elements in the plan yet to be resolved include:

Creek setbacks and open space provision along Russells Creek:

- These will be informed by additional technical studies that are currently underway.

East–west connector roads and paths:

- The location and alignment of the east–west connector roads, bicycle and pedestrian paths will reflect the setbacks and open space identified along Russells Creek.
- It may be possible to include a connector road between the areas east and west of Tozer Reserve, depending on the required width of Russells Creek drainage corridor, and future discussions with Department of Education and Training and the Department of Transport.

Location and number of creek crossings (road and cycling/ pedestrian):

- This will be refined based on future consideration of cost of potential creek crossings versus the benefit of increased access and connectivity.

Community hub precinct:

- The size, detail and location of the facilities to be included will be confirmed after future discussions with council and school providers.

Open spaces:

- The location and size of local parks (within a 400 metre walkable catchment of future residents) and specific active recreation (sports fields) requirements are to be confirmed with council.

Density and housing type

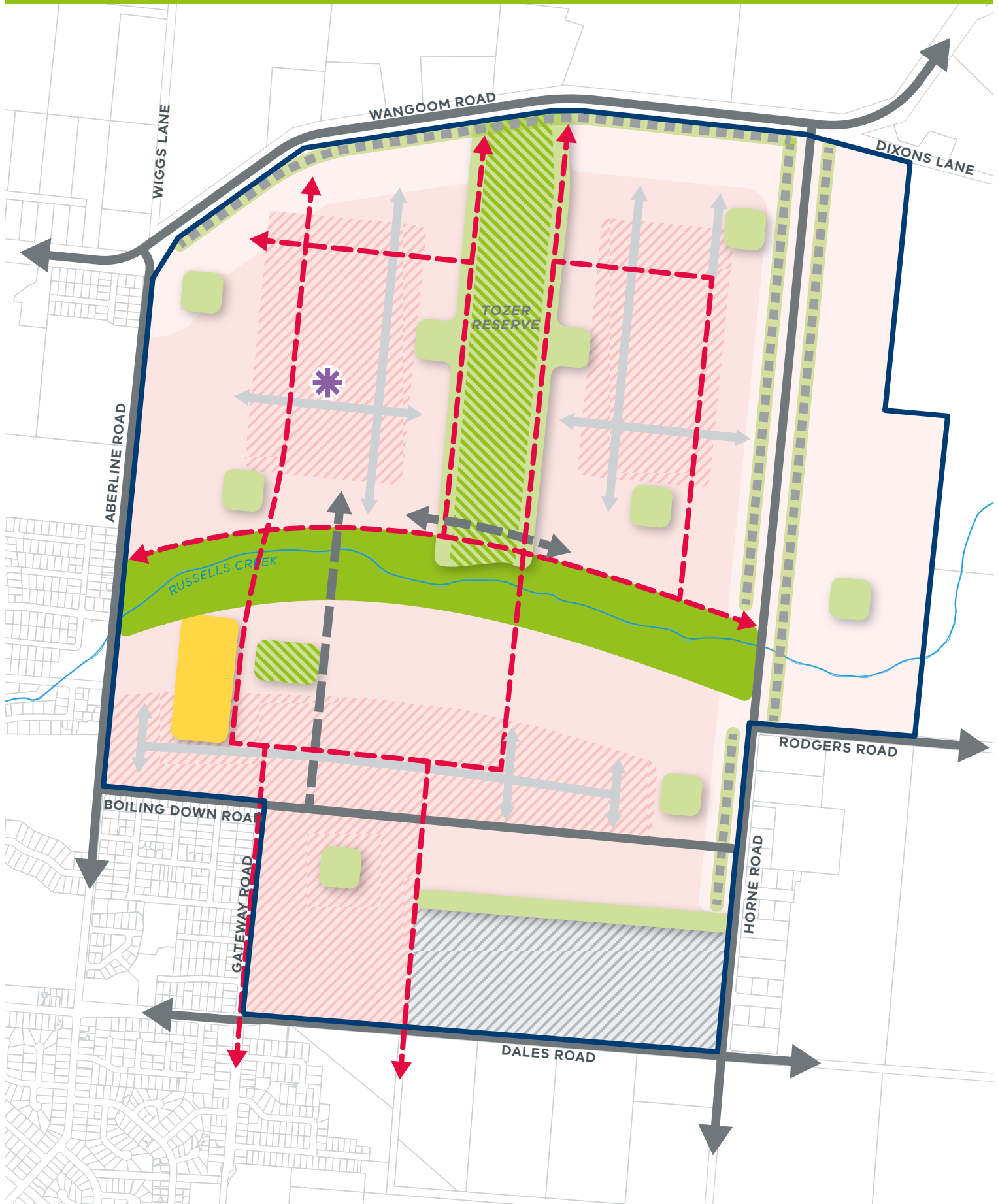
- It has been identified that PSP should offer varying lot sizes and dwelling types. While the detail of this has yet to be confirmed, the proposed areas of higher and lower density areas are shown on the concept FUS.

NEXT STEPS

Once the relevant background studies are updated the VPA will develop a draft FUS for review by council and government agencies, prior to public exhibition. We will continue to engage with agencies as we prepare the PSP, development contributions plan and planning scheme amendment.

Draft plans will be subject to future community consultation through a planning scheme amendment. Landowners, agencies and other stakeholders will be invited to make formal submissions prior to the final approval of any PSP.

To share your questions, feedback or suggested changes to the concept future urban structure please contact **Jeff Tait**, Senior Strategic Planner on **9651 9679** or jeff.tait@vpa.vic.gov.au



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| precinct boundary | special use | pedestrian/cycle connection |
| residential (lot size 600m ² +) | possible local park | possible connector street |
| residential (lot size 400–600m ²) | open space corridor | local road network |
| residential (lot size 400m ²) | conservation area | service road with landscape buffer – no access from main road |
| possible education & community facilities | possible neighbourhood convenience centre | |